

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
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File ID: 2026-00836

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Review of City FY2026-31 Capital Improvement Program (CIP) for Consistency with the 2040 General Plan (LR26-006)

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Location: Citywide

Recommendation: Review and upon conclusion, pass a **Motion** to forward to City Council the attached consistency analysis, which confirms the FY2026-31 Capital Improvement Program conforms to and is consistent with the City's 2040 General Plan.

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Attachments:

- 1-Description/Analysis
- 2-CIP Analysis for Consistency with City's General Plan
- 3-Table of New CIP Projects for FY2026-2031
- 4-Map of New Site-Specific CIPs

Additional Description/Analysis

Issue Detail: There are 12 CIP projects in the Fiscal Year (FY) 2026-2031 Capital Improvement Program (CIP), of which 11 are site-specific. All 11 site-specific CIPs relate to park improvements, including developing a site amenities plan, replacing an existing playground structure, adding sidewalks and tree plantings, adding a community garden and futsal court to a park, converting a grass field to an all-weather field, adding shade canopies over playgrounds, renovating an existing soccer/rugby field, replacing an existing bathroom, adding an outdoor event space at a park, adding field lighting to an existing soccer field, and providing a new playground at a park.

An analysis is performed annually to determine the consistency of the CIP with the 2040 General Plan's goals and policies. Staff has reviewed the new projects in the FY2026-31 CIP and recommends a finding of consistency with the 2040 General Plan.

The Capital Improvement Program (CIP) is a five-year expenditure plan for funding infrastructure and facility needs. The CIP consists of capital improvement projects that are included in the City's proposed budget. A capital improvement project is defined as:

“a specific project that involves the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services”.

A capital improvement project has a useful life of at least five years and a total cost of at least \$20,000.

The proposed CIP and yearly budget are presented to the City Council for approval at the same time because of their linked functions. The proposed FY2026-31 CIP and FY26/27 budget have been released for public review on the City's website at <http://www.cityofsacramento.org/finance/budget>.

The City of Sacramento Code Section 17.912.010 requires the Planning and Design Commission to review CIP projects for consistency with the General Plan at least once every five years. Since new projects are added to the City's CIP every year, an annual review of these new projects for consistency with the General Plan is necessary. To ensure uniformity and clarity to the review process, the Planning and Design Commission provides an annual consistency review and determination. The CIP was last reviewed by the Planning and Design Commission in May of 2025. The Budget Office will inform the City Council of the Commission's determination during the City Council's review and approval of the FY2026-31 CIP.

Each year, only *new* projects proposed for the CIP are reviewed by the Commission for consistency. All other projects in the CIP have been reviewed for consistency in prior years. Accordingly, staff has reviewed the new projects proposed for the FY2026-31 CIP and has determined that they are consistent with the 2040 General Plan. A detailed overview of the consistency review process and staff's findings of consistency are provided in Attachment 2 and summarized below:

2040 General Plan. The 2040 General Plan was adopted by City Council on February 27, 2024, and became effective March 28, 2024. The consistency assessment for the CIP is based on conformance with the goals, policies, and land use diagrams of the 2040 General Plan.

Project Selection. New CIP projects are usually identified by City departments through Council -approved master plans and programming guides such as the Parks Plan 2040, Transportation Priorities Plan, Streets for People Active Transportation Plan, and the Park Project Programming Guide. Because master plans, programming guides, and other documents that guide project development must be consistent with the City's General Plan when adopted, this process supports CIP/General Plan consistency.

New Projects for Consistency Review. There are 12 newly created programs in the FY2026-31 CIP (See Attachment 3). Of these, 11 are site-specific projects and relate to the improvement of City parks, including developing a site amenities plan, replacing an existing playground structure, adding sidewalks and tree plantings, adding a community garden and futsal court to a park, converting a grass field to an all-weather field, adding shade canopies over playgrounds, renovating an existing soccer/rugby field, replacing an existing bathroom, adding an outdoor event space at a park, adding field lighting to an existing soccer field, and providing a new playground at a park. The remaining program serves wider areas of the city.

Shovel-Ready Areas. One aspect to consistency with the General Plan lies in the relationship between any site-specific projects in the CIP and the Shovel-Ready Areas. The Shovel-Ready Areas identify priority areas for city investment and were based on opportunity areas adopted by City Council in 2009 and evaluated in the General Plan. Focusing growth and investment in the Shovel-Ready Areas will help Sacramento grow consistent with the vision, goals, and policies set forth in the General Plan.

Analysis

Staff review of the proposed projects in the FY2026-31 CIP has resulted in a recommendation for a finding of consistency with the 2040 General Plan. Findings of consistency are further discussed in detail in Attachment 2.

