



PLANNING COMMISSION HEARING DATE: MAY 7, 2026 AGENDA ITEM NO.:4

PROPOSED PROJECT

Table with 2 columns: Field Name and Value. Fields include Case Number, Request, Applicant, Project Location, Wards, and Staff Planner.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE that the City of Riverside's Capital Improvement Program for FY 2026/27 and 2027/28 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 2026/27 and 2027/28 are consistent with the City's General Plan 2025; and
3. REPORT to the City Council that the capital improvement projects added for FY 2026/27 and 2027/28 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 2026/27 and 2027/28 budget and CIP in June 2026.

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 2025/26 on May 8, 2025, 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 2026/27 and 2027/28 and determine that the new projects are consistent with the City's General Plan 2025 (General Plan).

The CIP project list for FY 2026/27 and 2027/28 includes 33 projects not previously reviewed by the Planning Commission for General Plan consistency and 80 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 FY 2026/27 and 2027/28 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).

Staff reviewed the 33 new projects by category to assess consistency with the General Plan and recommend finding 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 FY 2026/27 and 2027/28 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, 3, AND 4

- **Project 1 – AIRPORT PAVEMENT MANAGEMENT STUDY**
- **Project 2 – AIRPORT RUNWAY SAFETY AREA EROSION DESIGN**
- **Project 3 – AIRPORT TURF REPLACEMENT**
- **Project 4 – AIRPORT MASTER PLAN**

Circulation and Community Mobility

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

Land Use

Objective LU-22: Avoid land use/transportation decisions that would adversely impact the long-term viability of the March Air Reserve Base/March Inland Port, Riverside Municipal and Flabob Airports.

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.

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.

MUNICIPAL BUILDINGS AND FACILITIES – PROJECTS 37, 39, AND 40

- **Project 37 – CITY HALL BASEMENT FLOOD DAMAGES**
- **Project 38 – CITY HALL ELEVATOR MODERNIZATION**
- **Project 39 – CITY HALL LOBBY RENOVATION**

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.

Public Facilities

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

Public Safety

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

PARKS, RECREATION, AND COMMUNITY SERVICES – PROJECTS 42, 43, 44, 45, 46 AND 47

- **Project 42 – FAIRMOUNT PARK ARMORY CONVERSION**
- **Project 43 – FAIRMOUNT PARK MASTER PLAN**
- **Project 44 – FAIRMOUNT PARK LAKE DREDGING**
- **Project 45 – HOLE LAKE MASTER PLAN**
- **Project 46 – ORANGE TERRACE PARK LOWER PLAYGROUND AND SHADE STRUCTURE**
- **Project 47 – SPECIAL TRANSPORTATION ZERO EMISSION INFRASTRUCTURE**

Air Quality

Policy AQ-2.18: Manage the City's transportation fleet fueling standards to achieve the best alternative fuel fleet mix possible.

Policy AQ-5.3: Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas, and geothermal sources.

Arts & Culture

Objective AC-5: Comprehensively promote and market Riverside's arts and cultural attractions.

Circulation & 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.

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-6.2: The City shall use financial resources from state, federal and private programs that assist in the identification, designation and preservation of cultural resources.

Land Use and Urban Design

Objective LU-1: Increase the prominence of the Santa Ana River by providing better connections and increased recreational opportunities.

Objective LU-21: Attractively develop the City's major gateways to create a stronger sense of City identity.

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.

Policy LU-48.3: Create a sense of arrival at key Downtown gateways, reinforcing the City's natural, cultural and historic characteristics.

Policy LU-75.4: Encourage the timely development of planned parks, schools and libraries.

Open Space and Conservation

Objective OS-7: Turn the Santa Ana River Task Force "Vision" into reality.

Policy OS-7.1: Focus river improvements on the following areas: Fairmount Park and Mt. Rubidoux, Tequesquite Avenue and the Old Landfill, Martha McLean Park, Van Buren Bridge and the Hidden Valley Wildlife Area.

Policy OS-7.7: Explore implementation of the Santa Ana River Task Force's ideas for the five focus areas, such as:

- 1) Work with private interests to develop a restaurant or coffee bar in Fairmount Park near the river with views of the open water impoundment.
- 2) Establish trail linkages between Mt. Rubidoux and Fairmount Park and generally improve trails in and around the area.
- 3) Explore the development of water treatment wetlands that can be used for bird watching and improving water quality inputs adjacent to the river course.
- 4) Recapture the former glory of Fairmount Park as a recreational area. Provide picnic areas, bathrooms and other attractions such as pony rides and carousels.
- 5) Improve linkages to other parts of the City via an improved walking/biking trail along Market Street and/or Mission Inn Avenue. Improve signage to direct visitors from other parks and other parts of the City to the parkway.

Policy OS-8.1: Support the development and use of non-polluting, renewable energy sources.

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.

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

Park and Recreation

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

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

Objective PR-2: Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.

Objective PR-3: Engage Riverside residents and the business community in planning for recreation and service needs.

