



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**PLANNING COMMISSION HEARING DATE: MAY 8, 2025
AGENDA ITEM NO.:3**

PROPOSED PROJECT

Case Number	PR-2025-001788 (General Plan Consistency)
Request	Review of the City of Riverside's Capital Improvement Program (CIP) for FY 2025/2026 for consistency with General Plan 2025
Applicant	City of Riverside Finance Department
Project Location	Citywide
Wards	Citywide
Staff Planner	Clarissa Manges, Assistant Planner 951-826-5264; cmanges@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the City of Riverside's Capital Improvement Program for FY 2025/2026 is not subject to the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment;
2. **FIND** that the capital improvement projects added for FY 2025/2026 are consistent with the City's General Plan 2025; and
3. **REPORT to the City Council** that the capital improvement projects added for FY 2025/2026 are consistent with the City's General Plan 2025.

BACKGROUND

California Government Code Section 65401 requires that the Planning Commission review the City's Capital Improvement Program (CIP) for the upcoming fiscal year to evaluate conformity with the General Plan and report its findings to the City Council. The City of Riverside Charter and the Riverside Municipal Code also require that the Planning Commission review the City's proposed CIP and report its findings to the City Council. It is anticipated that City Council will consider the FY 2025/2026 budget and CIP in June 2025.

The Planning Commission's determination of General Plan consistency is not an approval or endorsement of the projects. Individual projects will undergo further planning, design and review prior to approval or implementation. The City Council has final discretion in approving, modifying or removing projects from the CIP.

The Planning Commission last reviewed the CIP project list for FY 2024-2026 on April 11, 2024, and reported to the City Council that the projects were consistent with the General Plan.

PROPOSAL

Staff is requesting that the Planning Commission review the CIP projects added for FY 2025/2026 and determine that the new projects are consistent with the City's General Plan 2025 (General Plan).

The CIP project list for FY 2025/2026 includes 18 projects not previously reviewed by the Planning Commission for General Plan consistency and 83 projects previously reviewed that are ongoing (Exhibit 1).

PROJECT ANALYSIS

The CIP is updated every fiscal year with some projects carrying over to the next budget period, some projects modified, and some added. The Planning Commission is responsible for reviewing only those CIP projects that have been added or modified.

Exhibit 1 includes a list of all capital improvement projects anticipated for fiscal year 2025/2026 and identifies:

- 1) Projects previously reviewed by the Planning Commission; and
- 2) New projects requiring a determination of consistency (detailed project descriptions are included in Exhibit 2).

The Planning Division reviewed the 18 new projects by category to assess consistency with the General Plan and found that the new projects are consistent with the Objectives and Policies of the General Plan as detailed further below.

OVERARCHING OBJECTIVES AND POLICIES

Land Use

Policy LU-10.2: Review the Capital Improvement Program of the City and local public works projects of other local agencies within the corporate boundaries of Riverside annually for consistency with this General Plan, pursuant to Government Code Sections 65401 et. seq. and Municipal Code Title 19, 19.050.030 (B).

Policy LU-10.3: Time the provision of capital improvements to ensure that all necessary public services and facilities for an area planned for new urban development are in place when development in the area occurs.

The 2025/2026 Reference Numbers of each project in Exhibit 2 are identified for each of the specific General Plan Objectives and Policies, organized by Element, with which they are consistent as summarized below.

AIRPORT – PROJECTS 1, 2, AND 3

- **Project 1 – AIRPORT TAXIWAY A REHABILITATION**
- **Project 2 – CRITICAL AIRPORT IMPROVEMENTS**
- **Project 3 – UPGRADE TERMINAL RESTROOMS ADA**

Circulation and Community Mobility

Policy CCM-11.3: Ensure that Riverside Municipal Airport continues to serve general aviation needs.

Land Use

Objective LU-23: Enhance and ensure the long-term viability of Riverside Municipal Airport by developing facilities that efficiently serve present and anticipated future needs and encouraging increased business and corporate usage.

Policy LU-28.2: Encourage the rehabilitation or replacement of dilapidated housing units and buildings, discouraging further deterioration. Where necessary, seek to remove unsafe structures.

MUNICIPAL BUILDINGS AND FACILITIES – PROJECTS 36, 37, AND 38

- **Project 36 – EVAPORATIVE COOLER REPLACEMENT**
- **Project 37 – MAGNOLIA PLACE SHOPPING CENTER ROOF REPLACEMENT**
- **Project 38 – NORTHSIDE AGRICULTURAL INNOVATION CENTER PHASE I**

Air Quality

Policy AQ-1.10: Encourage job creation in job-poor areas as a means of reducing vehicle miles traveled.

Policy AQ-1.11: Locate public facilities and services so that they further enhance job creation opportunities.

Objective AQ-5: Increase energy efficiency and conservation in an effort to reduce air pollution.

Land Use

Objective LU-26: Ensure that a network of modern, effective, and adequate community facilities are equitably distributed across the entire City.

