



MILPITAS PLANNING COMMISSION STAFF REPORT

March 26, 2025

APPLICATION:	Proposed 2026-2030 Capital Improvement Program General Plan Conformity Finding. To consider a request for a General Plan conformity finding for the City's proposed 2026-2030 Capital Improvement Program.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution No. 25-005 finding that the Proposed 2026-2030 Capital Improvement Program is in conformance with the City of Milpitas General Plan.
LOCATION:	Citywide
APPLICANT: Project Applicant:	City of Milpitas, Public Works Department - Engineering Division Lyhak Eam, Public Works – Engineering Division Manager
ENVIRONMENTAL:	Not a project, and exempt from CEQA review, each as a separate and independent basis, pursuant to CEQA Guidelines Section 15378(b), 15262 and 15061(b)(3)

EXECUTIVE SUMMARY

The City's Capital Improvement Program (CIP) is a five-year program that outlines various capital improvements and associated expenditures throughout the City. The CIP is updated annually based on:

- 1) Funding availability;
- 2) Available staff resources;
- 3) Infrastructure and improvement priorities;
- 4) Council budget priorities; and
- 5) Other factors related to necessity, design, and installation of public improvements.

In accordance with California Government Code Section 65401, the Planning Commission is required to review and report to the City Council as to the conformity of the proposed CIP with the adopted General Plan. General Plan conformance means that the projects identified in the CIP are consistent with and will further the goals, policies, and implementation strategies outlined in the City of Milpitas General Plan.

BACKGROUND

The City's Capital Improvement Program includes a variety of projects and expenditures from various internal and external funding sources deemed necessary to maintain and improve the City's capital assets and public services. The following is a summary of the proposed 2026-2030 Capital Improvement Program:

Projects

Projects in the five-year CIP include a variety of community, park, street, and utility capital improvements. Some projects proposed to be funded in fiscal year (FY) 2025-2026 include:

- ADA Curb Ramp Transition Program, Project No. 4283
- Annual Sidewalk Repair Program, Project No. 3426
- Asset Renewal and Replacement Program, Project No. 7141
- Fire Flow Pipeline Improvement - Phase 1, New Project
- Metro Tango Subdistrict Park, Project No. 2023
- MSC Bleacher Replacement and ADA Improvement, Project No. 3505
- Pickleball Improvements, Project No. 5116
- Public Art Program, Project No. 3489
- Sanitary Sewer CCTV Inspections & Improvements, Project No. 6135
- Sanitary Sewer Pipeline Improvement - Phase 1, New Project
- Sinnott Park Playground Renovation Project No. 3471
- SJ/SC Regional Wastewater Facility Improvements, Project No. 6118
- SS4A Improvement Projects, New Project
- Street Pavement Restriping Program, Project No. 4295
- Street Resurfacing Project 2025-26, Project No. 3407
- S. Milpitas Blvd. Road Extension, Project No. 2016
- Technology Drive Utilities and Road Improvement, New Project
- Urban Search and Rescue Vehicle, New Project
- Water Conservation Program, Project No. 7126

Other notable improvements over the entire five-year period (2026-2030) include, but are not limited to, the following:

- **Community:**
 - ADA Compliance Review, Project No. 3436
 - ALPRs and Security Cameras Program, Project No. 3459
 - City Building Improvements to Interiors, Exterior, HVAC System, and Roof, Project Nos. 3406, 3414, 3422, 3499
 - City Hall Air Handlers Replacement, Project No. 3494
 - City Hall Fountain & Landscape Renovation, Project No. 3470
 - Climate Action Plan Implementation, Project No. 3453
 - Community Center Roof Renovation, Project No. 3485
 - Community and Senior Center Energy Resilience, Project No. 3488
 - Comprehensive Zoning Ordinance Update, Project No. 3460
 - Fire Station Improvements, Project No. 3403

- Fire Station No. 1 Modular Building Replacement, Project No. 3465
- Gateway Signage, Project No. 3508
- Historic Resource Master Plan Update, Project No. 3503
- Land/Right-of-Way Value Determination, Project No. 2010
- Metro Impact Fee Study, Project No. 3469
- Metro Area Police Substation, Project No. 2011
- Milpitas Gateway-Main Street Specific Plan Update, Project No. 3437
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504
- Public Safety/DPW Disaster Plan Update, Project No. 3445
- **Parks:**
 - ARPA Park Rehabilitation, Project Nos. 3500, 3501
 - Cardoza Park Softball Field Improvement, Project No. 3491
 - Citywide Park Rehabilitation, Project No. 3424
 - Delano Manongs Park, Project No. 5102
 - Delano Manongs Pedestrian Bridge, Project No. 2005
 - Innovation District Parks and Trails Master Plan, Project No. 2024
 - Minor Sports Courts Rehabilitation Program, Project No. 5108
 - On-Call Parks and Landscaping Services, Project No. 3463
 - (Rmb) Metro Linear Trails, Project No. 2012
 - Sandalwood Park Renovation, Project No. 5110
 - Sports Fields Turf Rehabilitation Program, Project No. 5113
- **Streets:**
 - Annual Tree Replacement Program, Project No. 3438
 - Bicycle Improvement Project, Project No. 4299
 - Bike and Pedestrian Outreach, Project No. 4306
 - Calaveras Blvd. Widening Project, Project No. 4258
 - Calaveras Road Landslide Repair, Project No. 4302
 - City Bridge Improvements, Project No. 4290
 - Hammond Way Street Light, Project No. 4301
 - Main St. Utility Undergrounding & Streetlight Project, Project Nos. 3425, 3430
 - McCarthy Blvd. LLMD 95-1 Improvements, Project No. 3402
 - Median Conversion Project, Project No. 3468
 - Milpitas SMART, Project No. 3493
 - Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
 - Montague Pedestrian Overcrossing at Piper Dr., Project No. 2008
 - Parking Prohibited Street Sweeping Program, Project No. 3455
 - Sinclair LLMD 98-1 Improvements, Project No. 3411
 - SR237 HOV Lane Improvements, Project No. 4294
 - Streetlight, Signal, and Signage Improvements, Project No. 3440
 - Street Resurfacing Projects 2026-2030, Plan Projects
 - Traffic Studies & Safety Improvements, Project No. 4288
- **Water:**

- 2nd SCVWD Water Reservoir & Pump Station, Project No. 2002
 - Cross Connection Control Program, Project No. 7140
 - Dempsey Road Water Line Replacement, Project No. 7100 & 7118
 - Fire Flow Interconnection & Pipelines Improvements, Plan Projects
 - Hydrant Replacement Program, Project No. 7110
 - Minor Water Projects, Project No. 7133
 - Pinewood Well Facility Rehabilitation Project, Project No. 7147
 - Pressure Reducing Valve Station Relocation Project, Project No. 7148
 - Reservoir Cleaning Program, Project No. 7112
 - (Rmb) Metro Recycled Water Distribution, Project No. 2019
 - SCVWD Second Water Supply Turnout, Project No. 2009
 - SCVWD Zone 1 Pressure Red. Valve, Project No. 2020
 - Sunnyhills Turnout Rehabilitation Project, Project No. 7149
 - Water Leak Detection & Condition Assessment Program, Project No. 7135
 - Well Upgrade Project, Project No. 7076
- **Sewer:**
 - Forcemain “A” Project, Project No. 6137
 - Minor Sewer Projects, Project No. 6126
 - Sanitary Sewer CCTV Inspections & Improvements, Project No. 6135
 - Sanitary Sewer Pipelines Improvements, Plan Projects
 - Sewer Pump Station Rehabilitation Program, Project No. 6124
- **Storm Drain:**
 - Flap Gate Replacement, Project No. 3714
 - Main Street Flood Study, Project No. 3724
 - Storm Drain System Rehabilitation, Project No. 3715

Proposed FY 2025-26 Capital Improvement Investments

The total project expenditures in proposed 5-year 2026-2030 CIP is estimated at approximately of \$245,040,843 but it is only partially funded. The value of City infrastructure needing funding over the last four years (2027-2030) is estimated at \$56.9 million and funding is only allocated in the first year of the CIP (FY2025-26). Funding sources identified for projects in the last four years of the CIP are based on projected available funding.

The funding allocated for these improvements comes from a variety of funding sources including General Fund that fund General Government CIP Fund, Storm Drain General Fund, Street Improvement Fund and Information Technology Replacement Fund; Grants; Lighting, Landscape, Maintenance, Assessment District; Park Improvement Fund; Public Art Fund; Sewer Infrastructure Fund; Street Funds such as Gas Tax, Measure B, Senate Bill 1- Road Maintenance and Rehabilitation Account (SB1 RMRA), Transportation Development Act Article III (TDA III), and Vehicle Registration Fee; Storm Drain Developer Fund; Transit Area Specific Plan (TASP) Impact Fees; and Water Funds such as Water Capital Surcharge and Water Line Extension Fund. The main funding source contributions are as follows:

Funding Source	Amount
Sewer Infrastructure Fund	\$52.5 millions
Water Funds	\$29.4 millions
TASP Impact Fees	\$33.5 millions
Gas Tax	\$12.0 millions
SBI RMRA	\$10.0 millions
Measure B	\$9.5 millions
General Fund	\$7.7 millions

The projected Capital Improvement Program expenditures, funding available, and needs per fiscal year over the next five years are as follows:

Fiscal Year	Total Expenditure	Projected Funding Available	Funding Needs
2025-2026	\$38,700,000	\$38,700,000	\$0
2026-2027	\$65,474,000	\$59,267,000	\$6,207,000
2027-2028	\$79,109,843	\$37,032,843	\$42,077,000
2028-2029	\$28,729,000	\$25,252,000	\$3,477,000
2029-2030	\$33,028,000	\$27,851,000	\$5,177,000

The projected Capital Improvement Program expenditures, funding available, and needs by category over the next five years are as follows:

Categories	Total Expenditure	Projected Funding Available	Funding Needs
Community	\$23,531,000	\$8,893,000	\$14,638,000
Park	\$26,400,000	\$13,800,000	\$12,600,000
Street	\$73,865,000	\$44,165,000	\$29,700,000
Water	\$43,679,000	\$43,679,000	\$0
Sewer	\$70,766,000	\$70,766,000	\$0
Storm Drain	\$6,799,843	\$6,799,843	\$0

PROJECT DESCRIPTION

Overview

The purpose of this project and purview of the Planning Commission includes finding the proposed 2026-2030 Capital Improvement Program is in conformance with the General Plan.

PROJECT ANALYSIS

The proposed 2026-2030 Capital Improvement Program is consistent with the following General Plan Guiding Policies and Actions:

LAND USE POLICIES AND ACTIONS

Balance of Land Use (Goal LU-1):

Action LU-1b. Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions.

Special Planning Areas (Goal LU-2):

Action LU-2a. Periodically review and maintain the goals, and development standards and guidelines included within Milpitas's Specific Plan Areas to affirm the unique character and development vision for Special Planning Areas within Milpitas. Specifically, the City should:

- Maintain and implement the Gateway-Main Street Specific Plan goals, policies and development standards and guidelines to create a mixed-use community that includes high-density, transit-oriented housing and a central community 'gathering place' while maintaining needed industrial, service and commercial uses.
- Maintain and implement the Milpitas Metro Specific Plan (formerly the Transit Area Specific Plan, or "TASP") area, as an attractive, high density, TOD urban neighborhood with a mix of land uses around the light rail stations and the BART station. Create safe and attractive pedestrian connections so that residents, visitors, and workers will walk, bike, and take transit. Design streets and public spaces to create a lively and attractive street character, and a distinctive identity for each sub-district.
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Action LU-2c. Establish and adopt Innovation District Overlay standards and guidelines for the Innovation District Overlay identified on the City's Land Use Map. Standards should:

- Foster a competitive and desirable district by establishing a sense of place and ensuring that development provides amenities and is connected to nearby community assets;

Local and Regional Land Use (Goal LU-3):

Action LU-3a. When reviewing and considering development proposals, seek "community benefits", such as upgrading infrastructure, constructing new community facilities, and funding contributions to programs to ensure new development is well served and does not place additional burdens on existing development.

