

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

JUNE 12, 2025

PROJECT TITLE

Fiscal Year 2025-2026 Capital
Improvement Program Projects
Consistency with the City of Santa Rosa
General Plan 2050

APPLICANT

N/A

ADDRESS/LOCATION

Citywide

PROPERTY OWNER

N/A

ASSESSOR'S PARCEL NUMBER

Citywide

FILE NUMBER

N/A

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

Sheila Wolski

RECOMMENDATION

By motion, adopt a resolution finding
Fiscal Year 2025-2026 CIP projects
consistent with the General Plan

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION

FROM: SHEILA WOLSKI, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: FISCAL YEAR 2025–2026 CAPITAL IMPROVEMENT PROGRAM
CONSISTENCY WITH THE CITY OF SANTA ROSA GENERAL PLAN 2050

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, find that the 18 new projects included in the fiscal year 2025–2026 Capital Improvement Program are consistent with the City of Santa Rosa General Plan 2050.

PROJECT DESCRIPTION

As part of its 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 the Planning Commission's annual review of new public projects associated with the CIP to ensure their consistency with General Plan goals, policies and actions. There are nine new Water Department (Water), six new Transportation and Public Works Department (TPW), two new Recreation and Parks Department (Parks), and one new Fire Department (Fire) projects to be evaluated as part of the Fiscal Year (FY) 2025–2026 CIP.

New Water projects include residential sewer and water pipe replacement, repairs to reservoirs, and maintenance of- and upgrades to- equipment.

The new TPW projects consist of roadway improvements, as well as contingency funding to address unanticipated costs related to street repairs and roadway improvements during the fiscal year.

The new Parks projects include removal and replacement of the natural play area at Bayer Park, located at 1550 West Avenue; and an environmental assessment in preparation for the Youth Community Park Master Plan, located at 1701 Fulton Road.

The new Fire project consists of funding and planning work for the future construction of a permanent fire station at 550 Lewis Road to replace the existing, temporary modular building on-site, which has reached its useful lifespan.

BACKGROUND

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, policies and actions 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, policies and actions of the General Plan.

Each year the Planning Commission reviews all new CIP projects that will be planned, initiated, or constructed during the ensuing fiscal year for conformity with the General Plan, as required by California Planning and Zoning Law (Government Code Section 65401).

The CIP undergoes a series of reviews, as identified below:

- City Manager's Office review;
- City Council preliminary review;
- Planning Commission review for General Plan consistency; and
- City Council action during budget hearings

The 2025–2026 CIP incorporates previously developed City Council funding priorities and, to the greatest extent possible, meets the critical needs of the community and the goals, policies and actions established by the City Council.

Each CIP project must undergo environmental review before the project is initiated. 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.

Planning staff has completed review of the Fiscal Year 2025–2026 CIP projects and finds that all projects are consistent with the General Plan. Following the consistency action by the Planning Commission, the CIP will be forwarded to the City Council for consideration and adoption as part of the City's budget hearings.

ANALYSIS

The Fiscal Year 2025–2026 CIP includes projects that will further General Plan infrastructure and transportation-related goals, policies and actions. The following narrative highlights the CIP projects and demonstrates the relationship between the General Plan and the CIP. Project information sheets for each project are included as Attachment 1 to this report.

Water, Wastewater, and Solid Waste

The ability to provide existing and future land uses with an adequate supply of water, and adequate wastewater service, and exploring and developing new uses for treated wastewater and biosolids are fundamental goals, policies and actions of the General Plan. The CIP includes projects that replace aging infrastructure, increase water delivery and wastewater system efficiency, and reduce liquid and solid wastes. The new fiscal year 2025-2026 CIP Water projects were prioritized based on collaboration with Operations Staff and the following plans:

- Water projects- 2020 Water Master Plan Update, 2023 Water Supply Alternatives Plan
- Sewer projects- 2023 Sewer Master Plan
- Regional Projects- 2018 City of Santa Rosa Regional Water Reuse System Master Plan, 2024 Biosolids Management Strategic Plan