Objective LU-71: Establish the Northside community as a balanced community in which it is pleasant to live, work and play.

Objective LU-72: Provide for steady change and improvement to an upgraded model community [Northside] with a distinct identity.

Open Space and Conservation

Objective OS-9: Encourage the efficient use of energy resources by the City of Riverside.

Policy OS-9.1: Encourage the most energy-efficient design for local government facilities and equipment consistent with reasonable rate of return and the recognition of the environmental benefits from energy conservation.

Public Facilities

Policy PF-6.4: Encourage energy-efficient development through [RPU's] site plan and building design standard guidelines.

Policy PF-6.5 Promote green building design.

Objective PF-10: Meet the varied recreational and service needs of Riverside's diverse population.

Policy PF-10.1: Provide every neighborhood with easy access to recreation and service programs by decentralizing community centers and programs. Promote the development of shared facilities and satellite offices in each Riverside neighborhood.

PARKS, RECREATION, AND COMMUNITY SERVICES – PROJECTS 39, 40, 41, 42, AND 43

- **Project 39 – BOBBY BONDS POOL**
- **Project 40 – BOBBY BONDS SKATE PARK**

- **Project 41 – FAIRMOUNT PARK UNIVERSITY WASH RENOVATION**
- **Project 42 – HOLE LAKE FENCING**
- **Project 43 – NICHOLS PARK PLAYGROUND**

Land Use

Objective LU-26: Ensure that a network of modern, effective, and adequate community facilities are equitably distributed across the entire City.

Open Space and Conservation

Objective OS-10: Preserve the quantity and quality of all water resources throughout Riverside.

Park and Recreation

Policy PR-EJ-1.0 Parks and Recreation: Distribute recreational facilities equitably throughout Riverside's neighborhoods.

Objective PR-1: Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.

Policy PR-3.1: Consider the needs of all age groups, abilities, disabilities and special interest groups in park and recreation planning and design.

Public Facilities

Objective PF-4: Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

Policy PF-4.1: Continue to fund and undertake storm drain improvement projects as identified in the City of Riverside Capital Improvement Plan.

Policy PF-4.3: Continue to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed.

Objective PF-10: Meet the varied recreational and service needs of Riverside's diverse population.

Policy PF-10.1: Provide every neighborhood with easy access to recreation and service programs by decentralizing community centers and programs. Promote the development of shared facilities and satellite offices in each Riverside neighborhood.

Policy PF-10.4: Ensure that youth activities and programs are provided or are accessible by all neighborhoods, either in City facilities or through joint-use or cooperative agreements with other service providers.

Public Safety

Policy PSE-1-Natural Hazards: Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, drought, and structural and wildland fires.

SEWER – PROJECT 52

- **Project 52 – FEEDSTOCK RECEPTION STATION**

Air Quality

Policy AQ-5.1: Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

Open Space and Conservation

Objective OS-9: Encourage the efficient use of energy resources by the City of Riverside.

Policy OS-9.1: Encourage the most energy-efficient design for local government facilities and equipment consistent with reasonable rate of return and the recognition of the environmental benefits from energy conservation.

Public Facilities

Objective PF-5: Minimize the volume of waste materials entering regional landfills.

Policy PF-5.1: Develop innovative methods and strategies to reduce the amount of waste materials entering landfills. The City should aim to achieve 100% recycling citywide for both residential and non-residential development.

STORM DRAIN – PROJECTS 57 AND 59

- **Project 57 – CHIGAGO & CENTRAL SLOPE REPAIR**
- **Project 59 – VICTORIA AVENUE & PLEASANT STORM DRAIN**

Public Facilities

Objective PF-4: Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic, or which would obstruct flows.

Policy PF-4.1: Continue to fund and undertake storm drain improvement projects as identified in the City of Riverside Capital Improvement Plan.

Policy PF-4.3: Continue to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed.

Public Safety

Policy PSE-1 – Natural Hazards: Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, drought, and structural and wildland fires.

Policy PSE-3 – Transportation: Minimize the risk of potential hazards associated with air and ground transportation.

TRANSPORTATION – PROJECTS 78, 79, AND 85

- **Project 78 – SPEED HUMP TRAFFIC CALMING PROGRAM**
- **Project 79 – STOVER AVENUE SIDEWALK PROJECT**
- **Project 85 – VICTORIA AVENUE BEAUTIFICATION**

Circulation and Community Mobility

Policy CCM-EJ-1.0 – Active Transportation: Promote physical activity and active transportation to address negative health outcomes, particularly among environmental justice communities.

Policy CCM-EJ-2.0 – Transportation Options: Encourage increased public transportation and multimodal transportation choices as means of reducing roadway congestion and associated air pollution and promoting overall health.

Objective CCM-2: Build and maintain a transportation system that combines a mix of transportation modes and transportation system management techniques, and that is designed to meet the needs of Riverside's residents and businesses, while minimizing the transportation system's impacts on air quality, the environment and adjacent development.