Action LU-3c. Work with the San Francisco Public Utilities Commission (SFPUC), and the Santa Clara Valley Water District (SCVWD) to create or expand linear parks, trails, and publicly accessible greenways along utility rights-of-way that provide opportunities for greenway connections within Milpitas and between local jurisdictions. Planning for greenways should be closely coordinated with implementation of the objectives and priorities within the Circulation Element and the Parks, Recreation and Open Space Element.

Action LU-3g Implement the policies and actions included in the Safety Element and identify and annually review areas that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

Action LU-3i. Strive for and promote interdepartmental collaboration to ensure CIP projects support local and regional multimodal transportation network and infrastructure goals.

Transportation Land Use (Goal LU-4):

Action LU-4b. Promote collaboration between the Planning, Public Works and Engineering Departments during the City's CIP program process to ensure coordination of infrastructure improvements and alignment with the goals of the General Plan and Bike and Pedestrian Master Plan.

CIRCULATION POLICIES and ACTION

Circulation and Transportation Network (Goal CIR-1):

CIR 1-1. Prioritize and measure infrastructure and facility safety on streets and public rights-of-way.

CIR 1-8. Prioritize multi-modal infrastructure improvements that improve pedestrian, bicyclist and transit user safety and equity for inclusion in the CIP.

CIR 1-13. Maintain up-to-date emergency preparedness and evacuation plans and procedures in coordination with appropriate state, regional, county, and local agencies and departments.

Action CIR-1a. Adopt a Vision Zero or similar policy with a goal of eliminating severe injury and fatal collisions.

Action CIR-1h. Design streets to operate with vehicle speeds that are safer for all users, especially pedestrians and bicyclists while providing adequate access for emergency vehicles. Speed reduction strategies include reduced lane widths and application of traffic calming measures in accordance with the street's designated functional classification.

Action CIR-1o. Continue to monitor traffic service levels and implement improvements prior to deterioration in levels of service to below the stated standard.

Complete Streets (Goal CIR-2):

CIR 2-1. Promote multimodal transportation options by developing an interconnected system of streets, roads, bridges, and highways that provides continuous, efficient, safe and convenient travel for all users regardless of mode, age or ability and encourage users to walk, ride a bicycle, or use transit for shorter, local trips.

CIR 2-3. Seek opportunities to implement and assess traffic calming strategies that reduce vehicle speeds and establish a safer, more comfortable environment for pedestrians and bicyclists.

Action CIR-2b. Adopt traffic calming metrics and strategies to reduce vehicle speeds, enhance safety, increase options for physical activity and account for the needs of emergency vehicle access.

Action CIR-2c. Develop a traffic calming plan including priority corridors, specific locations, and an implementation strategy.

Action CIR-2d. Coordinate with Caltrans to implement complete streets and traffic calming projects along state highways.

Transit (Goal CIR-3):

CIR 3-4. Ensure that all transit-supportive infrastructure, sidewalks, and bike lanes are adequately maintained to provide high-quality facilities for users.

Action CIR-3c Coordinate with transit agencies and local stakeholders to pursue development of feeder services and/or a local circulator to carry commuters to transit stations, such as shuttle connections from businesses, residences, attractions, and schools to bus and rail services.

Bicycle/Pedestrian/Trails (Goal CIR-4):

CIR 4-1. Encourage a shift to active transportation modes by expanding and enhancing current pedestrian and bicycle facilities to accommodate pedestrians and bicyclists of all ages and abilities and encourage all users to reduce vehicle trips and utilize active transportation options with an increase in density of pedestrian and bicycle-supportive infrastructure.

CIR 4-2. Link and expand City pedestrian and bicycle circulation facilities to existing and planned local and regional networks, with an emphasis on expanding infrastructure options near transit.

CIR 4-5. Support building bridges or under-crossings across creek channels, railroad lines and roadways in a manner that will enhance safety, improve network connectivity, and facilitate bicycling and walking between high density residential developments, retail centers, civic buildings, and recreational centers.

CIR 4-6. Eliminate gaps in the pedestrian and bicycle network, especially between neighborhoods, trails that access schools, and areas with higher health disparities.

Action CIR-4a. Prioritize, fund, and implement a comprehensive system of sidewalks, bikeways, and off- street trails that connects all parts of the City as identified in the Bikeway and Pedestrian Master Plan and Trails Master Plan and in accordance with the City of Milpitas Municipal Code.

Action CIR-4c. Support bicycle education programs for people of all ages and abilities.

Action CIR-4i. Develop guidelines and priority locations for implementing enhanced pedestrian crossings and safe, adequate infrastructure for pedestrians and bicyclists.

Action CIR-4o. Identify pedestrian facilities which are not ADA compliant throughout the City and implement necessary improvements.

Action CIR-4q. Make improvements to roads, signs, and traffic signals as needed to improve accessible, safe, and convenient bicycle and pedestrian travel.

Action CIR-4s. Provide bicycle actuated traffic signal detection.

Action CIR-4u. Where appropriate, require new development to provide public access points to the trail system and/or contribute to staging areas

Sustainability (Goal CIR-6):

CIR 6-4. Prioritize transportation improvements in part based on consideration of benefits to disadvantaged communities.

CIR 6-7. Develop impact fees to provide revenues to be used to construct pedestrian and bicycle infrastructure that will support new development.

CIR 6-8. Use repaving projects as an opportunity to cost-effectively implement new bicycle facilities in accordance with City plans.

CIR 6-9. Maximize efficient maintenance of transportation infrastructure of all modes, such as coordinating roadway paving or striping projects to include maintenance of pedestrian and bicycle infrastructure.

Implementation and Funding (Goal CIR-7):

CIR 7-1. Proactively position the City to be competitive in pursuing grant funding for planning, design, and construction of transportation improvements.

CIR 7-3. Seek opportunities to develop public/private partnerships to provide transportation infrastructure and services.

Action CIR-7c. As part of the Capital Improvement Program (CIP), annually update a five-year program of projects required to construct and/or update circulation facilities and assess viability of older projects in context with new considerations and policies.

Action CIR-7e. Use funds from the Streets budget for bicycle and pedestrian projects as appropriate.

Action CIR-7f. Actively pursue grant funds for planning, design, and construction of transportation-related capital improvement projects.

COMMUNITY DESIGN POLICES AND ACTIONS

Community Character (Goal CD-1):

CD 1-6 Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

CD 1-8. Support art installations in public and private development projects that support and enhance Milpitas' image.

CD 1-9. Ensure that all public structures, landscaping and other site improvements, and streets are adequately maintained.

Action CD-1a. Introduce a range of local improvement programs, including, but not limited to, yard and street tree planting, annual clean-up days, large item haul-away days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the City.

Project Design/Design Excellence (Goal CD-2):

CD 2-2. Continue to develop and implement design standards and guidelines for residential, non-residential, and infrastructure development, both in the private and public realms, consistent with state law, to provide design and site planning approaches, landscaping, site grading and similar architectural and site planning criteria that will add design excellence, visual quality and interest to the community.

Residential Neighborhoods and Commercial, Mixed Use, and Employment Districts and Centers (Goal CD-3)

Action CD-3a. As part of the development review process for private development and public capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.

Districts (Goal CD-4)

CD 4-1. Provide special attention to development within or adjacent to Specific Plan areas or special districts.

CD 4-2. Incorporate identifiable and consistent design themes through architecture, landscaping, public realm improvements, historic references and signage within special districts.

CD 4-3. Support and seek surrounding land uses and development that correspond to or enrich special districts and Specific Plan areas.

CD 4-4. Strengthen the aesthetic, environmental and functional links between the city's Specific Plan areas and other surrounding neighborhoods and districts.

Action CD-4a. Adopt and apply design guidelines for development in each identified district in Milpitas. The guidelines should address architecture, size and scale of structures, compatibility with other residential development, building materials and colors, landscaping, site planning, and similar development subjects

Gateways, Landmarks, and Wayfinding (Goal CD-8):

CD 8-1. Support strong and identifiable City boundaries that provide a sense of arrival into the City and its districts to reinforce Milpitas' high quality image and the desirable characteristics of the surround neighborhoods and districts' community form.

CD 8-2. Identify entries to the city and special districts (California Circle, Civic Center, Midtown, McCarthy Ranch, Transit Area, and others) with special features. Install city identification signs including distinctive landscaping and lighting or other markers at community gateways to signify entry. Anchor gateway intersections with landmark buildings that incorporate distinctive architectural character and activate the area. Orient landmark buildings to face and frame the corners of intersections.

CD 8-3. Develop major gateway intersections such as I-880/Calaveras Boulevard, I-680/Calaveras Boulevard and Montague Expressway/Great Mall Parkway with signage, distinctive lighting and abundant landscaping, using tall trees and under-plantings.

Action CD-8c. Identify potential gateway features and locations in the City's Specific Plans to distinguish special areas.

Public Spaces and Public Art (Goal CD-9):

CD 9-1. Promote vibrant, publicly accessible spaces that encourage gathering and other active uses. Provide adequate shading through shade structures or trees and incorporate formal and informal seating to encourage both short-term and long-term use of public spaces. Place a variety of uses adjacent to public spaces at sufficient concentrations to encourage the use of the spaces throughout the day and night.

CD 9-2. Provide for community and neighborhood activity centers at appropriate locations that create recreational opportunities, encourage social interaction, and provide a sense of public space and centers for neighborhood gathering.

CD 9-11. Reinforce the distinctive public spaces with design elements reflected in the streetscape, landmarks, public art, and natural amenities.

Action CD-9a. Continue to implement and expand the Public Art Policy to better encourage and guide the creation, promotion, implementation, and maintenance of public art throughout the City.

Action CD-9b. Continue to administer the Public Art Fund to help pay for the creation, construction, and maintenance of public art in the city.

Action CD-9c. Continue the City's program of allocating a percentage of capital improvement project budgets to fund the development and installation of public art projects through the Public Art Fund.

Action CD-9e. Continue to implement and expand the Public Art Program Master Plan to guide comprehensive integration of public art throughout the community.

Pedestrian and Bicycle-Oriented Design (Goal CD-10):

CD 10-1. Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.

Action CD-10b. Continue to apply and expand the Bicycle and Pedestrian Master Plan to reflect the tenets of pedestrian and bicycle-oriented design.

Sustainable Design (Goal CD-11):

CD 11-11. Continue to apply and expand the Climate Action Plan to increase the energy efficiency of development.

ECONOMIC DEVELOPMENT POLICES AND ACTIONS

Opportunity Areas (Goal ED-3):

ED 3-2. Continue to implement the City's adopted Specific Plans to create attractive and vibrant mixed-use neighborhoods that provide a mixture of housing, shopping, employment, as well as entertainment, cultural and recreational activities.

Action ED-3f. Encourage new development on Main St. that creates a sense of place (i.e. arts & culture, food and beverages, open spaces, parks).

Action ED-3j. Ensure the City's public works and capital improvement plans are aligned with the goals and objectives in the Economic Development Strategy.

Economic Development Opportunities (Goal ED-4):

ED 4-1. Consider leveraging public investments to enhance the City’s economic vitality and ensure that Milpitas is a prosperous, healthy and safe community that is attractive to business.

ED 4-2. Encourage change and revitalization of Main St. and other commercial corridors in need of maintenance and/or modernization.

Action ED-4c. Use the City’s Capital Improvement Program (CIP) to ensure that road improvement programs provide for adequate, convenient access to commercial, industrial and service areas.

CONSERVATION AND SUSTAINABILITY POLICES AND ACTIONS

Climate Action (Goal CON-1):

CON 1-5. Consider lifecycle costs when identifying opportunities for the replacement and retrofit of energy efficient technologies when upgrading or maintaining City facilities.

Action CON-1a. Update the City’s Climate Action Plan to achieve the greenhouse gas reduction targets for 2030, and 2050. Updates to the CAP should align the City’s GHG reduction targets with the statewide GHG reduction targets of Assembly Bill 32, SB 375, and Executive Orders S-03-05 and B-30-15.

Action CON-1d. Continue to participate in Silicon Valley Clean Energy (SVCE) whereby city-owned facilities, parks, and streetlights will run on renewable energy sources like wind and solar, and educate and encourage Milpitas residents and businesses to participate in Silicon Valley Clean Energy (SVCE) to reduce greenhouse gas emissions and support statewide alternative energy use.

Action CON-1h. Periodically review and report on the effectiveness of the measures outlined in the CAP and the strategies in this Element. Institutionalize sustainability by developing a methodology to ensure all environmental, social and lifecycle costs are considered in project, program, policy and budget decisions.

