

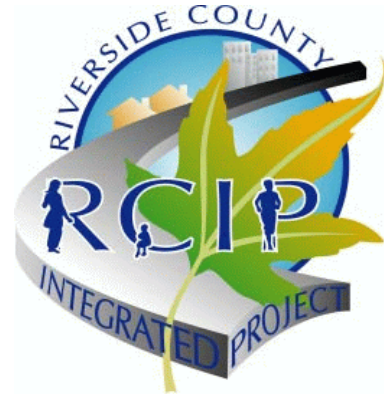


County of Riverside **GENERAL PLAN**

October 2003



County of Riverside General Plan



COUNTY OF RIVERSIDE

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1. Introduction





Chapter 1: Introduction

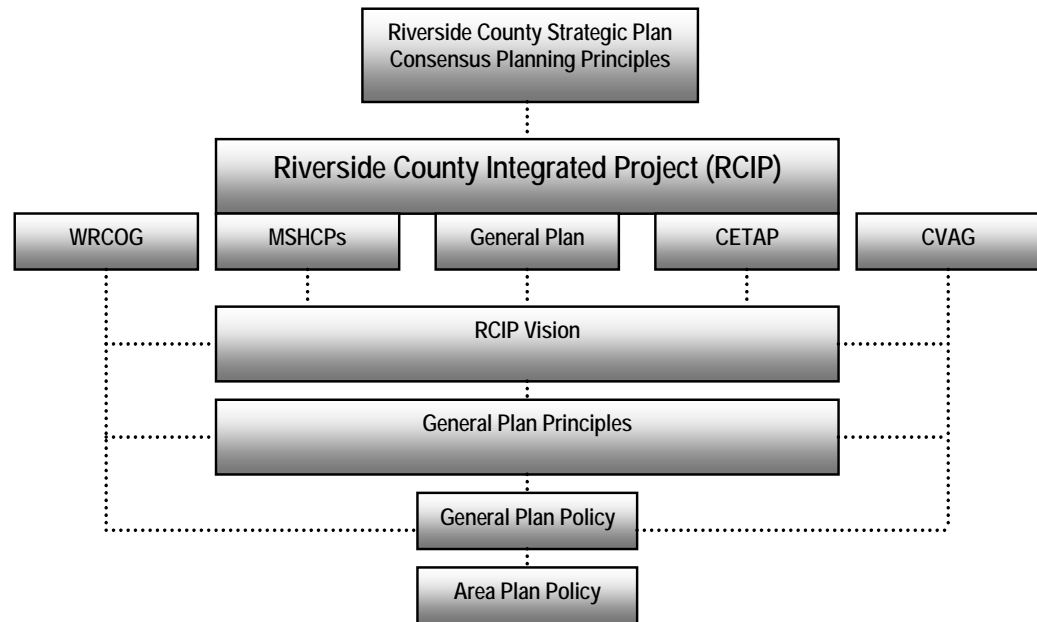
The Origin: Setting the Stage for the General Plan

Two powerful and consistent messages were voiced by the residents of Riverside County when asked for their input into the direction of the Riverside County Integrated Project and the General Plan. During 22 outreach meetings conducted throughout the County, and in a countywide public opinion survey, the messages were:

- The public does not want Riverside County to be like much of the older development in Southern California that symbolizes urban sprawl; and*
- The communities that make up the County are important, distinct and special, and must be preserved or enhanced.*

The foundation for this revised and restructured General Plan for the County of Riverside has developed over a number of years. The County's *Strategic Vision*, adopted in October of 1998, incorporates a set of 15 Consensus Planning Principles drafted and endorsed by a coalition of County stakeholders, including the building industry, property owners, environmental groups, and others, and are intended to guide the work of the Riverside County Integrated Project (RCIP). The RCIP is comprised of the Community Environmental Transportation Corridor Acceptability Process (CETAP), a Multiple Species Habitat Conservation Plan (MSHCP) and the Riverside County General Plan update. The Consensus Planning Principles have in fact become the foundation for the RCIP Vision statement that was developed by a similarly diverse and expanded stakeholder group that has served as the General Plan Advisory Committee (GPAC.) (See Chapter 2, Vision, for the text of the Vision Statement.)

This revised General Plan's structure is two-tiered (see diagram below). The General Plan covers the entire unincorporated portion of the County and is augmented by 19 more detailed Area Plans covering the County's territory with the exception of the undeveloped desert areas and the March Air Reserve Base. The thrust of the General Plan is to manage the overall pattern of development more effectively. The Area Plans provide a clear and more focused opportunity to enhance community identity within the County and stimulate quality of life at the community level.



The diagram above does not depict a conventional hierarchy of authority. It intends to illustrate the interactive and intergovernmental process that shaped the development of this General Plan. The remarkable consistency in the Consensus Planning Principles, the RCIP Vision, and the General Plan Principles is most significant. These documents reflect several common themes that have driven the development of this General Plan, and that should shape the future of this County. These themes are:

Quality of Life: Securing a high quality of life for County residents, even as we face a large projected population increase, by integrating and balancing the need for community and economic development, permanent multipurpose open space preservation, and multimodal transportation systems development. The innovative features of this Plan are designed to keep Riverside County economically competitive within the region and to provide an attractive environment and mobility for the high-wage employers sought by the County. This is the key to bringing jobs and housing into better balance in the County and significantly improving quality of life.

Community Identity, Form and Focus: Providing expanded opportunities for strategically located, compact activity centers, or nodes, that foster community identity and a sense of place. Key to this identity is a mix of land uses that will enable a broader range of community needs to be met (e.g. living, working, shopping, playing) within compact development areas, while at the same time providing them with definite edges or separation from other communities or clusters of communities.

Choice: Enabling the development of a greater variety of housing types than has previously been developed in the County. This involves strategies that enable the County to develop multiple housing types and meet the housing needs of residents in a wide range of socioeconomic categories.

Refining and Redefining the Development Process: Revising the County development processing system in order to strike a balance between certainty



and flexibility, regulation and incentives. This involves providing certainty in the pattern of development and conservation, allowing flexibility in development choices within defined areas, and attempting to achieve the development we want by using a blend of incentives and regulations.

Incentives: Developing a system of practical incentives to stimulate compliance with the Vision, reward excellence in planning and development, and stimulate compact forms of development where they are most appropriate.

Stakeholders as Part of the Team: Building and maintaining a strong constituency for the Plan through stakeholder involvement and buy-in during its development. Stakeholder participation has been one of the key and unique features of the planning program. The involvement of stakeholders in Advisory Committees had a major impact on the content of the General Plan and Area Plans. Support from a committed group of stakeholders during the Plan's implementation will be equally important.

Collaboration: Fostering a new level of regional collaboration between cities and the County. Many General Plan-level issues are not the County's alone; they are regional. Solutions, in relation to transportation systems development, for example, must be collaborative.



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The Process: Foundation

BACKGROUND

The last update of the County's General Plan, prior to this Plan revision, was in 1987. At that time the Plan did not contain a countywide land use map for the unincorporated area. Instead, policy direction was given in relation to land use at the General Plan level, and the Open Space, Agriculture, Mountainous, and approved Specific Plans' areas of the County were mapped for reference. The Plan has been amended over 300 times since that date. Eleven Community Plans describing and mapping land use, policy direction and consistency zoning had also been adopted by the Board of Supervisors as part of the General Plan. Four more Community Plans were in draft form.

This update of the General Plan was undertaken by a team of consultants over a 36-month period of time, in order to:

- *clearly map the County's land use designations for the unincorporated areas;*
- *develop a streamlined, consistent set of land use categories for the County;*
- *update and restructure the existing Community Plans and translate them into a new set of 19 Area Plans covering most of the western County area, the Coachella Valley, Desert Center and the Palo Verde Valley.*

Team

The consulting team developed the General Plan in concert with County staff. Perhaps most significant is that a General Plan Advisory Committee also worked closely with consultants and staff as an integral part of the team, and strongly influenced the content of the General Plan. The General Plan Advisory Committee met monthly for the entire life of the project. A Subcommittee of the GPAC met weekly and at key intervals in the project with consultants and County staff.

The GPAC was comprised of two representatives appointed directly by each County Supervisor, as well as representatives of the Western Riverside Council of Governments, Building Industry Association, California Department of Fish and Game, US Fish and Wildlife Service, Community Access Center, Endangered Habitats League, Sierra Club, Farm Bureau, Riverside County Office of Education, Riverside County Economic Development Agency, Riverside County Property Owners Association, and selected cities.

The CETAP effort included preparation of the circulation element, examination of transit options, and identification and refinement of four new transportation corridors for the County. The consultant's work was also undertaken in concert with County staff and an Advisory Committee composed of a diverse group of County stakeholders.

The MSHCP for Western Riverside County, if adopted, will be implemented through integration into the General Plan Multipurpose Open Space element, and at the Area Plan level. The MSHCP Advisory Committee, a third stakeholder group, also played a key role in shaping the development of the MSHCP for Western Riverside County, together with County staff and consultants. The proposed Coachella Valley MSHCP is referred to in the General Plan Multipurpose Open Space Element, as well as the Area Plans for REMAP, The Pass, Western Coachella Valley and Eastern Coachella Valley.



VISION PROCESS

Public Meetings & Survey—Between June and October of 1999, two rounds of community meetings were held to determine the issues that residents of Riverside County wanted to have considered in planning for the County’s future. The meetings were designed to engage the public in dialog with County staff and the consultants, and with each other, about issues critical to the success of the Plan and to Riverside County’s future in general. (See Appendix D for a summary of these community workshops.) A survey relating to planning, traffic and circulation, and multi-species habitat areas was distributed, and the results were incorporated into the subsequent refinement of the RCIP Vision statement. At the same time a professional research firm completed a telephone survey of 600 registered voters in Riverside County, including 120 from each Supervisorial District. (See Appendix C for a summary of the community survey results.) Additional input came from a workshop that involved members of the Board of Supervisors and the Riverside County Transportation Commission.

The public input garnered from the public in the Vision outreach process did shape the structure of the Vision statement, which was further developed and deepened under the leadership of the General Plan Advisory Committee.

Resident’s responses in the outreach process indicated their support for the following key ideas related to the General Plan:

1. Continued planned growth in response to population growth;
2. Road corridors that connect communities and connect Riverside County and adjacent counties;
3. Open space corridors that connect habitats;
4. No leapfrog development;
5. Less sameness, greater densities for “smart” developments;
6. Regional north/south and east/west solutions to congestion;
7. Better air quality through less traffic congestion and more local jobs;
8. A Plan that has a financing strategy; and
9. A planning pact with cities to help achieve the plan.

TECHNICAL STUDIES

Fiscal/Financial Analysis—Growth scenarios were prepared incorporating analysis of: employment and payroll trends, demographics, residential real estate trends, taxable retail sales, industrial and commercial real estate trends, community characteristics, competitive advantage, and infrastructure environment. The scenarios predicting low, medium, and high potentials for growth over the next 20 years were then used to evaluate the land use alternatives generated in the preparation of the Plan. (See Appendix F, Riverside County Population & Employment Forecasts, and Appendix G, Fiscal Analysis)

Existing Conditions Report—The Existing Conditions Report prepared as part of this General Plan update provides a description of the countywide conditions that form the assumptions upon which the plan is based. This report covers land use, circulation, housing, open space and conservation and public safety conditions, and is published as part of the Environmental Impact Report for the General Plan.



PLAN DEVELOPMENT

Review/Assessment of Existing General Plan & Community Plans—The consultants analyzed fifteen existing community plans, eleven approved by the Board of Supervisors and four in draft form. The plans were reviewed with respect to the following topics and characteristics: consistent or inconsistent structure; areas of distinction; land use designation systems; socioeconomic characteristics; land use allocation maps; zoning consistency; communities of interest/unincorporated communities boundaries; linkages with other areas; potential CETAP, MSHCP impacts; and growth predictions.

All of the policies contained in the Community Plans were reviewed, and if found relevant and applicable, were reassigned either to Area Plans or to the General Plan.

General Plan Development & Revision: Three land use alternatives were pursued in the preparation of the General Plan and Area Plans: a Trends alternative reflecting the County's approved community plans, specific plans and zoning; a Spheres alternative reflecting cities' designations for their spheres of influence, where those designations differed from the County's designations; and a Vision alternative reflecting land use patterns more consistent with the goals and principles of the Vision and General Plan principles.

The proposed General Plan Land Use Alternatives were presented to the Board of Supervisors in March of 2000, and direction was given to pursue the Vision alternative for further refinement. This latter alternative also contained many features derived from the first two alternatives.

THE ENVIRONMENTAL IMPACT REPORT (EIR)

In addition to this General Plan document, a comprehensive EIR has been published as a companion document. It should be referred to for more extensive information about the impacts of the Plan and how they will be mitigated (offset or reduced), as well as background information that aided the development of the EIR.



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The Result: Plan Features

VISION-DRIVEN PLAN

Designed to meet State General Plan requirements (per California Government Code Section 65300 et seq.) and implement the RCIP Vision, this Plan outlines policies, standards, and programs to guide day-to-day decisions concerning Riverside County's future. Updating and revising the County's General Plan also serves several other important purposes, it:

- *Provides clarity and stability in community development policy;*
- *Establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and*
- *Provides a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.*

The General Plan is grounded in the RCIP Vision, sets the direction for the County's land use and development in strategic locations, as well as the development of its economic base, the framework of its transportation system, and the preservation of the extremely valuable natural and cultural resources it contains. The Riverside County General Plan serves as a "guidebook" containing direction that will enable achievement of its Vision Statement.

A set of General Plan Principles has been developed as an outgrowth of the Consensus Planning Principles and Vision. One section of those Principles, relating to the General Plan Certainty System, is introduced in this section and contained in the General Plan. The remaining sections of that document are contained in Appendix B to the General Plan. Together, the Consensus Planning Principles, the Vision, and the General Planning Principles contain a number of significant new directions, embodied in the Plan, which are intended to chart Riverside County a new course for the 21st century.

Significant new General Plan features include:

Clarity in Land Use Guidance

Completely Mapped Policy — Land use mapping at the General Plan level (see Chapter 3, Land Use Element) depicts four "Foundation" Components, while Area Plans use a streamlined, consistent set of land use designations that fall under the umbrella of the Foundation Components.

The Foundation Components — The RCIP Vision calls for the land uses in the County to be clearly mapped, and areas suitable for development or agriculture to be easily distinguishable from those to be permanently conserved, either for habitat or to accommodate natural resources or open space. As a result, the land use designations used in this General Plan fall under the umbrella of four Foundation Components, or major categories of County land use: Community Development, Rural, Agriculture, and Multipurpose Open Space. The countywide map of land use delineates only those four Foundation Components (see Chapter 3, Land Use Element).

As detailed in the description of the General Plan Certainty System (see general description below and Chapter 10, Administration), the significance of these foundation components is that General Plan Amendments proposing a change of land use designation from one Foundation Component to another will only be entertained by the County at five-year intervals, except in specific extraordinary circumstances and Agriculture Foundation Amendments which are considered at 2 ½ year intervals.

Area Plans — Nineteen Area Plans replace the previously adopted set of Community Plans as well as the Riverside Extended Mountain Area Plan and the Southwest Area Plan. Area Plan boundaries have been adjusted to include most of the unincorporated area of western Riverside County, as well as the Coachella Valley, Desert Center and the Palo Verde Valley. Area Plans are comprised of a



land use map and other illustrative materials relevant to the area, as well as specific policy direction required to provide guidance unique to each area. The Area Plans incorporate a streamlined land use designation system representing a full spectrum of categories that relate to the natural or economic characteristics of the land in Riverside County. This system consolidates and replaces over 200 classifications in the previous General Plan.

Hazards Mapping – The General Plan incorporates a comprehensive set of natural hazards maps identifying physical development constraints within the County, including floodplains and dam inundation areas, areas of seismic activity or faulting, liquefaction and landslide areas, and high fire hazard areas. These maps provide clearer and more comprehensive direction regarding development constraints than had previously been available.

Contemporary Policies and Standards

The General Plan also provides updated policy direction and standards related to land use, housing, safety, circulation, open space and conservation, air quality, and noise that is relevant countywide.

Preserving Stability and Flexibility In the Plan Over Time: The Certainty System

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle, farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all.

State law limits amendments to the General Plan to four times per year. Each one can include multiple areas of change. The Certainty System takes the state guidelines a step further by identifying specific amendment categories and a time frame within which each can be considered for amendment to the General Plan. It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan.

Tracking Progress

Carrying out the adopted General Plan requires numerous individual actions and ongoing programs involving almost every County department, as well as many other public agencies and private organizations. Implementing Actions for General Plan policies are referenced within each General Plan element and compiled into an Implementation Program contained in Appendix K of this Plan.



The General Plan implementation database is intended to be a responsive, highly automated system for monitoring and assessing cumulative effects of implementation of the Plan, including documentation of development, land preservation, and transportation activities. Reference to this monitoring information is an essential ingredient in the consideration of any change in the Plan, especially regarding land use designations. The information in this system will be maintained in such a way that basic development activity can be summarized at any time for use in reporting mechanisms, including an annual General Plan progress report.

Integrating Realistic Mobility Options

The CETAP incorporates three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element (Chapter 4), and exploration of options for transit system development in the County. Further, guidance for the implementation of the four CETAP corridors and the transit system concepts identified, is incorporated into the General Plan's policies and Implementation Plan.

A transit concept, known as the Oasis Transit System, has been developed to fit the unique needs of Riverside County (see Chapter 4). It entails localized transit loops centered around focal points of relatively compact development, tied in with regional transit corridors and, in turn, connected to the County's burgeoning Metrolink system. For the foreseeable future, the system would consist of rubber-tired vehicles resembling small rail cars, and would connect to neighborhoods through transit stations highly integrated into development concentrations at key locations. These nodes of development would contain a mix of uses normally required to serve each community, but would be designed to reinforce and/or benefit from transit service.



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The Structure: a Reader's Guide to the General Plan Document

PLAN ORGANIZATION & USE

State General Plan law mandates seven required elements of the General Plan and allows optional additional elements. State law also requires that these elements must be internally consistent with one another, though it does not mandate either the format or structure of each element. For example, policies in the Land Use element must be consistent with policies in the Noise Element.

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids — interesting information about Riverside County that is related to the element.



References — contacts and resources that can be consulted for additional information.



Definitions — clarification of terms and vocabulary used in certain policies or text.

The Riverside County General Plan is organized in the following manner:

Preface: Introduces the General Plan document and incorporates the summary Vision statement, “Riverside County is a family of special communities in a remarkable environmental setting.”

