

MEMORANDUM

TO: PLANNING COMMISSION

FROM: CHRISTOPHER MAGDOSKU, DIRECTOR OF PUBLIC WORKS

**BY: DEBBIE MALICOAT, DIRECTOR OF ADMINISTRATIVE SERVICES
JILL MCPEEK, CAPITAL IMPROVEMENT PROJECT MANAGER**

**SUBJECT: CONSIDERATION OF CAPITAL IMPROVEMENT PROGRAM FOR
FISCAL YEAR 2017-18 CONSISTENCY WITH GENERAL PLAN**

DATE: MAY 16, 2017

RECOMMENDATION:

It is recommended the Planning Commission find that the Capital Improvement Program is consistent with the General Plan.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

Implementation of the Capital Improvement Program will require staff and financial resources in conformance with the City Council approved budget.

BACKGROUND:

Government Code Section 65103(c) requires each planning agency to annually review a Capital Improvement Program (CIP) for consistency with the agency's General Plan. Section 65103 states as follows:

Each planning agency shall perform all of the following functions:

- (a) Prepare, periodically review, and revise, as necessary, the general plan.*
- (b) Implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.*
- (c) Annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the general plan, pursuant to Article 7 (commencing with Section 65400).*
- (d) Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.*
- (e) Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.*
- (f) Promote the coordination of local plans and programs with the plans and programs of other public agencies.*

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- (g) *Perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.*

The General Plan establishes policies for the direction, intensity and rate of future growth. The City's General Plan includes the seven mandatory elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety; as well as three optional elements; Economic Development, Agriculture and Recreation. The CIP includes public improvements that help implement policies and development as well as maintaining existing infrastructure to support continued use.

In the past, the City has prepared a two-year budget along with a list of capital investment and capital maintenance projects over a five-year planning horizon. However, this year it was recommended that the City proceed with a one-year budget for FY 2017-18 before resuming the two-year budget model. Given this direction, staff prepared an essentially "status quo" budget, with only minor adjustments or critically necessary changes proposed. The City Council considered the draft one-year CIP program at their meeting of May 9, 2017. Final budget recommendations, including those pertaining to the Capital Improvement Program, will be considered by the City Council on June 13, 2017.

ANALYSIS OF ISSUES:

Capital Projects Overview

The proposed CIP from the City's ongoing funding sources is consistent with amounts funded in prior years. The following chart provides a summary of proposed funding by source for FY 2017-18.

FY 2017-18 Capital Improvement Plan Funding Summary	
Funding Source	New Funding
Grants	\$ 325,100
Special Revenue Funds	273,200
Water	144,400
Sewer	107,100
Sales Tax	1,607,200
Other	-150,000
Total	\$ 2,307,000

Major projects included in the FY 2017-18 budget include the Brisco Road/101 Interchange, continuation of the pavement management program, rehabilitating bridges,

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investing in sidewalk repairs and safety improvements, planning for future improvements along major roadway corridors, maintaining drainage facilities and compliance with stormwater requirements, rehabilitation of aging sewer pipelines, addressing additional water supply, and providing for facility needs at various City owned buildings. A full list of proposed projects is included in Attachment 1. Significant projects are discussed in more detail below.

Woman's Club Kitchen Renovation and Barrier Removal

The Arroyo Grande Woman's Club/Community Center building serves as a social hall and meeting room rental facility for the City of Arroyo Grande. The building includes a conference room, men's and women's bathroom facilities, an employee office and a small kitchen. The exterior area includes a patio, barbeque pit and facility parking lot. The facility's kitchen does not adequately meet the needs of the ongoing user groups and the building has architectural barriers to ADA accessibility requirements. The proposed kitchen plan provides an exterior expansion of the kitchen which will allow the kitchen to be used for commercial purposes without encroaching into the adjacent meeting area. The proposed barrier removal plan will focus on barriers predominately associated with the exterior patio area, secondary emergency access and exiting for the building, and ADA compliant parking spaces in the facility's parking lot.