CIP Projects:

- Water and sewer line improvements on Claremont Drive, Carvel Drive, Rocklin Drive, Del Mar Drive and Easton Drive. (Project ID 196)
- Reservoir R17 seismic upgrades. Seismic reservoir tank improvements necessitate the removal of associated cables and antennas located on top of the reservoir tank. To keep antennas and cables functioning during upgrades, cables and antennas will be relocated to a cell tower on the site. (Project ID 2467)
- Conducting Priority 1 repairs on four of 15 reservoirs that were inspected in 2022, identified for repairs and prioritized based on repair needs. (Project ID 2482)
- Construction to convert existing emergency wells to production wells, in compliance with the 2023 adopted City Water Supply Alternatives Plan (WASP). (Project ID 2486)
- Replacement of the nonfunctioning gate used to send water from the headworks influent discharge box to the emergency holding basin, and installation of bypass piping to divert water at the Laguna Treatment Plant. (Project ID 2513)
- Purchase and installation of electrical current and pump vibration monitoring equipment for remote alarming and pump control at all four Geysers pump stations. (Project ID 2519)
- Design and construction of a new anaerobic digester and gallery at the Laguna Treatment Plant. (Project ID 2526)
- Evaluation, mapping, replacement program development and GIS work to assess reclamation valves throughout the City. (Project ID 2527)
- Replacement of the City's CIP Tools program and database. (Project ID 2528)

Applicable General Plan goals, policies and actions:

Goal 2-1 Ensure that growth and change serve community needs, protect the

environment, improve the City's fiscal stability, and enhance quality of life for all members of the community.

- Action 3-7.29 Continue to implement existing clean energy and green practices such as capturing energy from digestion of wastewater solids and implementing energy-efficient capital improvement projects, such as the 2022 ultraviolet disinfection system upgrade at the Laguna Treatment Plant.
- Goal 5-1 Minimize community exposure to seismic and geologic hazards.
- Action 5-1.8 Retrofit and harden water storage facilities, wastewater conveyance, electricity transmission lines, roadways, water detention facilities, levees, and other utilities near the Rodgers Creek Fault.
- Goal 5-9 Provide adequate and high-quality city services for water, wastewater, recycled water, stormwater, and solid waste.
- Policy 5-9.1 Ensure water quality, water service delivery, and wastewater treatment are sufficient to meet the needs of current and future residents.
- Action 5-9.21 Actively maintain an inventory of existing infrastructure and operations and maintenance requirements (staffing and budget) in addition to capital, operations, and maintenance needs of planned infrastructure.
- Action 5-9.22 Maintain existing levels of wastewater service by preserving and improving infrastructure, including replacing sewer mains, as necessary.
- Action 5-9.3 Maintain water, wastewater, and recycled water system integrity and capacity by continuing to prioritize maintenance and preserve funding for maintenance, rehabilitation, and replacement of existing infrastructure.
- Policy 5-9.3 Ensure that water distribution lines are adequate for existing and future populations.
- Policy 5-9.4 Ensure that adequate wastewater capacity is available to serve existing and future needs of the city.
- Action 5-9.8 Evaluate the City's long-term water supply strategies, including development of new sources of water supply, enhanced water

efficiency programs, and implementation of appropriate growth-control measures, if deemed necessary by the City.

- Action 5-9.10 Implement the Water Supply Alternatives Plan to mitigate potential impacts of climate change, drought, and natural or human-caused catastrophic events by enhancing water supply resiliency and reliability.
- Action 5-9.21 Actively maintain an inventory of existing infrastructure and operations and maintenance requirements (staffing and budget) in addition to capital, operations, and maintenance needs of planned infrastructure.
- Action 5-9.22 Maintain existing levels of wastewater service by preserving and improving infrastructure, including replacing sewer mains, as necessary.

