

In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

Submit a written public comment prior to the meeting: Public comments submitted to lbaladad@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commissioners and made part of the official minutes but will not be read out loud during the meeting.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6230.

NOTICE OF SPECIAL MEETING PLANNING COMMISSION OF THE CITY OF ATWATER

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of the City of Atwater will be held on **Wednesday, May 27, 2026, at 6:00 PM**, or as soon thereafter may be held. This meeting will be held at the Council Chambers, 750 Bellevue Road, Atwater, California.

AGENDA

May 27, 2026

SPECIAL MEETING CALL TO ORDER:

6:00 PM

ROLL CALL:

Gomez_____ ,Mokha_____ , Borgwardt_____ , Conour_____ ,Sanchez-Garcia_____ ,

PUBLIC COMMENT: Pursuant to Government Code Section 54954.3, residents wishing to address the Planning Commission regarding **only the items on the agenda may do so when the item is read for consideration**. You may state your name and address for the record; however, it is not required. Please limit comments to three (3) minutes or less. Under the provisions of the California Government Code, the Planning Commission may not discuss or take action on any item that is not on the agenda.

PUBLIC HEARINGS:

- 1. Consistency Determination that the proposed Five-Year Capital Improvement Program for fiscal years of 2026/27 through 2030/31 conforms to the goals and policies of the City's General Plan, as required by California Government Code section 65103 (c).**

Staff's Recommendation: Open the public hearing and receive any testimony given; and

Make the determination that the proposed Five-Year Capital Improvements Program conforms to the goals and policies of the City's General Plan, as required by California Government Code sections 65103 (c)

ADJOURNMENT:

Dated this 27th day of May 2026.



Mayra Sanchez-Garcia
Pc: Chairperson and Commissioners

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the General Services Department at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of five (5) business days in advance of the meeting at (209)812-1031. You may also send the request by email to lbabadad@atwater.org



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Mayra Sanchez-Garcia, Chair
Jag Mokha Donald Borgwardt
Michael Gomez Shawn Conour

MEETING DATE: May 27, 2026

TO: Chair and Commissioners

FROM: Jonnie Hanson Lan, Community Development Director

SUBJECT: Consistency Determination that the proposed Five-Year Capital Improvement Program for fiscal years of 2026/27 through 2029/30 conforms to the goals and policies of the City's General Plan, as required by California Government Code section 65103 (c).

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Make the determination that the proposed Five-Year Capital Improvements Program conforms to the goals and policies of the City's General Plan, as required by California Government Code sections 65103 (c).

I. BACKGROUND:

The City of Atwater Capital Improvement Plan (CIP) acts as a major policy document similar to the City's annual budget. The CIP outlines the vision for the short- and long-range development, maintenance, improvement, and construction of new infrastructure assets to benefit our residents, businesses, property owners, and visitors of the City. It provides a linkage between the General Plan, our Infrastructure Master Plans and goals set within our budget. It also serves to plan, schedule, and prioritize the implementation of capital projects over the next 5 years. Although the plan is updated annually, it allows the reader to review projects planned over a 5-year timeline and provides an overview to the public and the City Council of their progress. This process allows the city to strategically invest in our inventory of infrastructure assets. Typically, expenditures of less than \$75,000 are not included in the CIP.

The Capital Improvement Plan Provides for a projected schedule of capital improvements to be undertaken in the next budget year and within the following four (4) years. It contains projects that can be accomplished through one year budget allocations as well as those which need to be spread over multiple years.

The attached report lists the proposed coordinated five-year Capital Improvements Program (CIP) for the fiscal years of 2026/27 through 2030/31.

II. ANALYSIS:

Government Code Section 65103(c) requires planning agencies to review annually their City Capital Improvement Programs and other local agencies public works projects for consistency with the General Plan.

The projects listed in the 5-year CIP are presented to the Planning Commission during a Public Hearing before the City Council adopts the Plan. The Planning Commission of the City of Atwater reviewed and found consistency of the 5-year Capital Improvement Plan at a Planning Commission Hearing on May 27, 2026.

III. FISCAL IMPACTS:

The program report lists the fiscal amounts and funding sources. This item has been reviewed by the Finance Department.