Elm Street Community Center Upgrade

Recreation Services facility needs have been an ongoing goal for a number of years. Several plans and locations have been discussed and analyzed over the last few years. It is proposed that the carryover funds be used towards site selection, the design of new facilities, and the development of cost estimates for budgeting construction in the future capital improvement program budget.

Swinging Bridge Reinforcement

During a review of the swinging bridge, some structural deficiencies were observed. Phase One of this project was an evaluation of the critical components of the bridge and the development of simple retrofit measures to allow the bridge to remain open with a temporary reduction in the number of people allowed on the bridge at one time. Phase Two of the project, which is currently underway, will provide the necessary plans, specifications and cost estimates so that the City may publically advertise a permanent repair project for a contractor to complete. Construction will be the final phase of the project or Phase Three.

Bridge Street Bridge

Due to various deficiencies, the Bridge Street Bridge is restricted to a 3-ton maximum load limit. Phase One of this project, which is currently underway, is to refine possible alternatives, provide visual displays and conduct public review, and to perform the necessary preliminary engineering and environmental studies. Upon completion of the environmental determination, Phase Two will be the preparation of plans, specifications

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and cost estimates for the City to publically advertise the project for a contractor to complete. Construction will be the final phase of the project or Phase Three.

Lift Station No. 1 Forcemain Replacement

The 8-inch cast iron forcemain carrying flow leaving Lift Station No. 1 was installed around 1973. There has been one major and one minor break in the forcemain in recent years which is an indication that the forcemain has exceeded its useful life. This project will replace the existing 8-inch cast iron forcemain with an 8-inch PVC forcemain. Design of the project is proposed for FY 2017-18 with construction proposed in FY 2018-19.

Water Well No. 11

The existing well, located on the south side of La Canada Street north of the intersection with James Way, and was drilled in 1992 and developed to provide construction water for the Rancho Grande project. The City acquired the well in 2009 as a condition of approval of Tract 1998 to help mitigate impacts of the project on the City's water supply. Design was completed to convert the existing irrigation well to domestic use by providing appropriate treatment facilities. Construction of the treatment facilities will be accomplished in FY 2017-18.

Water Reservoir No. 7

The existing storage in the Rancho Grande zone is not sufficient to meet estimated buildout storage requirements. Also, additional storage is needed in the Rancho Grande Zone to allow Water Reservoir No. 5 to be taken out of service in order to recoat the tank interior and perform routine cleaning and maintenance. The construction of Water Reservoir No. 7 will provide sufficient operational storage for the Rancho Grande zone. Design of the project and environmental studies are proposed for FY 2017-18 and 2018-09 with construction proposed in FY 2019-20.

Compliance with General Plan

Staff has reviewed the CIP for fiscal year 2017-18 and evaluated the projects for compliance with the General Plan. Applicable General Plan policies and objectives are included in the attached Resolution. Staff has determined that the CIP program is consistent with the City's General Plan and programs available funding sources based on Planning Commission and City Council established priorities.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

- Approve staff recommendation;
- Do not approve staff recommendation; or
- Provide direction to staff.

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ADVANTAGES:

Finding the Capital Improvement Program consistent with the General Plan will allow City Council to approve the budget and staff to implement the program. Capital Improvement Program implementation will allow continued use and maintenance of existing infrastructure as well as provide for community improvements.

DISADVANTAGES:

None Identified.