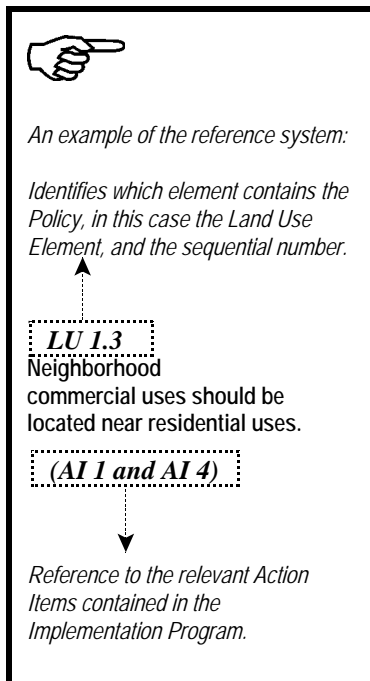
1. **Introduction:** Describes the background, development process, features and structure of the General Plan.
2. **Vision:** Contains the full version of the Vision Statement.
3. **Land Use Element:** Designates the general distribution and intensity of all uses of the land in the County. This includes residential, commercial, industrial, public facilities, and open space uses. Also provides development standards related to each land use category, and general policy level direction for an array of land use-related issues such as hillside development and community design.
4. **Circulation Element:** Identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail, transit systems, and airports. The Circulation Element for the Riverside County General Plan also identifies and provides policy direction for the implementation of the CETAP Corridors.
5. **Multipurpose Open Space Element:** In this General Plan, the Conservation and Open Space elements have been combined into the Multipurpose Open Space Element. Addresses the conservation, development, and use of natural resources including water, soils, rivers, and mineral deposits. Details plans and measures for preserving open space for: protection of natural resources such as wildlife habitat; the managed availability of space for parks, trails, and scenic vistas; and protection of public health and safety through protection of areas subject to geologic hazards, flooding, and fires.
6. **Safety Element:** Establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.
7. **Noise Element:** Identifies and appraises noise problems and includes policies to protect the County from excessive noise.
8. **Housing Element:** Assesses current and projected housing needs, and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the County.
9. **Air Quality Element:** This General Plan includes an optional Air Quality element that identifies and appraises air quality problems and includes policies to improve air quality.
10. **Administration:** Incorporates policies and procedures for administering the General Plan.



Appendices: The following Appendices to the General Plan are also available:

- A. Glossary of Acronyms & Terms
- B. General Planning Principles
- C. Public Opinion Survey
- D. Summary of Community Workshops
- E. General Plan: Socioeconomic Build-Out Projections Assumptions & Methodology
- F. Riverside County Population & Employment Forecasts
- G. Fiscal Analysis
- H. Geotechnical Report
- I. Noise Element Data
- J. Community Center Guidelines
- K. Implementation Program
- L. Airport Land Use Compatibility Plans

Each element of the General Plan contains the following internal structure and reference system:



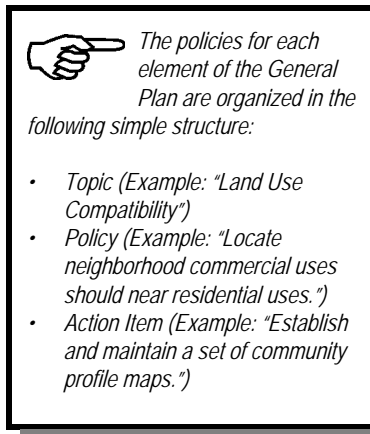
Policy Structure and Reference System

The General Plan expresses the broad direction of the Consensus Planning Principles, Vision, and General Plan Principles in the form of policies. Policies are statements that guide the course of action the County must take to achieve the goals outlined in the three guidance documents mentioned above. It is important to note that policies are guides for decision makers, not decisions themselves. The policies themselves are organized by topical area or issue. For instance, policies related to “land use compatibility” can be found under that topical area.

In order for these policies to be successfully implemented, they must be related to specific courses of action. The key questions that need to be answered for policy in the General Plan are:

1. Who is responsible for implementing the policy?
2. When is it to be carried out?
3. How much is will it cost?

Details for implementing policies in the General Plan are contained in the Implementation Program in the form of action items (See Appendix K). An action item describes the specific steps necessary to achieve an objective, and defines the level of commitment to be executed.



In order to allow easy reference, a numbering system has been established. Each policy is identified by both its element and a sequential number (see the example in the box at left). For instance, the first policy in the Land Use Element is identified as LU 1.1. Policies can also be followed by a set of numbers in parenthesis. This would be a reference to the action item related to the policy.

Policy Interpretation

For a policy to be useful, it must be clear. However, not all policies are the same; they differ in terms of expected results, commitment of resources, and indication of importance or urgency. Therefore, it is important to simplify the language used in the General Plan and understand the distinctions between the different



levels of policy. The following definitions of terms provide guidance in interpreting the policy language of the General Plan:

- *Shall*: Policies containing the word “shall” indicate that an action must be taken in all cases. This represents absolute commitment to the policy, and the expectation is that the policy will always be carried out.
- *Should*: Policies containing the word “should” indicate that an action will be taken in most cases, but exceptions are acceptable for good reason.
- *Allow*: Policies containing the word “allow” indicate that a proposed action will be supported within certain parameters and following certain guidelines.
- *Coordinate*: Policies containing the word “coordinate” indicate that an action will occur along with some other entity, and the County will carry its share of the burden or responsibility.
- *Explore*: Policies containing the word “explore” indicate that an action will be taken to investigate the subject at hand to discover whether or not some further commitment is in order.
- *Consider*: Policies containing the word “consider” indicate that an action may or may not be taken, depending upon the results of analysis that remain to be completed.
- *Limit*: Policies containing the word “limit” indicate that an action will be taken to keep the subject within certain limits, or at least operate to make undesired change more difficult.
- *Restrict*: Policies containing the word “restrict” indicate that an action will be taken to actively keep the undesired action to a minimum.

Where other action terms are used that are not specified here, they are to be equated to the closest applicable term described above.

GENERAL PLAN & AREA PLANS RELATIONSHIP TO OTHER PLANS AND REGULATIONS

A number of plans and ordinances implement or are impacted by the County’s General Plan:

Zoning Ordinance - The County administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies land use designations in the long-term, zoning identifies specific, immediate uses of land. The General Plan’s successful implementation can only occur if the County Zoning Ordinance is updated and consistent with it (State law mandates General Plan-Zoning consistency), and is able to implement the long-term intent of the Plan.

Subdivision Ordinance - State law mandates local approval of land subdivision via the Subdivision Map Act. Local review of proposed subdivisions and parcel maps includes assessment of consistency with, and implementation of, General Plan objectives and policies.

Specific Plans - Specific plans are customized regulatory documents in lieu of standard zoning that are used to plan projects and delineate land uses, infrastructure, development standards and criteria, and implementation measures. Specific plans must address consistency with the jurisdiction’s



General Plan, and can be used to implement the General Plan within a limited area.

Development Agreements - Development agreements are entered into by developers and local governments. These agreements define permitted uses of property, density and intensity of uses, development criteria, and provisions for the reservation or dedication of land for public purposes. They are in effect for predetermined periods of time and identify vested development rights that apply to the specific development project they govern. Development agreements assure that general plan objectives and policies are carried as development occurs; however, unincorporated territory can be governed by development agreements with cities, subject to annexation, if the property is within the city's sphere of influence.

Transit Village Plans - The Transit Village Planning Act of 1994 authorizes cities and counties to prepare Transit Village Plans to encourage compact, mixed use development in close vicinity to transit stations. A transit village plan must be consistent with the county general plan. A county adopting a transit village plan is eligible for State transportation funds, will receive priority help from the Office of Permit Assistance in establishing a streamlined permitting process, and may be excluded from conformance with county Congestion Management Plan level-of-service standards with the approval of the Congestion Management Agency.

JURISDICTIONAL SYSTEM

The following types of plans and designations, though administered by other jurisdictions, can also impact the County's General Plan:

City General Plans - City General Plans have authority over territory within city limits. This General Plan only has jurisdiction over unincorporated territory within the County of Riverside that is under the authority of the Board of Supervisors. Land within a city's sphere of influence (see definition below) can be given land use designations by both the city and the county. The city's designation applies if the land is annexed into the city, otherwise the county's designation prevails.

City Spheres of Influence - Spheres of influence are established by the Local Agency Formation Commission (LAFCO) and are intended to reflect "the probable physical boundaries and service area" of cities. LAFCO is directed by State law (the Cortese/Knox Local Government Reorganization Act of 1985, as amended) to establish and periodically review the spheres of influence for each agency under its jurisdiction.

Communities of Interest (COI) - The Riverside County LAFCO may designate Community of Interest study areas within the County of Riverside unincorporated territory. Proponents of the designation are given two years to evaluate long-term jurisdictional alternatives and submit a summary report to the Commission. Alternative courses of action within this time frame could include annexation to one or more cities or special districts, incorporation as a new city, or the long-term designation of Unincorporated Community. During the study period, piecemeal annexations are strongly discouraged.



Unincorporated Communities(UC) - The Riverside County LAFCO may designate Unincorporated Communities within the County of Riverside unincorporated territory. A UC designation by LAFCO recognizes the Commission’s intent that the area designated remains unincorporated for the foreseeable future. Designation of an area as a UC may require removal from a municipal sphere of influence, since the two designations are mutually exclusive. The UC designation for a community is to be reviewed every five years.



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2. Vision Statement





Chapter 2: A Vision for Riverside County

Overview

If you are reading this vision statement it is because you have some interest in what is happening in Riverside County. You may be concerned about your current or future quality of life, how your property will be impacted by change, whether to locate your business here, or, as a government official, what a decision should be regarding a particular issue. This vision will tell you in broad terms what values prevail here and how future community-building decisions will be affected by those values.

A vision is a positive mental image of the future that is expressed as if it had already been achieved. It is used, not only to shape plans, but also to motivate long term commitment to those plans and their implementation. It is a tool for inspiring achievement and unifying energies toward a future that is considerably more desirable than it would be without such thoughtful preparation.

Our vision for Riverside County is designed to:

1. Build on lasting values;
2. Appeal to the best in people;
3. Have universal appeal, despite unavoidable differences in priority;
4. Communicate in terms people can easily understand;
5. Represent common ground as the basis for resolving inevitable differences;
6. Be both visionary and practical; and
7. Be rich with opportunities for personal interpretation within the framework of the common ground.

The process for developing this vision involved:

1. Listening to the people of Riverside County through outreach meetings and public opinion polling;
2. Consolidating information from workshops involving the Board of Supervisors, Riverside County Transportation Commission, County Planning Commission, cities, tribal governments, appointed advisory committees, and special interest groups;
3. Augmenting that input with technical and planning knowledge from the staff and consultants;



4. Discussions among participants in the planning process of important issues that must be addressed in the vision; and
5. Preparing and refining the draft vision based on these discussions.

This Vision is made up of four parts. The first is a summary version that captures the essence of the Vision, but does not contain the depth of content generated by the outreach process. It is designed to be published separately as an easy to read, stand-alone document. The second part is this overview, which sets the stage for the substance of the Vision. The third part is a statement of fundamental values that provide the foundation for the Vision. The importance of these values cannot be overstated. They are the rationale for everything that appears on the Vision statement. The fourth is the Vision Statement itself. This part describes what Riverside County is like after 20 years of collaboration, based on the common ground established through the process of preparing the Riverside County Integrated Plan.

The essence of the Vision Statement is a description of conditions related to twelve major topics arising from the public outreach process. Each topic contains a number of issues that had to be addressed if the stated values were to truly influence the future. The translation of these issues into a description of results after 20 years of implementation provides the substance of the Vision for Riverside County.

How is this Vision used? Here are some ways:

1. Each General Plan Element contains a description of how it implements the Vision.
2. Each Area Plan contains a description of how the Vision applies uniquely to that area and how it is implemented.
3. The land use and supporting transportation and open space systems respond directly to the Vision through the General Plan Elements and Area Plans.
4. Communities in unincorporated areas are shaped by the content of the Vision.
5. The General Plan Implementation Program is reviewed annually as part of the County budget process and achievements toward the Vision are documented. County resources are focused on supporting the Vision.
6. Achievement of the Vision is being tracked by indicators that are either measurable or at least clearly defined based on a shared definition of success.
7. Staff reports on public improvement projects and private development projects specify how they serve to implement the Vision.
8. Public interest groups regularly observe the implementation process to both celebrate achievements and raise concerns when they are warranted.



9. The Riverside County Vision is frequently the subject of news media stories that call attention to aspects of its status.
10. Educational programs throughout the County contain segments on current issues and how their resolution reinforces the direction stated by the Vision.
11. The entire General Plan is reviewed and refined periodically in response to changing conditions and the degree to which the Vision is being achieved.

In short, the Riverside County Vision is at the heart of a great many public deliberations and has the continual attention of the public. It is a central part of the decision-making systems that shape what happens, where it happens, and how it happens.

FUNDAMENTAL VALUES

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and results are synchronized, our communities prosper; where they are in conflict, so are the communities.

The simplest way to summarize our vision for Riverside County is to say that:

Riverside County is a family of special communities in a remarkable environmental setting.

Our vision is based on values that provide the foundation for common ground that, in turn, underpin the General Plan's goals, policies, and actions. The people of Riverside County declare that they join together in holding the following values and seeking a community future based on them. It can be argued that our values are optimistic and very ambitious: that they require our best instincts to prevail. Of course-why would we seek less in shaping our communities?

So, with that theme in mind, let us express the values that have motivated our community building and that will continue to do so in the future.

Community

We are, in fact, a community within which a family of local communities exists. "Family" means that we treat each other with the compassion and respect that one rightfully expects of family members. The richness of our natural setting is a shared resource of inestimable value. Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged.

Inter-relatedness

We acknowledge the inter-relatedness of the economic, environmental, cultural, and institutional realms of our community life as we continue to plan and build our communities in a manner that enables us to achieve mutually beneficial results.



Rights

We respect the rights of others in the often complex process of developing our communities: property rights, including those associated with Indian lands; the right to dissent; and freedom from infringement on constitutional rights as citizens and as fellow humans seeking their rightful place in society.

Responsibilities

We affirm that, concurrent with rights, lie significant individual responsibilities to our communities and to each other in pursuing our personal priorities along with others engaged in community building.

Risks

We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.

Diversity

We respect the diversity of our peoples, with their fundamental and common beliefs and convictions. Accordingly, we cherish their rights to live their lives without unnecessary governmental regulation. At the same time, we acknowledge that the diversity we value so much requires leadership and tradeoffs in balancing the interests involved in a community development decision.

Valued Contributions

We value the contributions to our communities on the part of many sectors of our population whose age, youth, disability, health, or other characteristics may limit their contributions and satisfaction as community members unless they have equal access and are assured opportunities to be full members of our communities.

Varied Communities

We value the contribution to our overall quality of life by the richly varied municipalities, Indian nations, unincorporated communities, and rural communities in Riverside County.

Balance

We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit.



Participation

We seek and take seriously the public’s involvement in shaping our communities and participation in determining how they evolve over time. We affirm that the people of Riverside County who require a part in whatever forums and opportunities for public dialogue take place include residents, workers, students, business owners and operators, and property owners.

Volunteerism

We value the voluntary effort invested by our citizens in community building and place great worth in the voluntary expression of good will, compassion, understanding, and democratic ideals displayed by those who freely give of their valuable time and resources. We seek to sustain the recognition and continued involvement of the volunteer and not-for-profit sector as they contribute so much to our community life.

Decision Making

We expect decision-making to be informed by the best available information and seek a quality of decision making that is democratic, timely and equitable.

Creativity and Innovation

We seek bold and creative planning approaches and initiatives to implement our communal future based on these shared values and aspirations. We value such innovation because, sometimes, thinking “outside the box” is necessary to achieve the benefits people in our County seek in selecting their preferred life style, community characteristics, and housing types.

Distinctiveness

We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities.

Housing

We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

Natural Environment

We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.



Man-made Environment

We acknowledge and respect the long heritage of economic endeavors that have shaped portions of our environment through mining, agriculture, renewable energy development and similar enterprises and continue to take their value into consideration in shaping our environmental management.

Employment

We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.

Safety

We acknowledge security of person and property as one of the most basic community needs and commit to designing our communities so that vulnerability to natural and man made hazards, as well as criminal activities, is anticipated and kept to a minimum.

Planning Integration

We are proud of the multi-faceted approach taken in Riverside County to planning on Countywide and community scales and we dedicate ourselves to its continued support for the coherent and comprehensive implementation of this approach. At the same time, we seek an implementation approach that simplifies and focuses on essentials, without being unnecessarily complex.

Communication and Information

We expect the fullest possible communication between our community leaders and the people and believe in the value of information sharing as broadly as possible as the basis for effective communication and problem solving.

Quality Management

We seek and reward quality management of the institutions, organizations, and resources that belong to us. This includes the expectation that accountability and measures of achievement will be a prominent part of public management systems.

Sustainability

We are beneficiaries of the past and we value that. We seek the same for our heirs. We declare that they should have an expectation that they will inherit communities and a natural environment that offer them a reasonable range of choices.

Costs



We know that community-building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness.

Governmental Cooperation

We expect the considerable number of governmental entities that guide and influence the quality of our communities to avoid parochial thinking and make their decisions and conduct their activities with the general community welfare and benefit in mind. This includes pursuing joint priorities where that approach offers community advantages that exceed independent action.

Youth in the Community

We affirm that the future of our community lies with our children and that their education and support are essential to community well being. We dedicate ourselves to building and sustaining a network of support for the youth in our community.



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A Vision for Riverside County

VISION AS A GUIDE FOR THE RCIP

Our values drive our vision. What we, the people of Riverside County want for our future, our communities, and ourselves will shape the Riverside County Integrated Plan. Implementing the plan will unify our resources to achieve our common purpose. What we choose to do or not to do will, in turn, validate or refine our vision so that it is not only imaginative in seeking a better future, but practical in creating expectations that are real. In short, this will lead to a comprehensive plan that says what it means and means what it says.

Why is this so important? It is because the only way for our vision to be translated into reality is to work at it and persist. In other words, completing the RCIP is not the end of the process; it is the beginning. That is when the hard-but truly rewarding-work begins.

Integration: The Hallmark of the Riverside County Plan

The key to the entire RCIP lies in the word “integration.” There are a number of movements throughout the nation that seek to improve quality of life. They all include useful ideas, usually organized around a major theme or emphasis. Examples include Healthy Cities, Sustainable Development, Livable Cities, Safe Communities, Smart Growth, Clean Cities and a number of others. The RCIP is not beholden solely to any one of these ways of defining “quality of life.” Rather, it seeks to integrate combinations of the best ideas from these programs and locally initiated concepts. That will allow us and our leaders to tailor the most applicable ideas to Riverside County’s needs and potentials. If any single quality is evident regarding Riverside County, it is diversity. So, the vision for its future must respect the fact that “one size does not fit all.” The foundation for this approach is integration of a host of ideas rich in potential, based not on a single theme, but on what makes the most sense for Riverside County.

It is essential to appreciate the fact that this vision for Riverside County allows for varied interpretations, depending on one’s priorities. This cannot and should not be avoided. Yet, it should become clear, as implementation of the vision occurs, if some aspect of the vision is completely ignored. That is not acceptable and will require serious attention. So this vision should be thought of as a consolidation of many legitimate agendas within which balanced response is expected. That this balance will vary at different times and in different locales does not diminish the value of the vision. After all, the vision is intended to motivate excellence, not impose a singular straightjacket on the future. Rather, it reflects the heritage of diversity that has always enriched the character of this place.

