



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Planning Commission Staff Report**  
**May 12, 2025**

---

**TOPIC:** General Plan Consistency Finding for the Capital Improvement Program – Fiscal Year 2025-2026

---

**AGENDA TITLE**

General Plan Consistency Finding for the Fiscal Year 2025-2026 Capital Improvement Program

**RECOMMENDED ACTION**

Adopt a Resolution finding the Fiscal Year 2025-2026 Capital Improvement Program (CIP) consistent with the General Plan.

**DISCUSSION**

A major component of the City's annual budget process is the development of the Capital Improvement Program (CIP). The final approved CIP identifies capital project budgets and is a planning tool that provides a seven-year forecast of future investments in the City's infrastructure.

The Fiscal Year 2025-2026 (25-26) CIP includes project allocations totaling over \$51 million. The FY 25-26 CIP includes key funding sources shown below:

- Gas Tax - \$12,203,000
- Miscellaneous Grants - \$11,474,126
- Measure M2 Competitive - \$8,289,695
- Measure M2 - \$8,222,492
- Area fees - \$4,164,463
- General Fund - \$3,500,000
- Vehicle Impact Fee - \$2,607,801
- Community Development Block Grant (CDBG) - \$415,000
- Right-of-Way - \$287,974

The CIP is developed in accordance with the City's purpose statement to provide quality service that enhances the safety, livability, and prosperity of our community.

The proposed FY 25-26 CIP focuses on implementation of rehabilitation for arterial streets in order to maximize the City's previous investments in these facilities, as well as traffic improvements aimed at enhancing the synchronization, safety, and mobility of the community at large.

Other capital enhancements currently pending supplemental funding requests for community enjoyment of recreation and open space, including several park and municipal facility improvements. In previous years, over \$1 million in CDBG funding was allocated for the rehabilitation of residential streets as identified by the City's Pavement Management System, however; this year one street segment will be completed based on amount awarded. The work in FY 25-26 will focus on Cedar Street from Occidental Street to Edinger Avenue.

The Water and Sewer enterprise is not currently allocating any new CIP funding in this budget action. Their Division currently has over \$37 million in active sewer and facility construction improvements ongoing to enhance and maintain the collection and conveyance of all wastewater to the region's treatment plant in a sanitary and environmentally conscious manner.

In the selection of projects for the CIP, the primary goal is to ensure consistency with the Strategic Plan, the Mobility Element of the City's General Plan, and other elements including Community, Economic Prosperity, Public Services, Conservation, Open Space, Noise, Safety, Land Use, Historic Preservation, and Urban Design. The City's General Plan, having been prepared in accordance with the regional Master Plan of Arterial Highways, provides the basis for compliance with the Measure M2 funding eligibility requirements as well as funding for other infrastructure improvements.

Overall, the FY 25-26 Capital Improvement Program identifies over \$51 million in capital improvements citywide. Continuing planning efforts to ensure appropriate investment in our infrastructure and facilities, the Seven-Year Capital Improvement Program includes project allocations totaling over \$171 million through Fiscal Year 2026-2032. The proposed Seven-Year CIP aims to preserve and improve basic infrastructure, maximizing the useful life of capital investments, identifies future needs, and improves financial planning.

The Capital Improvement Program will be presented to the City Council on June 3, 2025, and will be considered for adoption at a public hearing on June 17, 2025.

### *General Plan Consistency*

Table 1 below details the General Plan consistency for the Fiscal Year 2025-2026 Capital Improvement Program:

<b>Table 1: General Plan Consistency</b>	
<b>Goal or Policy</b>	<b>Reason for Consistency</b>
<b>Community Element</b> Goals CM-1; Policies CM-1.7, CM-10, Goals CM-3 Policies CM-3.5, and CM-3.8	Supports the efforts to connect residents and visitors to local and regional cultural, educational, and natural environments. Reinforces place making elements and technology into existing and new parks and facilities to encourage use of public spaces, access to educational resources, and community-led activities.
<b>Mobility Element</b> Goal M-1; Policies M-1.1, M-1.3, M-1.6, M-1.9, and M-1.11	Promotes a safe, balanced, and integrated network of travel ways for non-motorized modes of transportation that connects people to activity centers, inspiring healthy and active lifestyles. Moving beyond mere functionality, the City seeks to improve the quality of life in Santa Ana.
<b>Economic Prosperity Element</b> Policies EP-2.7 and EP-3.4	Encourages the provision of state-of-the-art infrastructure systems with sufficient capacity to attract emerging businesses, supports efficient public service delivery, and foster a sustainability. Attracts and retains a balance of business types; provides sufficient revenue for public services; and contributes to the overall quality of life for the City's residents.
<b>Public Services Element</b> Goals PS-1 and PS-3; Policy PS-2.11	Supports the provision of quality and efficient facilities that are adequately funded, accessible, safe, and strategically located. Promotes the supply, maintenance and expansion of City services and infrastructure improvements through innovative funding options and sustainable practices.
<b>Conservation Element</b> Goals CN-1; CN-2; CN-3, and CN-4	Promotes the preservation and enhancement of Santa Ana's natural and environmental resources while maintaining a balance between recreation, habitat restoration, and scenic resources. Supports the conversation and replenishment of existing and future water resources.
<b>Open Space Element</b> Goal OS-1; OS-2; and OS-3	Supports the provision of welcoming, inclusive, safe, and healthy parks, recreation facilities, and activities to serve Santa Ana residents regardless of age, ability, or income. Also supports the maintenance and management of these spaces to sustain City assets and support safe use.

<b>Table 1: General Plan Consistency</b>	
<b>Goal or Policy</b>	<b>Reason for Consistency</b>
<b>Noise Element</b> Goals N-1.1, N-1.2	Appraises noise levels in the community, prepares noise contours to guide land use decisions. Ensures that existing and future land uses are compatible with current and projected local and regional noise conditions. Limits the exposure of the community to excessive noise levels in noise-sensitive areas at noise-sensitive times of day.
<b>Safety Element</b> Goals S-1 and S-2	Promotes the protection of life and minimization of property damage, social and economic distributions caused by flood and inundation hazards. Protects residents and environmental resources from contaminated hazardous material sites and minimizes risks associated with the use, production, storage, transport, and disposal of hazardous materials
<b>Land Use Element</b> Goals LU-1 through LU-4	Supports the provision of a land use that improves quality of life and respects our existing community, a balance of land use that meets City's diverse needs, the preservation and improvement of the character and integrity of existing neighborhoods and districts, and a sustainable Santa Ana through improvements to the built environment and a culture of collaboration.
<b>Historic Preservation Element</b> Goal HP-1	Promotes the preservation and enhancement of Santa Ana's historic areas and resources to maintain a unique sense of place. Guides development and implementation to ensure that identification, designation and protection or architectural, historical, and cultural resources are integrated into the City's planning, development, and permit processes.
<b>Urban Design Element</b> Goal UD-1 through UD-6	Supports the improvement of the physical character and livability of the City to promote a sense of place, positive community image, and quality environment as well as the improvement of the built environment through sustainable development that is proportional and aesthetically related to its setting.

### **ENVIRONMENTAL IMPACT**

In accordance with the California Environmental Quality Act (CEQA), the recommended action Categorically Exempt from CEQA per section 15306. This exemption consists of basic data collection, research and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

### **EXHIBITS**

1. Resolution
2. FY 2025-26 Proposed Capital Improvement Plan

Submitted By:

Nabil Saba, P.E., Executive Director, Public Works Agency

Approved By: Ali Pezeshkpour, AICP, Acting Executive Director, Planning and Building Agency