Trees and Vegetation (Goal CON-2):

CON 2-1. Conserve existing native trees and vegetation where possible and integrate regionally native trees and plant species into development and infrastructure projects where appropriate.

CON 2-2. Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.

Action CON-2g. Allocate sufficient funds in the annual budget to maintain the City’s trees and to replace trees that are diseased or dying. Prioritize the removal and replacement of non-native trees and trees that have the potential to result in infrastructure and property damage.

Biological and Aquatic Resources (Goal CON-3):

CON 3-8. Encourage private and public development that is consistent with the City's Green Stormwater Infrastructure Plan and incorporate natural processes for stormwater drainage, groundwater recharge and flood management.

Action CON-3d. Continue to require new development and infrastructure projects to incorporate the standards and requirements contained in the Green Stormwater Infrastructure Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook and comply with Title XI, Chapter 16 (Stormwater and Urban Runoff Pollution Control) of the Milpitas Municipal Code to ensure that Low Impact Development (LID) measures are incorporated into site designs to reduce pollutants from non-point sources, incorporate "green" stormwater infrastructure, and encourage greater use of permeable paving surfaces.
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Action CON-3e. Continue to implement a comprehensive municipal stormwater pollution-prevention program in compliance with requirements of the Santa Clara Valley Urban Runoff Prevention Program (SCVURPPP) and the Municipal Regional Stormwater Permit as issued by the San Francisco Bay Regional Water Quality Control Board.

Action CON-3i. Continue to collaborate with the Santa Clara Valley Water District, and pursue grant funding from the district to support the priorities and projects of the Safe, Clean Water and Natural Flood Protection Program.

Cultural and Historical Resources (Goal CON-4):

CON 4-3. Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Action CON-4a. Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

Action CON-4b. Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains.

Architectural Resources (Goal CON-5):

CON 5-2. Evaluate the condition of historical buildings, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives when considering the demolition or

movement of historic structures; when possible, encourage the adaptive re-use of the historic structure.

Action CON-5d. Continue to implement the City’s Conceptual Historic Resources Master Plan and periodically review and modify the Plan as necessary in order to ensure that it continues to meet the City’s historic preservation goals.

Air Quality (Goal CON-7):

CON 7-5. Use the City’s development review process and the California Environmental Quality Act (CEQA) to evaluate and mitigate the local and cumulative effects of new development on air quality.

Action CON-7e. Require dust control measures, including those included in the Santa Clara Valley Non-point Source Pollution Control Program, and BAAQMD’s Best Management Practices for fugitive dust control during construction.

Action CON-7f. Use the BAAQMD “Air Quality Guidelines”, as amended, or replaced, in identifying thresholds, evaluating the potential project and cumulative impacts, and determining appropriate mitigation measures. Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD, and General Plan requirements.

Action CON-7i. Require construction activity plans, and grading and drainage plans to include and/or provide for dust management to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Project applicants, or their assigned agents/contractors, shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project grading and construction.

UTILITIES & COMMUNITY SERVICES POLICES AND ACTIONS

General (Goal UCS-1):

UCS 1-1. Provide adequate public infrastructure (i.e., street, sewer, water, and storm drain systems) to meet the needs of existing and future development.

UCS 1-4. The City shall prioritize infrastructure improvements in areas identified for economic growth in the next 5-10 years.

Action UCS-1a. Periodically review and update City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Sewer Master Plan, the Sewer System Management Plan, the Green Infrastructure Plan, and the Capital Improvement Program.

Water (Goal UCS-2):

UCS 2-1. Ensure the water system and supply adequately meets the needs of existing and future development and is utilized in a sustainable manner.

UCS 2-2. Ensure safe drinking water standards are met.

UCS 2-3 Pursue additional water supply sources to supplement the City's existing supply as needed to meet projected future demand.

UCS 2-5. Reduce potable water use and increase water conservation.

UCS 2-6. Encourage the use of recycled water for industrial uses and landscape irrigation where feasible, within the parameters of State and County Health Codes and standards and in compliance with regional agency requirements.

UCS 2-7. Maintain existing groundwater wells as a source of emergency water supply and a resource for supplemental supply.

Action UCS-2a. Periodically review and update the City's Water Master Plan and Urban Water Management Plan in order to meet regulatory requirements and to ensure the documents address existing and projected demand.

Action UCS-2c. Regularly review and update the City's water conservation measures to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Bay Area Water Supply and Conservation Agency.

Action UCS-2e. Continuously monitor water flows through the City's water system to identify areas of potential water loss and instances of under-billing for water services, and make improvements to the system and billing assessments as necessary.

Action UCS-2h. Continue to implement a remote monitoring program for the City's water system and replace malfunctioning City meters in the system as necessary. The City will continue the practice of identifying and replacing faulty meters at service connections on an ongoing basis.

Action UCS-2j. Aggressively pursue expansions to the treatment and distribution capacity of recycled water supplies and coordinate with the City of San Jose South Bay Water Recycling Program to increase recycled water supplies available to Milpitas.

Action UCS-2i. Regularly monitor water quality of the water system and implement necessary measures to remain in compliance with local, state, and federal safe drinking water standards.

Sewer (Goal UCS-3):

UCS 3-1. Ensure safe and reliable wastewater collection and treatment infrastructure to serve existing and future development.

UCS 3-2. Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public safety.

Action UCS-3a. Periodically review and update the Sewer Master Plan and the Sewer System Management Plan.

Stormwater and Drainage (Goal UCS-4):

UCS 4-1. Maintain and improve Milpitas's storm drainage facilities.

UCS 4-4. Applicable projects shall incorporate Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site. The facilities shall be sized to meet regulatory requirements.

UCS 4-14. Construction sites shall incorporate measures to control erosion, sedimentation, and the generation of runoff pollutants to the maximum extent practicable. The design, scope and location of grading and related activities shall be designed to cause minimum disturbance to terrain and natural features. (Title II, Chapter 13 of the Municipal Code).

Action UCS-4c. Identify which stormwater drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program

Electricity and Natural Gas (Goal UCS-6):

Action UCS-6b. Support energy conservation measures and the innovative uses of solar energy, heat recovery, and cogeneration in development and infrastructure projects and in structural and industrial processes.

Action UCS-6d. Require the undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

Schools, Libraries, and Other Public Facilities (Goal UCS-8)

UCS 8-3. Consider opportunities for joint-use of facilities with the local school districts. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities.

UCS 8-13. Promote and expand cultural, historical, and social awareness through museums, cultural heritage projects, and public art.

SAFETY POLICES AND ACTIONS

Geologic/Seismic Hazards (Goal SA-1):

SA 1-3. Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.

Action SA-1g. Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.

Flooding (Goal SA-2):

Action SA-2e. Periodically Review the City of Milpitas Storm Drain Master Plan, and update as necessary, to ensure that the Plan includes a comprehensive list of capital improvements needed to maintain recommended levels of protection against flooding and stormwater runoff. Continue to seek new revenue streams to fund the necessary improvements and maintenance of the City's storm drainage infrastructure.

Action SA-2f. Periodically review the condition of City-owned bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater. Encourage external agencies to undertake regular review of their non-City-owned flood control and storm water infrastructure located within the Milpitas Planning Area, as well as those facilities located both upstream and downstream.

Emergency Preparedness (Goal SA-3):

SA 3-2. Ensure that critical facilities are properly supplied and equipped to provide emergency services.

SA 3-3. Ensure that critical facilities are designed and constructed to withstand the "maximum probable" seismic events and still remain capable of service use to provide emergency assistance after a major disaster.

Action SA-3d. Provide adequate funding for fire and police services to ensure preparedness of response teams and implementation of emergency response plans.

Action SA-3g. Periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.

Emergency Services (Goal SA-4):

SA 4-1. Provide adequate funding for police and fire facilities and personnel to accommodate existing and future citizens' needs to ensure a safe and secure environment for people and property throughout the city.

SA 4-10. Ensure that adequate water supplies are available for fire suppression throughout the city. Require development to construct and fund all fire suppression infrastructure equipment needed to provide adequate fire protection services to new development.

Climate Resiliency and Adaptation (Goal SA-6):

Action SA-6e. Implement the policies and actions in the Utilities and Community Services Element, and Conservation Element that promote water and energy efficiency and conservation in new capital projects, expansions and retrofits to civic buildings, and infrastructure.

Action SA 6g. Conduct a climate vulnerability assessment and set preparedness goals and strategies to safeguard human health and community assets susceptible to the impacts of a changing climate (e.g., increased drought, wildfires, flooding, and extreme heat). Incorporate these into all relevant plans, including the Emergency Preparedness Plan, Local Hazard Mitigation Plan, Dam Failure Plan, Climate Action Plan, Watershed Protection Plan, and Energy Assuredness Plan.

NOISE

Excessive Noise Levels (Goal N-1):

Action N-1d. During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:

- Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. No construction shall occur on National holidays.
- shall occur on National holidays.
- All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.
- Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.
- Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.
- The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise

complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

PARKS, RECREATION, & OPEN SPACE

Park and Trail System (Goal PROS-1):

PROS 1-1. Provide a park and recreation system that is equitably distributed, safe, accessible, and designed to serve the needs of all residents of the community.

PROS 1-2. Develop and maintain a high-quality system of parks, trails, and recreation facilities to create diverse opportunities for passive and organized recreation.

PROS 1-7. Design parks to enhance public safety by providing visibility of all areas both to and from the street, adequate lighting, and access for public safety responders.

PROS 1-9. Prioritize funding and City resources to improve the condition, maintenance, and upkeep of existing City parks and recreational facilities.

PROS 1-11. Pursue opportunities for cooperation and partnerships with other agencies to develop and enhance publicly accessible trails and linear parks along local drainages, creeks, and utility corridors.

PROS 1-12. Encourage and support the expansion of an integrated trail network that connects users to neighboring local and regional trail systems and to community amenities such as schools, open space areas, park and recreation facilities, commercial and job centers and residential areas to encourage both recreational and utilitarian travel.

PROS 1-14. Further expand public access to a variety of park and recreational facilities through the pursuit of joint use agreements with entities and organizations that control existing non-city owned open space lands, such as public and private schools, Santa Clara Valley Water District, Santa Clara County and other public agencies, private entities and businesses and nonprofit groups.

PROS 1-15. Design and maintain park and recreation facilities to minimize water, energy and chemical (e.g., pesticides and fertilizer) use. Incorporate the use of recycled water, native and/or drought-resistant vegetation and ground cover where appropriate. Pursue opportunities for multi-beneficial park developments that incorporate flood control facilities, stormwater management and groundwater recharge areas.

Action PROS-1a. Continue to monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that are in the greatest need and that serve the greatest number of residents. When planning or significantly

renovating park and recreation facilities, implement a park “Master Planning” process which includes public consultation and outreach, with an emphasis on outreach to the broad and diverse segments of the Milpitas population.

Action PROS-1b. Periodically review, and update if necessary, the City’s Park and Recreational Facilities Impact Fees to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.

Action PROS-1d. Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners’ associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.

Action PROS-1h. Implement recommendations in the Bikeway Master Plan that safely link trails and open space to neighborhoods and special areas and regional trail networks.

Action PROS-1i. Update the Trails Master Plan to identify new trail opportunities and trail connections throughout the community.

Action PROS-1k. During subsequent preparation of the Milpitas Metro Plan (TASP Update) and Milpitas Gateway/Main St. Specific Plan (Midtown Specific Plan Update), review established park standards and explore opportunities to increase requirements for publicly accessible parks and recreation facilities within these Plan Areas.

Recreational Opportunities (Goal PROS-2):

PROS 2-2. Emphasize and prioritize public participation and workshops when developing new park facilities, and/or substantially renovating existing parks, trails, and other recreation facilities. Provide diverse outreach resources that enable close collaboration with a variety of members of the community in the design, and programming, of parks and recreation facilities to ensure that these facilities meet community needs.

Action PROS-2a. Continue to implement the recreation goals and objectives contained within the Park and Recreation Master Plan and update the plan as necessary to serve the recreational needs of the community.

IMPLEMENTATION

Administration (Goal IM-1):

IM 1-2. Require the City’s Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

Action IM-1b. Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.