ENVIRONMENTAL REVIEW:

The determination of conformity with the General Plan is exempt from environmental review as a Statutory Exemption pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. Each project listed as part of the CIP will need future authorization and environmental review prior to actual funding and construction.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment

1. List of Proposed Projects

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2017/18 IS CONSISTENT WITH THE CITY GENERAL PLAN

WHEREAS, Government Code Section 65103 requires each planning agency to annually review a Capital Improvement Program (CIP) for consistency with the agency's General Plan; and

WHEREAS, the City has prepared a one-year Capital Improvement Program and reviewed and prioritized it against current needs and available funding for the FY 2017/18 Budget; and

WHEREAS, the Planning Commission determined that the finding of Capital Improvement Plan conformity with the General Plan is exempt from environmental review as a Statutory Exemption pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. Each project listed as part of the CIP will need future authorization and environmental review prior to actual funding and construction; and

WHEREAS, on May 16, 2017 the Planning Commission reviewed and considered all factors relating to General Plan consistency for the Capital Improvement Program for Fiscal Year 2017/18.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Arroyo Grande that the proposed action is consistent with the General Plan because projects listed under the fiscal year 2017/19 Capital Improvement Plan are consistent the following General Plan objectives and policies:

- CT3. Maintain and improve existing "multi-modal" circulation and transportation systems and facilities, to maximize alternatives to new street and highway construction.
- CT4. Ensure compatibility and complementary relationships between the circulation/transportation system and existing and planned land uses, promoting environmental objectives such as safe and un-congested neighborhoods, energy conservation, reduction of air and noise pollution, transit, bike and pedestrian friendly characteristics.
- CT4-2 Utilize the circulation system as a positive element of community design, including street trees and landscaped parkways and medians, special streetscape features in Mixed Use corridors and Village Core, undergrounding of utilities, particularly along major streets.
- CT5. Coordinate circulation and transportation planning and funding of collector and arterial street and highway improvements with other local, County, SLOCOG, State and Federal agencies. Request County contribution to major street improvement projects.

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- ED3-1: Encourage adequate infrastructure to support business expansion, redevelopment, and new development.
- ED5-2: Continue to enhance connectivity and increase retail utilization of the East Grand Avenue corridor, the Village Core, and the Traffic Way and El Camino Real mixed-use corridors.
- ED5-1.2: Implement comprehensive design guidelines pertaining to both public and private improvements, including, but not limited to, building façade restoration, landscaping, street furniture installation; undergrounding of utilities, historic district character, and the development of parking facilities.
- ED5-1.4: Incorporate infrastructure projects into the City's Capital Improvement Program that address deficiencies in commercial corridors that include major street reconstruction, provision of fiber-optic cable, storm drain and sewer improvements, water capacity improvements, underground utility projects, public parking improvements, improvements to park facilities, recreation areas, community facilities, and other public buildings.
- ED8: Support and encourage a sustainable local economy.
- LU5-7 Plan for a revitalized East Grand Avenue Mixed-Use corridor that has less of a strip-commercial aspect and more coordinated, mixed-use boulevard ambiance with distinct activity subareas including "Gateway, Midway and Highway districts.
- LU5-9 All revitalization, redevelopment and new development projects in Mixed Use corridors shall include appropriate site planning and urban design amenities to encourage pedestrian travel and encourage bike and transit access as well as automotive.
- LU5-11.5 Develop phased implementation programs for streetscape improvement along Mixed Use Corridors, including financing strategies, which provide for elements such as landscape, street furniture, signage and pedestrian-scaled lighting.
- LU6 The historic Village Core (VC) area shall be sustained, enhanced and expanded as the symbolic, functional and unique business center of the City, with diverse mixed uses emphasizing pedestrian-oriented activities and providing for the needs of residents and tourists.
- LU6-7 All revitalization, redevelopment and new development projects in the Village Core shall include appropriate site planning and urban design amenities to encourage pedestrian travel.
- LU6-9.1 Maintain a distinctive visual and physical environment for the southern gateway streetscape in accordance with the Design Guidelines for the Arroyo Grande Village. These include the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, curb, sidewalk and landscape bulbouts, pedestrian-scaled lighting, identification and directional signage, and other appropriate pedestrian scale elements.
- LU6-9.2 Link individual buildings with each other through the use of walkways, in addition to sidewalks and encourage shared or common parking.

