



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: May 7, 2026
PROJECT NAME: 2026-2027 Capital Improvement Program (CIP) – General Plan Consistency
PROJECT LOCATION: Citywide
APPLICATION NUMBERS: GPC 26-0042

RECOMMENDATION:

Planning Commission receive information and consider finding the proposed five-year Capital Improvement Program not a project pursuant to Sections 15060(c)(3) and 15378 of the California Environmental Quality Act Guidelines, and adopt a resolution finding the Fiscal Year 2026/2027 Projects of the Capital Improvement Program in conformance with the Manteca 2043 General Plan pursuant to Section 65401 of the California Government Code.

PROJECT INFORMATION	
APPLICANT	City of Manteca – Finance/Engineering
ZONING	NA
LAND USE DESIGNATION	NA
EXISTING USE	NA
PROPOSED USE	NA
PARCEL(S) SIZE	Citywide

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan

California Environmental Quality Act (CEQA) – Pub. Res. Code, § 21000 et seq.; CEQA Guidelines § 15060(c)(3) and § 15378

California Government Code § 65401 – Review of public works projects for conformity with the General Plan

California Government Code § 66002 – Local agency review of fees and charges for capital facilities

Procedures

Pursuant to Government Code Section 65401, the Planning Commission is responsible for reviewing the Capital Improvement Program (CIP) for conformity with the General Plan and forwarding its recommendation to the City Council.

PROJECT BACKGROUND

The City of Manteca's 5-year CIP for Fiscal Years 2026/27 – FY 2030/31 has two primary purposes; it describes the Capital needs of each function of the City, and it sets forth a funding strategy for their implementation. The Goal of the CIP is as follows: “The Capital Improvement Program (CIP) is designed to systematically plan, schedule, and fund capital projects based on established policies. It outlines a five-year strategy aligned with the structure of the City’s operating programs. The Capital Improvement Program aims to balance two main types of projects: those that maintain or improve existing facilities and infrastructure, and those that add new capital assets to the City.

The Capital Improvement Program and its budget process enable the City of Manteca to comprehensively plan, schedule, manage and financially monitor capital projects in accordance with established goals and policies consistent with the City’s General Plan.”

The CIP was created based on the following factors:

- Does it complete an existing project?
- Is it mandated by the state or federal government?
- Is there significant outside funding for the project?
- Is it necessary to address an immediate public health or safety concern that cannot be deferred beyond the next fiscal year?
- Is it necessary to adequately maintain existing facilities, infrastructure, or equipment?
- Does it implement a high priority Council goal for the upcoming fiscal year?
- Will it result in significant operating savings in the future that make a compelling case for making this investment solely on a financial basis? If yes, how can we ensure that these savings will in fact occur?
- Was the project included in a currently adopted master plan, rate study, or fee nexus?

The capital needs for the City, particularly in the area of transportation and drainage maintenance and improvements, far exceed the amount of available (and anticipated) revenue. Therefore, the 5-year CIP identifies the highest priority needs that can be addressed within the forecasted revenue.

State law (Government Code Section 65401) requires the City planning agency (Planning Commission) to review and report on proposed CIP projects for conformity with the General Plan.

The Planning Commission's review for General Plan conformance will be forwarded to the City Council for consideration during its review of the CIP. Because the Planning Commission's review is for the consistency of the CIP projects with the General Plan, we have included a summary of the Projects and associated General Plan Policies. Not included are the funding analyses and revenue forecasts of the CIP, as this financial element will be considered by the City Council as part of the budget process.

ANALYSIS

There are 256 projects totaling \$690,071,811 in the proposed Capital Improvement Program (CIP), which include the maintenance and improvement of existing City facilities, construction of new public facilities, multi-year capital projects, and the acquisition of equipment such as vehicles, technology systems, and software licensing. These projects

are necessary to maintain service levels, address aging infrastructure, and support planned growth within the City.

CIP Request by Program

Program	FY 2026/27	5 Year Project Total
Building and Facilities	\$6,851,760	\$17,291,994
Capital Improvements	\$10,655,000	\$118,899,634
Other Capital	\$794,797	\$19,274,002
Other Improvements	\$1,725,000	\$15,866,031
Roadways	\$23,678,310	\$154,442,408
Water and Sewer	\$42,330,327	\$315,834,178

General Plan Consistency

The CIP must implement the General Plan Public Facilities and Services Element goals and policies for consistency. The applicable Public Facilities and Services Element goals are:

Building and Facilities

Projects in this category typically include the construction, renovation, expansion, and maintenance of City-owned buildings and facilities. This can include improvements to public safety buildings, administrative offices, community centers, and recreational facilities, as well as upgrades to building systems such as HVAC, electrical, security, and energy efficiency infrastructure.

- *Goal CF-1: Provide innovative, affordable, and high-quality community services and facilities to all residents, businesses, and visitors.*
- *Goal CF-4: Maintain a diverse and comprehensive system of public facilities, including parks, community buildings, and service facilities.*
- *Goal CF-11: Maintain community facilities that support residential growth and economic development.*

Capital Improvements

Capital Improvement projects generally consist of large-scale investments in public infrastructure and community assets that enhance service levels, capacity, or long-term functionality. These projects often include new facility construction, major system expansions, or multi-phase improvements that support growth, economic development, and long-range planning goals.