This thought leads to one final idea reflected in our community vision statement. We constantly refer to the term “quality of life” in describing what we seek in our living environment. We all agree that this is a desirable purpose, yet we may define quality to mean widely differing things. For purposes of this vision statement, quality of life is defined to include all of the ingredients contained in



our vision. It is not exactly the same thing in every portion of the County. It is a balancing of competing priorities that do not enjoy universal support throughout the County. Yet the vision statement includes an essential common ground that must be found to some degree in any quality of life definition used here.

With this in mind, the RCIP...

1. Adapts the best part of many themes to the needs of Riverside County.
2. Derives its power from the values that are held by the people here.
3. Balances stability in the landscape with the dynamism and flexibility to adapt to changing future circumstances.
4. Uses the best available data and analysis to guide decision making without constraining the overall vision.
5. Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.
6. Protects high-value environmental resources and private property rights – and develops the complex tools needed to do so.
7. Integrates and works closely with cities and their planning efforts.
8. Provides a long-term means for economic stability to be achieved through investment by a variety of interests: residential, agricultural, property owner, environmental, institutional, business community, labor, and others.
9. Seeks a balanced transportation system where people do not need to be totally dependent on the single-occupant vehicle.
10. Stimulates an unprecedented level of intergovernmental cooperation and collaboration.

The RCIP will...

1. Provide on-going monitoring, measurement, and status on progress toward achieving the vision.
2. Preserve crucial open space and transportation corridors, resulting in more compact and efficient development than would otherwise happen.
3. Provide a range of community design options to respond to varied lifestyle choices.
4. Put a focus on high quality, efficient growth that uses land resources efficiently.
5. Provide a process for adjustment through General Plan reviews, in accordance with state law, at regular intervals or when triggered by key events.



Draft Vision Concepts

The most powerful way to state our vision is to place ourselves in the future and see what we have achieved; what our communities are like; what the quality of life means at that point in time. So, if you will “fast forward” to about the year 2020 and look around, you will see our vision.

Because the Riverside County Integrated Plan was adopted and implementation has been underway for almost 20 years...

1. Corridors and areas are preserved for distinctive purposes: multi-purpose open space, including wildlife; economic development, including agriculture; residences; public facilities; and transportation systems.
2. Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it.
3. The rich diversity of the County’s environmental resources—even those modified by human activities—is preserved and enhanced for the enjoyment of present and future generations.
4. There is an adequate supply and quality of critical water resources essential to support development, agriculture, wildlife, and open space.
5. Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape.
6. Public facilities such as schools, law enforcement related facilities, libraries, fire stations, community centers and other facilities essential to providing community services are in place.
7. Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations.
8. Our communities maintain their individual distinctive qualities and character, surrounded in most cases (except in the Coachella Valley, where cities physically merge into a continuous development pattern) by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity.
9. A full range of housing has been achieved and an ongoing program is in operation to continually meet this need.
10. Development standards are consistently high, offset in cost by the absence of unpredictable time delays and conflict in the development review process. This is possible because the places where development should occur are clearly defined and the standards for development in cities and the County highly consistent.
11. Infill and redevelopment that enhance and revitalizes communities are contributing to the accommodation of growth.



12. Our communities—both improvements to existing ones and newly emerging ones—are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structures, and public improvements.
13. A comprehensive transportation system operates at regional, countywide, community and neighborhood scales. As part of that system, transportation corridors serve as unifying connectors between communities, provide high capacity linkages between jobs, residences and recreational opportunities, and offer multiple modes of travel.
14. Expanded local employment opportunities and broadening of choices provided by the transportation system and technological advances in communications systems have resulted in reduced vehicle miles and vehicle hours traveled (compared to what would otherwise have occurred), contributing to an improved quality of life generally and improved air quality specifically.
15. Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions provide preparation and training for the new jobs created in these clusters.
16. Though overall acreage in agricultural production has diminished, proactive measures have retained economically viable agricultural lands, which are well protected as valuable economic resources and, in some areas, have expanded.
17. Many dimensions of the Riverside County Vision are being achieved through expanded levels of intergovernmental cooperation and partnerships that represent commitments to common ground not achievable in the past.
18. Because of the achievements in an improved quality of life, more people are involved in assisting the planning and implementation process than has historically been the case.

TRANSLATING ISSUES INTO VISION

A number of issues were raised by the people of Riverside County during the outreach process aimed at finding out their opinions and concerns about the future. The people had much to say. The issues they talked about and the ideas they had for improvement fell into twelve subject areas. Those subject headings follow, with vision statements applicable to each one. Each topic begins with a brief narrative summary, followed by a number of specific items that make up the vision for that topic.



Population Growth

There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer than it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.

Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.

1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.
2. Growth focus in this County is on quality, not on frustrating efforts to halt growth.
3. Population growth continues and is focused where it can best be accommodated.
4. Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities.

Our Communities and Their Neighborhoods

Each community in the County is identified uniquely as a special place. This includes incorporated cities, unincorporated communities, new communities, and tribal holdings. The combination of multipurpose open space systems, transportation networks, and land suitable for development distinguishes those areas that logically fit into future expansion of cities, creation of new communities, and preservation of rural enclaves.

Cooperative policies and programs are now in place that closely coordinate cities, the County of Riverside, and the Local Agency Formation Commission in concentrating development where it is most appropriate and still allowing considerable choice in location for individual property owners, developers and future residents. This collaboration is widely respected as a means of assuring the integrity of communities within the County, whether they are incorporated, unincorporated, or tribal in status.

Earlier problems clearly associated with leapfrog development (development that "skips over" developable land and establishes inefficient development patterns) have virtually disappeared. Areas slated for development are clearly identified and mapped. Areas not acceptable for development, based on cause,



within the time frame of the General Plan are also clearly identified and mapped. Development proposed at some distance from existing communities occurs because of a conscious commitment to a new community there, and it must demonstrate its self-sufficiency in terms of public facilities and services. This may eventually facilitate infill development where that is clearly consistent with planning policy and mapped designations. New communities are demonstrating methods for achieving efficient development and building a sense of community from the very beginning.

The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively. As a result, the initial components of a transit system are in place, and the capability for expansion is preserved through rights-of-ways that can be brought on line as service needs dictate and financial resources permit.

Not only are multipurpose open space areas permanently protected, but also numerous rural areas are likewise assured a continuation of that lifestyle. Limitations on the erosion of this lifestyle are well respected because of the clarity and strength of commitment by the County and other agencies, and because extensive opportunities for more urban and suburban development exist which are not vulnerable to successful legal challenge regarding their appropriateness.

1. A high degree of consistency now exists between County and city land use and transportation planning within city spheres of influence, resulting in a reduction in development policy conflicts and confusion. In some cases this has been driven by city initiatives, in others by County policy direction, and in still others through a negotiated blend of city/county preferences.
2. Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.
3. Incentives and the competitive need to “raise the bar” in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards.
4. The regulatory system consistently rewards implementation of concepts that contribute to achievement of the Riverside County vision.
5. All communities in the County have complied with legal requirements for universal access to public buildings, sidewalks, and public spaces. Many have established an incentive system to expand similar access in buildings and spaces not covered by legal requirements.
6. Incentives to achieve development efficiency often results in reduced fee costs.
7. The financial implications of implementing the RCIP are well documented and understood.



8. The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained.
9. The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP.
10. Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities.
11. Some rural residential development and support uses are accommodated in open space preserves where the type of development and sensitivity of the natural resource are mutually compatible.
12. Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.
13. Major backbone infrastructure systems are funded in a number of locations by grants, ongoing funding programs and supplemental mechanisms supported by the public.
14. Local infrastructure systems to improve levels of service and the quality of life in existing communities and to support new growth are being installed and expanded, with costs paid by those who benefit directly from these improvements. Cooperative and equitable arrangements to accomplish this continue to be crafted to respond to specific local situations.
15. Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.

Housing

Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families. Our housing choices also cover the complete spectrum of housing costs and include rental as well as for sale units. People are now seeking housing here, not because it costs less than more developed counties, but because the quality housing choices are attractive as a place to live. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate.

1. The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various



forms of ownership housing. This is being satisfied through a combination of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed.

2. Regional forecasts of housing needs are well coordinated within Riverside county and are accepted by regional and state agencies.
3. Census data is well-integrated into housing needs forecasts.
4. There is now a balance between the residential development capacities of the County and city general plans within the County and regional housing needs.
5. Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses.
6. All housing projects required by law to provide access to people with disabilities now do so.
7. Universal access guidelines are adopted and a system of incentives is in place to include them as a key feature of residential development projects.
8. Because of the clarity of direction now provided by the General Plan and the cooperative arrangements with most of the cities, constraints on providing affordable housing attributable to excessive local regulations have been eliminated.
9. Adequate housing for farm laborers is now provided.
10. Housing plans are well-integrated throughout the County at four levels:
 - a. Subregionally at the Area Plan level;
 - b. Within cities and unincorporated communities;
 - c. Within large-scale development projects; and
 - d. At the project site planning level where housing is involved.

Transportation

Our transportation system has more than kept pace with the growth in population, employment and tourism and their demands for mobility. New and expanded transportation corridors connect growth centers at key locations throughout the County. Several corridors have built-in transit service and all have expansion capability to accommodate various forms of transit. Some are now providing express bus service to Metrolink stations. These same corridors are designed with a high regard for the environment, including provision of critical wildlife corridor crossings so that our open spaces can sustain their habitat value. Air travel access by our residents and businesses is convenient and is an integral part of the Southern California air transportation network with worldwide connections.



1. Major new and expanded transportation corridors accommodating automobiles and other transit modes are now partially developed, with design and funding for additional segments underway. The existing components of the system now work together with each other to afford optimum mobility for the people being served.
2. Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.
3. Riverside County and its communities are preeminent in their commitment to providing public transportation facilities and services to all people who need them. Where shortfalls remain, strategies are in place to expand universal access services as funding can be established.
4. Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace. Measures have been taken to preserve the long-term viability of airports by protecting them from the encroachment of incompatible development.
5. New fuels technologies are in place at key locations making a diversity of choices available according to the needs of users, particularly among the business fleet users.
6. Toll-way options are being explored as a means of achieving improved capacity in critical corridors.
7. Investment in, and expansion of, the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.
8. Strategically planned truck routes (including exclusive truck lanes) provide for the movement of goods as a critical component of our transportation system.
9. The new California high-speed rail system now serves Riverside County directly, providing a strategic advantage for the County's business community.
10. Promotion of efficient intermodal freight facilities in the Inland Empire has achieved a shift of a portion of the goods previously moved by trucks onto the rail freight system.
11. The land use/transportation connection is a key part of the development process and has served to reduce the number of vehicle trips compared to earlier patterns of development.
12. Direct and immediate access to multi-purpose open space areas is provided in most areas of the County.
13. The transportation system now has sufficient financial supported to ensure that what is built can be adequately maintained.



14. Ample use is made of advanced transportation technology to ensure that the physical infrastructure is used to its maximum potential. This includes methods of achieving optimum efficiency of transit operations to provide increased frequency and reliability of transit delivery systems.
15. Reliable, real-time information is readily available to travelers for all major transit system routes, including fares, schedules, and current level of service on major roadways in the region to assist travelers in making choices regarding routes and mode of travel.

Conservation and Open Space Resource System

The County's conservation and open space resources are preserved and managed to a degree not thought possible 20 years ago. The multi-purpose open space system provides for the preservation of multiple species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Land areas will be preserved, set-aside for this purpose, and linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources.

1. Conserved multi-purpose open space is viewed as a critical part of the County's system of public facilities and services required to improve the existing quality of life and accommodate new development.
2. The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resource protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multi-purpose open space system.
3. A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.
4. Native habitat for plants and animals endemic to this area that make up such important parts of our natural heritage now have interconnected spaces in a number of locations that allow these natural communities to prosper and be sustained.
5. An incentive-based market system for habitat protection is in operation that includes options to use transfers of development rights (TDRs), conservation credits, and management programs to achieve equitable sharing of costs and benefits.



6. The cost to the public of maintaining open space and critical habitat areas continues to be supported because of the habitat value, recreational contributions and economic benefits the areas provide.
7. Lands identified for habitat preservation are based on the best available scientific information regarding species and habitat requirements and that information is updated as better methods emerge.
8. Programs educating students about the rich natural environment are available and offered to local schools.
9. Strategies and incentives for voluntary conservation on private land are an integral part of the County's policy/regulatory system and are referred to nationwide as model approaches.
10. Where natural streams and watercourses are located within designated multipurpose open space systems, they have been preserved as natural living systems. Where they pass through areas that are developed or designated for development (including agriculture), to the extent allowed by existing conditions, their continuity is maintained and protected as environmental corridors linking open space areas. Their viability is enhanced in numerous cases by being included in publicly maintained open spaces rather than in narrow concrete channels.
11. Important watershed resources to support downstream habitat are being maintained. This includes watershed functions such as peak flows, water quality, recharge, and sediment transport, which are necessary for sustaining downstream resources.
12. The Salton Sea, as a result of sustained efforts to return it to a viable condition, is now a thriving water, recreation, and environment resource.

Air Quality

Air quality attainment goals established by the South Coast Air Quality Management District have been more than met despite the substantial growth in the region in the last 20 years. Most of this is a result of significantly improved engine technology and the replacement of more polluting vehicles. However, local initiatives that expanded transit options, concentrated development more efficiently, and increased local employment opportunities have also contributed to air quality improvement.

1. Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance.
2. Riverside County is an active participant in programs to base air quality improvement techniques on "best available science" methods.
3. Implementing strategies have been accomplished to transition public and private fleets from petroleum-based fuels to alternative fuels and Riverside County is known as a center for applied new technology.



4. The County actively participates with other regional jurisdictions in implementing strategies to reduce air pollution spillover into Riverside County from adjacent counties as well as limiting pollutants generated within the County. This participation has led to measures that contributed to exceeding attainment goals established by the South Coast Air Quality Management District.
5. Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants.

Jobs and the Economy

Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality.

1. Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in the County.
2. Jobs/housing balance is significantly improved overall, as well as within subregions of the County.
3. Voluntary tax sharing arrangements continue to be available to cities and the County to reduce the negative impacts of large scale projects that would otherwise generate tax revenue problems for adjacent jurisdictions.
4. Economic development coalitions at several levels are active partners in implementing the County Plan through their involvement in stimulating new business development. This has resulted in new and expanded clusters of business activities, aided in part through cooperation with university and college research and development programs.
5. Jobs training programs to put people into new industry clusters are operational throughout the county and serve as an attraction to firms seeking a capable and stable labor force.
6. School programs are coordinated with economic clusters in terms of curriculum emphasis and cooperative internship and training arrangements with businesses.
7. Emerging and expanding employment sectors, such as the hospitality industry and high-tech industries, are receiving renewed emphasis in job training and investment focus.



Agricultural Lands

Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market.

1. Riverside County continues to be one of the major agricultural forces among California counties and competes successfully in the global agricultural economy.
2. Many agricultural properties remain as economically productive businesses, whereas others are phasing into development through a carefully managed transition program designed to stage the transition from farming to clearly designated urban and suburban uses.
3. Productive agricultural lands are broadly understood to be a valuable economic resource and have expanded in some areas. In selected areas they also serve as a valuable buffer between suburban and open space uses. Where agricultural lands are slated for transition to other forms of development, they are still valued for their contribution to the County's economy and continue in productive operation.
4. Financial incentives, such as transfer of development rights, development easements, and other mechanisms are available for voluntary use to preserve the economic value of agricultural lands. Availability of these tools acknowledges the potential development value of these properties and enables property owners to capture some of that value without giving up agricultural production if they so desire.
5. Agricultural operations of varying sizes and types are accommodated under the Plan in response to prevailing market opportunities. In some cases this has resulted in expanding the lands devoted to agriculture.
6. Where agricultural activities, such as dairies, egg production, and animal husbandry are accommodated, they are accompanied by special provisions for mitigating impacts on adjacent development to facilitate their continued operation consistent with State and local Right-to-Farm laws.
7. Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances, and design regulations applicable to new development that may be planned nearby.
8. More efficient use of developable land is facilitating the continued use of agricultural lands and the acquisition of open space.
9. Agricultural lands remain as a valuable form of development. Although they are not publicly owned open space, through voluntary agreements, many of them have become part of the County's multi-purpose open space system for their visual value and as buffers to other forms of development.



Educational Facilities

The educational system in Riverside County is highly respected as a valued positive force in the County's communities and economic environment. From pre-school through advanced degrees, the educational infrastructure has expanded remarkably in synch with the County's growth. A particularly effective aspect of education's role in the community is the array of partnership programs with the business community and local governments, dealing with job training, environmental resource management, recreation, and a host of other initiatives. Basic educational programs have moved the County's student population near the top ranks in the State as revealed by academic testing.

1. The priority need for quality educational facilities and programs in the County (in order to educate our youth, serve the ongoing educational needs of our existing communities and attract additional industry, business, and quality development) is satisfied through universally established partnerships between school districts and local governments. This is reflected in cooperative planning for school facilities and access to them.
2. A considerable contribution to the educational excellence within Riverside County has been made by expanded and new facilities at the community college and university levels.
3. There are now numerous examples of arrangements for joint use and financing of school facilities, as well as cooperative community based programs made possible by reduced costs of facilities.
4. Several industrial/office park sectors of the County include community college branch facilities in which job training and employee professional development programs are conducted under a business/college partnership arrangement.
5. The special housing needs of educators and students are recognized through innovative partnerships between developers, communities, and educational institutions to provide a range of residential choices for this segment of the population.
6. Effective and widespread initiatives to bolster resources and focus energies on basic education for our student population have resulted in the County's academic performance making a remarkable surge toward the top of county rankings in the State.

Plan Integration

The major thrusts of the County's planning program have resulted in a high degree of program component integration. New transportation corridors (and expansion of older ones) are designed to either avoid environmentally sensitive areas or, if necessary, to pass through them in a very sensitive way. The multi-purpose open space system not only provides a remarkable habitat and recreation resource, but it also provides a framework that distinguishes our family of communities. These components are both integrated into the General Plan through the system of Area Plans covering all but the most remote desert areas of the County. As a consequence, our communities and their development



areas are well served by transportation networks and our priceless environmental resources are permanently preserved for future generations.

1. A key opportunity for plan integration is exemplified by the existence of critical corridors linking our communities – all of which are part of the service systems that enable our communities to prosper. This includes open space corridors for vistas and recreation, habitat corridors for wildlife and plants, transportation corridors for mobility, riding and hiking trails for recreational travel, and bikeways as an alternate mode of travel as well as recreation pursuit. In essence, this is resulting in a planned, interdependent network of systems to serve our communities.
2. Many of the corridors are recognized, not only as community links or buffers, but also as unifying elements that reinforce community identity.
3. The need for safe and efficient access to jobs, housing, commerce, and public services for residents of all ages, income groups, and physical abilities is reflected in the comprehensive transportation network serving the County.
4. Flexible planning tools such as mixed use zoning, incentives for creative use of land, overlay zoning, and multiple, flexible use of open space are in common use as our communities mature and new communities take shape.

Financial Realities

Few of the aspirations reflected in the current state of community development, transportation support, and multi-purpose open space preservation could have come about without an aggressive and creative financing strategy. The financing of improvements and programs has benefitted from the unique breadth and integration of the County's planning program. We are very competitive for grant funding. The burden for costs to achieve what we have today has fallen on those who benefit to a degree not achieved in many locales.

