

**CITY OF PALM DESERT
PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: May 20, 2025

PREPARED BY: Carlos Flores, AICP, Deputy Director of Development Services

SUBJECT: REVIEW OF FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT
PROGRAM FOR CONSISTENCY WITH THE CITY OF PALM DESERT
GENERAL PLAN

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2890 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT CALIFORNIA, FINDING THAT THE PROPOSED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2025-2026 AND EACH OF THE PROJECTS INCORPORATED THEREIN, ARE CONSISTENT WITH THE PALM DESERT GENERAL PLAN AND A FINDING THAT THE ACTION IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

BACKGROUND/ANALYSIS:

In accordance with California Government Code (“GC”) Section 65103(c) and GC 65401, the City of Palm Desert Planning Commission (“Planning Commission”) must review the City of Palm Desert’s (“City”) annual capital improvement program (“CIP”) for consistency with the General Plan. To assist the Planning Commission in this effort, staff has evaluated each project for the Fiscal Year (“FY”) 2025-2026 CIP with the relevant General Plan sections, goals, policies, and objectives to demonstrate each project’s consistency with the General Plan.

The CIP schedules the funding and construction of public facilities, including infrastructure construction and rehabilitation projects, and is a component of the proposed City 2025-2026 Budget. The CIP fulfills state law requirements to prepare a coordinated program of proposed public works capital projects for ensuing fiscal years for the City’s budget cycle.

California law requires cities to adopt a General Plan to guide long-term physical development within and around their boundaries (Gov. Code § 65300). This plan directs land use decisions and must align with actions such as subdivisions, development agreements, and capital improvements. Palm Desert’s current General Plan was adopted on November 10, 2016, by Resolution No. 2016-87.

Capital Improvement Planning (CIP) typically spans five years, outlining the City’s capital project priorities. The first two years form the capital budget with authorized funding, while the remaining three years guide future investments. The CIP reflects infrastructure needs and anticipated development, adjusting as priorities evolve.

State law requires a city's Planning Commission to annually review the City's CIP to ensure its consistency with the General Plan. It is not the Planning Commission's responsibility to evaluate the merits of the proposed CIP projects and a Planning Commissioner's vote in favor of the recommended resolution does not express approval of any particular CIP project. The Planning Commission's role is to evaluate whether CIP projects are consistent with the City's General Plan.

Staff has provided an evaluation of new CIP projects and their consistency with the General Plan, in the table below (Table 1). This table is also provided in Section 3 of the draft resolution. A General Plan reference table is provided as Attachment #2 of this report.

Table 1 – CIP Projects General Plan Consistency

PROJECT CODE	PROJECT NAME	FUNDING SOURCE	GENERAL PLAN ELEMENT	APPLICABLE GENERAL PLAN POLICIES
CRB00001	Cook and Gerald Ford Retention Basin	Capital Drainage Funds	Safety	3.3
CLS00005	Country Club Median Landscape Improvements	Capital Bond Fund	Health and Wellness	7.1
CST00024	El Paseo Street Rehab & Mid-Block Crossing	Gas Tax, Measure A, Capital Bond Fund	Mobility	1.1, 3.1, 3.2, 4.2, 6.3, 7.1
CST00023	El Dorado Drive Rehab	Gas Tax, SB1, Measure A	Mobility	6.3, 7.1
CPK00005	Homme Adams Park Improvements	Capital Bond Fund	Health and Wellness	1.1, 1.7
GDR00001	North Sphere Floor Control	Measure G	Safety	3.3
CPK00009	Randall Henderson Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1
CPL00004	University Park Street Improvements	Gas Tax	Mobility	6.3, 7.1
MPK00006	Bump & Grind Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1

CSS00001	Citywide Entry Monument Signage	Capital Bond Fund	Health and Wellness	7.1
CST00013	El Paseo Parkway Improvements	Capital Improvement Fund	Health and Wellness	7.1
CEQ00006	Fiber Optic Communication Upgrades	Measure A	Public Utilities and Service	5.1, 5.2
MPK00001	Freedom Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MPK00008	Ironwood Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MLS00003	Golf Course Tree Pruning	Golf Capital	Health and Wellness	7.1

Staff is recommending that the Planning Commission find the proposed FY 2025-2026 CIP consistent with the City's General Plan in accordance with GC Section 65103(c) and 65401. The Planning Commission's findings will be forwarded to the City Council as required by State law. The final approval of the CIP and its component projects is subject to approval by the City Council.

Environmental Assessment/Environmental Review:

The finding of General Plan consistency for the CIP is exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") guidelines section 15061(b)(3) because there is no possibility that making this finding may have a significant impact on the environment. The CIP schedules the funding and construction of public facilities including infrastructure construction, rehabilitation projects, and is a component of the proposed City Budget and does not have the potential to cause a significant impact on the environment. No physical changes in the environment contemplated by any of the component projects of the CIP will occur until the required environmental analysis is conducted for said project. Further, the action is not considered a project per CEQA Guidelines Section 15378(b)(5), as it is an administrative activity that will not result in direct or indirect physical changes in the environment.

Legal Review:

This report has been reviewed by the City Attorney's office.

FINANCIAL IMPACT:

There is no fiscal impact as a result of this request for the state-mandated review of the proposed FY 2025-2026 CIP to determine consistency with the City's General Plan. The 2025-2026 CIP is included in the proposed FY 2025-2026 budget, which will be presented to the City Council for final consideration.

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2890
2. General Plan Reference Guide
3. FY 2025-26 Five Year CIP List