

City of Hesperia

STAFF REPORT



DATE: May 10, 2018

TO: Hesperia Planning Commission

FROM: Jeff Codega, A.I.C.P., P.E., Principal Planner

SUBJECT Determination of General Plan Conformity – 2018-2019 Capital Improvement Program

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2018-09, finding that the 2018-2019 Capital Improvement Program as shown in Exhibit "A" is in conformance with the Hesperia General Plan, and direct that this finding be forwarded to the Hesperia City Council, and the Hesperia Water and Fire Protection Districts.

BACKGROUND

Every year, a Capital Improvement Program (CIP) is adopted jointly by the City of Hesperia and the Hesperia Water and Fire Protection Districts. This CIP outlines the significant expenditures planned for developing new or improving existing infrastructure in the areas of transportation, storm drainage, water facilities and public facilities like fire stations and other buildings and uses. The CIP implements the City-adopted master plans or policy documents, among those being the General Plan's Circulation Element, and the Water and Sewer Master Plans.

California Government Code Section 65103(c), part of the Planning and Zoning Law, establishes the local "Planning Agency" (in Hesperia's case the Planning Commission) as the body responsible to review the CIP and determine whether it conforms and is consistent with the City's General Plan prior to its adoption.

ISSUES/ANALYSIS

Staff has prepared the attached CIP, which contains projects broken down into five categories: Streets, Drainage, Other City/Public Facilities, Water and Sewerage. As with prior Capital Improvement Programs, many of the projects listed are continuations from the prior year. This is common with large projects that are implemented over several years. The often complex steps of design, environmental analysis/reporting/permitting, property acquisition, construction document preparation, bidding, construction/contract administration and project close-out cannot generally be completed in one year's time. The CIP includes many more projects than those that are funded in the upcoming budget year to place the projects in the context of the larger long-term needs. This provides decision-makers a view of the likely capital requirements of future and multi-year projects. However, staff is only requesting review of the general plan conformity of the programmed funding for next fiscal year.

The 27 projects programmed for funding are broken down into following categories: Streets (13), Drainage (3), Other City/Public Facilities (2), Water (4), and Sewerage (5). These include 12 new projects and 15 “phased” projects carried forward from prior fiscal years. The draft 4-year (2018/2019 through 2021/2022) CIP is attached. Staff will present the proposed CIP during the meeting, and respond to any questions the Commissioners may have.

For comparison, staff has also included the adopted "2017-2018 Capital Improvement Program" for your information. This was reviewed by the Planning Commission on April 13, 2017.

In review of the Capital Improvement Program, staff believes it is consistent with and serves to implement numerous goals and policies contained in the City's adopted General Plan, including those associated with the following specific elements:

1. Land Use Element - Facilities to be designed and/or constructed are located on property with proper Land Use/Zoning designations;
2. Safety Element - Projects are proposed which address drainage needs and flood protection;
3. Circulation Element - Facilities to be designed and/or constructed are components of the City's planned street network developed to effectively serve the City.

The proposed CIP has not received prior policy review by the City Council due to its scope. The City Council will consider adoption of the Capital Improvement Program as part of the budget process by June of this year.

ENVIRONMENTAL IMPACT(S)

This conformity finding is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Therefore, no further action is necessary at this time. Subsequent CEQA review of individual projects contained within the CIP will occur as appropriate prior to facility construction.

FISCAL IMPACT

The current estimated cost of the 2018-2019 Capital Improvement Program is nearly \$23 million. The CIP will be funded from numerous sources, including City General Fund, Development Impact Fees, Water District funds, State and Federal grants, and County reimbursements. Adequate funds are available to implement the CIP as presented.

ALTERNATIVE(S)

1. None

ATTACHMENT(S)

1. Resolution No. PC-2018-09, with Exhibit “A” (Proposed 2018-2019 Capital Improvement Program)

2. Adopted 2017-2018 Capital Improvement Program