FINDINGS FOR APPROVAL

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

- 1. The Proposed 2026-2030 Capital Improvement Program is consistent with the Milpitas General Plan 2040.*

The Capital Improvement Program is consistent with this finding and with the General Plan, as demonstrated below:

Land Use

This element provides policies and actions seeking to promote a balance citywide land use program with community amenities, public services, and the creation of a park-like setting within the City. It also seeks to maintain and improve the City's fiscal position by planning and coordinating capital improvement projects in relation to growth and land use. The CIP proposes significant investments of approximately \$245,040,843 over the next five years to City facilities, parks, streets, and utilities, but \$56,938,000 does not have identified funding. It is consistent with the Land Use Element because it provides a coordinated effort of public improvements related to the growth, maintenance, and safety of the City on an annual basis. The following are a few examples of projects that specifically contribute to achieving these goals:

- Comprehensive Zoning Ordinance Update, Project No. 3460
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Metro Impact Fee Study, Project No. 3469
- Milpitas Gateway-Main Street Specific Plan Update, Project No. 3437
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504

Circulation

This element provides policies and actions for vehicular and non-vehicular travel throughout the City. A main principle of the General Plan is to reduce reliance on the automobile by providing and emphasizing the use of non-vehicular such as BART, VTA Light rail, share rides, and bicycle and pedestrian facilities. The CIP is consistent with Circulation element because it strives to maintain and provide efficient transportation systems such as sidewalks, streets, and trails. It proposes approximately \$73,865,000 towards improvements over the next five years since the City is primarily responsible for these facilities, but \$29,700,000 does not have identified funding. The following are a few examples of projects that specifically contribute to achieving these goals:

- ADA Curb Ramp Transition Program, Project No. 4283
- Annual Sidewalk Repair Program, Project No. 3426
- Bicycle Improvement Project, Project No. 4299
- Bike and Pedestrian Outreach, Project No. 4306
- Calaveras Blvd. Widening Project, Project No. 4258
- Calaveras Road Landslide Repair, Project No. 4302

- Delano Manongs Pedestrian Bridge, Project No. 2005
- Hammond Way Street Light, Project No. 4301
- Milpitas SMART, Project No. 3493
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Montague Pedestrian Overcrossing at Piper Dr., Project No. 2008
- (Rmb) Metro Linear Trails, Project No. 2012
- SR237 HOV Lane Improvements, Project No. 4294
- SS4A Improvement Projects, New Project
- Streetlight, Signal, and Signage Improvements, Project No. 3440
- Street Pavement Restriping Program, Project No. 4295
- Street Resurfacing Projects 2026-2030, Plan Projects
- South Milpitas Blvd. Road Extension, Project No. 2016
- Traffic Studies & Safety Improvements, Project No. 4288

Community Design

This element provides policies and actions to address the built and natural environment of the City's infrastructure which is closely related to elements of Land Use, Circulation, and Parks, Recreation, Open Space. The General Plan seeks to the built character, order, and sense of place of the City by its character of many unique neighborhoods and districts; historical attributes; and the quality of buildings, streets, and public spaces. The CIP is consistent with Community Design element because it integrates the character and components of buildings, transportation systems, open space, interaction of humans between each other, the natural environment, heritage, and economics into the Milpitas community. The following are a few examples of projects that specifically contribute to achieving these goals:

- City Hall Fountain & Landscape Renovation, Project No. 3470
- Delano Manongs Park, Project No. 5102
- Delano Manongs Pedestrian Bridge, Project No. 2005
- Gateway Signage, Project No. 3508
- Historic Resource Master Plan Update, Project No. 3503
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Main St. Utility Undergrounding & Streetlight Project, Project Nos. 3425, 3430
- Metro Tango Subdistrict Park, Project No. 2023
- Median Conversion Project, Project No. 3468
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Public Art Project, Project No. 3489
- Sandalwood Park Renovation, Project No. 5110
- Sinnott Park Playground Renovation, Project No. 3471
- S. Milpitas Blvd. Road Extension, Project No. 2016

Economic Development

This element provides policies and actions to build sustainable growth and development while ensuring community priorities are integrated for a livable City. The General Plan seeks to help

sustain and diversify the City's economy by recognizing the importance of supporting local businesses while broadening and expanding the employment base and economic opportunities within the City. The CIP is consistent with Economic Development element as it provides for adequate, convenient access to commercial, industrial and service areas, and encourage changes and revitalization of Main St. The following are a few examples of projects that specifically contribute to achieving these goals:

- Annual Sidewalk Repair Program, Project No. 3426
- Bicycle Improvement Project, Project No. 4299
- Comprehensive Zoning Ordinance Update, Project No. 3460
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Main Street Flood Study, Project No. 3724
- Main St. Utility Undergrounding & Streetlight Project, Project Nos. 3425, 3430
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504
- Milpitas Gateway-Main Street Specific Plan Update, Project No. 3437
- Milpitas SMART, Project No. 3493
- (Rmb) Metro Linear Trails, Project No. 2012

Conservation and Sustainability

The element provides policies and actions for City facilities to preserve and improve natural resources, increase sustainability, and reduce energy consumption. Most assets within the City such as buildings, trees and native vegetation, parks, transportation systems, and water system are constructed, improved, maintained, and preserved through the CIP. It is consistent with Conservation and Sustainability element because it provides resiliency energy sources like solar to support statewide alternative energy use; preserve natural resource such as native vegetation, natural habitat, trees, and creeks and waterways; cultural and historical resources such as city-owned buildings and parks; and support the increase connective and safety for pedestrians and cyclists and opportunities for alternative transportation choices. The following are a few examples of projects that specifically contribute to achieving these goals:

- Annual Tree Replacement Program, Project No. 3438
- Bicycle Improvement Project, Project No. 4299
- City Hall Fountain & Landscape Renovation, Project No. 3470
- Climate Action Plan Implementation, Project No. 3453
- Community and Senior Center Energy Resilience, Project No. 3488
- Historic Resource Master Plan Update, Project No. 3503
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Median Conversion Project, Project No. 3468
- Milpitas SMART, Project No. 3493
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Parking Prohibited Street Sweeping Program, Project No. 3455

Utilities and Community Service

This element provides policies and actions for the City's sanitary sewer, storm drain, and water infrastructure to provide safe, reliable, and high-quality services for residents and businesses of

the City. The CIP is consistent with Utility and Community Service element because it provides for the expansion, improvement, and maintenance for majority of the City's utility infrastructure system to meet the needs of existing and projected growth. The five-year capital budget proposes approximately \$121,244,843 investment towards these infrastructure systems. The following are a few examples of projects that specifically contribute to achieving these goals:

- 2nd SCVWD Water Reservoir & Pump Station, Project No. 2002
- Asset Renewal and Replacement Program, Plan Project
- Dempsey Road Water Line Replacement, Project No. 7100 & 7118
- Fire Flow Pipeline Improvement - Phase 1, New Project
- Forcemain "A" Project, Project No. 6137
- Main Street Flood Study, Project No. 3724
- Minor Water Projects, Project No. 7133
- Minor Sewer Projects, Project No. 6126
- Pinewood Well Facility Rehabilitation Project, Project 7147
- Pipeline & Facility Condition Assessment Program, Plan Project
- Pressure Reducing Valve Station Relocation, Project No. 7148
- Sanitary Sewer CCTV Inspections & Improvements, Project No. 6135
- Sanitary Sewer Pipeline Improvement - Phase 1, New Project
- Sewer Pump Station Rehabilitation Program, Project No. 6124
- Storm Drain System Rehabilitation, Project No. 3715
- Technology Drive Utilities and Road Improvement, New Project
- Water Conservation Program, Project No. 7126
- Water Leak Detection & Condition Assessment Program, Project No. 7135
- Well Upgrade Project, Project No. 7076

Safety

This element provides the framework to reduce risks that may pose a risk to life and property to the community of City associated with environmental and human-caused hazards such as geologic/seismic, flooding, hazardous materials, and effects of climate change. The CIP supports the core principle of this element which is to maintain emergency preparedness and services of Public Safety resources to ensure the safety of the community, respond to emergencies, and prevent interruption during disasters. The CIP is consistent with the Safety element because it provides investment in improving and maintaining the city's water infrastructure by hardening critical transmission mains, increasing resiliency in the system, providing adequate fire flow at hydrants; maintaining storm drain system to prevent flooding; and replacing the aging infrastructure of Public Safety facilities such as Urban Search and Rescue Vehicle and the replacement of the module building at Fire Station No. 1 that houses the office of Emergency Operation Office and training center. The following are a few projects that specifically contribute to achieving these goals:

- Asset Renewal and Replacement Program, Plan Project
- Dempsey Road Water Line Replacement, Project No. 7100 & 7118
- Fire Flow Interconnection & Pipelines Improvements, Plan Projects
- Fire Station Improvements, Project No. 3403
- Fire Station No. 1 Modular Building Replacement, Project No. 3465

- Flap Gate Replacement, Project No. 3714
- Hydrant Replacement Program, Project No. 7110
- Main Street Flood Study, Project No. 3724
- Public Safety/DPW Disaster Plan Update, Project No. 3445
- Storm Drain System Rehabilitation, Project No. 3715
- Street Resurfacing projects 2025-2028, Plan Projects
- Technology Drive Utilities and Road Improvement, New Project
- Urban Search and Rescue Vehicle, New Project

Parks, Recreation, and Open Space

This element provides the framework to ensure that all Milpitas residents, employees, and visitors have safe, convenient, and equitable access to a diverse range of outdoor activities, naturalized open space areas, and recreational opportunities. The CIP supports the core principle of and consistent with this element because it dedicates a specific category for improvement, maintenance, and preservation of the city park and trail infrastructure. It proposes approximately \$26,400,000 toward park improvements over the five-year CIP to maintain and strengthen the City as a park-like setting, but a value of \$12,600,000 does not have identified funding source. The following are a few projects that specifically contribute to achieving these goals:

- ARPA Park Rehabilitation, Project Nos. 3500, 3501
- Cardoza Park Softball Fields Improvement, Project No. 3491
- Delano Manongs Park, Project No. 5102
- Delano Manongs Pedestrian Bridge, Project No. 2005
- Metro Tango Subdistrict Park, Project No. 2023
- Minor Sports Courts Rehabilitation, Project No. 5108
- MSC Bleacher Replacement and ADA Improvements, Project No. 3505
- Pickleball Improvements, Project No. 5116
- (Rmb) Metro Trail Trails, Project No. 2012
- Sandalwood Park Renovation, Project No. 5110
- Sinnott Park Playground Renovation, Project No. 3471
- Sports Fields Turf Rehabilitation Program, Project No. 5113

ENVIRONMENTAL REVIEW

The General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) as the item is not a project, and exempt from CEQA review, each as a separate and independent basis, pursuant to CEQA Guidelines Section 15378(b), 15262 and 15061(b)(3). This conformity finding is not a project and is not subject to CEQA review because it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change, particularly in that it does not alter the use of land or at most does not do so inconsistently with uses already authorized, prohibited, or regulated by law. (Cal. Code Regs., tit. 14, § 15378.) Furthermore, even if considered a project, this consistency finding is categorically exempt from CEQA review as by common sense it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment particularly in consideration of the activities already permitted, prohibited, or regulated by law and that this is merely a finding of consistency with the City's General Plan, which itself was already subject to environmental review. (Cal. Code Regs., tit. 14, § 15061(b)(3)). Furthermore, this item only involves a general plan consistency review for possible future actions that the City Council has not yet approved, adopted, or funded for

which sufficient consideration of environmental factors has occurred or will occur, which are statutorily exempt from the preparation of an EIR or negative declaration. (Cal. Code Regs., tit. 14, § 15262.)

PUBLIC COMMENT/OUTREACH

Staff provided public notice of the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on March 14, 2025. A public notice was also provided on the City's Website, www.milpitas.gov, and posted at City Council designated locations.

CITY COUNCIL REVIEW

The Capital Improvement Program will be considered for adoption by the City Council on the June 3, 2025 Council agenda.

CONCLUSION

In summary, the Capital Improvement Program outlines a five-year program for a variety of public infrastructure projects and associated timing, financing, and related details. As shown by the analysis incorporated into this report, the City's proposed 2026-2030 CIP is in conformance with the City's General Plan 2040.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open and Close the Public Hearing; and
2. Adopt Resolution No. 25-005 finding that the proposed 2026-2030 Capital Improvement Program is in conformance with the City of Milpitas General Plan.

