



PLANNING COMMISSION HEARING DATE: AUGUST 13, 2026
AGENDA ITEM NO: 2

SUMMARY

Case Number	PC-2026-00796 (General Plan Amendment)
Request	Proposal by the City of Riverside to consider an amendment to the Public Safety Element of the City's 2025 General Plan. This amendment would update a reference to the City's Local Hazard Mitigation Plan (LHMP) in compliance with Assembly Bill (AB) 2140.
Applicant	City of Riverside, Community and Economic Development Department
Project Location	Citywide
Ward	Citywide
Staff Planner	Clarissa Manges, Assistant Planner 951-826-5264 cmanges@riversideca.gov

RECOMMENDATIONS

That the Planning Commission:

1. **Recommend** that the City Council determine that Planning Case PC-2026-00796 (General Plan Text Amendment) is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and
2. **Recommend Approval** of Planning Case PC-2026-00796 (General Plan Text Amendment) as outlined in the staff report.

BACKGROUND

Assembly Bill (AB) 2140 (2006) (Exhibit 2) allows local jurisdictions to qualify for additional state funding on eligible public assistance projects (FEMA-led projects to repair public infrastructure after disasters). Typically, federal funding covers approximately 75 percent of the cost of these projects while municipalities cover the remaining 25 percent (Figure 1).

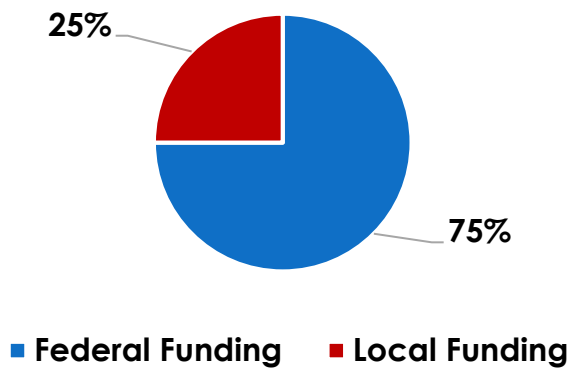


Figure 1: Funding of Public Assistance Projects – Without California Disaster Assistance Act (CDA) State Funding

When the California legislature passes a bill allowing it, state funding can cover 18.75 percent of that local cost-share through the California Disaster Assistance Act (CDA) (Figure 2).

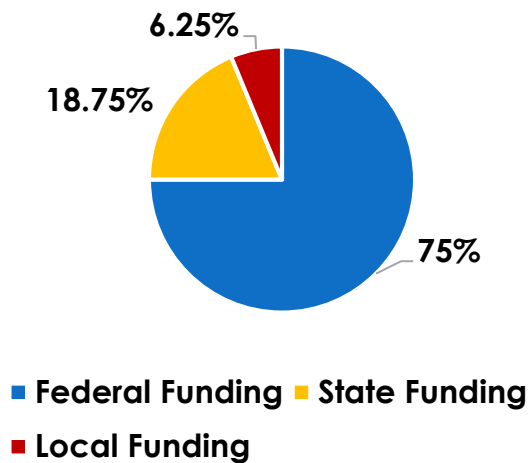


Figure 2: Funding of Public Assistance Projects – With CDA State Funding (but without AB 2140 Additional Assistance)

Municipalities would then cover the remaining 6.25 percent of the cost. If in compliance with AB 2140, however, they can receive state funding for their entire remaining cost-share (Figure 3).

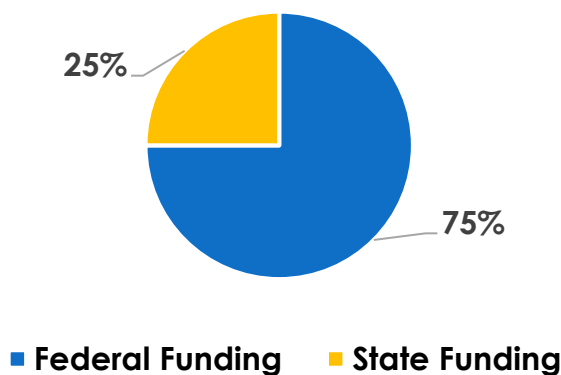


Figure 3: Funding of Public Assistance Projects – With CDA Funds and with AB 2140 Additional Assistance

By covering that funding gap, AB 2140 can greatly help municipalities with disaster recovery.

Municipalities can comply with and become eligible for AB 2140's financial assistance by adopting their federally mandated local hazard mitigation plans (LHMPs), which are annexes to their counties' hazard mitigation plans that outline their disaster preparedness measures, into the public safety elements of their general plans via resolutions. They must also re-adopt their LHMPs when their LHMPs are revised or expire after their five-year lifespans. Municipalities have the flexibility to adopt their LHMPs into the public safety elements of their general plans at the same time or later than their city councils' initial adoptions of their LHMPs, as well as the flexibility to embed their LHMPs into their public safety elements as hyperlinks, appendices, or attachments. Within the element text, municipalities must clearly state that they comply with AB 2140.

The City of Riverside has maintained compliance with AB 2140 through an embedded hyperlink to its 2018 LHMP in its 2025 General Plan Public Safety Element. The 2018 LHMP, however, was superseded by the current 2023 LHMP (Exhibit 3) through Resolution 24246, adopted March 25, 2025 (Exhibit 4). To continue compliance with AB 2140, the 2023 LHMP must be adopted into the Public Safety Element.

PROPOSAL

The proposed amendment will adopt the 2023 LHMP into the Public Safety Element by replacing the 2018 LHMP hyperlink with the 2023 LHMP hyperlink (Exhibit 1). The text of the Public Safety Element regarding the LHMP, which includes the new hyperlink and existing language stating compliance with AB 2140 (not changing), will be the following (the new hyperlink is emphasized in **blue**):

The Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for the City of Riverside planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. Consistent with AB 2140 (General Plans: Safety Element) requirements, the link to the City's LHMP page is provided here: <https://riversideca.gov/fire/divisions/office-emergency-management/lhmp> (direct file link is here:

<https://riversideca.gov/fire/sites/riversideca.gov.fire/files/Riverside%202023%20LHMP%20Final%20-%20FEMA%20Approved.pdf>

Following City Council approval of this amendment, Staff will submit the revised Public Safety Element and signed amendment resolution to the California Office of Emergency Services (CalOES) for final review and approval of AB 2140 compliance.

ENVIRONMENTAL REVIEW

The proposed amendment is exempt from additional California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the CEQA guidelines, as it can be seen with certainty that the proposed amendment will not have an effect on 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 Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. 2025 General Plan Public Safety Element Amendment
2. Assembly Bill (AB) 2140 Factsheet
3. 2023 City of Riverside Local Hazard Mitigation Plan (LHMP)
4. Resolution 24246
5. Presentation

Prepared by: Clarissa Manges, Assistant Planner
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Approved by: Laurel Reimer, City Planner