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- LU6-9.3 Integrate improvements into the design of individual sites and public streetscape that facilitate transit access to the Village Core, such as bus shelters and recessed turnouts consistent with historic character and particular location.
- LU9 Provide for appropriate maintenance, development and placement of Community Facilities (CF) relative to existing and planned land uses.
- LU11-3.6 Ensure that adequate sewer service capacity exists or will be available in a timely manner for a proposed development.
- LU11-4 Ensure that all extensions of services and utilities to facilitate land use changes are accomplished in a manner consistent with the provisions and intent of the Arroyo Grande General Plan.
- LU12-7 Enhance pedestrian level activity within residential and commercial areas.
- LU12-7.1 Utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) to create and enhance urban open spaces within commercial areas and to emphasize historical and rural architectural themes.
- LU12-8.4 Coordinate landscape design with drainage plans for individual projects to maximize percolation of surface water from the site. Employ swale designs in landscaped and turf areas to slow down runoff and maximize percolation.
- LU12-8.5 Emphasize the use of native and drought tolerant plantings in area landscaping.
- Objective PR2 The City should supplement existing park, recreation and cultural facilities when needed and economically feasible and cooperate with Lucia Mar Unified School District, the County and adjoining Cities of Pismo Beach, Grover Beach and Oceano CSD to provide for operation and maintenance and to develop additional facilities and services.
- Objective PR4 A network of recreational trails, bicycle lanes and bikeways should be established for use by local residents and visitors to the Arroyo Grande Valley.
- Objective PR5 The City will consider all available financing and acquisition techniques in the development and maintenance of park and recreation facilities.
- Policy PR5-2 The City will cooperate with San Luis Obispo County, the Lucia Mar Unified School District, other public agencies, and private interests to combine efforts of improvement, expansion or construction of new recreation facilities.
- Policy S1-4 Information Systems and Research Expand and keep current the database of safety related information. Knowledge about disasters and the area we live in is growing. New information must be made available to the public and decision makers. Regularly update the County's geographic information system (GIS) as new information becomes available.
- Policy S1-5 Risk Assessment Continue investigations and programs that reduce or eliminate long-term risks. Ensure that new development in the City is designed to withstand natural and manmade hazards to acceptable levels of risk. Risk assessment activities, effectively carried out, can improve the efficiency and reduce the cost of response and recovery from disasters.

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On a motion by Commissioner _____, seconded by Commissioner _____,
and by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 16th day of May 2017.

GLENN MARTIN, CHAIR

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH
DIRECTOR OF COMMUNITY DEVELOPMENT**

City of Arroyo Grande

Project Summary by Type of Project - Proposed FY 2017-18

Proj. No.	Project Name	Total Project Budget	Source of Funds	Carry-Over Funding	2017-18 New Funding	2017-18 Total Funding
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MISCELLANEOUS PROJECTS

Funded Miscellaneous Projects						
54XX	Fire Station Driveway Repair	62,600	218 Sales Tax	62,600		62,600
54XX	Ash Street and Strother Park Restroom Roof Replacements	25,000	218 Sales Tax	25,000		25,000
Subtotal - Proposed Miscellaneous Projects		87,600		87,600		25,000

PARKS PROJECTS

Funded Parks Projects						
55XX	Soto Complex Barrier Removal Project, Phase III	60,257	010 General Fund			-
			250 CDBG	60,257	60,257	60,257
55XX	Strother Park Large Play Structure	60,000	214 Park Improvement	60,000		60,000
Subtotal - Proposed Parks Projects		120,257		120,257		120,257

STREETS PROJECTS

Funded Streets Projects						
5620	Swinging Bridge Reinforcement	473,737	010 General Fund	200		
			218 Sales Tax	473,537	180,000	271,100
5678	Castillo Del Mar Road Extension/Valley Road Drainage	775,775	Developer Contribution	582,500	582,500	
			010 General Fund	200		
			218 Sales Tax	193,075	143,075	50,000
						775,575

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Project Summary by Type of Project - Proposed FY 2017-18