ATTACHMENTS

- A: Resolution No. 25-005
- B: Proposed 2026-2030 Capital Improvement Program

RESOLUTION NO. 25-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS FINDING THAT THE PROPOSED 2026-2030 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF MILPITAS GENERAL PLAN

WHEREAS, the City of Milpitas Capital Improvement Program (CIP) is a five-year program adjusted annually for the City Council review and consideration that outlines public improvements and estimated expenditures to construct improvements; and

WHEREAS, California Government Code Section 65401 requires that the City's Planning Commission makes a determination that the annual CIP is in conformance with the City's General Plan; and

WHEREAS, the General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) as the item is not a project, and exempt from CEQA review, each as a separate and independent basis, pursuant to CEQA Guidelines Sections 15378(b), 15262 and 15061(b)(3); and

WHEREAS, on March 26, 2025, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines, and resolves as follows:

Section 1: The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, the proposed 2026-2030 CIP, testimony by staff and the public, and other materials and evidence submitted or provided to the Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The Planning Commission makes the following findings based on the evidence in the public record in support of the General Plan Conformity Finding:

a) The proposed 2026-2030 Capital Improvement Program is consistent with the Milpitas General Plan, including the following Milpitas General Plan parts, principles, and policies:

LAND USE POLICIES AND ACTIONS

Balance of Land Use (Goal LU-1):

Action LU-1b. Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions.

Special Planning Areas (Goal LU-2):

Action LU-2a. Periodically review and maintain the goals, and development standards and guidelines included within Milpitas's Specific Plan Areas to affirm the unique character and development vision for Special Planning Areas within Milpitas. Specifically, the city should:

- Maintain and implement the Gateway-Main Street Specific Plan goals, policies and development standards and guidelines to create a mixed-use community that includes high-density, transit-oriented housing and a central community 'gathering place' while maintaining needed industrial, service and commercial uses.
- le maintaining needed industrial, service and commercial uses.
- Maintain and implement the Milpitas Metro Specific Plan (formerly the Transit Area Specific Plan, or "TASP") area, as an attractive, high density, TOD urban neighborhood with a mix of land uses around the light rail stations and the BART station. Create safe and attractive pedestrian connections so that residents, visitors, and workers will walk, bike, and take transit. Design streets and public spaces to create a lively and attractive street character, and a distinctive identity for each sub-district.
- aracter, and a distinctive identity for each sub-district.

Action LU-2c. Establish and adopt Innovation District Overlay standards and guidelines for the Innovation District Overlay identified on the City's Land Use Map. Standards should:

- Foster a competitive and desirable district by establishing a sense of place and ensuring that development provides amenities and is connected to nearby community assets;

Local and Regional Land Use (Goal LU-3):

Action LU-3a. When reviewing and considering development proposals, seek "community benefits", such as upgrading infrastructure, constructing new community facilities, and funding contributions to programs to ensure new development is well served and does not place additional burdens on existing development.

Action LU-3c. Work with the San Francisco Public Utilities Commission (SFPUC), and the Santa Clara Valley Water District (SCVWD) to create or expand linear parks, trails, and publicly-accessible greenways along utility rights-of-way that provide opportunities for greenway connections within Milpitas and between local jurisdictions. Planning for greenways should be closely coordinated with implementation of the objectives and priorities within the Circulation Element and the Parks, Recreation and Open Space Element.

Action LU-3g Implement the policies and actions included in the Safety Element and identify and annually review areas that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

Action LU-3i. Strive for and promote interdepartmental collaboration to ensure CIP projects support local and regional multimodal transportation network and infrastructure goals.

Transportation Land Use (Goal LU-4):

Action LU-4b. Promote collaboration between the Planning, Public Works and Engineering Departments during the City's CIP program process to ensure coordination of infrastructure improvements and alignment with the goals of the General Plan and Bike and Pedestrian Master Plan.

CIRCULATION POLICIES and ACTION

Circulation and Transportation Network (Goal CIR-1):

CIR 1-1. Prioritize and measure infrastructure and facility safety on streets and public rights-of-way.

CIR 1-8. Prioritize multi-modal infrastructure improvements that improve pedestrian, bicyclist and transit user safety and equity for inclusion in the CIP.

CIR 1-13. Maintain up-to-date emergency preparedness and evacuation plans and procedures in coordination with appropriate state, regional, county, and local agencies and departments.

Action CIR-1a. Adopt a Vision Zero or similar policy with a goal of eliminating severe injury and fatal collisions.

Action CIR-1h. Design streets to operate with vehicle speeds that are safer for all users, especially pedestrians and bicyclists while providing adequate access for emergency vehicles. Speed reduction strategies include reduced lane widths and application of traffic calming measures in accordance with the street's designated functional classification.

Action CIR-1o. Continue to monitor traffic service levels and implement improvements prior to deterioration in levels of service to below the stated standard.

Complete Streets (Goal CIR-2):

CIR 2-1. Promote multimodal transportation options by developing an interconnected system of streets, roads, bridges, and highways that provides continuous, efficient, safe and convenient travel for all users regardless of mode, age or ability and encourage users to walk, ride a bicycle, or use transit for shorter, local trips.

CIR 2-3. Seek opportunities to implement and assess traffic calming strategies that reduce vehicle speeds and establish a safer, more comfortable environment for pedestrians and bicyclists.

Action CIR-2b. Adopt traffic calming metrics and strategies to reduce vehicle speeds, enhance safety, increase options for physical activity and account for the needs of emergency vehicle access.

Action CIR-2c. Develop a traffic calming plan including priority corridors, specific locations, and an implementation strategy.

Action CIR-2d. Coordinate with Caltrans to implement complete streets and traffic calming projects along state highways.

Transit (Goal CIR-3):

CIR 3-4. Ensure that all transit-supportive infrastructure, sidewalks, and bike lanes are adequately maintained to provide high-quality facilities for users.

Action CIR-3c Coordinate with transit agencies and local stakeholders to pursue development of feeder services and/or a local circulator to carry commuters to transit stations, such as shuttle connections from businesses, residences, attractions, and schools to bus and rail services.

Bicycle/Pedestrian/Trails (Goal CIR-4):

CIR 4-1. Encourage a shift to active transportation modes by expanding and enhancing current pedestrian and bicycle facilities to accommodate pedestrians and bicyclists of all ages and abilities and encourage all users to reduce vehicle trips and utilize active transportation options with an increase in density of pedestrian and bicycle-supportive infrastructure.

CIR 4-2. Link and expand City pedestrian and bicycle circulation facilities to existing and planned local and regional networks, with an emphasis on expanding infrastructure options near transit.

CIR 4-5. Support building bridges or under-crossings across creek channels, railroad lines and roadways in a manner that will enhance safety, improve network connectivity, and facilitate bicycling and walking between high density residential developments, retail centers, civic buildings, and recreational centers.

CIR 4-6. Eliminate gaps in the pedestrian and bicycle network, especially between neighborhoods, trails that access schools, and areas with higher health disparities.

Action CIR-4a. Prioritize, fund, and implement a comprehensive system of sidewalks, bikeways, and off- street trails that connects all parts of the City as identified in the Bikeway and Pedestrian Master Plan and Trails Master Plan and in accordance with the City of Milpitas Municipal Code.

Action CIR-4c. Support bicycle education programs for people of all ages and abilities.

Action CIR-4i. Develop guidelines and priority locations for implementing enhanced pedestrian crossings and safe, adequate infrastructure for pedestrians and bicyclists.

Action CIR-4o. Identify pedestrian facilities which are not ADA compliant throughout the City and implement necessary improvements.

Action CIR-4q. Make improvements to roads, signs, and traffic signals as needed to improve accessible, safe, and convenient bicycle and pedestrian travel.

Action CIR-4s. Provide bicycle actuated traffic signal detection.

Action CIR-4u. Where appropriate, require new development to provide public access points to the trail system and/or contribute to staging areas

Sustainability (Goal CIR-6):

CIR 6-4. Prioritize transportation improvements in part based on consideration of benefits to disadvantaged communities.

CIR 6-7. Develop impact fees to provide revenues to be used to construct pedestrian and bicycle infrastructure that will support new development.

CIR 6-8. Use repaving projects as an opportunity to cost-effectively implement new bicycle facilities in accordance with City plans.

CIR 6-9. Maximize efficient maintenance of transportation infrastructure of all modes, such as coordinating roadway paving or striping projects to include maintenance of pedestrian and bicycle infrastructure.

Implementation and Funding (Goal CIR-7):

CIR 7-1. Proactively position the City to be competitive in pursuing grant funding for planning, design, and construction of transportation improvements.

CIR 7-3. Seek opportunities to develop public/private partnerships to provide transportation infrastructure and services.

Action CIR-7c. As part of the Capital Improvement Program (CIP), annually update a five-year program of projects required to construct and/or update circulation facilities and assess viability of older projects in context with new considerations and policies.

Action CIR-7e. Use funds from the Streets budget for bicycle and pedestrian projects as appropriate.

Action CIR-7f. Actively pursue grant funds for planning, design, and construction of transportation-related capital improvement projects.

COMMUNITY DESIGN POLICES AND ACTIONS

Community Character (Goal CD-1):

CD 1-6 Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

CD 1-8. Support art installations in public and private development projects that support and enhance Milpitas' image.

CD 1-9. Ensure that all public structures, landscaping and other site improvements, and streets are adequately maintained.

Action CD-1a. Introduce a range of local improvement programs, including, but not limited to, yard and street tree planting, annual clean-up days, large item haul-away days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the City.

Project Design/Design Excellence (Goal CD-2):

CD 2-2. Continue to develop and implement design standards and guidelines for residential, non-residential, and infrastructure development, both in the private and public realms, consistent with state law, to provide design and site planning approaches, landscaping, site grading and similar architectural and site planning criteria that will add design excellence, visual quality and interest to the community.

Residential Neighborhoods and Commercial, Mixed Use, and Employment Districts and Centers (Goal CD-3)

Action CD-3a. As part of the development review process for private development and public capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.

Districts (Goal CD-4)

CD 4-1. Provide special attention to development within or adjacent to Specific Plan areas or special districts.

CD 4-2. Incorporate identifiable and consistent design themes through architecture, landscaping, public realm improvements, historic references and signage within special districts.

CD 4-3. Support and seek surrounding land uses and development that correspond to or enrich special districts and Specific Plan areas.

CD 4-4. Strengthen the aesthetic, environmental and functional links between the city's Specific Plan areas and other surrounding neighborhoods and districts.

Action CD-4a. Adopt and apply design guidelines for development in each identified district in Milpitas. The guidelines should address architecture, size and scale of structures, compatibility with other residential development, building materials and colors, landscaping, site planning, and similar development subjects

Gateways, Landmarks, and Wayfinding (Goal CD-8):

CD 8-1. Support strong and identifiable City boundaries that provide a sense of arrival into the City and its districts to reinforce Milpitas' high quality image and the desirable characteristics of the surround neighborhoods and districts' community form.

CD 8-2. Identify entries to the city and special districts (California Circle, Civic Center, Midtown, McCarthy Ranch, Transit Area, and others) with special features. Install city identification signs including distinctive landscaping and lighting or other markers at community gateways to signify entry. Anchor gateway intersections with landmark buildings that incorporate distinctive architectural character and activate the area. Orient landmark buildings to face and frame the corners of intersections.

CD 8-3. Develop major gateway intersections such as I-880/Calaveras Boulevard, I-680/Calaveras Boulevard and Montague Expressway/Great Mall Parkway with signage, distinctive lighting and abundant landscaping, using tall trees and under-plantings.

Action CD-8c. Identify potential gateway features and locations in the City's Specific Plans to distinguish special areas.

Public Spaces and Public Art (Goal CD-9):

CD 9-1. Promote vibrant, publicly accessible spaces that encourage gathering and other active uses. Provide adequate shading through shade structures or trees and incorporate formal and informal seating to encourage both short-term and long-term use of public spaces. Place a variety of uses adjacent to public spaces at sufficient concentrations to encourage the use of the spaces throughout the day and night.

CD 9-2. Provide for community and neighborhood activity centers at appropriate locations that create recreational opportunities, encourage social interaction, and provide a sense of public space and centers for neighborhood gathering.

