



Agenda Item No: 3.a

PLACENTIA PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 12, 2026

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:

GENERAL PLAN CONFORMANCE FINDING FOR FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM

Summary:

California Government Code § 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program (CIP)) identifying projects recommended for planning, initiation or construction during the ensuing fiscal year. In accordance with state law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

City Staff has reviewed each of the proposed projects to be undertaken during Fiscal Year 2026-27 in relation to the adopted General Plan and is recommending that the Planning Commission find that the proposed CIP projects are in conformity with the adopted General Plan.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-08, A Resolution of the Planning Commission of the City of Placentia, California, finding that the Fiscal Year 2026-27 Capital Improvement Program is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and finding that the Fiscal Year 2026-27 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

Strategic Plan Statement:

This item is in alignment with Strategic Goal 3, to maintain and enhance Infrastructure, Facilities & Public Spaces.

Discussion:

California Government Code § 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program (CIP)) identifying projects recommended for planning, initiation or construction during the ensuing fiscal year. In accordance with state law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

The CIP serves as a single comprehensive plan of proposed capital improvement projects for

the budget year FY 2026-27. The CIP is a budgeting and strategic planning tool used to determine the extent of future needs and sources of funding. The CIP also serves as a guide for the efficient evaluation, prioritization and implementation of public improvements and facilities. For FY 2026-27, the City has identified 19 new projects totaling approximately \$10.18 million (see Attachment 1).

Recognizing the number of projects requesting Measure U funds given the limited funding available, Staff underwent a project prioritization process. Projects were ranked on a scale from 0 (least priority) to 100 (highest priority). Prioritization criteria can be found in Attachment 2. Details of the proposed projects to be funded are provided in Attachment 3. Major proposed projects include street improvements, replacing the City Hall Roof, sewer improvements, replacing a storm drain line, fire station maintenance and safety upgrades.

The basis for making a conformity finding is determining that each project fits into a goal or implementation policy as outlined in the adopted General Plan. For example, if a project is proposed to pave over several acres of open space, and that open space is called out in the Open Space Element as being protected, then the project does not conform with that General Plan Element. Another example is, if a proposed project resulted in a widened street or added bicycle or pedestrian paths to increase mobility, such a project would conform with the Mobility Element goals to increase accessibility and mobility for alternative modes of transportation.

City Staff has reviewed each of the proposed projects to be undertaken during Fiscal Year 2026-27 in relation to the adopted General Plan. The individual elements of the General Plan have goals, policies or implementation programs to compare the projects against the narrative of the adopted elements and make a determination that they are each in conformity with the adopted General Plan for the City of Placentia. Additionally, the Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean the City will have the ability to implement or construct a certain CIP item. All CIP projects and plans must go through separate individual environmental and Council review. Accordingly, Staff is recommending that the Planning Commission find that the proposed CIP projects are in conformity with the adopted General Plan.

CEQA:

The proposed Finding of General Plan Conformity is not a project as defined by the California Environmental Quality Act (CEQA). The finding of conformity does not commit the City to any of the identified projects in the CIP. Therefore, approval of the CIP qualifies for an exemption from the California Environmental Quality Act (CEQA) per Guideline 15061 (b)(3) for activities that have no potential for causing a significant effect on the environment. Furthermore, individual projects identified within the CIP will be reviewed in accordance with CEQA requirements prior to their implementation and when specific project details are available for analysis.

Public Notification:

Inclusion of this item on a duly noticed Planning Commission Agenda is sufficient public notification. This agenda item does not require a Notice of Public Hearing.

Attachments

[Attachment 1 - FY 2026-27 CIP Project List.pdf](#)

[Attachment 2 - CIP Prioritization Criteria.pdf](#)

[Attachment 3 - FY 26-27 Final CIP Sheets.pdf](#)

[Attachment 4 - General Plan CIP Conformity Matrix.pdf](#)
[Attachment 5 - PC Reso. No. 2026-08 CIP Conformity.pdf](#)
[Attachment 6 - 7yr CIP.pdf](#)