Transportation and Public Works Improvements

The General Plan recognizes the importance of pedestrian/bicycle improvements to reduce the number of single-occupancy cars on regional/arterial streets, and to create a citywide system of designated walk/bikeways to maximize active transportation use for commuting, recreation, and local transport. The five criteria used to prioritize pedestrian and bikeway projects include collision reduction, connectivity, comfort network, gap closure, and equity.

The three new contingency projects (Utility Impact Fee, Measure DD, Gas Tax 2107) designate funding sources to address unanticipated costs for previously approved Capital Improvement Program projects. Utility Impact Fee funded projects must be related to paving treatments, such as upgrading public pedestrian ramps for compliance with the Americans with Disabilities Act, as well as the application of slurry seal on public roads. Measure DD funded projects must be related to improvements to public roads and paving, to include bicycle and pedestrian improvements. Gas Tax 2107 funded projects must be related to public right-of-way improvements, such as traffic signals, street signs, pedestrian crossing enhancements, paving, sidewalks, curb ramps, streetlights and guardrails.

CIP Projects:

- New traffic signal at Morgan Street and Ninth Street, where currently there is a four-way stop. (Project ID 2384)
- Roundabouts installed in two locations: A Street and 7th Street, and A Street and 8th Street. (Project ID 2385)
- Establish contingency fee project to enable the use of Utility Impact Fee Funds to address unanticipated streets-related projects. (Project ID 2520)
- Establish contingency fee project to enable the use of Measure DD Fees to address unanticipated streets-related projects. (Project ID 2521)

- Establish contingency fee project to enable the use of Gas Tax 2107 Fees to address unanticipated streets repairs, GIS pre-design support, traffic signals, road diet projects, pedestrian improvements and implementation of measures included in Safe Streets and Roads for All program. (Project ID 2522)
- Implementation of measures in the Safe Streets for All (SS4A) Program, which supports the U.S. Department of Transportation National Roadway Safety Strategy. Measures could include curb extensions, compliance with AB 413 (California's Daylighting Law for crosswalks), speed control measures, and pilot safety projects. (Project ID 2536)

Applicable General Plan goals, policies and actions:

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| Action 2-4.3 | Create environments with safe, connected streets, sidewalks, and bicycle facilities that include shade trees to establish a pleasant streetscape. |
| Action 3-1.12 | Work with developers to ensure new development improves multimodal transportation infrastructure in front of and adjacent to the development, with effective connections to existing infrastructure or the means to accommodate future connections. |
| Goal 3-2 | Provide a safe and accessible active and public transportation network that emphasizes active transportation connections and service to Equity Priority Areas and Areas of Change. |
| Policy 3-2.1 | Ensure that the active transportation network remains in good condition by maintaining facilities, tracking the state of infrastructure, and managing the network in a way that serves all users. |
| Action 3-2.11 | Support pedestrians and bicyclists by incorporating their needs and interests into regular planning activities for all City projects, including, at a minimum, any project on the Capital Improvements Project list. |
| Action 3-2.13 | Ensure that there are no physical barriers to bicyclists or pedestrians as they cross high traffic roadways at intersections of Class I or Class IV facilities through improvements such as crosswalks and beacon lights. |

- Action 3-2.16 Continue to upgrade curb ramps and other pedestrian infrastructure in compliance with the Americans with Disabilities Act.
- Policy 3-2.2 Continue to expand and improve the active transportation network toward completing a safe, continuous, convenient, and attractive network of designated routes that connect all neighborhoods and that is equitably accessible for all ages and abilities.
- Action 3-2.31 Implement traffic-calming measures, where appropriate, to improve neighborhood livability and preserve low-stress active transportation routes, such as:
- Narrowing street widths.
 - Adding curb extensions to reduce crossing distances for pedestrians.
 - Adding or removing on-street parking, depending on feasibility and right-of-way.
 - Adding chicanes, chokers, or diverters to slow traffic.
 - Creating rough-paved crosswalks to increase visibility and encourage slow vehicle movement.
- Action 3-2.33 Construct or require roundabouts in lieu of stop/signal-controlled intersections, where appropriate, to improve safety, reduce delay and idling time, and lower vehicle emissions.