The new projects align with goals and policies in the 2040 General Plan. CIPs related to the development, repair and rehabilitation of City parks address the General Plan goals to establish complete neighborhoods and provide public spaces.

Future CIP Coordination. Community Development staff coordinates with other city departments that manage CIPs to establish criteria in master plans and programming guides that align CIP projects with the vision, goals, and policies identified in the 2040 General Plan. Coordination ensures consistency with the 2040 General Plan in future CIPs and helps to maximize public resources and investment.

Consistency review in this report applies to high-level, generalized project descriptions provided in the CIP. A more detailed consistency review will be applied as project details are further identified during project implementation. This subsequent level of review will look at more detailed policy issues, including urban design and historic preservation, as project details are made available.

Policy Considerations: Sacramento City Code (Section 17.912.010) requires that the planning and design commission review the conformity of the capital improvement program (CIP) with the 2040 General Plan. A detailed analysis regarding the consistency of the CIP with the policies of the General Plan is provided in Attachment 2.

Environmental Considerations: The conformity determination of the Capital Improvement Program with the City's General Plan is a continuing administrative activity and is not a project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378 and is therefore, not subject to CEQA (CEQA Guidelines Section 15060(c)(3)).

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: The City of Sacramento Code (Section 17.912.010) requires the Planning and Design Commission to review CIP projects for consistency with the General Plan. Staff review of the proposed projects in the FY2026-31 CIP has resulted in a recommendation for a finding of consistency with the 2040 General Plan.

Financial Considerations: Not applicable.

FY2026-2031 CIP Analysis for Consistency with General Plan

APPROACH TO ANALYSIS

The analysis of the FY2026-31 CIP consistency is guided by the 2040 General Plan's goals, policies, and land use diagrams. Two key factors are used to gauge consistency:

1. Support and enhancement of existing communities; and
2. Alignment of site-specific projects with the Shovel-Ready Areas adopted by City Council in 2009 and evaluated in the General Plan.

Existing Communities

The 2040 General Plan provides for the protection, maintenance, and enhancement of Sacramento's existing residential neighborhoods, assuring that new development complements their livability and urban form through sensitive infill and transitions in scale from adjacent centers and corridors. Development in existing neighborhoods should also support complementary uses such as schools, parks, libraries, fire and police facilities, community centers, neighborhood-serving commercial, and public transportation facilities.

Shovel-Ready Areas

The Shovel-Ready Sites Program was established in 2004 with the intent of encouraging economic development at key opportunity locations in the city. Specifically, the program goals are to:

- Make available sites to advance the City's economic development objectives and opportunities;
- Foster public-private partnerships to achieve economic development goals; and
- Spur private investment in the City, especially by businesses.

The program works to address and provide solutions to infrastructure, transportation, planning, environmental and regulatory challenges. By preparing key sites for development, the City can help create new jobs and grow the City's sales and property tax base, thus increasing General Fund revenues.

In October 2009, the City Council identified Tier One and Tier Two Shovel Ready Areas which show the potential for near-term development based on the following criteria:

- Identification as an opportunity area in the General Plan;
- Expected area of significant economic growth;
- Return on investment;
- Developer or market interest;
- Community support; and
- Landowner interest and participation.

Tier One opportunity areas identify where development is either more likely to occur in the near-term or has a greater potential for return on investment. Based on this analysis, the following Tier One areas were identified:

- Central City (including the Central Business District, Railyards, River District, the Docks and waterfront area, and the R Street Corridor);
- 65th Street/University Village, Sacramento Center for Innovation (south of CSUS and west of Power Inn Rd.), Granite Regional Park;
- Swanston Station, Arden Fair, Point West, Cal Expo;
- Florin Road Corridor Area; and
- Delta Shores

Identifying these shovel-ready areas for city investment is important because concentrating resources in a few strategic areas increases the likelihood of success and the potential to generate new revenues and jobs in those areas.

CAPITAL IMPROVEMENT PROGRAM ANALYSIS

There are 12 newly created programs in the FY2026-31 CIP, as highlighted in Attachment 3. Of these, 11 are site-specific and are referred to as “projects.” The remaining item is not site-specific. Instead, it serves wider areas of the city and is referred to as a “program.”

Staff has reviewed the new projects/programs in the FY2026-31 CIP and has determined that they are consistent with the 2040 General Plan. The consistency analysis is provided below.

I. Parks and Recreation

Projects/Programs: There are 11 new CIPs under the Parks and Recreation category. All 11 are site-specific, which include development of a site amenities plan, park structure replacement, park improvements such as adding sidewalk, tree plantings, community garden, and futsal court, conversion of a grass field to an all-weather field,

installation of shade canopies over playgrounds, renovating sports fields, replacing bathrooms, adding improvements to a community park event space, adding lighting to a sports field, and installing a new playground. These programs were determined to be consistent with policies in the 2040 General Plan.