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office

V. EXISTING POLICY:

California Government Code 65103 (c): A coordinated program of proposed major public works shall be submitted to the city planning agency for review and report to find conformity with the adopted general plan or part thereof. The City of Atwater Planning Commission is the official planning and land use agency for the City, and therefore must make the determination of conformity with the general plan

VI. INTERDEPARTMENTAL COORDINATION:

Public Works, Finance, and the Community Development Departments coordinated to complete the Capital Improvement Program.

VII. PUBLIC PARTICIPATION:

The public hearing was adequately noticed and advertised for the Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

The development of the 5-year plan is not a “project”, as defined under Section 21065 of the California Environmental Quality Act (CEQA) therefore an environmental evaluation and review is not required. Individual projects listed herein may be subject to CEQA and further review conducted at the appropriate time during implementation of those projects.

IX. STEPS FOLLOWING APPROVAL:

Coordination with the Finance Director to include findings of consistency in the new proposed budget.

Prepared by: Justin D. Hendrix, Senior Planner

Submitted by:



Jonnie Hanson Lan, Community Development Director

Attachments:

1. Capital Improvement Program Schedule

Capital Improvement Program

Description	2026/27	2027/28	2028/29	2029/30	2030/31	Funding Source
	General Fund Capital (0003)					
*Phase 3 Ped Imp Proj Downtown		100,000	4,000,000			0003 General Fund Capital - CMAQ
*Phase 4 Ped Imp Proj Downtown		3,156,621				0003 General Fund Capital - CMAQ
*City Wide Signal Synchronization	1,020,561					0003 General Fund Capital - CMAQ
General Fund Capital (0003) Totals	1,020,561	3,256,621	4,000,000	0		
Measure V (0007)						
*City Wide Signal Synchronization	151,442					0007 Measure V Local
Measure V (0007) Totals	151,442	0		0		
Measure V 20% Alternative Modes (0008)						
*Phase 3 Ped Imp Proj Downtown	330,000					0008 Measure V Alternative Modes
*Phase 4 Ped Imp Proj Downtown	350,000					0008 Measure V Alternative Modes
Green Sands Widening Project	150,000					0008 Measure V Alternative Modes
Measure V 20% Alternative Modes (0008) Totals	830,000	0		0		
Measure V Regional Funds (0010)						
*Bellevue Road Realignment	1,842,211		1,000,000	4,542,000		0010 Measure V Regional Funds
*Buhach Widening	145,297					0010 Measure V Regional Funds
Measure V Regional Funds (0010) Totals	1,987,508	0	1,000,000	4,542,000		
Local Transportation Fund (1013)						
Atwater Livingston Canal Trailway Project	184,295					1013 LTF Fund
Local Transportation Fund (1013) Totals	184,295	0		0		
Regional Surface Transportation Program-RSTP (1017)						
Overlay-Variou Streets	1,000,000					1017 RSTP Fund
Restripe-Variou Streets	200,000					1017 RSTP Fund
Regional Surface Transportation Prog-RSTP (1017) Totals	1,200,000	0	0	0		
SB1-Road Maintenance & Rehab RMRA (1018)						
Curb, Gutter, and Sidewalk Maintenance, Repair and Replacement	83,612					1018 SB1 Fund
Pavement Markings and Signage Maintenance	148,104					1018 SB1 Fund
Traffic Signals Maintenance and Repairs	80,000					1018 SB1 Fund
Pavement Repairs	10,058					1018 SB1 Fund
SB1-Road Maintenance & Rehab RMRA (1018) Totals	321,774	0		0		
Parks & Recreation (1020)						
*Osborn Park Renovation	601,478					2018 Parks Bond Act, Per Capita Grant Program
Parks & Recreation (1020) Totals	601,478	0		0		
Water Capital (6001)						
Installation-New Water Meters						6001 Water Capital Fund
*Property Acq.-Future Well Site						6001 Water Capital Fund
*Canal Creek Utility Crossing	338,073	1,250,000				6001 Water Capital Fund
Water Capital (6001) Totals	338,073	1,250,000		0		
Sewer (6010)						
*Canal Creek Utility Crossing	338,073	1,250,000				6010 Sewer Fund
Sewer (6010) Totals	338,073	1,250,000		0		
Capital Improvement Projects Total	6,973,204	5,756,621	5,000,000	4,542,000		

* Major public works projects such as land, buildings, and public infrastructure. Must conform with the City's General Plan.