Proj. No.	Project Name	Total Project Budget	Source of Funds		Carry-Over Funding	2017-18 New Funding	2017-18 Total Funding
5638	Pavement Management Program	940,934	Urban SHA	70,000		70,000	
			225 Transp Fund	100,000		100,000	
			218 Sales Tax	770,934	95,934	675,000	940,934
5642	Brisco Road/US 101 Interchange	17,782,691	Regional SHA	30,000	30,000		
			STIP	6,624,000	6,624,000		
			Other Financing	8,893,520	9,093,520	-200,000	
			101 General Fund	500			
			224 Trans Facility	1,834,671	1,834,671		
			218 Sales Tax	400,000	95,804	200,000	17,677,995
59XX	Harloe Elementary Pedestrian Access Enhancements	100,000	Regional SHA	50,000		50,000	
			218 Sales Tax	50,000		50,000	100,000
5601	Fair Oaks/Orchard Avenue Intersection Improvements	100,000	CMAQ				-
			Developer Contribution	50,000		50,000	
			218 Sales Tax	50,000	50,000		100,000
5604	Traffic Way Bridge Improvement Project	190,672	HBP	168,779	59,379	109,400	
			218 Sales Tax	21,893	7,693	14,200	190,672
5658	Various Striping, Crosswalks & Sidewalks	79,039	010 General Fund	2,000			-
			218 Sales Tax	79,039	24,039	55,000	79,039
56XX	Bridge Preventative Maintenance Plan	40,000	HBP	35,400		35,400	
			218 Sales Tax	4,600		4,600	40,000
Subtotal - Proposed Streets Projects		20,482,848		20,484,848	18,820,615	1,534,700	20,355,315

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Project Summary by Type of Project - Proposed FY 2017-18

Proj. No.	Project Name	Total Project Budget	Source of Funds		Carry-Over Funding	2017-18 New Funding	2017-18 Total Funding
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DRAINAGE PROJECTS

Funded Drainage Projects							
5780	Corporation Yard Stormwater Improvements	26,300	218	Sales Tax	26,300		26,300
							26,300
5782	Open Channel Maintenance	31,500	218	Sales Tax	31,500	14,000	17,500
							31,500
5783	Sierra/Hillcrest Drainage	79,600	218	Sales Tax	79,600	20,000	59,600
							79,600
57XX	Annual Vegetation Management Plan	20,000	218	Sales Tax	20,000		20,000
							20,000
57XX	Corrugated Metal Pipe (CMP) Lining	76,300	218	Sales Tax	76,300		76,300
							76,300
Subtotal - Proposed Drainage Projects		233,700			233,700	34,000	199,700
							233,700

SEWER PROJECTS

Funded Sewer Projects							
5845	Lift Station No. 1 Forcemain Replacement	122,280		Developer Contribution	41,180	41,180	
			612	Sewer Fund	81,100		81,100
							122,280
58XX	The Pike Sewer Line Replacement	26,000	612	Sewer Fund	26,000		26,000
							26,000
Subtotal - Proposed Sewer Projects		148,280			148,280	291,130	107,100
							398,230

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Project Summary by Type of Project - Proposed FY 2017-18

Proj. No.	Project Name	Total Project Budget	Source of Funds		Carry-Over Funding	2017-18 New Funding	2017-18 Total Funding
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WATER PROJECTS

Funded Water Projects							
59XX	Well Siting Study	63,200	241	Water Availability	63,200		63,200
							63,200
59XX	Well 7 Evaluation	50,000	241	Water Availability	50,000		50,000
							50,000
5942	Water Reservoir No. 7	109,400	640	Water Fund	35,000		35,000
			642	Water Facility	74,400		74,400
							109,400
5946	Galvanized Service Replacements	35,000	640	Water Fund	35,000		35,000
							35,000
Subtotal - Proposed Water Projects		257,600			257,600		257,600

Grand Total, Proposed Capital Projects		21,330,285.18			19,145,745.25	2,306,957.00	21,390,102
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