1. A wide variety of public and private funding arrangements are in operation, including creative use of state and federal grant and loan funds to confront the continuing financial reality of not having enough money to do everything that is desired.
2. The County has a reputation for being unusually creative in gaining leverage out of limited funds by using them as seed money to attract larger investments in community facilities and programs, to obtain public and private grants, and stimulate investment participation by the private sector.
3. Along with its emphasis on achieving community desires, the County remains highly respected for its sensitivity to private property rights.
4. Because of its fiscal achievements, Riverside County and its cities are exceptionally effective at forestalling unfunded mandates from state and federal levels.

Intergovernmental Cooperation



The integration of planning and importance of the transportation corridors, multi-purpose open space system, and development commitments have had an impact on governmental decision making at many levels. Numerous examples now exist of intergovernmental arrangements to facilitate continued implementation of the policy direction established almost 20 years ago. The result of this is not only improved governmental effectiveness, but also less conflict over policy issues, increased competitiveness for grant funding, and establishment of a strong tradition of intergovernmental cooperation.

1. Recognition that many aspects of the vision are boundary-less is exemplified by the extensive array of intergovernmental arrangements involving the County, cities, special districts, Indian tribes, and unincorporated communities.
2. A coordinated and streamlined permitting process is now in operation that is feasible because areas clearly slated for development are identified and appropriate open space areas are acquired or protected.
3. Because of additional regional County facilities and cooperative agreements with some cities and other institutions, public hearings on certain issues and projects are now held locally so as to be more convenient to those most impacted by the decisions.
4. New school sites are used as a focal point of neighborhoods as a result of collaboration between local governments.
5. Intergovernmental partnerships have eliminated the once common contentiousness surrounding annexations, incorporations, and preservation of unincorporated community integrity.
6. Several inter-county and intra-county compacts now exist regarding cooperative programs for open space management, transportation corridor planning and implementation, air quality and water quality improvements, water resource management, and other critical topics of mutual concern.
7. The tradition of intergovernmental cooperation is well established and office seekers habitually include this topic in their campaigns city and County decision-makers and other opinion leaders actively support intergovernmental initiatives.
8. A Countywide information and education program is in place to sustain an understanding of the unique planning program that has emerged from the RCIP. This program includes a section in school curricula, a summary brochure that is updated from time to time, an orientation program for newly elected officials, a strong internet presence, and an ongoing speakers bureau to reinforce this strong tradition.

County of Riverside General Plan

Vision Statement



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3. Land Use Element





Chapter 3: Land Use Element

Introduction

BACKGROUND

As described in Chapter One, Introduction, the County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process.

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Of the general plan elements required by State law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element.

The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land.

Two Levels of Policy

Policies that are applicable countywide are contained in the Issues and Policies Section beginning on Page 17.

Area plan level policies are contained within each of the 19 Area Plans.

FORMAT OF THE LAND USE PLAN

The General Plan consists of two levels of policies that direct land use and development in the County: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.

The Land Use Element is divided into three main sections:

- The first section generally describes the natural and urban setting of Riverside County;



- The second section describes the land use concept for the County, and gives a statistical summary detailing acreages and buildout capacities; and
- The third section contains policies addressing a variety of land use related issues in Riverside County. This section is divided into two main subcategories:
 - **Countywide Policies** - these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality; and
 - **Land Use Designation Policies** - these include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The General Plan Land Use Map (Figure LU-1) is a comprehensive graphic representation of many of the policies stated in the General Plan and this Land Use Element.



Setting

"Riverside County is a family of special communities in a remarkable environmental setting." RCIP Vision

Describing the physical setting of Riverside County cannot be done in a single document. This "remarkable environmental setting" includes many facets, from the topography and major physical features, to the natural setting, built environment, unique communities, environmental habitat, circulation system, and most importantly, the people. However, in order to provide a framework for the reader, a general description of the County is important.

This section of the Land Use Element provides a general description of the major features that comprise the County. This general description is further elaborated upon in each element of the General Plan as well as in the RCIP Vision and General Planning Principles. Additional information detailing the County's setting can be found in the Existing Settings Report, an appendix to the General Plan Environmental Impact Report. Future land uses for the County are described in the next section as well as within each Area plan.

As shown on the Location Map (Figure LU-2), Riverside County is located in Southern California and lies east of Orange County, north of San Diego and Imperial Counties, and south of San Bernardino and Los Angeles Counties. Riverside County is the fourth largest county in the State, encompassing approximately 7,400 square miles and extending westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is roughly equivalent in size to the State of New Jersey.

Riverside County contains a spectacular array of diverse geographical features, including deserts, snow capped peaks and rugged hills, deep valleys, forests, and rich agricultural lands. Set among this rich landscape is a variety of established and/or growing urban, suburban and rural communities. This array of physical features provides a home for a rich diversity of natural habitat and biological resources. In addition, the diversity of Riverside County offers a living environment to appeal to every taste: dense urban cities, suburban enclaves, resorts, rural communities, agricultural communities, equestrian communities and sparsely populated outposts.

As can be seen on the attached Physical Features Map (Figure LU-3), Riverside County is roughly divided into eastern and western halves by the San Jacinto and Santa Rosa Mountains. A deep valley known as the San Gorgonio Pass, framed by the San Jacinto and San Gorgonio Mountains, creates an accessible corridor linking these two halves. The San Bernardino and Little San Bernardino Mountains form a portion of the northern boundary while numerous mountain ranges, including those in the Santa Rosa Wilderness and Cleveland National Forest, among others, serve as boundaries along the southern and western edges of the County.

These eastern and western halves of the County are distinguished by their physical characteristics as well as their historic growth patterns. The western portion of the County is roughly half the size of the eastern half and is bounded by the Santa Ana Mountains and Cleveland National Forest on the west and the San Jacinto Mountains and the San Bernardino National Forest on the east.



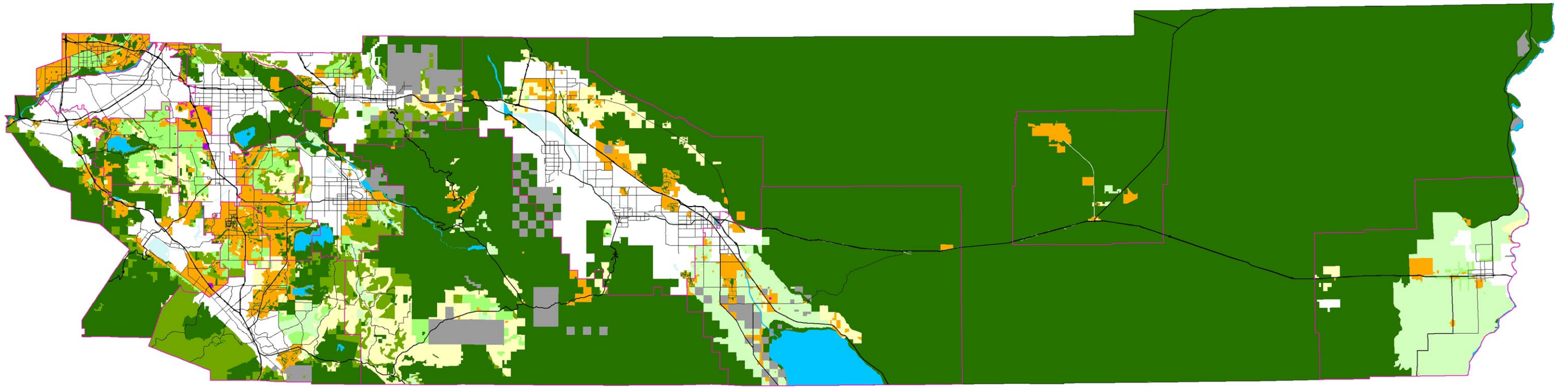
Compared to eastern Riverside County, the western portion of the County contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula.

The Santa Ana River, which starts in the San Bernardino Mountains, flows through the northern portion of western Riverside County, through Orange County and eventually into the Pacific Ocean. The San Jacinto River, which flows from the Santa Rosa and San Jacinto Mountains, cuts roughly through the middle of western Riverside County and eventually into Lake Elsinore. Several man-made lakes, which provide water supplies and recreational opportunities, are located in this portion of the County, including Lake Mathews, Lake Perris, Lake Skinner, Vail Lake, and Diamond Valley Lake.

The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the County is distinguished from the western portion of the County by its desert terrain and relatively less populated and congested communities.

The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts. The Joshua Tree National Park, known for its rich desert habitat, forms a permanent natural boundary at the northern end of the Coachella Valley. The Whitewater River, a seasonal river which forms in the San Bernardino Mountains, flows through the Coachella Valley and eventually into the Salton Sea at the Valley's southern end. A rich agricultural economy has developed in the Coachella Valley and contributes to the rural character of Eastern Riverside County.

A vast expanse of desert wilderness separates the Coachella Valley from the Colorado River. The City of Blythe is located in the Palo Verde Valley along the Colorado River, which provides the source for one of the most productive agricultural regions in the County.



- Community Development
- Community Centers
- Rural Community
- Rural
- Mountainous
- Agriculture
- Open Space/Conservation
- Indian Lands
- Water
- Area Plan Boundaries
- Cities

Source Information: General Plan land uses depicted on this map were developed by The County of Riverside Planning Department. The oldest data shown on this map was created in 1990.

Note: This Map may show designations on lands that have been annexed to cities after 1999.

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.

Figure LU-1





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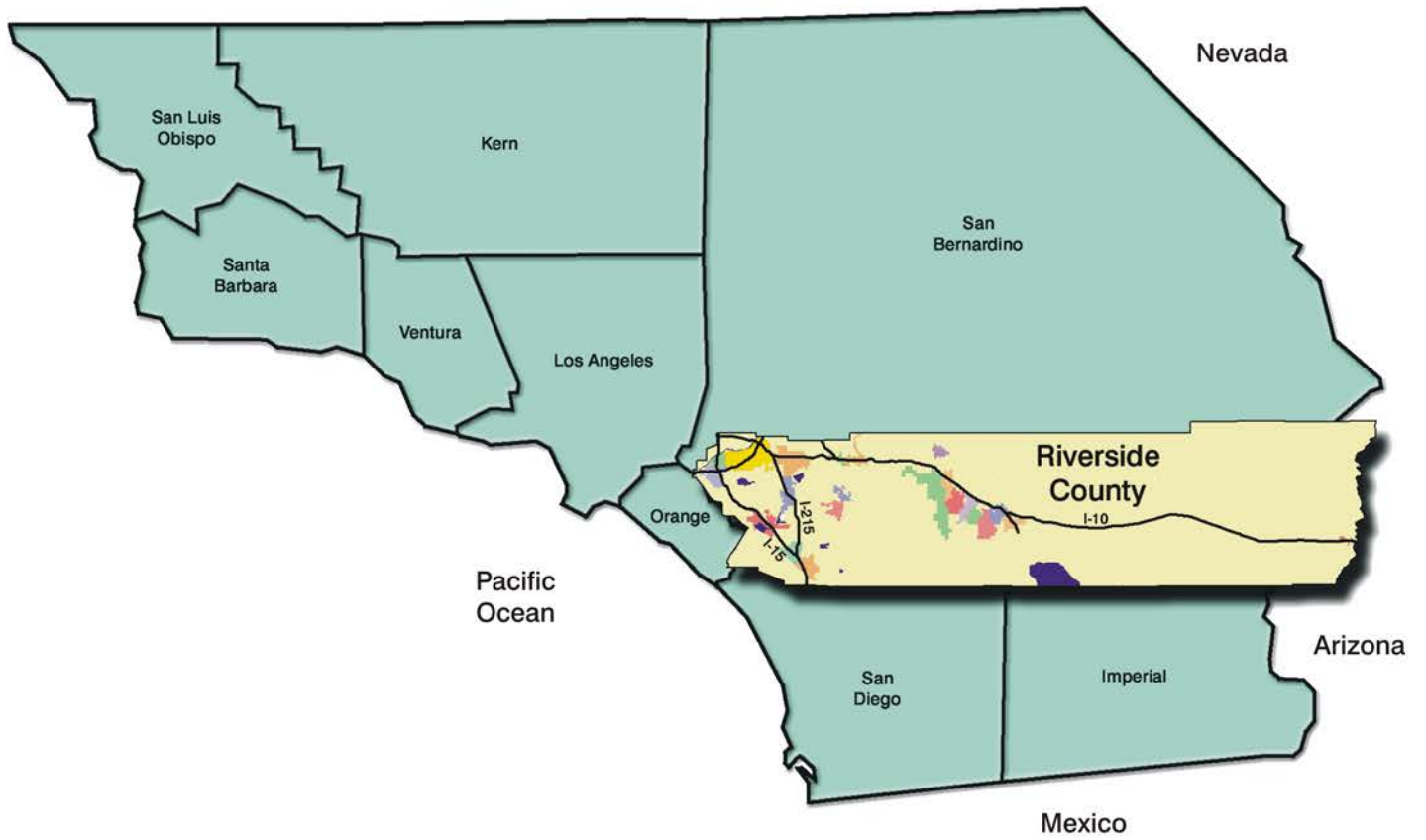
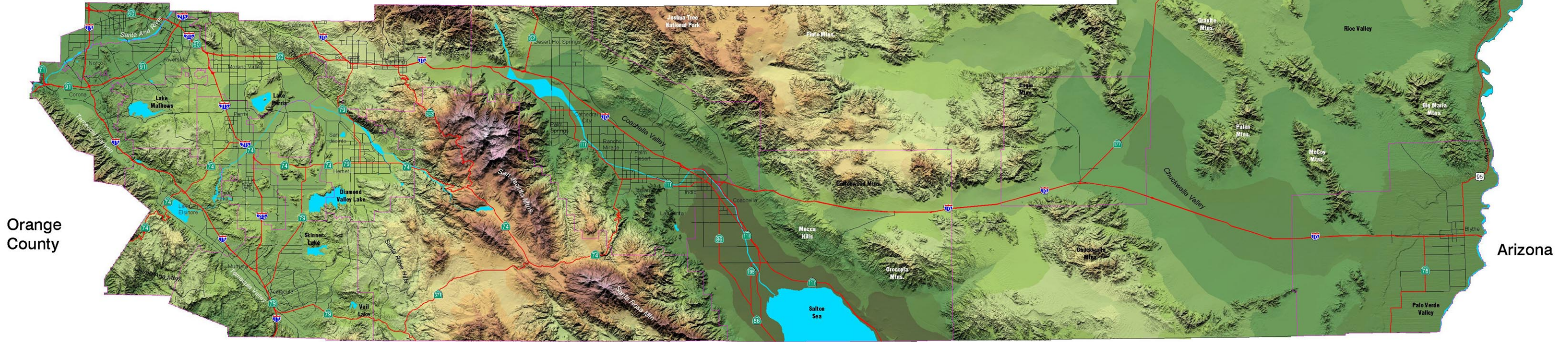


Figure LU-2



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San Bernardino County







Orange County

Arizona

San Diego County

Imperial County

-  Area Plan Boundary
-  Water
-  Freeway and Highways
-  Major Roads

Source Information: RBF Consulting
 The oldest data shown on this map is 1990.
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Figure LU-3



RIVERSIDE COUNTY
PHYSICAL FEATURES





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Land Use Concept

CONCEPTS OF THE GENERAL PLAN

This section of the Land Use Element provides a general description of the countywide land use concept. This land use concept is depicted on the General Plan Land Use Map (Figure LU-1) as well as in each of the 19 area plans. Immediately following this general description of the concepts driving the land use plan is a description of major aspects of the General Plan Land Use Map.

The concepts for the Land Use Element are introduced in the RCIP Vision Statement and elaborated upon in the General Planning Principles, contained in Appendix B of the General Plan. As directed by these documents, the Land Use Element and General Plan Land Use Map are intended to help guide Riverside County to achieve an integrated and coordinated land use, open space, and transportation system. Central to the vision for Riverside County is the desire to maintain and enhance the character of Riverside County, including its extraordinary natural resources and unique communities, by clearly defining areas which are suitable for future growth and those which are suitable to be preserved and maintained. Key to this goal is the need to focus future growth into a pattern that complements and incorporates the transportation and multi-purpose open space systems. In essence, future growth should be directed to areas that are well served by public facilities and services and preserve significant environmental features such as drainage ways, lands subject to extreme natural hazards, or lands that offer scenic beauty. The focus of this General Plan is not on the continuation of disaggregate land uses, but on creating and connecting “whole” communities. This vision for Riverside County is desired to be achieved through the following basic tenants:

- Accommodate strategically located community centers and re-plan existing urban cores with a transit-adaptive, integrated mixture of commercial, residential, employment, parks, civic, recreational, and cultural uses within walking distance of transit facilities. These community centers are intended to accommodate a portion of future growth by allowing increased densities and intensities in order to reduce sprawl and the amount of land required for public infrastructure;
- Accommodate a comprehensive, multi-purpose open space system that provides a variety of functions, including; providing a framework for community development that encompasses the needs for active and passive recreation, establishing separations between communities, and maintaining the historic character of Riverside County;
- Accommodate a multi-modal transportation system that serves an expanding population and is integrated with a variety of land uses through transit-adaptive development and infrastructure. This transportation system is interconnected on the regional and project level and includes systems for vehicular, transit, the Oasis concept, pedestrian linkages, trails, bicycle routes, air, and other non-motorized forms of transportation. The transportation system is designed into each community and project to provide attractive, safe options of travel;



Foundation Components

Agriculture - identifies those areas to be used for agricultural production.

Rural - identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

Rural Community - identifies communities that exhibit a rural character and allow limited development.

Open Space - identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

Community Development - identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.

- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. The land use plan accommodates a variety of housing types, from rural estates to urban apartments;
- Accommodate the various communities of Riverside County, which are maturing in their own way, at their own pace and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others;
- Cooperate regionally on issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management, and habitat linkages; and
- Utilize a system of incentives that are designed to facilitate the achievement of these concepts within the context of the free market.

The General Plan Land Use Plan establishes a complex interrelationship of land uses that will contribute to accomplishing many of the goals of this General Plan. By careful adherence to the patterns established, a viable, self-sustaining County with a high quality of life and desirable physical character can be developed. The realization of the plan will depend on the creation of well-conceived and comprehensive implementation tools and the continuing support and vision of the County's decision-makers.

GENERAL PLAN LAND USE MAP

This section provides a general description and statistical breakdown of the General Plan Land Use Map (Figure LU-1). The General Plan Land Use Map depicts the general pattern of the future land use in unincorporated Riverside County. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these is subdivided into more detailed land use designations at the area plan level. The uses allowed within each of these basic categories are detailed in the Land Use Designations Summary Table (Table LU-4) and are directed by policies contained within this Land Use Element.

The Unincorporated Riverside County Cumulative Acreage Summary Table (Table LU-1) presents an itemized acreage summary for each General Plan Foundation Component. The Unincorporated Riverside County Buildout Capacity Summary Table (Table LU-2) provides a summary of the capacity projections based upon the assumed buildout of each General Plan land use designation. Statistical summaries for each area plan can be found in their respective area plan document.