Analysis: The proposed parks and recreation CIPs are consistent with the 2040 General Plan because they are aligned with the Plan's goals and policies to provide safe and inviting parks for residents, encourage the development of neighborhood amenities, and contribute to the safety and well-being of residents, businesses, and visitors to Sacramento. These CIPs are consistent with the following General Plan goal and policies:

GOAL YPRO-1: An integrated system of parks, open space areas, shared-use paths, and recreational facilities that are welcoming, well-maintained, safe, and accessible to all the diverse communities of Sacramento.

- **YPRO-1.13 Park Safety.** The City shall continue to use Crime Prevention Through Environmental Design (CPTED) landscaping and lighting, and efforts that support the Park Ranger program, to ensure that parks and open spaces are designed and maintained with safety as a priority without compromising accessible and inclusionary design.
- **YPRO-1.20 Climate-Resilient Design.** The City shall ensure that the design of parks and open spaces balance climate-adaptive design, such as resilient landscaping in place of impervious surfaces, climate-adaptive tree canopy, shade structures, drinking fountains, and cooling amenities, such as water spray areas, that provide respite from higher temperatures to reduce urban heat islands and overexposure to heat.
- **YPRO-1.22 Organized Sports and Recreational Facilities.** The City shall develop and maintain quality facilities (e.g., multi-field and multi-court sports complexes, skateparks, pump tracks, and challenge courses) for a variety of organized and recreational sports, prioritizing the needs of youth between the ages of 10 and 24, and particularly for youth in disadvantaged communities, in order to ensure opportunities for youth development, recreation, social development, and life and wellness skill building.
- **YPRO-1.23 Welcoming Amenities.** In its parks and recreational facilities, the City shall incorporate amenities that invite the use of park facilities by all community members, including benches, accessible park paths and facilities, shaded seating, pathway lighting and restrooms that make it easier for older adults and families to enjoy the facilities.
- **YPRO-1.25 Maintenance of Existing Facilities.** The City shall maintain and improve existing parks and recreational facilities to ensure safer, more attractive facilities that are responsive to community needs, prioritizing equitable capital

improvements and new parks maintenance projects in disadvantaged communities.

II. City Utilities

Projects/Programs: There is one programmatic city utilities CIP, which provides maintenance and improvements for closed City landfills as part of their post-closure maintenance plans to adhere to State regulations and other requirements.

Analysis: The city utilities CIP is consistent with the 2040 General Plan because it is aligned with the Plan's goals to manage sites with hazardous materials and preserve water quality. This CIP is consistent with the following General Plan goals and policies:

