

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

**JUNE 13, 2024**

**PROJECT TITLE**

Fiscal Year 2024-2025 Capital  
Improvement Program Projects  
Consistency with the City of Santa Rosa  
2035 General Plan

**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**

Finding of consistency 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 2024–2025 CAPITAL IMPROVEMENT PROGRAM  
CONSISTENCY WITH THE CITY OF SANTA ROSA 2035 GENERAL PLAN

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by Resolution, find that the seven new projects included in the fiscal year 2024–2025 Capital Improvement Program are consistent with the City of Santa Rosa 2035 General Plan.

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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. 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 and policies. There are three new Water Department (Water), three new Recreation and Parks Department (Parks), and one new Transportation and Public Works Department (TPW) projects to be evaluated as part of the Fiscal Year (FY) 2024–2025 CIP.

New Water projects include slip out or slope repair near the Mayacamas Pump Station, replacing Variable Frequency Drives (VFDs) for water pumps in various locations, and replacing Reclamation Pump Station Building E at the Laguna Treatment Plant.

New Parks projects include rehabilitation of capital play equipment in parks located in the northeast quadrant of the City, funding for planning purposes at Peter Spring Park located at 819 Carley Road, and rehabilitation of capital play equipment in parks located in the southeast quadrant of the City.

The new TPW project consists of installation of bicycle facilities improvements throughout the City, to include installation of protected, buffered and/or standard bicycle lanes.

## 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 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.

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 City Council, in compliance with the City Charter, holds an annual public hearing to solicit budget priorities from the community. Community requests and staff provide recommendations that 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 review for General Plan consistency; and
- City Council action during budget hearings

The 2024–2025 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. The new fiscal year 2024-2025 CIP Water projects were prioritized based on collaboration with Operations Staff and the following plans:

- Water projects- 2014 Water Master Plan
- Sewer projects- 2020 Sanitary Sewer Master Plan Update
- Regional Projects- 2018 City of Santa Rosa Regional Water Reuse System Master Plan

Each individual 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 2024–2025 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 2024–2025 CIP includes projects that will further General Plan

infrastructure and transportation-related goals and policies. 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 of the General Plan. The CIP includes projects that replace aging infrastructure and increase water delivery and wastewater system efficiency and reduces liquid and solid wastes.

Goal PSF-F	Ensure that an adequate supply of water is available to serve existing and future needs of the City.
Goal NS-C-2	Require comprehensive geotechnical investigations prior to development approval, where applicable. Investigations shall include evaluation of landslide risk, liquefaction potential, settlement, seismically induced land sliding, or weak and expansive soils. Evaluation and mitigation of seismic hazards, including ground shaking, liquefaction, and seismically induced landslides, shall comply with guidelines set forth in the most recent version of the California Division of Mines and Geology (CDMG) Special Publication 117
Goal: PSF-H	Meet the City's solid waste disposal needs, while maximizing opportunities for waste reduction and recycling.
Goal: PSF-G-2	Maintain existing levels of wastewater service by preserving and improving infrastructure, including replacing sewer mains as necessary
Goal: LUL-EE-1	Provide utility upgrades as needed to support increased density and intensity in the area.

#### *CIP Projects:*

- Slip Out Repair- Pine Flat Road Near Mayacamas Pump Station. A Geotechnical Study completed in 2017 identified and prioritized 10 locations where slope repair or stabilization will likely be necessary. The highest priority slope repair is located just below the Mayacamas Pump Station on Pine Flat Road, which will initially require slope stabilization, with the possible addition of a buttressed rock slope to fully stabilize the area. (Project ID 2189)
- 2024 Water System VFD Replacements - Various Locations. Many of the water system Variable Frequency Drives (VFDs) have been in service for more than 15 years and are due for immediate replacement. Pumps have been identified for replacement at Pump Stations 4, 4R, 5, 6, 8, 9, 10, 14, 16, Farmers WTP, and W2-2. (Project ID 2481)

- Reclamation Pump Station E Building Upgrade. This project will provide a new building for Reclamation Pump Station E, which is a critical piece of reclamation operations. The existing building is in a high state of disrepair and a new building is required. (Project ID 2488)

### **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.

Goal: LUL-E-1      Provide new neighborhood parks and recreation facilities, elementary schools, and convenience shopping in accordance with the General Plan.

Goal: LUL-BB      Enhance quality of life in the project area by providing parks, trails, and recreational and cultural opportunities.

#### *CIP Projects:*

- Northeast Play Equipment. This project provides for rehabilitation of capital play equipment in parks throughout Zone 3- Northeast. (Project ID 744)
- Southeast Play Equipment. This project provides funding for rehabilitation of capital play equipment throughout Zone 4- southeast. (Project ID 2335)
- Peter Springs Park. This project provides funding for planning purposes directed toward play equipment at Peter Springs Neighborhood Park, located at 819 Carley Road. (Project ID 2278)

### **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.

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

Goal: T-A-7      Expand non-motorized and bus infrastructure throughout the city such that greater amenities exist for cyclists, pedestrians and transit users in order to promote a healthy, sustainable city and further reduce GHG emissions.

Goal: T-J      Provide attractive and safe streets for pedestrians and bicyclists.

*CIP Projects:*

- **Bicycle Facilities.** This project will install protected, buffered, and/or standard bicycle lanes throughout the City. It will also install bicycle signage and sharrows as opportunities arise through grant project matching and repaving operations. (Project ID 2478)

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 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 seven projects included in the 2024–2025 CIP must undergo environmental review before those projects are initiated, with the sponsoring department responsible for obtaining an environmental determination from the Environmental Coordinator, and, if applicable, from the City Council.

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

Attachment 1 – CIP Project Information Sheets

Resolution – CIP Projects General Plan Consistency

CONTACT

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