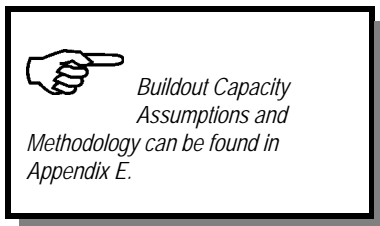
**Table LU-1
Unincorporated Riverside County Cumulative Acreage Summary**

General Plan Foundation Component	Western County Acreage	%	Eastern County Acreage	%	Total	%
Agriculture	22,603	2 %	157,575	5 %	180,178	4 %
Rural	278,913	22 %	47,381	2%	326,294	8 %
Rural Community	73,147	6%	4,020	1%	77,167	2%
Open Space	657,979	52 %	2,640,013	90 %	3,297,992	78 %
Community Development	137,807	11 %	62,497	2 %	200,304	5 %
Other ¹	87,253	7%	32,134	1%	119,387	3%
Total	1,257,702	100%	2,943,619	100%	4,201,321	100%

NOTES:

¹ Includes the March Inland Port, Indian Lands, and Major Roadways. Does not include cities within Riverside County.

The General Plan Land Use Map depicts Riverside County as being predominately rural and natural in character. As shown on Table LU-1, the Rural, Agricultural, Rural Community and Open Space General Plan Foundation Component-designated lands account for 92% of the entire unincorporated area, with the remaining 8% devoted to urbanized uses, roadways, and Indian lands. Approximately 82% of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 92% of the land in the eastern half of the County.



**Table LU-2
Unincorporated Riverside County Buildout Capacity Summary**

	Western County	%	Eastern County	%	Total
Population	1,227,432	69 %	543,867	31 %	1,771,299
Dwelling Units	408,128	69 %	183,080	31%	591,209
Employment	459,861	67 %	225,514	33 %	685,375

NOTES:

Totals include the March Inland Port. Does not include Indian lands or cities within Riverside County.

With the majority of Community Development lands in the County designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

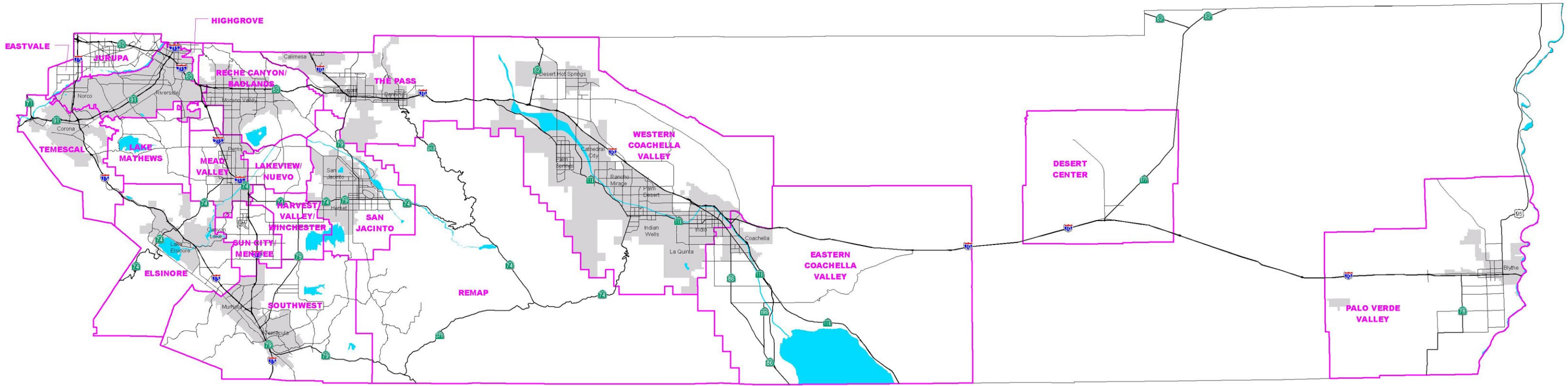


AREA PLAN SYSTEM



*For a detailed discussion
of the land use system,
see the Land Use
Designation Policies Section.*

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.



Area Plan Boundary
 Water



Source Information: County of Riverside.
 The oldest data shown on this map is 1990.
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Figure LU-4

**RIVERSIDE COUNTY
AREA PLAN BOUNDARIES**





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Issues and Policies

“

We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit.

”

- RCIP Vision

The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting the County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards. These goals address every level of land use, from State and regional level issues, to countywide issues, to community and neighborhood level issues, to specific property and parcel level issues. Like an interlocking chain, every link is vital to the ability to achieve the County's vision.

To guide the achievement of the RCIP Vision and General Plan Principles, the Land Use Element is designed to address these many levels of issues and policies. It does so on a systematic basis by topic in order to help organize and focus the reader. However, the goal of each policy and topic is to achieve the desires expressed in the RCIP Vision and General Plan Principles.

COUNTYWIDE POLICIES

The following policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. The policies are grouped by topic and are preceded by a brief discussion of issues pertaining to the topic. As discussed in the Introduction to the General Plan, following each policy is a reference number indicating the applicable Action Item(s) as listed in the Implementation Program, which is located in Appendix K of the General Plan.

“

Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged

”

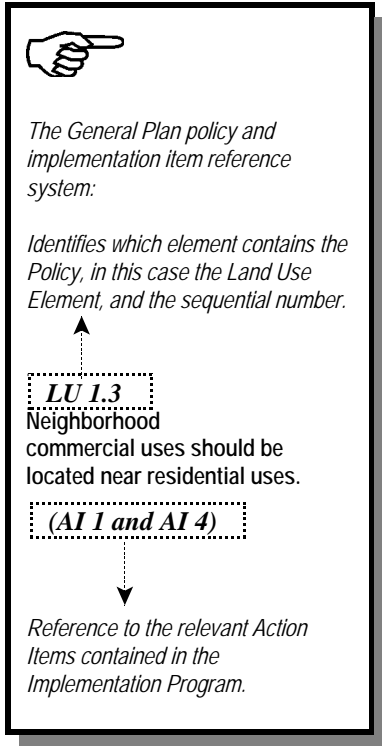
- RCIP Vision

Administration

In order to implement the General Plan, the County of Riverside must perform a number of administrative functions that are not necessarily exclusive to land use issues. This includes updating the existing ordinances and developing procedures to carry out the direction of the General Plan as well as coordinating with outside agencies. The intent of these policies is to provide directions to allow for the continued operation of non-conforming uses as well as to ensure a coordinated planning effort between the County and cities, LAFCO, service providers, and the County Airport Land Use Commission.

Policies:

LU 1.1 Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.



- LU 1.2 Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.
- LU 1.3 Notify city planning departments of any discretionary projects within their respective spheres-of-influence in time to allow for coordination and to comment at public hearings. (AI 4, 21)
- LU 1.4 Require that annexations allow the County to maintain a sufficient tax base or other revenue base to pay for their necessary services.
- LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)
- LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)
- LU 1.7 Within five years of the adoption of this General Plan, review all Specific Plans that have been in effect for 20 or more years in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (five-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that five year period. (AI 7)
- LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)
- LU 1.9 The zoning of properties consistent with this General Plan need not strictly conform to the level of development intensity or residential density specified on General Plan or Area Plan land use maps. In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)
- LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.
- LU 1.11 In conjunction with the adoption of this General Plan, each adopted Specific Plan is identified as a “Community Development” Specific Plan, a “Rural Community” Specific Plan, or a “Rural” Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to



constitute Foundation-level changes subject to the 5-year Foundation General Plan Amendment cycles:

- a. All proposed land use designation changes within a “Community Development” Specific Plan;
- b. All proposed land use designation changes within a “Rural Community” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) designations within its boundaries;
- c. All proposed land use designation changes within a “Rural” Specific Plan, except those that propose to establish “Community Development” (other than Public Facilities) or “Rural Community” designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community” or “Rural” Specific Plan shall not be considered a Foundation-level change.

- LU 12 Pursuant to State law, each land use designation that provides for residential development (other than caretakers’ dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.



A sphere of influence is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

The Use and Design of the Land

As discussed above, there are many levels of land use design necessary to achieve the goal of the RCIP Vision and General Plan Principles. Each level is necessary to the other. The following three topics are intended to help organize the policies that relate to the macro level, the medium level, and the micro level. The Efficient Use of Land topic deals with countywide or macro level issues; the Community Design topic addresses issues at the neighborhood or community level (medium); and the Project Design topic addresses the parcel or project (micro) level.

Efficient Use of Land

The population of Riverside County and its cities is expected to double between the years 2000 and 2020, growing by approximately 1.4 million people. Accommodating this new population and the resultant demand for housing, employment, services, and resources will be challenge enough. But balancing this growth and its demands with the desire to improve the character and lifestyle of the County is daunting. What this means is that the County must find a place to accommodate growth, provide the necessary infrastructure, services and resources, preserve a system of multi-purpose open space, and establish new communities and maintain existing communities that offer a range of lifestyle choices, from urban centers to remote rural enclaves.



Riverside County is a family of special communities in a remarkable environmental setting.



- RCIP Vision

To achieve these often competing goals, land must be used wisely and efficiently. Direction is provided by the RCIP Vision;



"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework."

“

The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure...

”

-General Plan Principles

In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the County and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.

The following policies express the desire for the preferred patterns of land use in the County.

Policies:

“

New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

Growth focus in this County is on quality, not on frustrating efforts to halt growth.

Population growth continues and is focused where it can best be accommodated.

Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities..

”

- LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)
 - a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
 - b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
 - c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.
 - d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.
 - e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.
 - f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.
 - g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Community Design

The RCIP Vision states,

"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."



We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities.



- RCIP Vision

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, "*The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas.*" At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

Policies:

- LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)
- Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
 - Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.
 - Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
 - Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
 - Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.
 - In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).
 - Provide the opportunity to link communities through access to multi-modal transportation systems.
- LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)
- LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)
- LU 3.4 Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)
- LU 3.5 Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that the County's distinctive community identities be maintained and not be absorbed in a sea of continuous suburban development. The map should be a "bubble" diagram rather than attempting to delineate policy boundaries.



Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for the County's use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)

Project Design

“

Incentives and the competitive need to "raise the bar" in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards

”

- RCIP Vision

The RCIP Vision states that,

"Development standards are consistently high, offset in cost by the absence of unpredictable time delays and conflict in the development review process."

This level of policies is intended to address the importance of detail at the parcel and project level in achieving the vision for Riverside County. The individual project is the immediate manifestation of the desires to incorporate quality and innovative design techniques that help enhance the character of the County and contribute to the distinctiveness of the community.

Policies:

- LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)
- Compliance with the design standards of the appropriate area plan land use category.
 - Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
 - Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.
 - Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.
 - Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
 - Encourage innovative and creative design concepts.
 - Encourage the provision of public art.
 - Include consistent and well-designed signage that is integrated with the building's architectural character.
 - Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
 - Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

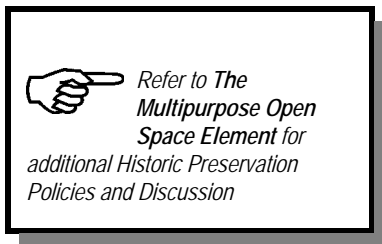


- l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.
- m. Provide and maintain landscaping in open spaces and parking lots.
- n. Include extensive landscaping.
- o. Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
- p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.
- q. Design parking lots and structures to be functionally and visually integrated and connected.
- r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.
- s. Establish safe and frequent pedestrian crossings.
- t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.

- LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)
- a. Provide proactive code enforcement activities.
 - b. Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.
 - c. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.

LU 4.3 Create programs to ensure historic preservation. (AI 1)

LU 4.4 Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of the County; providing that the variations do not endanger human life and buildings comply with the State Historical Code. (AI 1)



Public facilities such as schools, law enforcement related facilities, libraries, fire stations, community centers and other facilities essential to providing community services are in place.



- RCIP Vision

Infrastructure, Public Facilities & Service Provision

With the projected increase in population, demands on/for community facilities and infrastructure, such as roads, utilities, public safety and schools will increase. The challenge will be to correlate the provision of infrastructure, public facilities and services with these demands.

In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are



available or are planned for at the time of development. In addition, it is an expressed desire of the County that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

“We know that community building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness.”

Policies:

- LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services. (AI 3, 4, 74)
- LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)
- LU 5.3 Review all projects for consistency with individual urban water management plans (AI 5)
- LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of “public facilities”. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large scale general plan maps. (AI 3)

Land Use Compatibility

One of the primary purposes of land use planning is to minimize the impacts certain uses have on adjacent areas. This has been traditionally accomplished by providing separation between sensitive uses and uses whose by-products may include noise, excessive traffic, odors, dust, or vibrations. For instance, a number of uses, including agriculture, industrial, commercial, landfills, mining operations, and transportation facilities, can have potentially adverse effects upon residential neighborhoods, sensitive habitat areas and schools. However, in order to achieve a more compact development pattern, improved accessibility between places of employment and residence, and improved access to transit as described in the RCIP Vision, a strict reliance on physical separations is not practical. Instead, the County must require construction techniques and enforce use regulations (e.g., restrictions on hours of operations) to help mitigate these impacts and achieve these aspects of the Vision.

Compatibility is also associated with character. That is, the character of an area is often viewed in terms of the relationships between, and treatment of, the built



and natural environment. The design of structures and their relationship to the surrounding natural and/or urban character plays a key role in creating the character or identity of a place.

The intent of these policies is to provide guidance regarding compatibility, including reducing negative impacts on adjacent uses and the sensitive siting and design of uses.

Policies:

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)

LU 6.2 Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under the following conditions: (AI 1,3)

- a. The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.
- b. The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

LU 6.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

LU 6.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 6.6 Require buffering between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 6.7 Buffer and/or maintain a natural edge for proposed development directly adjacent to national forests. (AI 3)



It is the intent of the General Plan that new and encroaching uses shall provide a mitigation or buffer between existing uses where potential adverse impacts could occur.

Economic Development

According to the RCIP Vision,



“Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality.”

It is clear from this Vision statement that there is an intent not only to be responsive to local markets but to become an equal participant in regional, national, and international markets.

To achieve this goal, the General Plan Principles identify several necessary steps. They include stimulating a diverse economic mix, providing economic opportunities, and ensuring access capabilities to operate effectively at those economic scales. This also includes improving the relationship between jobs and housing opportunities in order to allow residents to both work and live in the County; promoting commercial and industrial development to grow and/or relocate to the County; developing employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options, on underutilized and/or vacant parcels in close proximity to workers); and supporting agricultural uses as an important part of the County’s economy and heritage.

Policies:

- LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County’s fiscal viability, economic diversity, and environmental integrity. (AI 18)
- LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)
- LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.
- LU 7.4 Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)
- LU 7.5 Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)
- LU 7.6 Create practical incentives for business development, and avoid disincentives. (AI 9, 18)



- LU 7.7 Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 18)
- LU 7.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 18)
- LU 7.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.
- LU 7.10 Locate job centers so they have convenient access to the County's multi-modal transportation facilities.
- LU 7.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 18)
- LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.



Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape.



-RCIP Vision

Open Space, Habitat & Natural Resource Preservation

Riverside County is known for its extraordinary environmental setting, which provides recreational, ecological, and scenic value. This open space, found in remote regions of the County as well as within Community Development areas, is one of the primary defining aspects of the County's livability and character. In some instances, it is this open space that provides the separations between communities, helping to enhance the distinctiveness of communities in the County. The RCIP Vision states:

"We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment."



For related policies on this topic, see the Multipurpose Open Space Element of the General Plan and the description of the Open Space Foundation Component in this Element.

Poorly planned growth and development would threaten to eliminate or degrade this essential feature of the County. The Multipurpose Open Space Element addresses this issue in great detail. The policies below relate directly to preserving and enhancing open space through land use related methods. They include restrictions on development of open space, focusing urban growth, providing recreational and open space opportunities within the built environment, and achieving a balance between urban uses and open space/habitat.



Policies:

- LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values. (AI 10)
- LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)
- LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)
- LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)
- LU 8.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)



Watercourses include the courses of streams, rivers, creeks, whether permanent or seasonal and whether natural or channelized.

Fiscal Impacts

Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened with the costs of that new growth. In addition, the intent is to enhance the County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so the County can respond to potential changes. The County recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

Policies:

- LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)



- LU 9.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County. (AI 3)

Air Quality

Despite continued improvement in this area, air quality remains a serious issue throughout the County and the southern California region, requiring continued diligence to meet State and federal air quality standards. Progress toward clean air is a challenging task. On-going solutions have been occurring at many jurisdictional levels and through various methods. This section addresses land use related solutions that can be used to help improve air quality. The Air Quality Element addresses this topic in greater detail.

Land use distribution has a profound impact on air quality. The proliferation of residential areas and a general lack of significant job centers within the County has resulted in significant automobile congestion on the region's highway and arterial roadway system, contributing to the area's poor air quality. The RCIP Vision acknowledges this fact and seeks a new direction that is intended to improve the relationship between jobs and housing opportunities, as follows:

"Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants."

The intent of these policies is to provide significant areas for residential and employment-generating uses within close proximity in order to reduce commute times and ease regional congestion, and capitalize on a broadening of choices provided by the regional transportation system.

Policies:

- LU 10.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 18)
- LU 10.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools. (AI 3)
- LU 10.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.
- LU 10.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.




Hillside Development & Slope

Natural slopes are one of Riverside County's primary aesthetic resources. Foothill and mountain areas, which are visible throughout the County, create a dramatic backdrop for local communities and help define the character of the




County. Hillside areas also provide an important location for habitat as well as for certain lifestyle choices. In addition, there are public safety issues, such as slope failures, landslides, and mudslides, that occur naturally or as a result of development, grading, and landscaping.

The severity of these slopes, the ability to provide infrastructure and services (such as transportation, water, sewer, etc.), and safety considerations can drastically alter the use and development potential of individual properties. Development on hillsides within the County, where land use designations permit, will require careful siting, grading, and design in order to minimize exposure to hazards and to maintain and enhance the scenic quality of the County.

 Please see the *Safety Element* for additional policies regarding slope, erosion, grading, and

Policies:

- LU 11.1 Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)
 - a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.
 - b. Allow development clustering to retain slopes in natural open space whenever possible.
 - c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.
 - d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
 - e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County.
 - f. Encourage the limitation of grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.

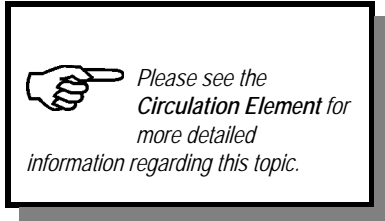
 Please see the *Circulation Element* for a description of the transit oasis concept.

Circulation

Riverside County contains a number of transportation options, including automobile, rail and air transportation, a transit oasis system, bicycling, hiking, and walking, which serve as vital inter- and intra-regional linkages for the movement of people and goods. Rapid economic and residential growth both within and outside of the County has far outpaced the ability to provide adequate transportation facilities, resulting in increased roadway congestion and decreased air quality. Future land use arrangements and supporting multi-modal transportation systems will allow employment, service and housing opportunities in close proximity to each other, decrease the need to use the automobile for every trip, reduce roadway congestion, and improve the opportunity to use transportation alternatives safely and effectively. The following policies address land use issues related to circulation. A more detailed discussion and policy direction related to circulation can be found in the Circulation Element.



