



**SPECIAL AGENDA
MODESTO PLANNING COMMISSION
AND FINANCE COMMITTEE
MONDAY, MAY 18, 2026 6:00 PM
BASEMENT CHAMBERS
1010 TENTH STREET – MODESTO, CA**

I. ROLL CALL

Public Comment will only be in-person. Members of the public who wish to address the Planning Commission and Finance Committee, by providing public comment, during the meeting must do so in-person in the Council Chambers. As an alternative, members of the public may also provide written public comment submitted via email as indicated in the Submitting Comments by Email instructions on this agenda. Zoom will still be available for viewing.

Members of the public will be allowed to provide public comment through Zoom if a Commissioner is participating remotely pursuant to the provisions of California Government Code section 54953.8.3.

If a technical issue arises with Zoom or the phone dial-in option, the Planning Commission and Finance Committee meeting will continue unless the meeting is being held pursuant to the provisions of Senate Bill 707, California Government Code section 54953.8.3. Alternative viewing options are listed below, and the meeting is physically open to the public.

Joining the Planning Commission meeting via Zoom

The City of Modesto is offering the ability to view this Planning Commission and Finance Committee meetings via telephonic conferencing via “Zoom” video conferencing computer technology. The meeting may be accessed through the use of Zoom using the following options:

- Enter the following link into an Internet Browser <https://modestogov.zoom.us/j/86128333602?pwd=f6VK7ZrbNT3sQ1SNJ5nbbzboryYtPZ.1>
- Enter the following link into an Internet Browser <https://zoom.us/> and using the Webinar ID 861 2833 3602 Password 444640
- To use Zoom, please visit: <https://zoom.us/> and either sign-up for a free Zoom account or continue as a guest. Once you have downloaded the app onto your mobile device, joined from your web browser, or downloaded the Zoom software on your computer you will be ready for the upcoming Commission meeting.

Submitting Comments by Email

Written comments may be submitted via email to planning@modestogov.com (include Agenda Item Number in the subject line). All comments will be shared with the Commission and placed in the record but will not be read aloud during the meeting. Written comments must be received two hours before the meeting.

This Agenda is on file in the Planning Division, 3rd Floor, 10th Street Place, on the Posting Board at entry of 10th Street Place, and is available on the City's Web site at www.modestogov.com.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Division during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website <https://modestogov.com/AgendaCenter>.

In accordance with the requirements of Title II of the Americans with Disabilities Act ("ADA") of 1990, the Fair Employment & Housing Act ("FEHA"), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto ("City") will not discriminate against individuals on the basis of disability in the City's services, programs, or activities. For more information, please visit the City of Modesto website at <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>.

II. PUBLIC COMMENT PERIOD

Three-minute time limit per speaker.

Only interested persons in the audience may present these matters. Under State law, Commissioners may respond to matters being presented under this item only as follows:

- a. Briefly respond to statements made or questions raised.
- b. Ask a question for clarification.
- c. Provide a reference to staff or other resources for factual information.
- d. Request staff to report back at a subsequent meeting.
- e. Finally, a Commissioner or the Planning Commission itself may take action to direct staff to place a matter of business on a future agenda.

III. CONFLICT OF INTEREST DECLARATION

Planning Commission and Finance Committee Members and staff may now declare conflicts of interest related to any item on the agenda.

IV. CONSENT ITEMS

None

V. PUBLIC HEARING

Posted in the Modesto Bee May 8, 2026

Item A Hearing to consider adopting a Resolution of the Planning Commission of the City of Modesto, finding that all new and active projects within the Capital Improvement Program (CIP) budget for Fiscal Year (FY) 2026-27 are in conformance with the Modesto Urban Area General Plan and that the Finance Committee recommend to City Council approval of the FY 2026-27 CIP Budget. (Funding Source: Various Funds)
Contact Info: Steve Christensen, 209-577-5390 schristensen@modestogov.com

VI. OTHER BUSINESS

VII. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Planning Commission and staff, upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that: 1) there is a need to take immediate action, and 2) that the need for action came to the City's attention after the agenda was posted.

VIII. ADJOURNMENT

Copies of the agenda are on file at the in the office of the Planning Division, Third Floor, 1010 Tenth Street, Modesto, CA., and online at <https://www.modestogov.com/AgendaCenter/Planning-Commission-11>.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at 209.577.5267. Assistive listening devices are available upon request to the Planning Commission Secretary. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. In accordance with the requirements of Title II of the Americans with Disabilities Act ("ADA") of 1990, the Fair Employment & Housing Act ("FEHA"), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto ("City") will not discriminate against individuals on the basis of disability in the City's services, programs, or activities. For more information, please visit the City of Modesto website at <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>

