



City of Rohnert Park Planning Commission Report

DATE: May 25, 2017

ITEM No: 8.3

SUBJECT: PLC117-0001/ City of Rohnert Park / Five-Year Capital Improvements Program FY 2017-18 through 2021-22 / General Plan Consistency

LOCATION: Citywide

APPLICANT: City of Rohnert Park

Request

Consider adoption of Resolution No. 2017-18, Finding Consistency with the General Plan for Five-Year Capital Improvements Program FY 2017-18 through 2021-22.

Summary

The Planning Commission is charged with the responsibility for ensuring that adopted plans are consistent with goals and policies of the adopted General Plan. The Planning Commission is being requested to review the attached draft Five-Year Capital Improvements Program FY 2017-18 through 2021-22 (CIP) to determine consistency with the General Plan. The CIP is proposed to be adopted by the City Council with the fiscal year 2017-2018 Budget.

Discussion

The CIP is a document addressing the long-term capital improvement needs of the City (i.e. public facilities, infrastructure improvements, and capital equipment needs). The CIP provides a relatively long-term (five-year) strategy for physical facility and infrastructure investment, to be approved annually in concept by the City Council. Year one of the CIP is intended to be incorporated into the City's annual budget.

Section 65401 of the California Government Code requires the Planning Commission to “annually review the capital improvement program of the city for consistency with the General Plan.” The Planning Commission has been charged with the responsibility by the City Council.

A copy of the draft CIP for Fiscal Years 2018-2022 is attached for the Commission’s reference. Staff has reviewed these projects and recommends adoption of the attached resolution on finding the draft CIP consistent with the General Plan. A discussion of the General Plan policies pertaining to the proposed Capital Improvement Program projects follows.

The determination of consistency (or “conformity” as it is sometimes called) is needed prior to the City Council’s adoption of the CIP as part of the budget process. The Council will use the Commission’s determination for this purpose.

General Plan Consistency

The draft CIP has been reviewed for consistency with the goals and policies of the Rohnert Park General Plan 2000 and has been found to be consistent. The following paragraphs summarize the findings of consistency with the General Plan for each of the program areas in the draft CIP.

City Facilities. The draft CIP includes the construction of a Public Safety station west of Highway 101 to serve the Stadium Lands Planned Development, Wilfred Dowdell Specific Plan, and Northwest Specific Plan, as well as existing residents and businesses; the construction of a Public Safety facility in the southeast sector of Rohnert Park to serve the Southeast Specific Plan area and Sonoma Mountain Village Planned Development, existing residents and businesses; the Copeland Creek Detention Basin and Steelhead Refugia Project; the Northeast Drainage Basin; and capital renovations to the Gold Ridge Community Center.

These projects are consistent with the following General Plan goals and policies:

- LU-10-C: Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review to be located in a specific plan area, even if a specific plan for the area has not been adopted.
- EC-F: Enhance the quality of surface water and groundwater resources and prevent their contamination
- EC-H: Where feasible, given flood control requirements, maintain the natural condition of waterways and flood plains and protect watersheds to ensure adequate groundwater recharge and water quality.
- HS-B: Minimize the risk to life and property from flooding.

General: Maintaining the ability of the City to maintain its facilities and provide adequate services to its residents is consistent with the overall intent of both the public facilities and health and safety elements of the General Plan.

Parks and Recreation. The draft CIP includes major maintenance and capital replacement projects for parks and recreation facilities throughout the City, including projects at the Sports Center, Performing Arts Center, Senior Center; upgrade of various park restroom facilities;

improvements at Sunrise Park; replacement of playground structures; resurfacing of various tennis and basketball courts throughout the City; reconstruction of off-street bicycle/pedestrian pathways; and construction of a new multi-use trail to Crane Creek Regional Park to provide access from the urbanized area of Rohnert Park to nearby open space resources.

This project is consistent with the following General Plan goals and policies:

- OS-B: Maintain land surrounding the city as open space for the enjoyment of scenic beauty, recreation, and protection of natural resources of the community.
- OS-E: Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.
- OS-F: Provide an integrated system of parks and trails throughout the City to meet the community's recreational needs.
- OS-H: Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.

Transportation. The draft CIP contains a list of street, bike and pedestrian facility improvements including pavement preservation projects such as slurry sealing and overlays; street reconstruction projects; streetscape enhancements to improve bicycle, pedestrian and transit connectivity, safety and use; traffic signal system improvements; and intersection improvements for optimizing traffic flow.