Policies:



- LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.
- LU 12.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.
- LU 12.3 Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.
- LU 12.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 41)
- LU 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.
- LU 12.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)
- LU 12.7 Review projects for consistency with the County's Transportation Demand Ordinance. (AI 3)



The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.



-The California Scenic Highway Program (SB1463), adopted 1963

Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via the County's many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-7) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways and corridors so as not to detract from the area's scenic quality.

Policies:

- LU 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)
- LU 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)
- LU 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)
- LU 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways. (AI 3)





- LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)
- LU 13.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 6)
- LU 13.7 Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)
- LU 13.8 Avoid the blocking of public views by solid walls. (AI 3)

Airports



Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace



-RCIP Vision

Airports in Riverside County provide an important function for passengers as well as for local and regional economies. Future population increases will create an additional demand for air transportation. In order to ensure the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses, the State of California has adopted the Airport Land Use Law, Public Utilities Code Sections 21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law.

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County and affected cities in land use planning in the vicinity of public use airports located in the County. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

Policies:

- LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.
- LU 14.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question. (AI 3)
- LU 14.3 Review all subsequent amendments to any airport land use compatibility plan and either adopt the plan as amended or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)



- LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law. (AI 3)
- LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)
- LU 14.6 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)
- LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)
- LU 14.8 **ADVISORY REVIEWS:** The County may from time to time elect to voluntarily submit proposed actions or projects that are not otherwise required to be submitted to the ALUC under the Airport Land Use Law in the following circumstances:
 - a. Clarification: If there is a question as to the purpose, intent or interpretation of an airport land use compatibility plan (CLUP) or its provisions; or
 - b. Advisory: If assistance is needed concerning a proposed action or project relating to Airport Land Use matters.
- LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport. (AI 3)



**Table LU-3
Relationship of ALUC Compatibility Plans to County Area Plans**

Riverside County General Plan	Compatibility Plan														
	Banning Municipal 1/93 (Aries)	Blythe 8/02 (Coffman)	Bermuda Dunes 5/86 (ALUC)	Chino 11/91 (Vidal)	Chiriaco Summit 8/92 (Coffman)	Corona Municipal 3/93 (Aries)	Desert Center 8/92 (Coffman)	Desert Resorts Regional	Flabob 3/84 – Map only	French Valley 12/96 (Coffman)	Hemet-Ryan 1992 (ALUC)	March ARB undated – Map only	Palm Springs International undated – study area	Riverside Municipal 11/93 (Aries)	Skylark Airport
Area Plans, Volume 1															
Eastvale				X										X	
Elsinore															X
Harvest Valley / Winchester											X	X			
Highgrove												X			
Jurupa									X					X	
Lake Mathews / Woodcrest												X			
Mead Valley												X			
Southwest										X					
Sun City / Menifee Valley															
Temescal Canyon						X									
Area Plans, Volume 2															
Desert Center							X								
Eastern Coachella Valley					X			X							
Lakeview / Nuevo												X			
Palo Verde		X													
Reche Canyon / Badlands												X			
Riverside Extended Mountain (REMAP)															
San Jacinto Valley											X				
The Pass	X														
Western Coachella Valley			X										0		

* No unincorporated areas affected

Wind Energy Resources

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County. Many types of wind energy power generating



facilities are present or will be built within the life span of this General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the County. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and, consistent with these policies may be constructed and maintained in areas proven to have a wind resource.

Policies:

- LU 15.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan. (AI 3)
- LU 15.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure C-5 of the Circulation Element. (AI 3)
- LU 15.3 Require wind turbines to address through project design County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3).
- LU 15.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope. (AI 3)
- LU 15.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3).
- LU 15.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3).
- LU 15.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3).
- LU 15.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3).



These guidelines provide design and modification of poles, cross arms, and wire placements to effect adequate separation of energized hardware; insulation of wires and other hardware where sufficient separation cannot be attained; and management of eagle perching. In addition, all transmission lines facilities should avoid crossing ridge tops to avoid bird and tower line collisions.



- LU 15.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County noise standards including excessive low frequency or pure tone noise. (AI 3)
- LU 15.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3).
- LU 15.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3).
- LU 15.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting: (AI 3).
- Color of turbines;
 - Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;
 - Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;
 - Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;
 - Need for interpretation and/or visitors center located at the end of the view shed of turbines.
- LU 15.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-7, Circulation Element) by Riverside County, and sites within those areas identified as "critical" and "very critical" by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting: (AI 3).
- Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.
 - Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.



- c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

Density Transfers

Density transfers for residential dwelling units are an important tool for implementing several goals of the County's General Plan, including open space preservation, the provision of community separators, and rural lands preservation. Additionally, if the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) is adopted, density transfers will be an important tool in helping to assemble the Plan's reserve system. The County is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-18). When completed, the density transfer policies will be considered for incorporation into the General Plan.



LAND USE DESIGNATION POLICIES

The following section describes the General Plan Foundation Components and area plan land use designations system and provides guidance for appropriate development within each land use category as depicted on both the General Plan (Figure LU-1) and area plan land use maps.

Land use designations are organized in a two-tiered hierarchy as shown below on the Land Use Designation Key: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of the Area Plans. Instead, parcel-specific land uses are located on the individual area plan land use maps. These Foundation Components are further subdivided into the Area Plan land use designations shown on Figure LU-5, each containing a specific description of allowable uses and development standards.

The Land Use Designations Summary Table (Table LU-4) provides intensity/density standards and allowable land uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table. For land use designations permitting residential uses at densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lotting patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation. However, minimum lot size requirements do apply in some circumstances elsewhere in the General Plan in conjunction with clustering policies, policy areas, etc.

All references to acreage or acres in this Element, unless otherwise specified, pertain to gross acreage.

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations (Table LU-5). The persons per dwelling unit standard used for western Riverside County (except REMAP) is 3.01. The persons per dwelling unit standard used for eastern Riverside County (and REMAP) is 2.97. The 2.97 persons per dwelling unit factor is applied to areas within REMAP, the Eastern Desert Land Use Plan, and the Western Coachella Valley, Eastern Coachella Valley, Desert Center, and Palo Verde Valley Area Plans. All other areas utilize the 3.01 persons per dwelling unit standard. (These standards are described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.)



Figure LU-5 Land Use Designation Key

Foundation Component	Area Plan Designation
Agriculture	Agriculture
Rural	Rural Residential (5 acre min. lot size) Rural Mountainous (10 acre min. lot size) Rural Desert (10 acre min, lot size)
Rural Community	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size)
Open Space	Open Space Conservation Open Space Conservation-Habitat Open Space-Recreation Open Space-Rural Open Space-Water Open Space-Mineral Resources
Community Development	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size) Medium Density Residential (2-5 units per acre) Medium High Density Residential (5-8 units per acre) High Density Residential (8-14 units per acre) Very High Density Residential (14-20 units per acre) Highest Density Residential (20+ units per acre) Commercial Retail Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities Mixed Use Planning Area



Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of nonresidential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E, Socioeconomic Buildout Projections Assumptions & Methodology.

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Agriculture is permitted in these areas.

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

Estate Density Residential (EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

Low Density Residential (LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

County of Riverside General Plan

Land Use Element



Table LU 4 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.



Table LU 4 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Watercourse Overlay (WCO)	<ul style="list-style-type: none"> The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

¹ FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

² The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

³ Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.



**Table LU-5
Population per Square Mile**

Area Plan Designation	Population per Square Mile					
	Western Riverside County Excluding REMAP			Eastern Riverside County Including REMAP		
	Minimum	Projected	Maximum	Minimum	Projected	Maximum
Open Space-Rural	0	48	96	0	48	95
Agriculture, Rural Mountainous, Rural Desert	0	96	193	0	95	190
Rural Residential	193	289	385	190	285	380
Estate Density Residential	385	674	963	380	665	950
Very Low Density Residential	963	963	1,926	950	950	1,901
Low Density Residential	1,926	2,312	3,853	1,901	2,281	3,802
Medium Density Residential	3,853	6,742	9,632	3,802	6,653	9,504
Medium High Density Residential	9,632	12,522	15,411	9,504	12,355	15,206
High Density Residential	15,411	21,190	26,970	15,206	20,909	26,611
Very High Density Residential	26,970	32,749	38,528	26,611	32,314	38,016
Highest Density Residential/Community Center	38,528	57,792	77,056	38,016	57,024	76,032

Agriculture



Valle Vista Orchards

One of Riverside County's most important land uses in terms of historic character and economic strength is its widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the County and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with the County's history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of the County's future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

"Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances and design regulations applicable to new development that may be planned nearby."

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing



agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

"Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market."

The intent of the General Plan Agriculture Foundation Component and associated policies is to identify and preserve areas where agricultural uses are the long term desirable use, as stated in the General Plan Principles; *"Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services."* In addition, the intent of these policies is to minimize the conflicts between agricultural and urban/suburban uses.

Agriculture Area Plan Designation

As shown on the Land Use Designation Key (Figure LU-5), the Agriculture Foundation Component consists of one area plan land use designation of the same name.

Agriculture (AG) - The Agriculture land use designation has been established to help conserve productive agricultural lands within the County. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. Additional dwellings for farm worker housing may be permitted as described below.


 Please see the **Multipurpose Open Space Element** for additional policies regarding agricultural uses.

★ It is the expressed intent of this General Plan that new uses encroaching upon existing agricultural operations shall provide some type of buffering to mitigate any compatibility issues.




Policies:

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.



Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.



Farm worker housing includes mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by County Ordinance No. 348, for a period of time not to exceed nine months in any twelve month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

- LU 16.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.
- LU 16.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)
- LU 16.3 Permit farm worker housing as an interim land use under the following circumstances: (AI 31)
 - a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.
 - b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.
 - c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.
 - d. The proposal will not create any significant land use incompatibilities.
 - e. The proposal will not jeopardize public health, safety, and welfare.
- LU 16.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.
- LU 16.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.
- LU 16.6 Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)
- LU 16.7 Adhere to Riverside County’s Right-to-Farm Ordinance.
- LU 16.8 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner’s Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.
- LU 16.9 Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.



LU 16.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan. Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such retail uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit or other discretionary approval required for these uses:

- a. Whether the use provides a needed service to the surrounding agricultural area that cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics;
- b. Whether the use is sited on productive agricultural lands and less productive land is available in the vicinity;
- c. Whether the operational or physical characteristics of the use will have a detrimental impact on water resources or the use or management of surrounding properties within at least 1/4 mile radius;
- d. Whether a probable workforce is located nearby or is readily available.

Allow for proposed agriculturally-related processing uses whether or not in conjunction with a farming operation, such as commercial canning, packing, drying, and freezing operations, in all areas and land use designations.

Where a discretionary permit or other discretionary approval is required under the County zoning ordinances in effect as of December 2, 2002, then allow such processing uses with the approval of such a discretionary permit or other approval. The following criteria shall be considered in approving any discretionary permit required for these uses:

- a. Whether the uses are clustered in centers instead of single uses;
- b. Whether the centers are located a sufficient distance from existing or approved agricultural or rural residential commercial centers or designated commercial areas of any city or unincorporated community;
- c. Whether sites are located on a major road serving the surrounding area;
- d. Whether the road frontage proposed for the uses and the number of separate uses proposed are appropriate;
- e. For proposed value-added uses such as canneries and wineries with on-premises retail uses, the evaluation under the criteria above shall consider the service requirements of the uses and the capability and capacity of cities and unincorporated communities to provide the required services. (AI 1)

LU-16.11 The County shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)



Rural



Valle Vista

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the County and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County and help to define their edges and provide separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages. Many visitors are drawn to this County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

"The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP."

"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:

"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."



Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages: *"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."*

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

Rural Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Rural General Plan Foundation Component consists of three Area plan land use designations: Rural Residential, Rural Mountainous, and Rural Desert. The Rural Village Area plan overlay is discussed at the end of this Element.

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are also allowed within this designation.

Rural Mountainous (RM) - The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are also allowed within this designation.

Rural Desert (RD) - The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources; compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services.



Policies:

The following policies apply to properties designated with the Rural Residential, Rural Mountainous, and Rural Desert land use designations on the area plan land use maps.

- LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 17.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.
- LU 17.5 Encourage parcel consolidation. (AI 29)
- LU 17.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

Open Space



Recreational open space park

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."

Open spaces also provide the setting for the County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open space also are an important economic benefit to the County in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County, as stated in the RCIP Vision:

"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."



It is also clear that the County's biological health and diversity is dependant upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCP's, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.



Open Space Area Plan Land Use Designations

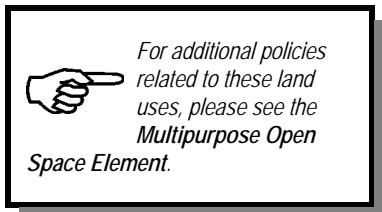
As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six area plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.



Natural open space areas within REMAP

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Conservation Habitat (OS-CH) - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCP's. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.



Open Space-Water (OS-W) - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

Policies:

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.



Diamond Valley Lake

LU 18.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

LU 18.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.



Neighborhood park



Policies:

The following policies apply to those properties designated as Open Space-Recreation on the area plan land use maps:

- LU 19.1 The County shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.
- LU 19.2 Provide for a balanced distribution of recreational amenities in Open Space, Rural, and Community Development General Plan land uses.
- LU 19.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.
- LU 19.4 Encourage that structures be designed to maintain the environmental character in which they are located. (AI 3)
- LU 19.5 Require that new development meet the parkland requirements as established in the Quimby Act and County enabling ordinances. (AI 3)



Golf course

Open Space-Rural (OS-RUR) - The Open Space-Rural land use designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

Policies:

The following policies apply to properties designated as Open Space-Rural on the area plan land use maps.

- LU 20.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)
- LU 20.2 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 20.3 Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 20.4 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 20.5 Encourage parcel consolidation. (AI 29)



- LU 20.6 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)



Mineral extraction site

Open Space-Mineral Resource (OS-MIN) - The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. Actual building or structure size, siting, and design will be determined on a case by case basis.

Policies:

The following policies apply to properties designated as Open Space-Mineral Resources on the area plan land use maps.

- LU 21.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
- LU 21.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)
- LU 21.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
- LU 21.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
- LU 21.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

Community Development

The Community Development General Plan Foundation Component depicts areas where urban and suburban development are appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals. It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. This is evident in the following RCIP Vision statement:

"There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer than it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much



stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.

Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.

- 1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
- 2. Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
- 3. Population growth continues and is focused where it can best be accommodated.*
- 4. Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."*

As expressed in this statement, a quality physical environment is also an important aspect of the future growth in Riverside County. Accordingly, general policy direction is provided in the General Plan and in each land use designation to address aspects of quality. It is acknowledged that "quality" is a subjective term and it is not the intent of this document to mandate or preclude design review. Instead, the intent is to communicate the desire of the County and offer guidance to property owners, developers, and decision-makers. In general, these land use designations should provide a range of community design options to respond to varied lifestyle choices with a high regard for the environment, community character and safety.

The Community Development General Plan land use designation consists of seventeen (17) area plan land use designations, as shown on the Land Use Designation Key (Figure LU-5). These designations are grouped within five broad categories; Residential, Commercial, Industrial/Business Park, Public Facility, and Community Centers. The particular aspects of and desires for each of these broad categories is discussed within the appropriate category. Policies are grouped based on three scales to express the varying aspects of the RCIP Vision; countywide (expressed in the Countywide Policies section), community, and individual project.



Residential Area Plan Land Use Designations

Residential land uses in Riverside County are the single largest urban use in terms of acreage, and can be found in areas ranging from rugged mountainous terrain to low-lying valleys. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day-care centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity. The intent of these policies is to accommodate demand for residential land uses, accommodate a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and architectural detail.



Residential land uses are divided into eight area plan land use designations: Estate Density, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, and Highest Density Residential.

Estate Density Residential (EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Estate Density Residential designation), intensive animal-keeping uses are discouraged or would be limited as appropriate in order to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2 acres.

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Very Low Density Residential land use designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the VLDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres, which allows a minimum lot size of 1 acre.



Low Density Residential (LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.



Medium Density Residential (MDR) - The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.



Medium High Density Residential (MHDR) - The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.



High Density Residential (HDR) - The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

Very High Density Residential (VHDR) - The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre.

Highest Density Residential (HHDR) - The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of 20.0 to 40.0 dwelling units per acre.



Policies:

The following policies apply to residentially designated properties within the Community Development General Plan land use designation, as described above and as depicted on the area plan land use maps.

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

Community Design

LU 22.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 22.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.





 Please see the **Neighborhood Centers Overlay** section for discussion of neighborhood activity centers.

- LU 22.5 Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths to provide both connections within each community and linkages with surrounding features and communities.
- LU 22.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)
- LU 22.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.
- LU 22.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.
- LU 22.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

Project Design

- LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)
- LU 22.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)

Commercial Area Plan Land Use Designation

Commercial land uses are critical to the long term economic and fiscal stability of the County. Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services. Unfocused, underutilized, and unkempt commercial strips result in unsightly conditions that detract from the quality of communities, and usually impair the efficiency of the roadway that services them. It is the goal of this General Plan to accommodate commercial demand, stimulate focused commercial centers, accommodate a variety and range of uses, and ensure that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. As stated in the RCIP Vision,

“Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions provide preparation and training for the new jobs created in these clusters.”



Commercial land uses within the Community Development category are divided into three area plan land use designations: Commercial Retail, Commercial Office, and Commercial Tourist.



Commercial Retail (CR) - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County unincorporated territory. The amount of land designated for Commercial Retail development within the County's land use plan exceeds that amount which is anticipated to be necessary to serve the County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the County. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)



Floor Area Ratio (FAR) is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

Commercial Tourist (CT) - The Commercial Tourist land use designation allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities. Commercial Tourist uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.2 to 0.35.

Commercial Office (CO) - The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.35 to 1.0.

Policies:

The following policies apply to commercially designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

Community Design

LU 23.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 23.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)



- LU 23.4 Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities, and cultural uses. (AI 3)
- LU 23.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)
- LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)
- LU 23.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)
- LU 23.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

Project Design

- LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

Industrial/Business Park Area Plan Land Use Designations

Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place.

Industrial/Business Park land uses within the Community Development category are divided into three area plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

Light Industrial (LI) - The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Heavy Industrial (HI) - The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology



centers, corporate and support office uses, “clean” industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR).

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 24.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 24.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 24.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools, that could be impacted by industrial activity. (AI 3)

LU 24.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

LU 24.5 Allow for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in industrial districts.

LU 24.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 24.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 24.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

Public Facility Area Plan Land Use Designation

Uses within the Public Facilities land use designation provide essential support services to the County. These uses include airports, landfills, flood control facilities, utilities, schools, and other such facilities. Due to the intense nature of many of these activities, potential conflicts with surrounding land uses can thus occur. The intent of these policies is to provide for adequate public facilities within the County and to ensure compatibility with surrounding land uses.

Public Facility land uses within the Community Development category are grouped under the Public Facilities area plan land use designation.