Notice: Persons who wish to speak to the Planning Commission regarding any item on the printed agenda, including oral communications, are encouraged to please submit your comment, to the Recording Secretary at planning@modestogov.com. All comments will be shared with the Commission and placed in the record. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

Posted pursuant to Government Code Section 54954.2 on _____ at _____

By: _____ on the bulletin board at Tenth Street Place



CITY OF MODESTO
PLANNING COMMISSION AND
FINANCE COMMITTEE
AGENDA REPORT

DATE OF MEETING:

May 18, 2026

Date: May 7, 2026

TO: Planning Commission and Finance Committee Members

THROUGH: Joseph P. Lopez, City Manager

FROM: Steve Christensen, Office of Performance Management and Budget Director

SUBJECT: Fiscal Year 2026-27 Capital Improvement Program Review

CONTACT: Kacey Culbertson, Budget Manager, kculbertson@modestogov.com,
209-571-5855

DESCRIPTION:

Consider adopting a resolution of the Planning Commission of the City of Modesto, finding that all new and active projects within the Capital Improvement Program (CIP) budget for Fiscal Year (FY) 2026-27 are in conformance with the Modesto Urban Area General Plan and that the Finance Committee recommend to City Council for approval of the FY 2026-27 CIP Budget. (Funding Source: Various Funds)

STRATEGIC PLAN ELEMENT:

This item supports the City of Modesto 2025-2026 Strategic Plan focus on Governance and Service Delivery under Goal H: Achieve Long-Term Financial Sustainability.

BACKGROUND:

The City of Modesto Capital Improvement Program (CIP) is a five-year program (starting in Fiscal Year 2026-27 and ending in Fiscal Year 2030-31). The CIP strives to reflect the goals and policies established by the General Plan by systematically planning, scheduling, managing, monitoring, and financing capital projects to ensure cost-effectiveness and conformity with established policies and adopted Specific Plans. The CIP guides the funding and construction of all public improvements constructed by the City including roads, wastewater treatment facilities and lines, water lines and parks.

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 CIP strives to reflect the goals and policies established by the General Plan by systematically planning, scheduling, managing, monitoring, and financing capital projects to

ensure cost-effectiveness and conformity with established policies and adopted Specific Plans.

DISCUSSION:

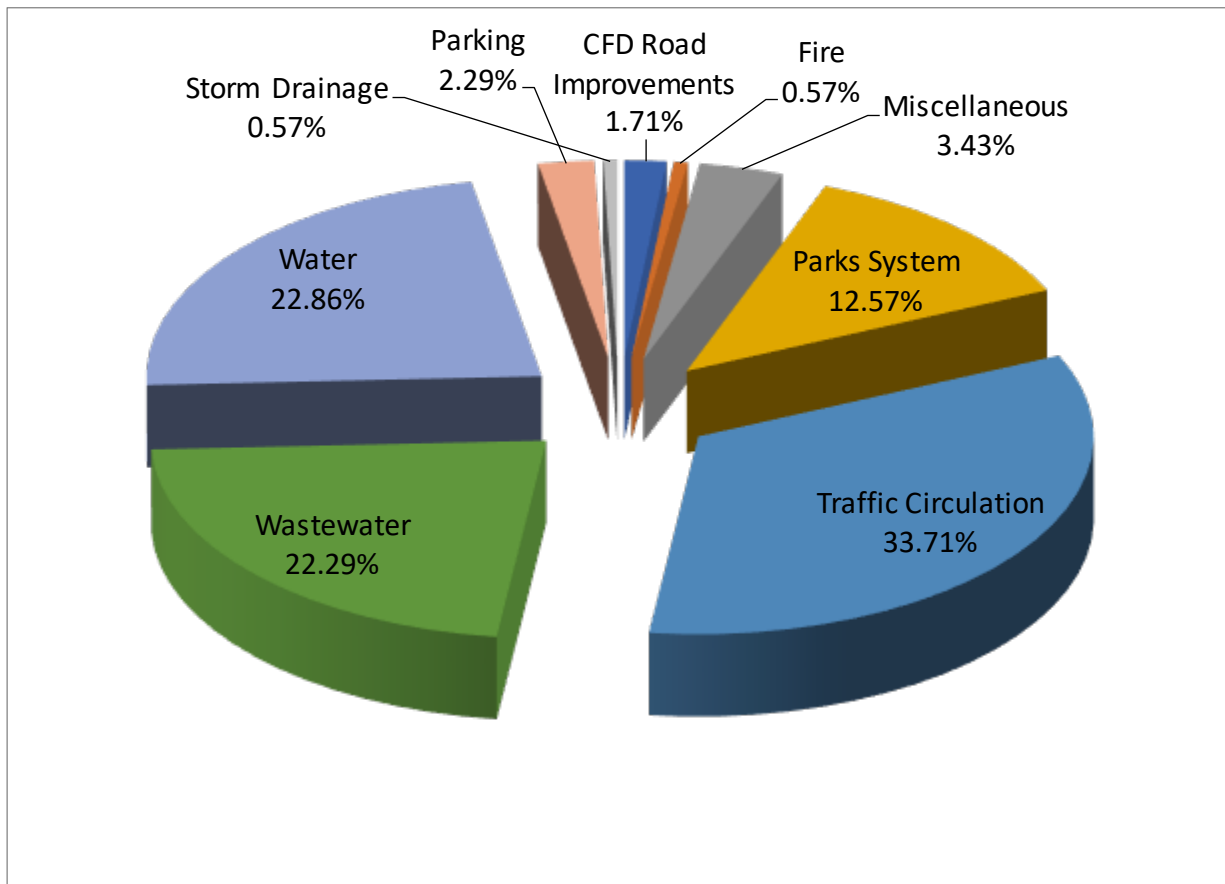
The CIP reflects a balance between capital replacement projects that repair, replace, or enhance existing facilities, equipment or infrastructure and capital facility projects that significantly expand or add to the city’s existing fixed assets. The capital needs for the City far exceed the amount of available (and anticipated) revenue. Attention is given to utilizing available resources and grants in a manner that legitimately maximizes the City’s capacity to complete capital improvements in the CIP.