CD 9-11. Reinforce the distinctive public spaces with design elements reflected in the streetscape, landmarks, public art, and natural amenities.

Action CD-9a. Continue to implement and expand the Public Art Policy to better encourage and guide the creation, promotion, implementation, and maintenance of public art throughout the City.

Action CD-9b. Continue to administer the Public Art Fund to help pay for the creation, construction, and maintenance of public art in the city.

Action CD-9c. Continue the City's program of allocating a percentage of capital improvement project budgets to fund the development and installation of public art projects through the Public Art Fund.

Action CD-9e. Continue to implement and expand the Public Art Program Master Plan to guide comprehensive integration of public art throughout the community.

Pedestrian and Bicycle-Oriented Design (Goal CD-10):

CD 10-1. Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.

Action CD-10b. Continue to apply and expand the Bicycle and Pedestrian Master Plan to reflect the tenets of pedestrian and bicycle-oriented design.

Sustainable Design (Goal CD-11):

CD 11-11. Continue to apply and expand the Climate Action Plan to increase the energy efficiency of development.

ECONOMIC DEVELOPMENT POLICES AND ACTIONS**Opportunity Areas (Goal ED-3):**

ED 3-2. Continue to implement the City's adopted Specific Plans to create attractive and vibrant mixed-use neighborhoods that provide a mixture of housing, shopping, employment, as well as entertainment, cultural and recreational activities.

Action ED-3f. Encourage new development on Main St. that creates a sense of place (i.e. arts & culture, food and beverages, open spaces, parks).

Action ED-3j. Ensure the City's public works and capital improvement plans are aligned with the goals and objectives in the Economic Development Strategy.

Economic Development Opportunities (Goal ED-4):

ED 4-1. Consider leveraging public investments to enhance the City's economic vitality and ensure that Milpitas is a prosperous, healthy and safe community that is attractive to business.

ED 4-2. Encourage change and revitalization of Main St. and other commercial corridors in need of maintenance and/or modernization.

Action ED-4c. Use the City's Capital Improvement Program (CIP) to ensure that road improvement programs provide for adequate, convenient access to commercial, industrial and service areas.

CONSERVATION AND SUSTAINABILITY POLICES AND ACTIONS**Climate Action (Goal CON-1):**

CON 1-5. Consider lifecycle costs when identifying opportunities for the replacement and retrofit of energy efficient technologies when upgrading or maintaining City facilities.

Action CON-1a. Update the City's Climate Action Plan to achieve the greenhouse gas reduction targets for 2030, and 2050. Updates to the CAP should align the City's GHG reduction targets with the statewide GHG reduction targets of Assembly Bill 32, SB 375, and Executive Orders S-03-05 and B-30-15.

Action CON-1d. Continue to participate in Silicon Valley Clean Energy (SVCE) whereby city-owned facilities, parks, and streetlights will run on renewable energy sources like wind and solar, and educate and encourage Milpitas residents and businesses to participate in Silicon Valley Clean Energy (SVCE) to reduce greenhouse gas emissions and support statewide alternative energy use.

Action CON-1h. Periodically review and report on the effectiveness of the measures outlined in the CAP and the strategies in this Element. Institutionalize sustainability by developing a methodology to ensure all environmental, social and lifecycle costs are considered in project, program, policy and budget decisions.

Trees and Vegetation (Goal CON-2):

CON 2-1. Conserve existing native trees and vegetation where possible and integrate regionally native trees and plant species into development and infrastructure projects where appropriate.

CON 2-2. Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.

Action CON-2g. Allocate sufficient funds in the annual budget to maintain the City's trees and to replace trees that are diseased or dying. Prioritize the removal and replacement of non-native trees and trees that have the potential to result in infrastructure and property damage.

Biological and Aquatic Resources (Goal CON-3):

CON 3-8. Encourage private and public development that is consistent with the City's Green Stormwater Infrastructure Plan and incorporate natural processes for stormwater drainage, groundwater recharge and flood management.

Action CON-3d. Continue to require new development and infrastructure projects to incorporate the standards and requirements contained in the Green Stormwater Infrastructure Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook and comply with Title XI, Chapter 16 (Stormwater and Urban Runoff Pollution Control) of the Milpitas Municipal Code to ensure that Low Impact Development (LID) measures are incorporated into site designs to reduce pollutants from non-point sources, incorporate "green" stormwater infrastructure, and encourage greater use of permeable paving surfaces.

Action CON-3e. Continue to implement a comprehensive municipal stormwater pollution-prevention program in compliance with requirements of the Santa Clara Valley Urban Runoff Prevention Program (SCVURPPP) and the Municipal Regional Stormwater Permit as issued by the San Francisco Bay Regional Water Quality Control Board.

Action CON-3i. Continue to collaborate with the Santa Clara Valley Water District, and pursue grant funding from the district to support the priorities and projects of the Safe, Clean Water and Natural Flood Protection Program.

Cultural and Historical Resources (Goal CON-4):

CON 4-3. Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Action CON-4a. Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

Action CON-4b. Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains.

Architectural Resources (Goal CON-5):

CON 5-2. Evaluate the condition of historical buildings, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives when considering the demolition or movement of historic structures; when possible, encourage the adaptive re-use of the historic structure.

Action CON-5d. Continue to implement the City's Conceptual Historic Resources Master Plan and periodically review and modify the Plan as necessary in order to ensure that it continues to meet the City's historic preservation goals.

Air Quality (Goal CON-7):

CON 7-5. Use the City's development review process and the California Environmental Quality Act (CEQA) to evaluate and mitigate the local and cumulative effects of new development on air quality.

Action CON-7e. Require dust control measures, including those included in the Santa Clara Valley Non-point Source Pollution Control Program, and BAAQMD's Best Management Practices for fugitive dust control during construction.

Action CON-7f. Use the BAAQMD "Air Quality Guidelines", as amended, or replaced, in identifying thresholds, evaluating the potential project and cumulative impacts, and determining appropriate mitigation measures. Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD, and General Plan requirements.

Action CON-7i. Require construction activity plans, and grading and drainage plans to include and/or provide for dust management to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Project applicants, or their assigned agents/contractors, shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project grading and construction.

UTILITIES & COMMUNITY SERVICES POLICES AND ACTIONS**General (Goal UCS-1):**

UCS 1-1. Provide adequate public infrastructure (i.e., street, sewer, water, and storm drain systems) to meet the needs of existing and future development.

UCS 1-4. The City shall prioritize infrastructure improvements in areas identified for economic growth in the next 5-10 years.

Action UCS-1a. Periodically review and update City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Sewer Master Plan, the Sewer System Management Plan, the Green Infrastructure Plan, and the Capital Improvement Program.

Water (Goal UCS-2):

UCS 2-1. Ensure the water system and supply adequately meets the needs of existing and future development and is utilized in a sustainable manner.

UCS 2-2. Ensure safe drinking water standards are met.

UCS 2-3 Pursue additional water supply sources to supplement the City's existing supply as needed to meet projected future demand.

UCS 2-5. Reduce potable water use and increase water conservation.

UCS 2-6. Encourage the use of recycled water for industrial uses and landscape irrigation where feasible, within the parameters of State and County Health Codes and standards and in compliance with regional agency requirements.

UCS 2-7. Maintain existing groundwater wells as a source of emergency water supply and a resource for supplemental supply.

Action UCS-2a. Periodically review and update the City's Water Master Plan and Urban Water Management Plan in order to meet regulatory requirements and to ensure the documents address existing and projected demand.

Action UCS-2c. Regularly review and update the City's water conservation measures to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Bay Area Water Supply and Conservation Agency.

Action UCS-2e. Continuously monitor water flows through the City's water system to identify areas of potential water loss and instances of under-billing for water services, and make improvements to the system and billing assessments as necessary.

Action UCS-2h. Continue to implement a remote monitoring program for the City's water system and replace malfunctioning City meters in the system as necessary. The City will continue the practice of identifying and replacing faulty meters at service connections on an ongoing basis.

Action UCS-2j. Aggressively pursue expansions to the treatment and distribution capacity of recycled water supplies and coordinate with the City of San Jose South Bay Water Recycling Program to increase recycled water supplies available to Milpitas.

Action UCS-2i. Regularly monitor water quality of the water system and implement necessary measures to remain in compliance with local, state, and federal safe drinking water standards.

Sewer (Goal UCS-3):

UCS 3-1. Ensure safe and reliable wastewater collection and treatment infrastructure to serve existing and future development.

UCS 3-2. Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public safety.

Action UCS-3a. Periodically review and update the Sewer Master Plan and the Sewer System Management Plan.

Stormwater and Drainage (Goal UCS-4):

UCS 4-1. Maintain and improve Milpitas's storm drainage facilities.

UCS 4-4. Applicable projects shall incorporate Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site. The facilities shall be sized to meet regulatory requirements.

UCS 4-14. Construction sites shall incorporate measures to control erosion, sedimentation, and the generation of runoff pollutants to the maximum extent practicable. The design, scope and location of grading and related activities shall be designed to cause minimum disturbance to terrain and natural features. (Title II, Chapter 13 of the Municipal Code).

Action UCS-4c. Identify which stormwater drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program

Electricity and Natural Gas (Goal UCS-6):

Action UCS-6b. Support energy conservation measures and the innovative uses of solar energy, heat recovery, and cogeneration in development and infrastructure projects and in structural and industrial processes.

Action UCS-6d. Require the undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

Schools, Libraries, and Other Public Facilities (Goal UCS-8)

UCS 8-3. Consider opportunities for joint-use of facilities with the local school districts. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities.

UCS 8-13. Promote and expand cultural, historical, and social awareness through museums, cultural heritage projects, and public art.

SAFETY POLICES AND ACTIONS**Geologic/Seismic Hazards (Goal SA-1):**

SA 1-3. Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.

Action SA-1g. Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.

Flooding (Goal SA-2):

Action SA-2e. Periodically Review the City of Milpitas Storm Drain Master Plan, and update as necessary, to ensure that the Plan includes a comprehensive list of capital improvements needed to maintain recommended levels of protection against flooding and stormwater runoff. Continue to seek new revenue streams to fund the necessary improvements and maintenance of the City's storm drainage infrastructure.

Action SA-2f. Periodically review the condition of City-owned bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater. Encourage external agencies to undertake regular review of their non-City-owned flood control and storm water infrastructure located within the Milpitas Planning Area, as well as those facilities located both upstream and downstream.

Emergency Preparedness (Goal SA-3):

SA 3-2. Ensure that critical facilities are properly supplied and equipped to provide emergency services.

SA 3-3. Ensure that critical facilities are designed and constructed to withstand the "maximum probable" seismic events and still remain capable of service use to provide emergency assistance after a major disaster.

Action SA-3d. Provide adequate funding for fire and police services to ensure preparedness of response teams and implementation of emergency response plans.

Action SA-3g. Periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.

Emergency Services (Goal SA-4):

SA 4-1. Provide adequate funding for police and fire facilities and personnel to accommodate existing and future citizens' needs to ensure a safe and secure environment for people and property throughout the city.

SA 4-10. Ensure that adequate water supplies are available for fire suppression throughout the city. Require development to construct and fund all fire suppression infrastructure equipment needed to provide adequate fire protection services to new development.

Climate Resiliency and Adaptation (Goal SA-6):

Action SA-6e. Implement the policies and actions in the Utilities and Community Services Element, and Conservation Element that promote water and energy efficiency and conservation in new capital projects, expansions and retrofits to civic buildings, and infrastructure.

Action SA 6g. Conduct a climate vulnerability assessment and set preparedness goals and strategies to safeguard human health and community assets susceptible to the impacts of a changing climate (e.g., increased drought, wildfires, flooding, and extreme heat). Incorporate these into all relevant plans, including the Emergency Preparedness Plan, Local Hazard Mitigation Plan, Dam Failure Plan, Climate Action Plan, Watershed Protection Plan, and Energy Assuredness Plan.

NOISE

Excessive Noise Levels (Goal N-1):

Action N-1d. During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:

- Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. No construction shall occur on National holidays.
- shall occur on National holidays.
- All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.
- Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.

- Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.
- The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.
- er for the disturbance coordinator shall be conspicuously posted at the construction site.

PARKS, RECREATION, & OPEN SPACE

Park and Trail System (Goal PROS-1):

PROS 1-1. Provide a park and recreation system that is equitably distributed, safe, accessible, and designed to serve the needs of all residents of the community.