French Valley Airport



Public Facilities (PF) - The Public Facilities area plan land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question. Due to the varied nature of this category, building intensity and design criteria for uses with January 5, 2004 in this designation shall generally comply with those standards and policies most similar to the intended use. Airports, utility facilities, other than electric generating stations, and landfills generally have low FARs. Building intensities for civic uses such as County administrative buildings and schools, however, are comparable to other employment generating land use designations. The maximum intensity allowed for civic uses within the Public Facilities designation is 0.60 FAR. Actual FAR will vary for other uses and the appropriate FAR will, therefore, be determined in the zoning ordinance.

Policies:

The following policies apply to Public Facility designated properties within the Community Development General Plan land use designation, as depicted on the area plan land use maps.

LU 25.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 25.2 Protect major public facilities, such as landfill and solid waste disposal sites and airports, from the encroachment of incompatible uses. (AI 3)

LU 25.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 25.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 25.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 25.6 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large-scale general plan maps. (AI 3)



LU 25.7 Due to the scale of General Plan and Area Plan maps and the size of the County, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

Community Centers Area Plan Land Use Designation

One of the central concepts of the RCIP Vision and General Planning Principles is the creation of community centers. As stated in the RCIP Vision:

"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."

The purpose of these community centers is multi-faceted; accommodating future growth, establishing a new growth pattern for the County, defining and enhancing communities, and achieving the other aspects of the RCIP Vision such as improved mobility and the protection/provision of open spaces. In essence, community centers are intended to accommodate increased densities and a more focused growth pattern in order to accommodate future growth and reduce sprawl. This in turn will help protect the County's rural communities, character, and open spaces.

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community centers helps in creating a strong "a sense of place." Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

Community centers typically consist of two levels of development; a centralized "core" area that accommodates the highest intensity of use, and an adjacent "core support" area where development intensity lessens as it radiates away from the core. This designation allows a horizontal and/or vertical mixture of uses on one or more parcels, and may be either a series of free-standing structures or combined in a single building.

Community centers should be designed to encourage a safe, lively pedestrian environment and focus retail or service uses on the ground floor with professional offices and/or residential uses on the upper floors.



The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located.



Village Centers (VC) - Village Centers are pedestrian-oriented community centers that serve adjacent and nearby residential neighborhoods. These are the smallest scale community centers and are intended to reflect a village, or small downtown atmosphere. The Village Center is most appropriately located in a suburban type environment. Allowable land uses within Village Centers include:

- Very High and High Density Residential in the core area;
- High Density Residential in the core support area;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 5.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 0.5 FAR.



Town Centers (TC) - Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional “downtown” district. Town Centers provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;
- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a “downtown” core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.



Job Centers (JC) - Job Centers can be viewed as a concentrated area of employment uses. Job Centers may vary in scale and size, but are intended to provide regional-serving uses with a mixture of business park and office uses, support commercial retail centers and high density residential uses. Allowable land uses within Job Centers include:

- Highest Density Residential within the core area;
- Very High Density Residential within the core and core support area;
- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical employment uses within Business Park and Light Industrial designated areas include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses. Warehousing and distribution facilities uses are not allowed within Job Centers.

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.1 to 0.5 FAR.



Entertainment Centers (EC) - Entertainment Centers vary in size, scale and purpose, from resort communities, to intense, active centers. Entertainment Centers provide regional entertainment, recreation and tourist-destination attractions and facilities in addition to support commercial and office uses. Allowable land uses include:

- Very High Density Residential within the core area;
- High Density Residential within the core and core support areas;
- Commercial Tourist;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local and regional serving commercial retail and service uses, and mid-rise commercial office uses.



Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.

Policies:

The following policies apply to community centers designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 26.1 Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for “Community Centers” on the area plan land use maps.

Community Design

LU 26.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14)

LU 26.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)

LU 26.4 Include day-care, public meeting rooms, and other community-oriented facilities in community centers. (AI 3)

LU 26.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)

LU 26.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 26.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)

LU 26.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)

LU 26.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

Project Design

LU 26.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)

LU 26.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)



Location and Extent of Community Centers

LU 26.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). However, the areal extent of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a general plan amendment) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any 5-year certainty period. (AI 1,3)

Mixed Use Planning Area

The Mixed Use Planning Area land use designation is intended to reflect mixed use areas. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed Use Planning Areas are located in specific plans. In the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

Overlays

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied “over” an underlying land use designation to provide another layer of guidance or a variety of options. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay.

Community Development Overlay

The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing uses and designations and proposed new Community Development designations, and the permitted density and intensity of development. Community Development Overlays established at the time of General Plan adoption are mapped on the affected Area Plan Land Use Plan maps. General Plan Amendments from other Foundation Components to



Community Development designations within the Community Development Overlay are exempt from the 5-year Foundation Amendment restriction.

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center.

Policies:

- LU 27.1 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay designation. (AI 1)
- LU 27.2 The Community Center Overlay designation may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the potentially ultimate development of a community center, consistent with the intent and policies of the Community Center area plan land use designation.
- LU 27.3 Since it is a land use designation within the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). (AI 2)

Rural Village Overlay and Rural Village Overlay Study Area

The Rural Village Overlay allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography and flood prone areas, and other factors prevent the final definition of Rural Village Overlay boundaries at the time of the adoption of the General Plan. Following the adoption of the General Plan, all relevant factors will be studied in more detail on a parcel-by-parcel basis through the post General Plan adoption consistency zoning program, which may result in



changes to the boundaries of the Rural Village Overlay areas, resulting in either the enlargement or reduction in size of these areas. The following rural villages are regarded as Rural Village Overlay Study Areas: Meadowbrook and El Cariso (Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Rader Junction, and Twin Creek Ranch (REMAP Area Plan).

Policies:

The following policies apply to properties designated with the Rural Village Overlay on the area plan land use maps.

- LU 28.1 Allow areas designated with the Rural Village Overlay to develop to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.
- LU 28.2 Consider new or expanded Rural Villages Overlay designations within Agriculture and Rural designations as well as the Open Space-Rural designation, as a Foundation Amendment.
- LU 28.3 Control the extent and density of Rural Villages in order to maintain the areas' rural character through consideration of the following:
 - a. Allow properties within the Rural Village Overlay the opportunity to utilize the uses and maximum density/intensity of the Low and Medium Density Residential and Commercial Retail land use designations.
 - b. Limit the extent of Rural Villages to the area depicted on the area plan land use maps.
 - c. Control the design and placement of uses so that impacts from noise, light, odors, and traffic to surrounding properties are minimized.
- LU 28.4 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 28.5 Permit transfer of density or lot aggregation/consolidation in Rural Villages. (AI 30)
- LU 28.6 Permit and encourage Rural Villages to be developed as one project.
- LU 28.7 Meadowbrook and El Cariso (both in the Elsinore Area Plan), Good Hope/Wagonwheel (Mead Valley Area Plan), and Aguanga, Rader Junction, and Twin Creek Ranch (all in REMAP area Plan) have been designated as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these rural villages shall be studied in conjunction with a post-General plan adoption consistency zoning review, with regard to community development patterns and land use compatibility, topography, available infrastructure, and other factors to determine their appropriate, final boundaries. As necessary, the General Plan will be amended to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Rural Village Overlay Study Areas adopted at the time of adoption of the General Plan. (AI 1)



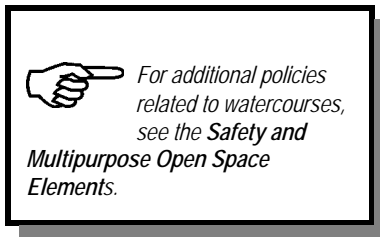
Watercourse Overlay

The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels. The purpose is to designate the existence of a watercourse on the Area plan land use maps and ensure that any special policies associated with open space, flood control, or habitat protection are considered.

Policies:

The following policies apply to properties that contain the Watercourse Overlay on the area plan land use maps.

- LU 29.1 Require that proposed projects on properties containing the Watercourse Overlay be reviewed for compliance with habitat, endangered species, flood control, and applicable area plan-specific design standards. (AI 25, 60)



Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. The application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the five-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to five-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the 5-year limit placed on Foundation Component General Plan Amendments, but only for the general plan amendment to the specific designation of the overlay. (For example, a property that has an underlying designation of Rural Community – Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail within the five-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to receive approval of a General Plan Amendment to Medium Density Residential during that period.)

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation.



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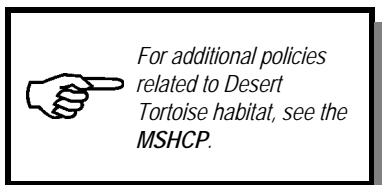
EASTERN RIVERSIDE COUNTY DESERT AREAS (NON-AREA PLAN)

Most areas in the western half of Riverside County, plus portions of the County's eastern half are located within a specific Area plan boundary. However, there are some lands in the eastern portion of the County that are not located within an Area plan. These portions of eastern Riverside County are shown in Figure LU-4, Area Plan Boundary Map, and are the focus of this section.

The portion of eastern Riverside County located easterly of the Coachella Valley is characterized by expansive, primarily undeveloped desert and mountainous areas. This vast sub-region consists of a variety of geographic features, including flat desert valleys, rolling sand dunes, stark hillside and mountain ranges, and lush riparian corridors along the Colorado River. The dramatic desert terrain of the Joshua Tree National Park can also be found here.

Some of the more prominent natural features and land uses located here include:

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;
- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/SR-177 junction;
- Northern portion of the Chocolate Mountains Naval Reservation and Aerial Gunnery Range;
- Banks of the Colorado River;
- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.



Interstate 10, State Route 95, State Route 177, and State Route 62 are the primary highways providing vehicular access throughout this region. Additionally, a substantial portion of the Desert Tortoise Reserve Area is located here.

The intent of the land use plan shown in Figure LU-6 is to preserve the unique and spectacular open space character of this desert region, and to maintain those existing rural and mineral resource land uses scattered throughout the area. Table LU-6 below lists the land use acreage distribution and dwelling unit/population buildout potential for this portion of the County.



**Table LU-6
Eastern Riverside County Desert Areas Land Use Summary**

Land Use	Acres	Dwelling Units	Population
Rural Residential	5	1	2
Open Space-Rural	1,302,361	32,559	96,700
Open Space-Conservation Habitat	468,171	0	0
Open Space-Water	2,084	0	0
Indian Lands	2,741	N/A	N/A
Total	1,775,362	32,560	96,702

Policies:

LU 30.1 Preserve the character of the Eastern Riverside County Desert Areas through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.

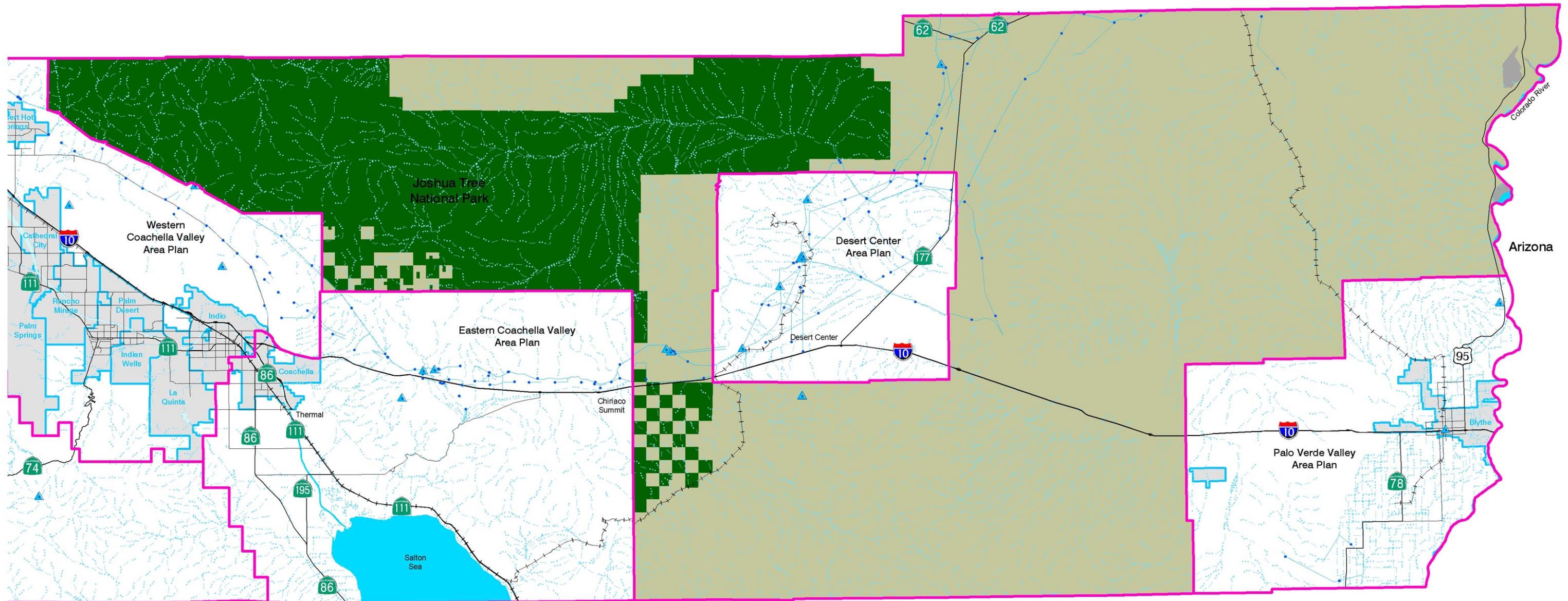
MARCH AIR RESERVE BASE

The March Air Reserve Base is located along Interstate 215, adjacent to the Cities of Riverside, Perris, and Moreno Valley. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris, and Riverside, formed to address the use, reuse, and joint use of the realigned March ARB. The JPA Agreement created the March Joint Powers Commission (JPC), which is the governing body for the authority. The Commission is comprised of eight elected officials (two from each of the four jurisdictions) who are selected by the jurisdictions’ respective governing bodies. The March JPA is recognized by the Department of Defense and the State of California as the official local redevelopment agency for March ARB.

Planning Area

The March JPA General Plan planning area includes the entire boundaries of the former March Air Force Base, an area approximately 6,500 acres in size. The planning area includes a cantonment area, which represents the area retained by the Department of Defense for the Air Force Reserves (AFRES). The cantonment area represents approximately one-third of the planning area and includes the airfield. A military component remains, with AFRES, Air National Guard, and other federal agency units remaining within the cantonment area. The non-cantonment area includes 4,400 acres of the total planning area. Nearly two-thirds of the planning area is undeveloped or underutilized, with a significant portion of vacant land located within the non-cantonment area.

San Bernardino County



Imperial County

GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS

COMMUNITY DEVELOPMENT

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)
- Medium Density Residential (2-5 du/acre)
- Medium High Density Residential (5-8 du/acre)
- High Density Residential (8-14 du/acre)
- Very High Density Residential (14-20 du/acre)
- Highest Density Residential (20+ du/acre)

COMMUNITY DEVELOPMENT (Cont.)

- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- High Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area

RURAL COMMUNITY

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)

RURAL

- Rural Residential (5 ac min)
- Rural Mountainous (10 ac min)
- Rural Desert (10 ac min)

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation - Habitat
- Open Space - Recreation
- Open Space - Rural
- Open Space - Water
- Open Space - Mineral Resources

OVERLAYS

- Business Park
- Community Center
- Community Development
- Commercial Retail
- Rural Village and Rural Village Study Area

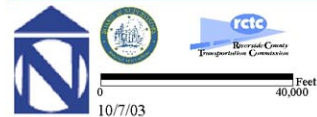
- Cities
- Areas Subject to Indian Jurisdiction
- Area Plan Boundaries
- MWD Facilities
- Watercourse

Definitions:
du - Dwelling Units

Source Information: General Plan land uses depicted on this map were developed by The County of Riverside Planning Department. The oldest data shown on this map was created in 1990.

Note: This Map may show designations on lands that have been annexed to cities after 1999.

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless of the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.



0 40,000 Feet
10/7/03

**EASTERN RIVERSIDE COUNTY
LAND USE PLAN**

Figure LU-6





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Existing buildings and facilities are concentrated adjacent to the cantonment area and consist of several specific user types for reuse along with Green Acres, a historic district formerly used for housing.

Land Use

The land use designations of the March JPA General Plan Land Use Plan are divided into four general classifications, with a total of 13 distinct land use designations. These designations differ from those area plan and use designations in the County of Riverside General Plan.

Buildout of the March JPA Planning Area will account for 21.5 million square feet of commercial and industrial development, and upwards to 38,000 jobs. Estimates for buildout of the March JPA Planning Area are provided in the following Table LU-7, Buildout March JPA Planning Area, taken from the General Plan of the March JPA. It shows that approximately 21 million square feet of total structural area may exist within the planning area upon buildout. Buildout also reflects the preservation of the 111 units within the Historic District of Green Acres; however should the use of these structures change from residential to office/services, the additional non-residential square footage would increase by approximately 200,000 square feet. The floor area buildout assumes average intensity development within the planning area. Lot coverage, setbacks, aviation restrictions, building heights, parking provisions, natural features, and other development standards are expected to reduce this average further upon full buildout.

It is important to note that, in 1996, the Department of Defense offered the formation of a “joint-use airport,” where the facilities that are owned and operated by the Air Force are made available for use by civil aviation. Subsequently, the March JPA formally approved a strategy of creating an “inland port” concept at March ARB. This strategy recommended an aggressive business development campaign targeted at attracting private investment and development that would either be directly or indirectly related to air cargo carriers locating at a joint use airport. To implement this strategy, the Commission accepted the name of The March Inland Port as the civilian airport at the joint-use facility. The name has since been changed to the Greater Los Angeles March Global Port and consists of 316 acres of surplus property at March ARB.

There are a number of policies and ordinances governing land uses and development within March ARB, including the General Plan of the March Joint Powers Authority, the March JPA Development Code, and the March JPA Building and Construction Code. Additionally, the County of Riverside Airport Land Use Commission administers a comprehensive land use plan (CLUP) for the aviation field at March to ensure compatible land use planning in and around the airport.



**Table LU-7
Buildout March JPA Planning Area**

Land Use Designation*	Acres Gross	Density		Buildout Capacity(f)
		MAX.	AVG.	
INDUSTRY				
Business Park	1,278	0.75	0.20	7,793,755 sf
Industrial	433	0.60	0.15	1,980,455 sf
SUBTOTAL				9,744,210 sf
COMMERCE				
Office	104	0.75	0.30	951,350 sf
Mixed Use	360	0.60	0.25	2,744,280 sf
Commercial	45	0.60	0.30	411,642 sf
Destination Recreation	135	0.50	0.25	1,1029,105 sf
SUBTOTAL				5,136,377 sf
PUBLIC				
Park/Recreation/Open Space	777	0.25	0.025	592,307 sf
Public Facility	449	0.50	0.10	1,369,091 sf
SUBTOTAL				1,961,398 sf
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000 sf
Aviation	316	0.40	0.15	1,445,321 sf
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW Expansion	75	0.60	0.30	686,070 sf
Cemetery Expansion	160	0.10	0.005	24,394 sf
SUBTOTAL				4,655,784 sf 111 units
TOTAL				21,527,769 sf 111 units

* As designated in the March JPA General Plan.