Policy CCM-2.8: Design street improvements considering the effect on aesthetic character and livability of residential neighborhoods, along with traffic engineering criteria.

Policy CCM-2.9: Design all street improvement projects in a comprehensive fashion to include consideration of street trees, pedestrian walkways, bicycle lanes, equestrian pathways, signing, lighting, noise and air quality wherever any of these factors are applicable.

Policy CCM-2.10: Emphasize the landscaping of parkways and boulevards.

Objective CCM-10: Provide an extensive and regionally linked public bicycle, pedestrian and equestrian trails system.

Policy CCM-10.3: Provide properly designed pedestrian facilities for the disabled and senior population to ensure their safety and enhanced mobility as users of streets, roads and highways emphasizing "complete streets" principles.

Policy CCM-10.4: Identify and seek to eliminate hazards to safe, efficient bicycle or pedestrian movement citywide.

Policy CCM-10.5: Promote the health benefits of using a bicycle or walking as a means of transportation.

Policy CCM-10.6: Encourage pedestrian travel through the creation of sidewalks and street crossings.

Policy CCM-10.7: Maintain an extensive trails network that supports bicycles, pedestrians and horses and is linked to the trails systems of adjacent jurisdictions.

Policy CCM-10.8: Maximize links between trails and major activity centers, residential neighborhoods, schools, shopping centers and employment centers.

Historic Preservation

Policy HP-1.2: The City shall assume its direct responsibility for historic preservation by protecting and maintaining its publicly owned cultural resources. Such resources may include, but are not limited to, buildings, monuments, landscapes, and right-of-way improvements, such as retaining walls, granite curbs, entry monuments, light standards, street trees, and the scoring, dimensions, and patterns of sidewalks, driveways, curbs and gutters.

Policy HP-1.4: The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

Objective HP-7: To encourage both public and private stewardship of the City's cultural resources.

Land Use

Objective LU-11: Create a network of parkways to establish stronger linkages between Riverside's neighborhoods, major elements of its natural environment and neighborhood parks and schools.

Policy LU-11.1: Recognize parkways as distinctive elements of the City's circulation network.

Policy LU-11.2: Recognize Victoria Avenue, Magnolia Avenue/Market Street, University Avenue, Van Buren Boulevard, Riverwalk Parkway, La Sierra Avenue, Arlington Avenue, Canyon Crest Drive, and Overlook Parkway as the fundamental elements of the City's parkway landscape network, and components of Riverside Park.

Policy LU-13.3: Adopt strong measures to protect Victoria Avenue's signature landscaping.

Policy LU-13.4: Ensure that the design and development standards for Victoria Avenue encourage pedestrians, bicyclists and equestrian users in addition to automobiles.

Public Safety

Policy PSE-3 – Transportation: Minimize the risk of potential hazards associated with air and ground transportation.

WATER – PROJECT 94

• Project 94 – POLYFLUOROALKYL SUBSTANCES (PFAS) PALMYRITA TREATMENT PLANT

Open Space and Conservation

Policy OS-9.1: Encourage the most energy-efficient design for local government facilities and equipment consistent with reasonable rate of return and the recognition of the environmental benefits from energy conservation.

Objective OS-10: Preserve the quantity and quality of all water resources throughout Riverside.

Public Facilities and Infrastructure

Objective PF-1: Provide superior water service to customers.

STRATEGIC PLAN ALIGNMENT

This item contributes to the Envision Riverside 2025 City Council Strategic Priority No. 6 – Infrastructure, Mobility & Connectivity (Goal 6.2 – Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity and Goal 6.4 - Incorporate Smart City strategies into the planning and development of local infrastructure projects).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The consistency review will be reviewed at a public meeting held by the City Planning Commission and the public will be able to provide comments.
2. Equity: The consistency review identifies infrastructure needs consistent with the City's General Plan. Several individual projects will provide direct benefits to the City's historically disadvantaged communities.
3. Fiscal Responsibility: All project costs will be analyzed relative to desired public improvements and the City's financial resources.
4. Innovation: Individual projects will incorporate creative and modern solutions to address infrastructure needs.
5. Sustainability and Resiliency: Individual projects will build on and improve the City's capacity to support future generations in an environmentally sensitive manner. Individual projects are also required to meet modern federal, state, and local standards.

ENVIRONMENTAL REVIEW

This proposal is not subject to the California Environmental Quality Act (CEQA) review under CEQA Guidelines Section 15061(b)(3) because the consistency review is not a "project", per 15378(b)(4), and because a determination of consistency has no potential to result in a direct or indirect physical change in the environment.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division, 3rd Floor, City Hall.

EXHIBITS LIST

1. CIP Project Summary List for FY 2025/2026
2. CIP New Project Descriptions

Prepared by: Clarissa Manges, Assistant Planner

Reviewed by: Matthew Taylor, Principal Planner

Approved by: Maribeth Tinio, City Planner

Concurs with: Edward Enriquez, Assistant City Manager/CFO, Treasurer