FISCAL IMPACT:

The Capital Improvement Program (CIP) budget for FY 2026-27 includes funding from a variety of funding sources. This information is provided in the detailed pages of the CIP Budget document as part of this report.

There are 175 projects in the City’s Capital Improvement Program, primarily in the project areas of parks systems, traffic circulation, wastewater, and water.

Percentage of Total Projects



Of these 175 projects, nine (9) are classified as new projects and increase the FY 2026-27 CIP budget by \$3.28 million. The chart below breaks out this information by category of project:

**New or Future Projects
 Breakdown**

Fund Name	# of New Projects	FY 2026-27 Budget
Measure H - Capital Projects-3121	3	\$ 1,000,000
Capital Grants - Streets CIP Projects-3160	1	\$ 750,000
Water - Grants-4140	1	\$ 1,454,000
Water Fund - CIP Projects-4180	2	\$ 25,000
Sewer Operations Fund-4210	1	\$ 25,000
Storm Drainage Fund-4480	1	\$ 25,000
Grand Total	9	\$ 3,279,000

CEQA/NEPA REQUIREMENTS:

The determination of whether the proposed Fiscal Year 2026-27 CIP is consistent with the Modesto Urban General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question – a determination as to the General Plan consistency – may have a significant effect on the environment.

RECOMMENDED COMMITTEE ACTION:

Resolution of the Planning Commission of the City of Modesto finding the Fiscal Year 2026-2027 Capital Improvement Program in conformance with the Modesto Urban Area General Plan Pursuant to Section 65401 of the Government Code.

Motion by the Finance Committee accepting the Fiscal Year 2026-27 Capital Improvement Program and forwarding to Council for approval.

Approved by:

 Stephan Christensen, Office of Performance
 Management and Budget Director

 Joseph P. Lopez, City Manager

Attachments:
 1. Resolution

PLANNING COMMISSION
RESOLUTION NO. 2026- [REDACTED]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MODESTO FINDING THE FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE MODESTO URBAN AREA GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE (CITY OF MODESTO)

WHEREAS, each year the Planning Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan as required by State Planning and Zoning Law (Government Code Section 65401); and

WHEREAS, the Planning Commission has furnished a copy of and reviewed the Draft 2026-2027 Capital Improvement Program (CIP), which includes all capital projects to be planned, initiated or constructed during the 2026-2027 fiscal year for conformity with the General Plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 18, 2026, at which it considered the proposed CIP, the General Plan, staff reports, oral and written, and the testimony and evidence of all those wishing to be heard; and

WHEREAS, the Planning Commission finds that the determination of whether the Draft 2026-2027 CIP is consistent with the Modesto Urban Area General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question - a determination as to General Plan consistency - may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Modesto hereby determines that those projects in the Draft 2026-2027 CIP conform to and are consistent with the Modesto Urban Area General Plan and recommends forwarding to City Council for approval.

The foregoing resolution was introduced at the special joint meeting of the Planning Commission and the Finance Committee held on May 18, 2026, by Commissioner [REDACTED], who moved its adoption, which motion was seconded by Commissioner [REDACTED], and carried by the following vote:

Ayes: [REDACTED]
Noes: [REDACTED]
Absent: [REDACTED]
Recused: [REDACTED]

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MODESTO

Original, signed copy on file in CEDD
Jessica Hill, Secretary

EXHIBIT A

2026-2027 Capital Improvement Program

**On file with the City Clerk and the
Community & Economic Development Department, Planning Division**

Or Available online:

<https://www.modestogov.com/253/Capital-Improvement-Budgets>