- *Goal CF-1: Provide high-quality infrastructure and services throughout the City.*
- *Goal GM-1: Maintain appropriate levels of service through planned infrastructure improvements.*
- *Goal LU-2: Promote orderly growth that does not exceed infrastructure capacity and resources.*

- *Goal EF-7: Ensure that adequate infrastructure is available to support new and expanding development.*

Other Capital

This category typically includes capital purchases and smaller-scale investments that do not fall neatly into traditional infrastructure or facility categories. Examples include equipment acquisitions, technology upgrades, fleet replacements, and other one-time expenditures that support City operations and service delivery.

- *Goal CF-1: Provide efficient and effective public services through adequate facilities, equipment, and infrastructure.*
- *Goal EF-1: Maintain a stable and sustainable fiscal base to support City services.*
- *Goal GM-1: Ensure City services and infrastructure systems operate at appropriate service levels.*
- *Goal RC-4: Improve efficiency and sustainability of public infrastructure and operations.*

Other Improvements

Projects in this category typically include miscellaneous public infrastructure and site enhancements that do not fall within traditional building, roadway, or utility classifications. This may include park and landscape improvements, lighting, signage, public art, drainage enhancements, and other community amenities that enhance the functionality, aesthetics, and usability of public spaces

- *Goal CF-1: Provide efficient and effective public services through adequate facilities, equipment, and infrastructure.*
- *Goal EF-1: Maintain a stable and sustainable fiscal base to support City services.*
- *Goal GM-1: Ensure City services and infrastructure systems operate at appropriate service levels.*
- *Goal RC-4: Improve efficiency and sustainability of public infrastructure and operations.*

Roadways

Roadway projects generally include the construction, rehabilitation, and maintenance of streets, intersections, and transportation infrastructure. This includes pavement resurfacing, traffic signal upgrades, safety improvements, complete streets enhancements (e.g., bike lanes, sidewalks), and capacity improvements to support traffic flow and circulation.

- *Goal C-1: Provide a complete multimodal circulation system for the movement of people, goods, and services.*
- *Goal C-2: Provide a safe, high-quality transportation system for all users.*
- *Goal C-4: Provide safe and convenient pedestrian and bicycle systems.*
- *Goal C-6: Support efficient goods movement while balancing impacts to the community.*
- *Goal LU-2: Ensure growth is supported by adequate circulation infrastructure.*

Water and Sewer

Water and sewer projects typically involve the construction, repair, replacement, and expansion of utility systems that provide potable water and wastewater services. This

includes pipelines, pump stations, treatment facilities, storage infrastructure, and system upgrades needed to maintain reliability, meet regulatory requirements, and accommodate future growth.

- *Goal CF-1: Provide reliable and high-quality public infrastructure and services.*
- *Goal GM-1: Ensure infrastructure systems support existing and future development.*
- *Goal RC-1: Conserve and enhance water resources and infrastructure systems.*
- *Goal RC-4: Promote sustainable infrastructure and efficient resource use.*

The above goals demonstrate that each CIP program category directly implements the City's General Plan by providing and maintaining infrastructure, facilities, and services necessary to support existing development, planned growth, and long-term community needs. Staff finds that each of the projects within the proposed CIP is consistent with the goals, policies, and programs of the Manteca General Plan.

ENVIRONMENTAL CLEARANCE

The proposed Capital Improvement Program (CIP) is not a "project" subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378. The CIP is a fiscal and planning document that identifies and prioritizes potential capital projects and funding strategies. This action does not authorize or commit the City to any specific construction activity or physical change to the environment.

In accordance with CEQA Guidelines Section 15060(c)(3), an activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Adoption of the CIP does not result in a direct or reasonably foreseeable indirect physical change in the environment, as it does not approve or fund any specific construction project. Rather, it serves as a budgeting and planning tool to guide future capital improvements.

Each individual project identified within the CIP will be subject to separate environmental review, as required, at the time the project is proposed for implementation. At that time, the appropriate level of CEQA analysis will be conducted, and any potential environmental impacts will be evaluated and mitigated in accordance with CEQA requirements.

Therefore, the proposed Capital Improvement Program (CIP) is not a "project" subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

CONCLUSION

The proposed Capital Improvement Program (CIP) identifies and prioritizes critical infrastructure, facility, and equipment needs necessary to support the City's existing and future population. The CIP provides a comprehensive framework for the planning, funding, and implementation of capital projects in a manner that maintains service levels, addresses aging infrastructure, and supports orderly growth.

As demonstrated in the analysis above, the CIP is consistent with the goals and policies of the Manteca 2043 General Plan. The proposed projects collectively implement key General Plan objectives related to public facilities and services, transportation and circulation, utilities, parks and recreation, public safety, and economic development. Additionally, the

CIP functions as a primary implementation tool of the General Plan by translating long-range planning goals into specific, fundable projects.

The CIP is not a “project” under the California Environmental Quality Act (CEQA) and does not require environmental review at this time. Individual projects identified within the CIP will be subject to separate environmental review, as required, prior to implementation.

Staff recommends the Planning Commission accept information and consider finding the proposed 2026/2027 Capital Improvement Program not a project under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378, and adopt a resolution finding the Capital Improvement Program consistent with the Manteca General Plan, and forward a recommendation of consistency to the City Council for consideration as part of the CIP adoption process.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda and not attached to this Staff Report. All documents are accessible via the link below.

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

Attachment 2 – General Plan Conformity Resolution

Attachment 3 – Exhibit ‘A’ – F Y 2026/2027 Capital Project Request

Attachment 4 – Project Presentation

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