Parks Improvements

The General Plan recognizes parks, and specifically neighborhood parks, as land intended to serve the recreation needs of people living or working within a one-half mile radius of the park in order to offer a variety of passive and active recreational opportunities. The General Plan's vision for parks is to provide playground equipment and facilities appropriate for tots and school age children, as well as other facilities to be located at larger parks. Parks are further recognized as both recreational and aesthetic resources that contribute to the city's character and meet the diverse needs of a growing community.

CIP Projects:

- Remove and replace the natural play area at Bayer Park to create a safer environment for younger children. This park is located at 1550 West Avenue. (Project ID 2538)
- Environmental Assessment for CEQA in preparation for the Youth Community Park (1701 Fulton Road) Master Plan effort. (Project ID 2543)

Applicable General Plan goals, policies and actions:

- Goal 3-5 Protect, expand, maintain, and restore natural resources, open space, and the limited remaining agricultural land.
- Policy 6-7.1 Ensure adequate funding to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.
- Action 6-7.15 Achieve an equitable distribution of quality parks across the city by prioritizing new park acquisition and development in:
- More densely populated neighborhoods with limited parkland;
 - Areas that are more than a half mile from a neighborhood or community park;
 - Areas where substantial new housing growth is expected, based on the forecasts of the General Plan; and
 - Areas where social and economic conditions compel a greater investment in parks to improve health, public safety, and community well-being.
- Action 6-7.20 Consider renovating and expanding existing parks to provide more acreage (while maintaining park standards), increased capacity of fields for organized sports, and a greater range of improvements that respond to changing demographics and community needs and preferences.
- Action 6-7.31 Provide continuous maintenance, renovation, and rehabilitation of the City's parklands to maintain the long-term viability of the parks system and enhance quality of life of all community members.
- Action 6-7.33 Identify funding to replace park amenities that have reached the end of their lifespan or are unsafe.
- Policy 6-7.5 Ensure high-quality design and construction of new parks and park improvements that are sensitive to the natural environment, respectful of historic structures and important cultural landscapes, responsive to the needs of people of all ages and abilities, and compatible with surrounding land uses.

Fire Improvements

The General Plan recognizes the important role of Public Services and Facilities, fire protection being among these services and facilities. The General Plan specifically notes

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that the City's police and fire personnel ensure the safety of local residents and enhance the quality of life of Santa Rosa's residents and employees. The new Fire project consists of funding and planning work for the future construction of a permanent fire station at the site of the existing, temporary modular building on-site, which has reached its useful lifespan.

CIP Project:

- Construction of a permanent fire station at Station 11, located at 550 Lewis Road (Project ID 2537)

Applicable General Plan goals, policies and actions:

Policy 5-11.1 Increase investments in community safety.

Action 5-11.1 Maintain an efficient, well-trained, and adequately equipped police and fire personnel.

Action 5-11.6 Pursue infrastructure improvements, including new police and fire stations (outside of high hazard risk areas) and new emergency vehicles and equipment.

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 not subject to the California Environmental Quality Act (CEQA) because it is not a project pursuant to CEQA Guidelines Section 15378. The CIP General Plan consistency determination is not a project which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Further, each of the projects included in the 2025–2026 CIP must undergo environmental review before those projects are initiated.

NOTIFICATION

Pursuant to California Code 65090, a public hearing notice in the form of a 1/8-page advertisement was published in the Press Democrat. This noticing method also complies with Zoning Code 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.

ISSUES

This project has no unresolved issues.

ATTACHMENTS

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Attachment 1 – CIP Project Information Sheets

Resolution – CIP Projects General Plan Consistency

CONTACT

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