

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MAY 28, 2026

PROJECT TITLE

Fiscal Year 2026-2027 Capital
Improvement Program Projects
Consistency with the City of Santa Rosa
General Plan 2050

APPLICANT

Not applicable

ADDRESS/LOCATION

Citywide

PROPERTY OWNER

Not applicable

ASSESSOR'S PARCEL NUMBER

Citywide

FILE NUMBERS

Not applicable

APPLICATION DATES

Not applicable

APPLICATION COMPLETION DATES

Not applicable

REQUESTED ENTITLEMENTS

Not applicable

FURTHER ACTIONS REQUIRED

Not applicable

PROJECT SITE ZONING

Various

GENERAL PLAN DESIGNATION

Various

PROJECT PLANNER

Sachnoor Bisla

RECOMMENDATION

By motion, adopt a resolution finding
Fiscal Year 2026-2027 CIP projects
consistent with the General Plan.

FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM CONSISTENCY
WITH THE CITY OF SANTA ROSA GENERAL PLAN 2050

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Agenda Item #11.2

For Planning Commission Meeting of: May 28, 2026

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION

FROM: SACHNOOR BISLA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: FISCAL YEAR 2026-2027 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 six new projects included in the Fiscal Year 2026-2027 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 four new Water Department (Water), one new Transportation and Public Works Department, and one new Recreation and Parks Department (Parks) projects to be evaluated as a part of the Fiscal Year (FY) 2026-2027 CIP.

New Water projects include a new Citywide Creek Master Plan, water supply studies, trunk sewer rehabilitation projects, and replacement of outdated equipment.

The new Transportation and Public Works project involves roadway improvements outlined in the Active Transportation Plan.

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The new Parks project, in coordination with Transportation and Public Works, consists of using Parks Development Fees to fund Parks projects within the downtown area.

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 2026–2027 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 2026–2027 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 2026–2027 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 equipment, ensure continued sewer service, protect the City's waterways, and identify improvements to increase water supply. The new Fiscal Year 2026-2027 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 include:

- Laguna Treatment Plant PLC replacement. Replacement of the outdated Programmable Logic Controllers (PLC) will reduce the cyber security risk that the older models pose. (Project ID 2578)
- An updated Citywide Creek Master Plan, which guides the protection and enhancement of approximately 90 miles of waterways that flow throughout the Santa Rosa urban boundary. (Project ID 2502)
- Stormwater capture and aquifer recharge studies to determine potential locations and feasibility, in compliance with the 2023 adopted City Water Supply Alternatives Plan (WASP). (Project ID 2487)
- Rehabilitation of approximately 11,700 feet of existing trunk sewer and 31 manholes south of Ludwig Avenue. (Project ID 2426)

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.
Goal 3-5	Protect, expand, maintain, and restore natural resources, open space, and the limited remaining agricultural land.
Policy 3-5.3	Conserve and protect creeks, wetlands, vernal pools, wildlife

- ecosystems, rare plant habitats, and waterways.
- Policy 3-5.5 Maintain, restore, and protect the city's waterways.
- Action 3-5.15 Periodically review the status of local creeks and plan for ongoing restoration, planning, and stewardship, as identified in the Citywide Creek Masterplan.
- Action 3-6.1 Work with the Santa Rosa Plan Groundwater Sustainability Agency to identify and map groundwater recharge areas and provide groundwater recharge area maps to local agencies to foster planning that protects groundwater supplies.
- Action 5-2.5 Protect floodplains by retaining and expanding, as feasible, open space areas that can retain stormwater, recharge groundwater/aquifers, and prevent/reduce flooding.
- 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 5-9.10 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.

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On July 8, 2025, the City Council adopted the City's Active Transportation Plan, which establishes a long-term vision for improved bicycle and pedestrian infrastructure to create a complete active transportation network that is built for all ages and abilities.

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 include:

- Bicycle and pedestrian improvements to Bennett Valley Road and Maple Avenue, including restriping and crosswalk improvements, as identified in the Active Transportation Plan. (Project ID 2579)

Applicable General Plan goals, policies, and actions:

Action 2-4.3	Create environments with safe, connected streets, sidewalks, and bicycle facilities that include shade trees to establish a pleasant streetscape.
Action 3-1.7	Prioritize transportation alternatives such as active and public transportation, that reduce demand on existing facilities in lieu of widening roadways and further impacting the natural environment.
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 3-2.2	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 3-2.11	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 3-2.19 Continue to look for opportunities to install High-Intensity Activated Crosswalks and Rectangular Rapid Flashing Beacons to increase pedestrian safety.

Action 3-2.29 Reduce neighborhood traffic in all areas of the city by ensuring arterial and collector streets can accommodate all modes of transportation.

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 include:

- Use of Parks Development Fees from projects within the defined downtown district for Parks projects within the same area. (Project ID 2581)

Applicable General Plan goals, policies, and actions:

Action 2-1.4 Address the need for gathering places by providing amenities such as parks, community centers, and cultural facilities for community members in all neighborhoods. Establish development priorities for Equity Priority Areas and Areas of Change where these spaces provide vital resources for vulnerable populations and support placemaking for neighborhoods that are becoming more complete, pedestrian friendly neighborhoods.

Action 2-4.1 In Areas of Change, evaluate area needs, including parks and open space, streets, bicycle facilities, transit improvements, and other infrastructure, and seek funding for projects that will catalyze and assist future development.

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.

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- Action 6-7.1 Seek ongoing operating funding for recreation and maintenance that keeps pace with population growth.
- Action 6-7.2 Evaluate park development and maintenance costs periodically. Work to ensure sufficient funds for park acquisition, development, and maintenance.
- 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.

FISCAL IMPACT

Approval of this action will 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 2026–2027 CIP must undergo environmental review before those projects are initiated.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

PUBLIC 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.

LEVINE ACT

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This project is exempt from the Levine Act (Gov. Code Section 84308) which prohibits city officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

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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