These improvements are consistent with the following General Plan goals and policies:

- LU-44: Support creation of a pedestrian-oriented downtown, adjacent to the SMART rail station.
- CD-I: Ensure that neighborhood streets provide an attractive physical environment for motorists, pedestrians, and cyclists.
- CD-J: Maintain the character of existing neighborhoods while undertaking streetscape and signage improvements in selected areas.
- CD-K: Provide safe, convenient, and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites and residential neighborhoods.
- TR-A: Promote safe and efficient vehicular circulation throughout Rohnert Park.
- TR-B: Maintain high levels of mobility along all major street segments and at major intersections.
- TR-C: Build new roads and improve existing roadways, where necessary, in conjunction with new development.
- TR-F: Encourage alternative modes of travel....
- TR-2: Ensure that mitigation measures are coordinated with roadway improvements programmed for funding through transportation-related impact fees.

TR-6, TR-11, and TR-12: Use the City's Capital Improvement Program as a means to prioritize and undertake roadway improvements....; to prioritize and undertake the intersection improvements....; and to establish priorities for roadway improvements and prepare an action program for implementation.

TR-N: Promote safe, efficient, and comfortable circulation for cyclists and pedestrians throughout Rohnert Park.

TR-R: Continue to develop a comprehensive network of bikeways that promote bicycle riding for transportation and recreation.

TR-T Balance the need of arterial and collector roadways to efficiently carry traffic, with establishing Central Rohnert Park as a walkable, bikable community, with pedestrian-oriented streets, centers, and mixed-use subareas.

TR-47 Retrofit existing streets as complete streets, in addition to providing vehicular access that supports safe and continuous bike and pedestrian facilities and landscape improvements.

Water System. The draft CIP lists water-related projects including various improvements to the water system, including construction of new water pipelines to serve new development and upgrade of controls and telemetry to better monitor well production and overall distribution and flow water supply and fire suppression.

These projects are consistent with the following General Plan goals and policies:

PF-E: Provide sufficient quantities of water for Rohnert Park residents and businesses, while ensuring that safe groundwater is not exceeded.

PF-11: monitor the operation of the municipal well field on a monthly basis to ensure that production does not exceed the recharge rates....

Wastewater System. The draft CIP contains a list of wastewater-related projects including sewer pipe lining and manhole rehabilitation to preserve the sewer collection system and the rehabilitation of the pump station's wet wells.

These projects are consistent with the following General Plan goals and policies:

PF-D: Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development.

PF-7: Continue participation in the planning financing, and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System.

Environmental

The recommended finding of consistency is not a project pursuant to Section 15378 of the California Environmental Quality Act Guidelines (CEQA) and additionally, since this is a consistency finding the previous environmental documentation for the General Plan is adequate CEQA documentation.

Public Notification

Pursuant to Government Code Section 65401 and City Ordinance, no public hearing is required to report on the Capital Improvement Program's consistency with the General Plan.

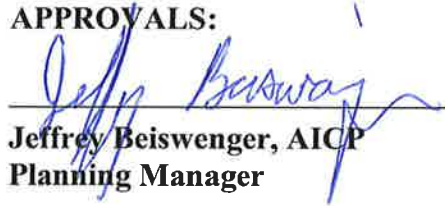
Recommendation

Based on the analysis and findings of this report and the attached resolution, Staff recommends that the Planning Commission, by motion, adopt Planning Commission Resolution No. 2017-18 reporting to the City Council that the draft Five Year Capital Improvement Program Budget FY 2018-2022 is consistent with the Rohnert Park General Plan 2020.

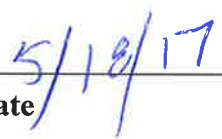
Attachments:

1. Planning Commission Resolution No. 2017-18
2. Draft Five Year Capital Improvement Program FY 2018-2022 Project Descriptions

APPROVALS:



Jeffrey Beiswenger, AICP
Planning Manager



Date

PC RESOLUTION NO. 2017-18

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROHNERT PARK, CALIFORNIA,
FINDING THE DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM
FY 2017-18 THROUGH 2021-22 IS CONSISTENT WITH
THE ROHNERT PARK GENERAL PLAN 2020**

WHEREAS, on July 25, 2000 the City Council approved Resolution No. 2000-152 adopting a comprehensive update of the City's General Plan which included specific policies and objectives for infrastructure, construction and maintenance of public facilities; and

WHEREAS, the Planning Commission is appointed by the City Council as the Planning Agency for the City of Rohnert Park and is required by State law to review and find that all proposed projects included in the Capital Improvement Program (CIP) as provided in Exhibit A are consistent with the adopted General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act, the Project manager has determined that finding the Capital Improvement Program in conformance with the General Plan is not a project pursuant to Section 15378 of the CEQA Guidelines, and additionally, since this is consistency finding, the previous environmental documentation for the General Plan is adequate CEQA documentation; and