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

Public Safety

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

PUBLIC PARKING – PROJECT 51

- **Project 51 – REPLACE IPS PAY STATIONS**

Circulation & Community Mobility Element

Objective CCM-13: Ensure that adequate on- and off-street parking is provided throughout Riverside.

Public Facilities

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

RAILROAD – PROJECT 54

- **Project 54 – THIRD STREET BUILDING DEMO**

Air Quality

Policy AQ-4.2: Reduce particulate matter from agriculture (e.g., require use of clean non-diesel equipment and particulate traps), construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible, as provided in SCAQMD Rule 403.

Circulation & Community Mobility

Policy CCM-12.3: Aggressively pursue grade-separated rail crossings to alleviate traffic congestion and associated air quality and noise impacts.

Public Safety

Policy PSE-2 – Hazardous Materials: Minimize the risk of potential hazards associated with management and transport of hazardous materials.

SEWER – PROJECT 66, 67, 68, 69, AND 70

- **Project 66 – WATER QUALITY CONTROL PLANT-GAS LINE REPAIR**

- **Project 67 – THIRD STREET SEWER IMPROVEMENT**
- **Project 68 – WATER QUALITY CONTROL PLANT-BUTTERFLY VALVE REPLACEMENT**
- **Project 69 – WATER QUALITY CONTROL PLANT-SOLAR SHADE STRUCTURES**
- **Project 70 – WATER QUALITY CONTROL PLANT-STORAGE SHEDS-JURUPA**

Air Quality

Policy AQ-5.3: Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas, and geothermal sources.

Policy AQ-5.4: Continue and expand the creation of locally-based solar photovoltaic power stations in Riverside.

Open Space and Conservation

Policy OS-8.1: Support the development and use of non-polluting, renewable energy sources.

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.

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

Public Facilities

Objective PF-3: Maintain sufficient levels of wastewater service throughout the community.

Policy PF-3.3: Pursue improvements and upgrades to the City's wastewater collection facilities consistent with current master plans and the City's Capital Improvement Program.

STORM DRAIN – PROJECTS 72, 73, 74, 75, 76, AND 77

- **Project 72 – FOURTEENTH STREET UNDERPASS PUMP STATION PROJECT**
- **Project 73 – HOUGHTON AVENUE STORM DRAIN IMPROVEMENTS**
- **Project 74 – LINCOLN STREET STORM DRAIN**
- **Project 75 – FAIRMOUNT PARK STORM DRAIN**
- **Project 76 – THIRTEENTH STREET STORM DRAIN**
- **Project 77 – ARLINGTON AVE STORM DRAIN**

Public Facilities

Policy PF-3.4: Continue to investigate and carry out cost-effective methods for reducing stormwater flows into the wastewater system and the Santa Ana River.

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, 80, 105, 106, 107, 108, AND 109

- **Project 78 – RIVERSIDE NEIGHBORHOOD SAFETY**
- **Project 79 – MARKETPLACE PED/BIKE BRIDGE MASTER PLAN**
- **Project 80 – CITYWIDE INTELLIGENT TRANSPORTATION SYSTEM MASTER PLAN**
- **Project 105 – MONTICELLO LANDSCAPE MAINTENANCE & FENCE**
- **Project 106 – PARKING STRING LIGHTING**
- **Project 107 – WHITTIER PLACE ALLEY FENCING**
- **Project 108 – VAN BUREN CLASS II BIKE LANES**
- **Project 109 – CHICAGO BIKE LANES & SIDEWALKS**

Air Quality

Policy AQ-1.20: Create the maximum possible opportunities for bicycles as an alternative work transportation mode.

Objective AQ-2: Reduce air pollution by reducing emissions from mobile sources.

Policy AQ-2.15: Manage traffic flow through signal synchronization, while coordinating with and permitting the free flow of mass transit vehicles, as a way to achieve mobility.

Policy AQ-2.22: Monitor traffic and congestion to determine when and where the City needs new transportation facilities to achieve increased mobility efficiency.

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.

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-9.9: Improve and enhance pedestrian connections between Downtown Riverside and the Downtown Metrolink station through use of walkways and the City's Green Line Trolley service.

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-10.10: Evaluate the needs of bicycle traffic in the planning, design, construction and operation of all roadway projects funded by the City.

Policy CCM-10.12: Encourage bicycling as a commute mode to school, work, etc.

Education

Policy ED-4.6: Work towards providing a bicycle network within Riverside that connects schools, employment centers and residential areas.

Open Space and Conservation

Policy OS-8.10: Support the use of public transportation, bicycling and other alternative transportation modes in order to reduce the consumption of non-renewable energy supplies.

Public Safety

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

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 2026/27 and 2027/28
2. CIP New Project Descriptions

Prepared by: Clarissa Manges, Assistant Planner

Reviewed by: Veronica Hernandez, Senior Planner; and Matthew Taylor, Principal Planner

Approved by: Edgardo Caldera, Acting City Planner

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