PROS 1-2. Develop and maintain a high-quality system of parks, trails, and recreation facilities to create diverse opportunities for passive and organized recreation.

PROS 1-7. Design parks to enhance public safety by providing visibility of all areas both to and from the street, adequate lighting, and access for public safety responders.

PROS 1-9. Prioritize funding and City resources to improve the condition, maintenance, and upkeep of existing City parks and recreational facilities.

PROS 1-11. Pursue opportunities for cooperation and partnerships with other agencies to develop and enhance publicly accessible trails and linear parks along local drainages, creeks, and utility corridors.

PROS 1-12. Encourage and support the expansion of an integrated trail network that connects users to neighboring local and regional trail systems and to community amenities such as schools, open space areas, park and recreation facilities, commercial and job centers and residential areas to encourage both recreational and utilitarian travel.

PROS 1-14. Further expand public access to a variety of park and recreational facilities through the pursuit of joint use agreements with entities and organizations that control existing non-city owned open space lands, such as public and private schools, Santa Clara Valley Water District, Santa Clara County and other public agencies, private entities and businesses and nonprofit groups.

PROS 1-15. Design and maintain park and recreation facilities to minimize water, energy and chemical (e.g., pesticides and fertilizer) use. Incorporate the use of recycled water, native and/or drought-resistant vegetation and ground cover where appropriate. Pursue opportunities for multi-beneficial park developments that incorporate flood control facilities, stormwater management and groundwater recharge areas.

Action PROS-1a. Continue to monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that are in the greatest need and that serve the greatest number of residents. When planning or significantly renovating park and recreation facilities, implement a park “Master Planning” process which includes public consultation and outreach, with an emphasis on outreach to the broad and diverse segments of the Milpitas population.

Action PROS-1b. Periodically review, and update if necessary, the City's Park and Recreational Facilities Impact Fees to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.

Action PROS-1d. Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.

Action PROS-1h. Implement recommendations in the Bikeway Master Plan that safely link trails and open space to neighborhoods and special areas and regional trail networks.

Action PROS-1i. Update the Trails Master Plan to identify new trail opportunities and trail connections throughout the community.

Action PROS-1k. During subsequent preparation of the Milpitas Metro Plan (TASP Update) and Milpitas Gateway/Main St. Specific Plan (Midtown Specific Plan Update), review established park standards and explore opportunities to increase requirements for publicly accessible parks and recreation facilities within these Plan Areas.

Recreational Opportunities (Goal PROS-2):

PROS 2-2. Emphasize and prioritize public participation and workshops when developing new park facilities, and/or substantially renovating existing parks, trails, and other recreation facilities. Provide diverse outreach resources that enable close collaboration with a variety of members of the community in the design, and programming, of parks and recreation facilities to ensure that these facilities meet community needs.

Action PROS-2a. Continue to implement the recreation goals and objectives contained within the Park and Recreation Master Plan and update the plan as necessary to serve the recreational needs of the community.

IMPLEMENTATION

Administration (Goal IM-1):

IM 1-2. Require the City's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

Action IM-1b. Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.

b) The proposed 2026-2030 Capital Improvement Program is consistent with the Milpitas General Plan including because of its consistency with each of the following elements of the Milpitas General Plan:

Land Use

This element provides policies and actions seeking to promote a balance citywide land use program with community amenities, public services, and the creation of a park-like setting within the City. It also seeks to maintain and improve the City's fiscal position by planning and coordinating capital improvement projects in relation to growth and land use. The CIP proposes significant investments of approximately \$245,040,843 over the next five years to City facilities, parks, streets, and utilities, but \$56,938,000 does not have identified funding. It is consistent

with the Land Use Element because it provides a coordinated effort of public improvements related to the growth, maintenance, and safety of the City on an annual basis. The following are a few examples of projects that specifically contribute to achieving these goals:

- Comprehensive Zoning Ordinance Update, Project No. 3460
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Metro Impact Fee Study, Project No. 3469
- Milpitas Gateway-Main Street Specific Plan Update, Project No. 3437
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504

Circulation

This element provides policies and actions for vehicular and non-vehicular travel throughout the City. A main principle of the General Plan is to reduce reliance on the automobile by providing and emphasizing the use of non-vehicular such as BART, VTA Light rail, share rides, and bicycle and pedestrian facilities. The CIP is consistent with Circulation element because it strives to maintain and provide efficient transportation systems such as sidewalks, streets, and trails. It proposes approximately \$73,865,000 towards improvements over the next five years since the City is primarily responsible for these facilities, but \$29,700,000 does not have identified funding. The following are a few examples of projects that specifically contribute to achieving these goals:

- ADA Curb Ramp Transition Program, Project No. 4283
- Annual Sidewalk Repair Program, Project No. 3426
- Bicycle Improvement Project, Project No. 4299
- Bike and Pedestrian Outreach, Project No. 4306
- Calaveras Blvd. Widening Project, Project No. 4258
- Calaveras Road Landslide Repair, Project No. 4302
- Delano Manongs Pedestrian Bridge, Project No. 2005
- Hammond Way Street Light, Project No. 4301
- Milpitas SMART, Project No. 3493
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Montague Pedestrian Overcrossing at Piper Dr., Project No. 2008
- (Rmb) Metro Linear Trails, Project No. 2012
- SR237 HOV Lane Improvements, Project No. 4294
- SS4A Improvement Projects, New Project
- Streetlight, Signal, and Signage Improvements, Project No. 3440
- Street Pavement Restriping Program, Project No. 4295
- Street Resurfacing Projects 2026-2030, Plan Projects
- South Milpitas Blvd. Road Extension, Project No. 2016
- Traffic Studies & Safety Improvements, Project No. 4288

Community Design

This element provides policies and actions to address the built and natural environment of the City's infrastructure which is closely related to elements of Land Use, Circulation, and Parks, Recreation, Open Space. The General Plan seeks to the built character, order, and sense of place of the City by its' character of many unique neighborhoods and districts; historical attributes; and the quality of buildings, streets, and public spaces. The CIP is consistent with Community

Design element because integrates the character and components of buildings, transportation systems, open space, interaction of humans between each other, the natural environment, heritage, and economics into the Milpitas community. The following are a few examples of projects that specifically contribute to achieving these goals:

- City Hall Fountain & Landscape Renovation, Project No. 3470
- Delano Manongs Park, Project No. 5102
- Delano Manongs Pedestrian Bridge, Project No. 2005
- Gateway Signage, Project No. 3508
- Historic Resource Master Plan Update, Project No. 3503
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Main St. Utility Undergrounding & Streetlight Project, Project Nos. 3425, 3430
- Metro Tango Subdistrict Park, Project No. 2023
- Median Conversion Project, Project No. 3468
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Public Art Project, Project No. 3489
- Sandalwood Park Renovation, Project No. 5110
- Sinnott Park Playground Renovation, Project No. 3471
- S. Milpitas Blvd. Road Extension, Project No. 2016

Economic Development

This element provides polices and actions to build sustainable growth and development while ensuring community priorities are integrated for a livable City. The General Plan seeks to help sustain and diversify the City's economy by recognizing the importance of supporting local businesses while broadening and expanding the employment base and economic opportunities within the City. The CIP is consistent with Economic Development element as it provides for adequate, convenient access to commercial, industrial and service areas, and encourage changes and revitalization of Main St. The following are a few examples of projects that specifically contribute to achieving these goals:

- Annual Sidewalk Repair Program, Project No. 3426
- Bicycle Improvement Project, Project No. 4299
- Comprehensive Zoning Ordinance Update, Project No. 3460
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Main Street Flood Study, Project No. 3724
- Main St. Utility Undergrounding & Streetlight Project, Project Nos. 3425, 3430
- Milpitas Gateway-Main St. Impact Fee Study and Sense of Place Plan, Project No. 3504
- Milpitas Gateway-Main Street Specific Plan Update, Project No. 3437
- Milpitas SMART, Project No. 3493
- (Rmb) Metro Linear Trails, Project No. 2012

Conservation and Sustainability

The element provides polices and actions for City facilities to preserve and improve natural resources, increase sustainability, and reduce energy consumption. Most assets within the City such as buildings, trees and native vegetation, parks, transportation systems, and water system

are constructed, improved, maintained, and preserved through the CIP. It is consistent with Conservation and Sustainability element because it provides resiliency energy sources like solar to support statewide alternative energy use; preserve natural resource such as native vegetation, natural habitat, trees, and creeks and waterways; cultural and historical resources such as city-owned buildings and parks; and support the increase connective and safety for pedestrians and cyclists and opportunities for alternative transportation choices. The following are a few example of projects that specifically contribute to achieving these goals:

- Annual Tree Replacement Program, Project No. 3438
- Bicycle Improvement Project, Project No. 4299
- City Hall Fountain & Landscape Renovation, Project No. 3470
- Climate Action Plan Implementation, Project No. 3453
- Community and Senior Center Energy Resilience, Project No. 3488
- Historic Resource Master Plan Update, Project No. 3503
- Innovation District Parks and Trails Master Plan, Project No. 2024
- Median Conversion Project, Project No. 3468
- Milpitas SMART, Project No. 3493
- Montague Pedestrian Overcrossing at Penitencia, Project No. 2018
- Parking Prohibited Street Sweeping Program, Project No. 3455

Utilities and Community Service

This element provides polices and actions for the City's sanitary sewer, storm drain, and water infrastructure to provide safe, reliable, and high-quality services for residents and businesses of the City. The CIP is consistent with Utility and Community Service element because it provides for the expansion, improvement, and maintenance for majority of the City's utility infrastructure system to meet the needs of existing and projected growth. The five-year capital budget proposes approximately \$121,244,843 investment towards these infrastructure systems. The following are a few examples of projects that specifically contribute to achieving these goals:

- 2nd SCVWD Water Reservoir & Pump Station, Project No. 2002
- Asset Renewal and Replacement Program, Plan Project
- Dempsey Road Water Line Replacement, Project No. 7100 & 7118
- Fire Flow Pipeline Improvement - Phase 1, New Project
- Forcemain "A" Project, Project No. 6137
- Main Street Flood Study, Project No. 3724
- Minor Water Projects, Project No. 7133
- Minor Sewer Projects, Project No. 6126
- Pinewood Well Facility Rehabilitation Project, Project 7147
- Pipeline & Facility Condition Assessment Program, Plan Project
- Pressure Reducing Valve Station Relocation, Project No. 7148
- Sanitary Sewer CCTV Inspections & Improvements, Project No. 6135
- Sanitary Sewer Pipeline Improvement - Phase 1, New Project
- Sewer Pump Station Rehabilitation Program, Project No. 6124
- Storm Drain System Rehabilitation, Project No. 3715
- Technology Drive Utilities and Road Improvement, New Project
- Water Conservation Program, Project No. 7126
- Water Leak Detection & Condition Assessment Program, Project No. 7135
- Well Upgrade Project, Project No. 7076

Safety

This element provides the framework to reduce risks that may pose a risk to life and property to the community of City associated with environmental and human-caused hazards such as geologic/seismic, flooding, hazardous materials, and effects of climate change. The CIP supports the core principle of this element which is to maintain emergency preparedness and services of Public Safety resources to ensure the safety of the community, respond to emergencies, and prevent interruption during disasters. The CIP is consistent with the Safety element because it provides investment in improving and maintaining city's water infrastructure by hardening critical transmission mains, increasing resiliency in the system, providing adequate fire flow at hydrants; maintaining storm drain system to prevent flooding; and replacing the aging infrastructure of Public Safety facilities such as Urban Search and Rescue Vehicle and module building at Fire Station No. 1 that houses the office of Emergency Operation Office and training center. The following are a few projects that specifically contribute to achieving these goals:

- Asset Renewal and Replacement Program, Plan Project
- Dempsey Road Water Line Replacement, Project No. 7100 & 7118
- Fire Flow Interconnection & Pipelines Improvements, Plan Projects
- Fire Station Improvements, Project No. 3403
- Fire Station No. 1 Modular Building Replacement, Project No. 3465
- Flap Gate Replacement, Project No. 3714
- Hydrant Replacement Program, Project No. 7110
- Main Street Flood Study, Project No. 3724
- Public Safety/DPW Disaster Plan Update, Project No. 3445
- Storm Drain System Rehabilitation, Project No. 3715
- Street Resurfacing projects 2025-2028, Plan Projects
- Technology Drive Utilities and Road Improvement, New Project
- Urban Search and Rescue Vehicle, New Project