WHEREAS, on May 25, 2017, the Planning Commission reviewed Planning Application No. PLCI17-0001, the draft Five-Year Capital Improvement Program Budget Fiscal Years 2017-2021 General Plan Consistency, at which time interested persons had an opportunity to testify either in support or opposition to the project; and,

WHEREAS, at the May 25, 2017 Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLCI17-0001, the draft Five-Year Capital Improvements Program FY 2017-18 through 2021-22 General Plan Consistency.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE: that the Planning Commission of the City of Rohnert Park does hereby find that the proposed draft Five-Year Capital Improvements Program FY 2017-18 through 2021-22, as attached and incorporated herein, is consistent with the adopted City of Rohnert Park Comprehensive General Plan and incorporates all information and comment provided at its May 25, 2017 public meeting as part of its finding, including the staff report.

NOW THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission does hereby report to the City Council that the draft Five-Year Capital Improvements Program FY 2017-18 through 2021-22, Planning Application No. PLCI17-0001 is consistent with the Rohnert Park General Plan 2020.

DULY AND REGULARLY ADOPTED on this 25th day of May, 2017 by the City of Rohnert Park Planning Commission by the following vote:

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Secretary

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Exhibit A

DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PLAN BUDGET (FY 2017-18 through 2021-22) PROJECT DESCRIPTIONS

CIP #	Project Title	Funding Source	Description	Location	Project Status
CITY FACILITIES					
OF-01	Westside Public Safety Station	Casino Mitigation MOU	Construction of station to be located west of Highway 101.	West area of city	Programming and design in progress
OF-33	Southside Fire Station	Public Facilities Fee	Construction of fire station located east of Highway 101 within the Sonoma Mountain Village Planned Development. The facility will include storage and office areas.	TBD	Not in current work plan
OF-39	Copeland Creek Detention Basin & Steelhead Refugia	Public Facilities Fee, Copeland Creek Drainage Fund, Prop. 84 Grant (of which SCWA is recipient)	Construction of an approximately 65-75 acre-foot regional detention facility to reduce the 100-year flow in Copeland Creek	Along Copeland Creek, east of Petaluma Hill Road	Developer-constructed project. In engineering and preliminary design phase.
OF-50	Northeast Drainage Basin	Public Facilities Fee	Construction of upstream detention basin on the Hinebaugh Creek system.	TBD	Not in current work plan
OF-64	Golis Park Parking Lot Repairs	Infrastructure Reserve	Repairs of west portion of Golis Park parking lot, including digouts, asphalt paving and curb and gutter and various concrete repairs	Golis Park	Awaiting Council approval of FY 2017-18 CIP before project initiation
OF-65	Gold Ridge Admin Building Demolition and Multi-Use Room Roof Replacement	Infrastructure Reserve	Demolition of former Gold Ridge Elementary School Administration Building, replacement of roof on Multi-Use Building	Gold Ridge Community Center	Awaiting Council approval of FY 2017-18 CIP before project initiation
OF-66	Public Safety Main Building - Painting and Flooring	Infrastructure Reserve	Interior floor covering replacement and interior painting	Public Safety Main Building (500 City Center Drive)	Awaiting Council approval of FY 2017-18 CIP before project initiation
PARKS AND RECREATION					
PR-49	Trail to Crane Creek Regional Park	Open Space District matching grant; in-kind contribution	Construction of multi-use trail connecting service road to Tank No. 8 (future water tank serving University District) east of Petaluma Hill Road to Crane Creek Regional Park. This trail is part of a multi-phased project connecting the Copeland Creek Bike Path at its terminus in Sonoma State University to the regional park.	East of Petaluma Hill Road	Phase 1 - Segment A of Trail is collocated with Water Tank #8 service road. Construction of tank and road (Ph. 1 Segment A of Trail) commences Summer 2017 with completion planned for Summer 2018.
PR-73 & PR-78	Performing Arts Center HVAC and Roof Replacement	2007R Bond Proceeds	Re-roof and replacement of heating, ventilation, and cooling (HVAC) system at Performing Arts Center	Performing Arts Center	Construction anticipated for Summer 2017.
PR-75 & PR-77	Senior Center Roof Replacement and Restroom Renovation	2007R Bond Proceeds, Casino Mitigation MOU	Re-roof and upgrade of Senior Center bathrooms	Senior Center	Construction anticipated for Summer 2017.

DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PLAN BUDGET
(FY 2017-18 through 2021- 22)

PROJECT DESCRIPTIONS

CIP #	Project Title	Funding Source	Description	Location	Project Status
PR-85	Colegio Vista Restroom Renovation	Community Development Block Grant	Remodel/replace existing restroom at Colegio Vista Park for ADA accessibility, including installation of ADA-compliant fixtures and ADA path-of-travel improvements from parking lot; lighting; and enhanced security features (auto locking door, alarm, and surveillance).	Colegio Vista Park	Construction anticipated for Summer 2017.
PR-92	Park Restrooms Upgrades and Replacements	Infrastructure Reserve	Park restroom upgrades at various park locations.	Magnolia, Sunrise, Dorotea, Eagle, and Golis Parks	Design in progress.
PR-96	Sunrise Park Improvements	Infrastructure Reserve	Soccer field	Sunrise Park	Project scoping.
PR-97	Tennis and Basketball Courts Resurfacing	Infrastructure Reserve	Resurfacing/reconditioning of various sport courts, which may include basketball courts at Honeybee and Magnolia Parks. Other courts to be determined.	Honeybee and Magnolia Parks; other locations to be determined	Awaiting Council approval of FY 2017-18 CIP before project initiation.
PR-98	Playground Equipment Replacement	Infrastructure Reserve	Replacement of playground equipment	Golis Park, Rainbow Park	Awaiting Council approval of FY 2017-18 CIP before project initiation.
PR-100	Sports Center Ventilation Control System	Infrastructure Reserve	Replacement of existing controls of ventilation system	Sports Center	Awaiting Council approval of FY 2017-18 CIP before project initiation.
OF-63	Pathway Repaving	Infrastructure Reserve	Replacement of asphalt path segments (location to be determined) with concrete bike path in accordance with City standards.	To be determined	Awaiting Council approval of FY 2017-18 CIP before project initiation.
TRANSPORTATION					
TR-27	Snyder Lane Widening - Keiser Avenue to San Francisco Way	Public Facilities Fee, Gas Tax	Widening of Snyder Lane between San Francisco Way and Keiser Avenue, including four travel lanes, Class II bike lane on both sides, bridge crossing at Hinebaugh Creek, sidewalks and landscaping.	Snyder Lane (San Francisco Way to Keiser)	Project scoping.
TR-28	Snyder Lane Widening - G Section to Keiser Avenue	Public Facilities Fee, Gas Tax	Widening of Snyder Lane between southside of "G" section and Lawrence Jones Middle School, to include four travel lanes, bridges at Five Creek and Crane Creek, Class II bike lanes on both sides, sidewalks and landscaping.	Snyder Lane (G Section to Keiser Avenue)	Not in current work plan

DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PLAN BUDGET
(FY 2017-18 through 2021- 22)

PROJECT DESCRIPTIONS

CIP #	Project Title	Funding Source	Description	Location	Project Status
TR-83	Intersection Improvements - Commerce Blvd. @ State Farm Drive	Public Facilities Fee	Add new signal at intersection of Commerce Boulevard and State Farm Drive	Commerce Blvd @ State Farm Drive	Not in current work plan.
TR-84	Intersection Improvements - Commerce Blvd @ Southwest Blvd	Public Facilities Fee, Traffic Signalization Fee Fund, Measure M	Intersection improvements as informed by Traffic Signals System Needs Study (TR-104) and Traffic Flow Improvement Study (TR-102)	Commerce Blvd @ Southwest Blvd	Study is complete and under review.
TR-87	Intersection Improvements - US 101 NB ramps @ Golf Course/Commerce	Public Facilities Fee	Restripe northbound through lane to shared through/right/left.	US 101 NB @ Golf Course / Commerce	Not in current work plan.
TR-88	Intersection Improvements - US 101 SB ramps @ Wilfred/Redwood	Public Facilities Fee	Restripe southbound through lane to shared through/right/left.	US 101 SB ramps @ Wilfred/Redwood	Not in current work plan.
TR-96	Street Smart Rohnert Park	Federal (One Bay Area Grant), Measure M	Pedestrian and bicycle improvements within the Central Rohnert Park Priority Development Area (PDA), including enhanced street crossings and wayfinding signage, bike rack.	Various locations in Central Rohnert Park PDA	Design and bid documents. Project implementation in Summer 2017.
TR-104	Traffic System Signal Needs Implementation	Gas Tax, Casino Mitigation MOU	Improvements of operations of traffic signal system, which may include replacement of infrastructure (e.g. cabinets, conduits); installation of new signal computer system and advanced detection system; programming	Citywide	Project scoping
TR-105	State Farm Drive Rehabilitation Phase 1	Gas Tax, Federal	Pavement rehabilitation on State Farm Drive between Rohnert Park Expressway and through the intersection of Professional Center Drive. Includes pavement repair, improved pedestrian crossings, street furnishings, and wayfinding.	State Farm Drive from Rohnert Park Expwy and through Professional Center Drive intersection	Federal funding obligation process, preliminary scoping, preparation for environmental clearance.
TR-106	State Farm Drive Rehabilitation Phase 2	Gas Tax, Federal	Pavement rehabilitation on State Farm Drive between Commerce Boulevard and west of intersection of Professional Center Drive, including bus stop and drainage improvements	State Farm Drive between Commerce Boulevard and west of intersection of Professional Center Drive	Project scoping
TR-109	Snyder Lane Rehabilitation (Keiser Ave to Moura Lane)	Infrastructure Reserve, Casino Mitigation MOU	Pavement rehabilitation (full depth reclamation) on Snyder Lane between Keiser Avenue and Moura Lane	Snyder Lane between Keiser Avenue and Moura Lane	Project scoping.

DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PLAN BUDGET
(FY 2017-18 through 2021-22)

PROJECT DESCRIPTIONS

CIP #	Project Title	Funding Source	Description	Location	Project Status
TR-110	2017 Preventive Maintenance Project	Infrastructure Reserve	Preventive maintenance which may include rejuvenating agent, slurry seals or similar treatments on various City streets.	Various locations Citywide.	Project scoping.
TR-112	Martin Avenue / Commerce Blvd. Rehabilitation	Gas Tax, Refuse Road Impact Fund, Infrastructure Reserve	Full depth reclamation on deteriorated segments of Martin Avenue and Commerce Boulevard	Martin Avenue, Commerce Boulevard	Project scoping.
TR-115	Circle Drive Rehabilitation	Refuse Road Impact Fund, Infrastructure Reserve	Pavement rehabilitation of Circle Drive	Circle Drive	Preliminary engineering and design.
TR-116	East Cotati Avenue Paving	Gas Tax, Refuse Road Impact Fund, Infrastructure Reserve	Pavement rehabilitation of certain segments of East Cotati Avenue.	East Cotati Avenue	Project scoping.
TR-111	2019-22 Various Streets Maintenance	Gas Tax, Measure M, Refuse Road Impact Fund	Preventive maintenance or rehabilitation of streets as prioritized by City's Pavement Management Program.	Various streets citywide	Not in current work plan.
TR-114	Various ADA Compliance (ADA Ramps, Laguna Bridge approach)	Community Development Block Grant, Gas Tax	Replacement/upgrade of ADA ramps on Redwood and Commerce; concrete path approach ADA upgrade to Laguna Bike/Ped bridge; similar concrete work as funding allows	Various locations on Redwood and Commerce Boulevards; east and west approaches to Laguna Bike/Ped bridge	Project scoping.
TR-117	Highway 101 Bike/Ped Crossing Feasibility Study	Measure M grant	Feasibility study of a bike/ped crossing of Highway 101 within or near Rohnert Park City Limits. Measure M has specific funding set aside for studying this issue along the Highway 101 corridor.	Study	Awaiting Council approval of FY 2017-18 CIP before project initiation
WATER SYSTEM					
WA-44	Water Systems Controls and Telemetry	Water Utility Fund	Upgrade of telemetry and controls for water pumping and distribution management, well monitoring, leak detection, and equipment surveillance.	Citywide	Project scoping.

DRAFT FIVE-YEAR CAPITAL IMPROVEMENTS PLAN BUDGET
(FY 2017-18 through 2021- 22)
PROJECT DESCRIPTIONS

CIP #	Project Title	Funding Source	Description	Location	Project Status
WA-49	Snyder Lane Parallel Pipeline, Ph. 1 (Keiser Avenue to Crane Creek)	Development Improvement Fund	Construction of parallel water pipeline to serve University District and future development on east side of Rohnert Park. Construction to be concurrent with Snyder Lane Rehabilitation (Keiser Ave to Moura Lane).	Snyder Lane	Project scoping.
WASTEWATER SYSTEM					
WW-29	Wet Well Lining Station 1 and 2	Sewer Utility Fund	Epoxy lining and rehabilitation of grinder pit and wet wells 1 and 2 at City Sewer Pump Station	Pump Stations 1 and 2 at 201 J. Rogers Lane	Project scoping.
WW-30	Sewer Lining Project (SSU Lines)	Sewer Utility Fund	Lining of sewer pipes that serve Sonoma State University that run parallel to Copeland Creek and Hinebaugh Creek	Vicinity of Hinebaugh and Copeland Creeks	Project scoping. Design anticipated Winter 2016 for construction in Summer 2017