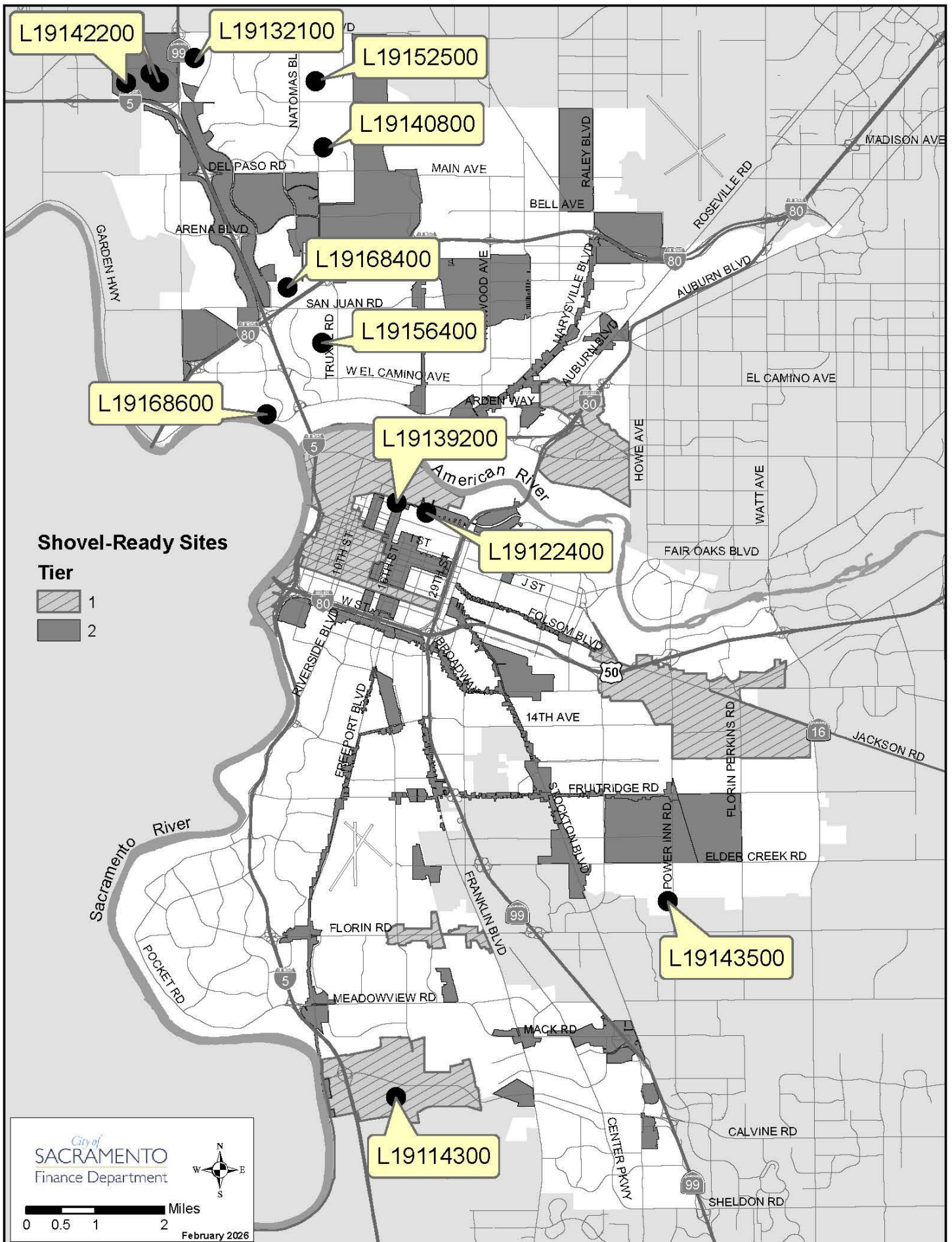
GOAL EJ-1: Clean air, water, and soil with no segment of the community disproportionately burdened by environment conditions.

- **EJ-1.5 Compatibility with Hazardous Materials Facilities.** The City shall ensure that future development of treatment, storage, or disposal facilities is consistent with the County's Hazardous Waste Management Plan, and that land uses near these facilities, or proposed sites for storage or use of hazardous materials, are compatible with their operation.
- **EJ-1.8 Site Contamination.** The City shall ensure buildings and sites are or have been investigated for the presence of hazardous materials and/or waste contamination before development, where applicable. The City shall continue to require remediation and construction techniques for adequate protection of construction workers, future occupants, adjacent residents, and the environment, and ensure they are adequately protected from hazards associated with contamination.

GOAL ERC-1: Responsible management of water resources and preserves and enhances water quality and availability.

- **ERC-1.3 Runoff Contamination.** The City shall protect surface water and groundwater resources from contamination from point (single location) and non-point (many diffuse locations) sources, as required by federal and State regulations.

Section – Program Area	Project Number	Project Name	Description
Section G – Parks and Recreation	L19114300	Delta Shores Park P-9 Site Amenities Plan and Naming	Develop a site amenities plan and naming for new 6 acre park located in the Delta Shores Community.
	L19122400	Grant Park Playground Replacement	Replace existing playground structure.
	L19132100	Magnolia Park Improvements	Add sidewalks and tree plantings.
	L19139200	Muir Park Improvements	Add Community Garden and Futsal Court.
	L19140800	North Natomas Community Park All Weather Field	To convert grass field to an all-weather field.
	L19142200	Northlake Neighborhood Parks Shade Canopies	Shade canopies over playgrounds (Lakeshore, Lakeview, Sunhaven Parks)
	L19143500	Danny Nunn Field Renovation	Renovate existing soccer/ rugby field, including replacing damaged lights and accessibility improvements.
	L19152500	Regency Restroom Replacement	Replace existing restroom with prefabricated restroom building.
	L19156400	South Natomas Community Park Event Space	Add outdoor event space to include electrical upgrades, stage, and accessibility improvements.
	L19168400	Tanzanite Park Field Lighting	Add field lighting to existing soccer field.
L19168600	Ray and Judy Tretheway Park Playground	Provide a new playground.	
Section I – City Utilities	Y15100000	Closed City Landfills Program	To provide maintenance and improvements for closed City landfills to adhere to State regulations and other requirements.



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L19114300	Delta Shores Park P-9 Site Amenities Plan and Naming
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L19132100	Magnolia Park Improvements
L19139200	Muir Park Improvements
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L19143500	Danny Nunn Field Renovation
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L19156400	South Natomas Community Park Event Space
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L19168600	Ray and Judy Tretheway Park Playground