Parks, Recreation, and Open Space

This element provides the framework to ensure that all Milpitas residents, employees, and visitors have safe, convenient, and equitable access to a diverse range of outdoor activities, naturalized open space areas, and recreational opportunities. The CIP supports the core principle of and consistent with this element because it dedicates a specific category for improvement, maintenance, and preservation of the city park and trail infrastructure. It proposes approximately \$26,400,000 toward park improvements over the five-year CIP to maintain and strengthen the City as a park-like setting, but a value of \$12,600,000 does not have identified funding source. The following are a few projects that specifically contribute to achieving these goals:

- ARPA Park Rehabilitation, Project Nos. 3500, 3501
- Cardoza Park Softball Fields Improvement, Project No. 3491
- Delano Manongs Park, Project No. 5102
- Delano Manongs Pedestrian Bridge, Project No. 2005
- Metro Tango Subdistrict Park, Project No. 2023
- Minor Sports Courts Rehabilitation, Project No. 5108
- MSC Bleacher Replacement and ADA Improvements, Project No. 3505

- Pickleball Improvements, Project No. 5116
- (Rmb) Metro Trail Trails, Project No. 2012
- Sandalwood Park Renovation, Project No. 5110
- Sinnott Park Playground Renovation, Project No. 3471
- Sports Fields Turf Rehabilitation Program, Project No. 5113

Section 3: The Planning Commission finds that the General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) as the item is not a project, and exempt from CEQA review, each as a separate and independent basis, pursuant to CEQA Guidelines Section 15378(b), 15262 and 15061(b)(3). This conformity finding is not a project and is not subject to CEQA review because it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change, particularly in that it does not alter the use of land or at most does not do so inconsistently with uses already authorized, prohibited, or regulated by law. (Cal. Code Regs., tit. 14, § 15378.) Furthermore, even if considered a project, this consistency finding is categorically exempt from CEQA review as by common sense it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment particularly in consideration of the activities already permitted, prohibited, or regulated by law and that this is merely a finding of consistency with the City's General Plan, which itself was already subject to environmental review. (Cal. Code Regs., tit. 14, § 15061(b)(3)).) Furthermore, this item only involves a general plan consistency review for possible future actions that the City Council has not yet approved, adopted, or funded for which sufficient consideration of environmental factors has occurred or will occur, which are statutorily exempt from the preparation of an EIR or negative declaration. (Cal. Code Regs., tit. 14, § 15262.)

Section 4: The Planning Commission of the City of Milpitas hereby adopts Resolution No. 25-005 finding that the proposed 2026-2030 Capital Improvement Program is in conformance with the General Plan based on the above Findings.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on March 26, 2025.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on March 26, 2025, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Parveen Gupta				
Mercedes Albana				
Michael Caulkins				
Chia Ling Kong				
Alexander Galang				
Dipak Awasthi				
Sonia Medina-Ashby				

EXHIBIT 1

PROPOSED 2026-2030 CAPITAL IMPROVEMENT PROGRAM



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, February 26, 2025
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Gupta called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Commissioner Galang led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Gupta, Vice Chair Caulkins, Galang, Albana, Medina-Ashby and Kong.

ABSENT: Awasthi

STAFF: Jay Lee, Christopher Creech, Lillian VanHua, Chris Sensenig (Raimi+ Associates), and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for February 26, 2025.

Motion/Second Albana/Galang

Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for February 12, 2025.

Motion/Second Kong/Caulkins

Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 2 (Albana, Galang)

ANNOUNCEMENTS

Planning Director Lee shared that the March 12 meeting will be cancelled. He also mentioned comment period for Comprehensive Zoning Update was open.

PUBLIC FORUM

Chair Gupta invited members of the public to address the commission, and there were none.

PUBLIC HEARING

IX-1 Housing Opportunity Districts (HODs) - P-GP24-0001, P-ZA24-0001: Addendum to the Milpitas General Plan 2040 EIR, General Plan Text Amendment, and Zoning Text and Map Amendments: Review and discuss the Final Housing Opportunity Districts (HODs) and Addendum to the Milpitas General Plan 2040 EIR (SCH#: 2020070348) and provide a recommendation for approval to the Milpitas City Council. The HODs project scope includes: 1) a General Plan Map and Text amendment (GP24-0001) to update the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) descriptions and amend the land use designation for certain parcels; and 2) a Zoning Map and Text amendment (ZA24-0001) to establish

the Neighborhood Commercial Mixed-Use (NCMU-1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC-1,2,3). CEQA: An Addendum to the Milpitas General Plan Update Final EIR (FEIR) (March 2021, SCH #2020070348) has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to evaluate whether the Project's environmental impacts are covered by and within the scope of the Milpitas General Plan Update Final EIR (FEIR).

(47:26) Project Planner Lillian VanHua and Chris Sensenig from Raimi+ Associates addressed commissioners' clarifying questions on various topics related to:

1. Project Extension and Legal Considerations

- The project deadline has passed, but an extension was granted by the California Housing and Community Development Department.
- The extension allows the city to finalize zoning regulations to qualify for reimbursement.
- Delay in project completion could risk funding being withheld.

2. Impact on Housing Element Certification

- Failure to adopt the project could lead to the state decertifying the city's housing element.
- Clarification requested on specific timelines for compliance and associated risks.

3. Housing Site Inventory and Program Compliance

- Housing sites identified in the element update justify meeting regional housing allocations.
- The city has a three-year window for rezoning identified sites.
- Program 15, which calls for 200 affordable housing units, lacks a specific timeline but must be adopted to maintain compliance.

4. Projected Housing Build-Out

- Discussion on expected development rates and potential reductions in total housing units.
- Assumptions made based on economic conditions and development trends.

5. Hotel Zoning and Floor Area Ratio (FAR) Regulations

- No maximum FAR applies to hotels to allow for feasible development.
- Maximum height restrictions still apply.
- Hotels are a conditional use in the CMU zone and a permitted use in the town center but require site development permits.

6. Parking Regulations and Exemptions

- Some parcels fall under AB 2097, eliminating minimum parking requirements in high-transit areas.
- Market demand will primarily determine parking needs.
- Reduced parking minimums aim to encourage housing development by lowering construction costs.

7. Affordable Housing Development Requirements

- The city must foster, but not mandate, the development of 200 affordable housing units.
- Zoning changes are the city's main tool to facilitate this goal.
- Market conditions will influence actual development.

8. Project Extension & Legal Implications:

- Confirmation that an extension has been granted by the California Housing and Community Development Department (HCD).
- Discussion on legal deadlines for project completion and potential funding risks.
- Clarification that delays could lead to funding being withheld and potential decertification of the Housing Element.

9. Housing Element Compliance & Timeline:

- Inquiry on specific deadlines for project approval and the risk of decertification if not met.
- Explanation of zoning changes needed to maintain compliance.
- Three-year extension granted for rezoning efforts due to prior compliance.

10. Projected Housing Development & Market Conditions:

- Discussion on the requirement to foster, not mandate, the development of 200 affordable housing units.
- Analysis of economic factors affecting redevelopment likelihood.
- Identification of key sites that may be redeveloped within the current housing cycle (until 2031).

11. Impact of Existing and Planned Housing Projects:

- Clarification that recently approved projects (e.g., California Circle) contribute to the city's total housing allocation.
- Differentiation between citywide Regional Housing Needs Allocation (RHNA) of 6,713 units and the 200 affordable units goal within the CMU.

12. Hotel Development & Zoning Regulations:

- Inquiry regarding floor area ratio (FAR) exemptions for hotels.
- Confirmation that hotels must adhere to maximum height regulations despite no FAR restrictions.
- Explanation of permitted and conditional use zones for hotels.

13. Parking Regulations & Transit Proximity:

- Discussion on reduced parking requirements, particularly in transit-adjacent areas.
- Explanation of legislative constraints (AB 2097) prohibiting parking minimums in designated high-transit areas.
- Stakeholder concerns on parking costs and market-driven parking demand.

14. RHNA Allocation Methodology:

- Explanation of how regional agencies determine housing growth projections.
- Overview of factors considered, including land availability, equity, amenities, and regional development priorities.

- Confirmation of city advocacy in determining a fair RHNA allocation.

15. Traffic Impact and Mitigation Measures

- Acknowledgment of significant community feedback regarding traffic concerns.
- Request for clarification on whether traffic mitigation was specifically addressed in the presentation.
- Inquiry about whether the city's traffic engineer has been consulted to assess the impact of the proposed project.
- Confirmation that a representative from the traffic engineering department is available to provide insight on project-specific and citywide traffic analysis.

Chair Gupta invited members of the public to address the commission and there were several speakers most :

- Shankar J
- Johnny Reed
- Amit Banjara
- Vidya Ullal
- Rigo Gallardo
- Vikas Gulati
- Irshad Rasheed
- Ken Kecskes
- Shalvi Varma
- Padma Subbaraya
- Nikunj Valdya
- Vishal Gandhi
- Eileen Fears
- Manali Desai
- Nithya P.
- Vaibhav Shah
- Albert Zamora

These community members shared their concerns on the following topics:

• **Opposition to the Project and Environmental Concerns**

A community member expressed strong disapproval, calling the project "atrocious" and questioning its environmental study approval.

Concerns were raised about the impact on traffic congestion, particularly on Dixon Landing Road, and the lack of proper engagement with the public.

The legitimacy of public notices was questioned, with one member highlighting missing links to essential documents.

• **Community Engagement & Decision-Making Transparency**

Several members emphasized that a small turnout (45 people at the meeting) does not equate to broad community engagement.

Concerns were raised about whether decisions were being made based on limited participation and inadequate outreach.

• **Impact on Quality of Life**

A resident living near the project site worried about losing sunlight due to building height, although they appreciated that the building height had been reduced from six to five stories.

Additional concerns included inadequate parking, increased traffic congestion, and the shrinking availability of open spaces.

Questions were raised about how previous housing developments have impacted traffic, schools, and infrastructure.

- **Request for More Time and Discussion**

A request was made to delay voting and allow residents more time to review the new proposals and changes.

The need for additional public dialogue was emphasized to ensure that residents' concerns are addressed before approval.

- **Labor Standards and Local Employment**

A representative from the Nor-Cal Carpenters Union urged the commission to prioritize hiring local workers and ensuring strong labor standards.

Advocacy for apprenticeship programs to create career pathways for local high school graduates was highlighted.

- **Transparency and Ethical Concerns**

A community member mentioned receiving an alleged financial offer to withdraw opposition, raising concerns about the integrity of the process.

Calls were made for transparency and ethical governance in project approvals.

Motion to close the Public Forum.

Motion/Second Caulkins/Medina-Ashby

**Request to postpone the vote on the motion*

Amendment to keep public forum open.

Motion/Second Kong/Medina-Ashby

Motion to close the Public Forum.

Motion/Second Kong/Medina-Ashby

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Zoning Administrator open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution 25-003, approving Site Development Permit No. SA24-0005 and Density Bonus No. DB24-0002, subject to the Conditions of Approval. *with a suggestion to making parking regulations consistent with the Comprehensive Zoning Ordinance Update and to amend section four of the resolution.

Motion/Second Caulkins/Gupta

Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 2 (Kong, Galang)

NEW BUSINESS

(2:31:00) Commissioner Kong prompted discussion on Traffic Management Task Force. The Planning Commission discussed a proposal to recommend the formation of a traffic management task force to the City Council, emphasizing community involvement in addressing congestion concerns. Commissioners strongly supported the idea, noting that traffic and parking issues have been major points of feedback from the public. The

discussion expanded to include broader concerns such as school impact, health services, parks, and overall infrastructure, particularly in relation to the large-scale NCMU housing development. Staff clarified that while the commission could not take formal action, they could submit a consensus statement to the City Council. Ultimately, the commission unanimously agreed to recommend the creation of a task force, including community representatives, to study the impacts of the NCMU housing development on traffic, parking, schools, health services, parks, and overall quality of life. Staff will convey this recommendation to the City Council for consideration.

ADJOURNMENT

Chair Gupta adjourned the meeting at 9:33 pm

Motion/Second Medina-Ashby/Albana

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina

DRAFT