NOTES:

- a. ac = acre
- b. sf = square feet
- c. du/ac = dwelling unit per acre
- d. AFVW = Air Force Village West
- e. FAR = floor area ratio
- f. based on average FAR, of net acre

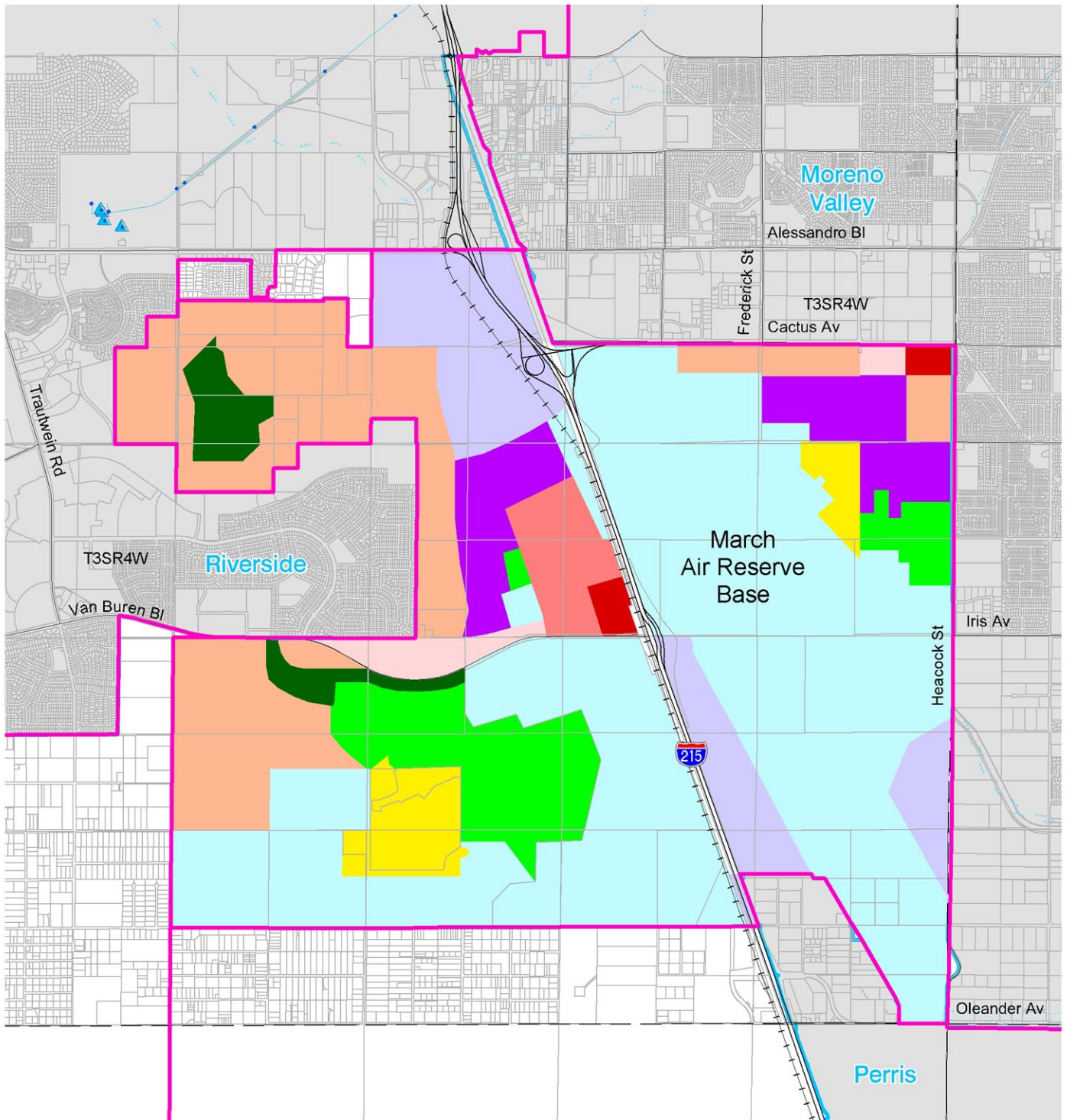
Source: Table 1-1, General Plan of the March Joint Powers Authority (1997).

Figure LU-7, March ARB Land Use Plan, reflects the adopted March JPA General Plan land use plan for the March ARB using the County’s area plan land use designation system. Please refer to the March JPA General Plan for information and policy direction related to the land use designations governing development on March ARB.

Policies:

- LU 31.1 Adhere to the objectives and policies contained within the General Plan of the March Joint Powers Authority.
- LU 31.2 Continue involvement with the March Joint Powers Authority in the development of the March ARB and the March Inland Port.

For additional policies related to the March ARB, see the *General Plan of the March Joint Powers Authority*.



GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS

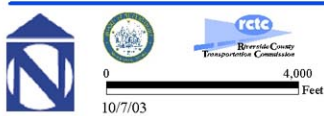
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| <p>COMMUNITY DEVELOPMENT</p> <ul style="list-style-type: none"> Estate Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (0.5 ac min) Medium Density Residential (2.5 du/acre) Medium High Density Residential (5-8 du/acre) High Density Residential (8-14 du/acre) Very High Density Residential (14-20 du/acre) Highest Density Residential (20+ du/acre) Commercial Retail Commercial Tourist Commercial Office Community Center | <p>COMMUNITY DEVELOPMENT (CONT)</p> <ul style="list-style-type: none"> Light Industrial High Industrial Business Park Public Facilities Mixed Use Planning Area <p>RURAL COMMUNITY</p> <ul style="list-style-type: none"> Estate Residential (2 ac min) Very Low Density Residential (1 ac min) Low Density Residential (0.5 ac min) | <p>RURAL</p> <ul style="list-style-type: none"> Rural Residential (5 ac min) Rural Mountainous (10 ac min) Rural Desert (10 ac min) <p>AGRICULTURE</p> <ul style="list-style-type: none"> Agriculture <p>OPEN SPACE</p> <ul style="list-style-type: none"> Conservation Conservation - Habitat Open Space - Recreation Open Space - Rural Open Space - Water Open Space - Mineral Resources | <p>OVERLAYS</p> <ul style="list-style-type: none"> Business Park Community Center Community Development Commercial Retail Rural Village and Rural Village Study Area Watercourse Cities Areas Subject to Indian Jurisdiction Area Plan Boundaries MWD Facilities |
|--|--|--|---|

Source Information: General Plan land uses depicted on this map were developed by The County of Riverside Planning Department. The oldest data shown on this map was created in 1990.

Note: This Map may show designations on lands that have been annexed to cities after 1999.

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.

Figure LU-7



**MARCH AIR RESERVE BASE
LAND USE PLAN**





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AREAS SUBJECT TO INDIAN JURISDICTION

The General Plan and Area Plan maps depict some properties as “Areas Subject to Indian Jurisdiction”. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes. Within Indian reservation boundaries, properties so depicted include properties owned by non-Tribal members as well as properties owned by Tribal members and properties owned by the Tribe as a unit. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local government. Some Tribes have specifically requested that the County of Riverside avoid designation of properties within reservation boundaries. It is the position of the County of Riverside that each Tribe maintains land use jurisdiction over properties within reservation boundaries, regardless of the ownership of such properties, just as cities maintain land use jurisdiction over properties inside city limits, whether or not the property owner is a resident of that city.

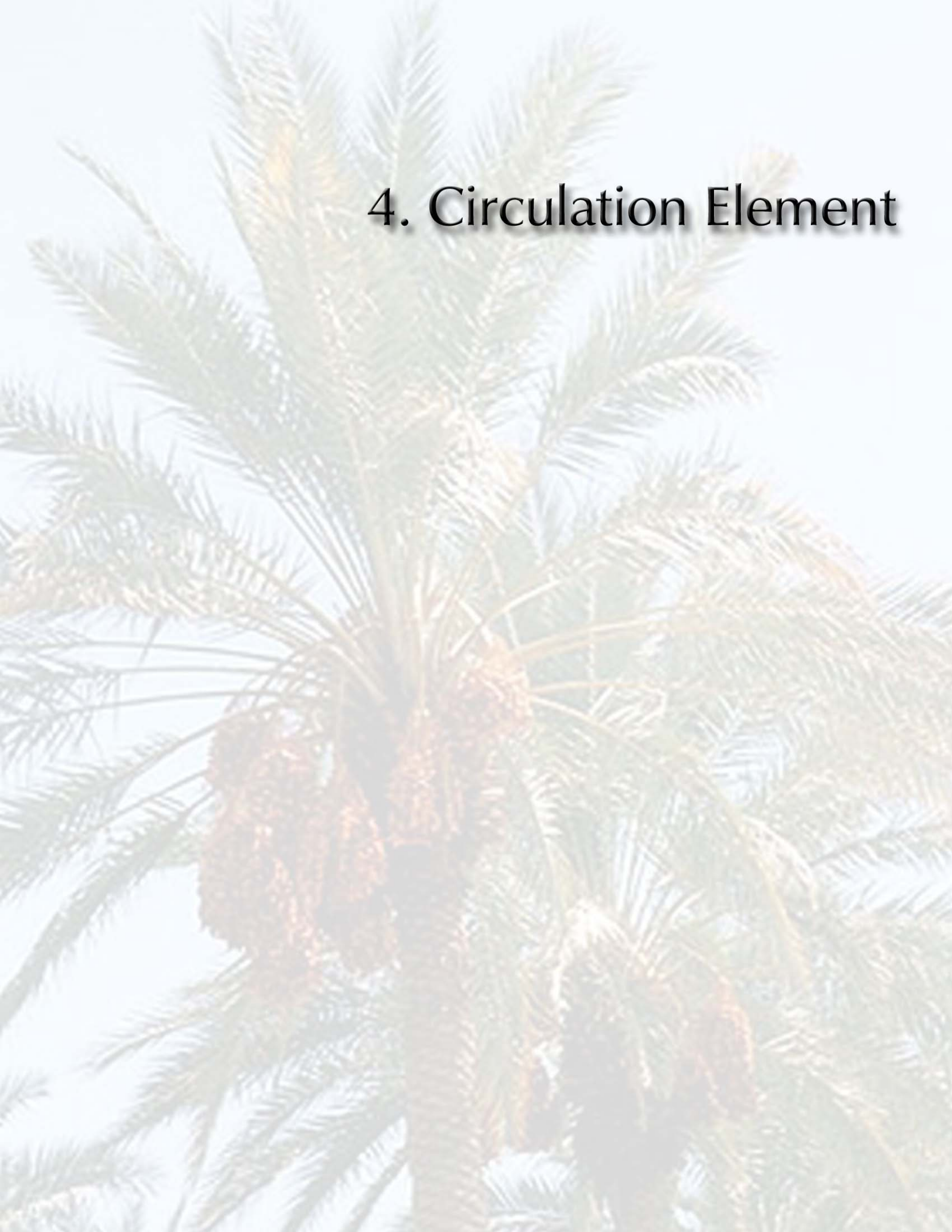
Policies:

- LU 32.1 The County of Riverside will continue to work with Tribal authorities to forge inter-governmental agreements in situations where such agreements would be mutually beneficial. In the absence of agreements specifying otherwise, questions regarding development within areas subject to Indian jurisdiction should be referred to the applicable Tribal authorities. (AI 4)



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4. Circulation Element





Chapter 4: Circulation Element

Introduction


CIRCULATION ELEMENT CONCEPTUAL FRAMEWORK



The transportation system in Riverside County has more than kept pace with the growth in population, employment and tourism and the demands for mobility. New and expanded transportation corridors are planned that connect growth centers at key locations throughout the County. In fact, several corridors will have built-in transit service and expansion capability to accommodate various forms of transit. Some of these corridors are now providing express bus service to MetroLink stations. It will be critical to design the corridors with a high regard for the environment, including provision of critical wildlife corridor crossings so that our open spaces can sustain habitat value.



- RCIP Vision

 A comprehensive Circulation Report, which contains detailed descriptions of circulation systems, assumptions, and studies, can be found in the Environmental Impact Report Technical Appendix.

The circulation system of a community is vital to its prosperity. Its function is to provide for the movement of goods and people, including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and through the community. Efficient traffic circulation is important to economic viability and the creation and preservation of a quality living environment.

In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. The circulation system is also multi-modal, meaning that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

In compliance with state law, all city and county general plans must contain a circulation element that designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The Circulation Element also identifies transportation routes, terminals, and facilities. The intent of the Circulation Element is to:

- Identify the transportation needs and issues within the County, as well as regional relationships that affect the County's transportation system;
- Describe the proposed circulation system in terms of design elements, operating characteristics, and limits of operation, including current standards, guidelines, and accepted criteria for the location, design, and operation of the transportation system;
- Consider alternatives other than the single-occupant vehicle as essential in providing services and access to facilities;
- Establish policies that coordinate the circulation system with General Plan and area plan land use maps and provide direction for future decision-making in the realization of the Circulation Element goals; and
- Develop implementation strategies and identify funding sources to provide for the timely application of the Circulation Element goals and policies.

Public Participation/Intergovernmental Coordination

The Circulation Element was created in a public forum with input from numerous interest groups, citizens, jurisdictions, and agencies. Extensive efforts were made to involve the public, including:

- Public workshops to receive initial comments and discuss circulation and transportation issues;



- Coordination with the Southern California Association of Governments (SCAG);
- Coordination with the Riverside County Transportation Commission (RCTC), Western Riverside Council of Governments (WRCOG), and the Coachella Valley Association of Governments (CVAG);
- Coordination with advisory committees, such as Community Environmental Transportation Acceptability Process (CETAP) and General Plan Advisory Committee (GPAC); and
- Public hearings with the Planning Commission and Board of Supervisors.

Community Environmental Transportation Acceptability Process (CETAP)

“

New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

Growth focus in this County is on quality, not on frustrating efforts to halt growth.

Population growth continues and is focused where it can best be accommodated.

Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities.

”

- RCIP Vision

Due to the importance of the circulation and mobility systems in the County, the Community Environmental Transportation Acceptability Process (CETAP) was created as one of three planning efforts of the RCIP in addition to the Multiple Species Habitat and Conservation Plan, the Coachella Valley Multiple Species Habitat and Conservation Plan, and the General Plan. The CETAP committee served as an advisory body to the County staff during the development of the Integrated Plan, and made recommendations relating to transportation issues for the County to consider during the General Plan development and review process. CETAP incorporated three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element, and exploration of options for transit system development in the County. The members of CETAP dedicated a substantial amount of time and effort to evaluate the County's transportation systems, identify potential issues, and provide recommendations for the County to consider for inclusion in the updated General Plan. This valuable insight shaped the Circulation Element policies and will ultimately help shape the future of transportation within Riverside County.



Setting

Riverside County's transportation system is composed of numerous state highways (both freeways and arterial highways), as well as numerous County and city routes. The transit system includes public transit systems, common bus carriers, AMTRAK (intercity rail service), MetroLink (commuter rail service), and other local agency transit and paratransit services. In addition, the County transportation system includes general aviation facilities, limited passenger air service within the County, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (multipurpose trails).

As stated in the Riverside County Vision and Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. Linking areas of concentrated growth is an integrated system of mobility that includes vehicular, pedestrian, transit, equestrian, bicycle, and air transportation options. The intent of new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns, including the open space systems.



Copies of the Congestion Management Plan can be obtained from the Riverside County Transportation Commission.

In addition to the General Plan, the County of Riverside supports several transportation plans and programs that are necessary to manage current traffic demands in and plan for the County's future transportation needs.

Congestion Management Program

The Riverside Congestion Management Program (CMP) is updated every two years in accordance with Proposition 111. The CMP was established in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The Circulation Element describes how the future transportation system will function. This is important for congestion management, since deficiencies along the CMP system must be mitigated when they occur. The ability to address such deficiencies now, instead of when they occur, is critical. Understanding the reason for these deficiencies and identifying ways to reduce the impact of future growth and development along a critical CMP corridor will conserve scarce funding resources and help target those resources appropriately.

Regional Transportation Plan

The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document prepared by the Southern California Association of Governments (SCAG), in coordination with federal, state, and other regional, subregional, and local agencies in southern California.



Proposition 111 (1990), entitled "The Traffic Congestion Relief and Spending Limitation Act of 1990", enacted a statewide traffic congestion relief program and updated the spending limit on state and local government to better reflect the needs of a growing California population. It provided new revenues to be used to reduce traffic congestion by building state highways, local streets and roads, and public mass transit facilities. The measure enacted a 55 percent increase in truck weight fees and a five cent per gallon increase in the fuel tax on August 1, 1990, and an additional one cent on January 1 of each of the following four years.



The RTP includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances. The RTP is prepared every three years and reflects the current future horizon based on a 20-year projection of needs.



*Copies of the Regional
Transportation Plan may
be obtained from SCAG
and can be downloaded from their
web site at www.scag.ca.gov*

The RTP's primary use is as a regional long-range plan for federally funded transportation projects. It also serves as a comprehensive, coordinated transportation plan for all governmental jurisdictions within the region.

Each agency responsible for transportation, such as local cities, the County, and Caltrans, has different transportation implementation responsibilities under the RTP. The RTP relies on the plans and policies governing circulation and transportation in each County to identify the region's future multi-modal transportation system.



Issues and Policies

The Circulation Element outlines the necessary multi-modal transportation system components and provides tools to assist with development and implementation of the transportation system. The Circulation Element is structured to effectively implement the goals and policies identified by this General Plan. It also reflects citizens' and decision makers' desires to provide transportation mobility and quality access to existing and future residential, recreation, and employment uses as defined in the Land Use Element.

The following key policy issues were identified through extensive community and intergovernmental outreach efforts, analysis of existing conditions, and consideration of transportation objectives identified in the Riverside County Vision.

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Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged.

”

- RCIP Vision

PLANNED CIRCULATION SYSTEMS

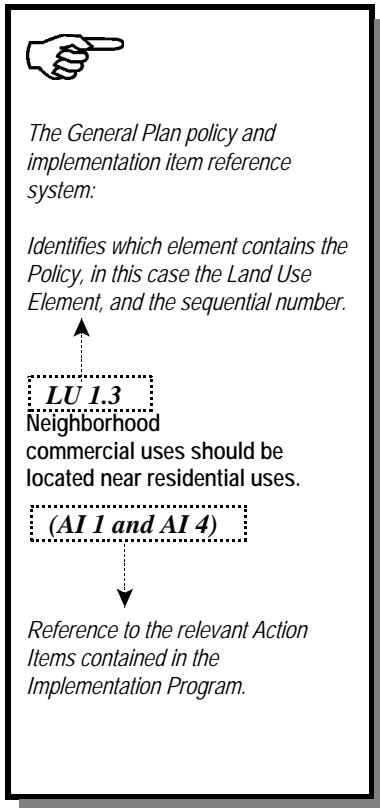
Riverside County travel extends well beyond its borders. Recreational travel and freight movement reach past the Riverside County boundary and as a result, the transportation system must be capable of adequately meeting a wide range of needs. Not only does the County need to accommodate the traffic that it generates, it also must accommodate the pass through traffic.

The intent of the General Plan Circulation Element is to establish a comprehensive multi-modal transportation system that is safe, achievable, efficient, environmentally and financially sound, accessible, and coordinated with the Land Use Element. It is important to design and implement a multi-modal transportation system that will serve projected future travel demand, minimize congestion, achieve the shortest feasible travel times and distances, and address future growth and development in the County.

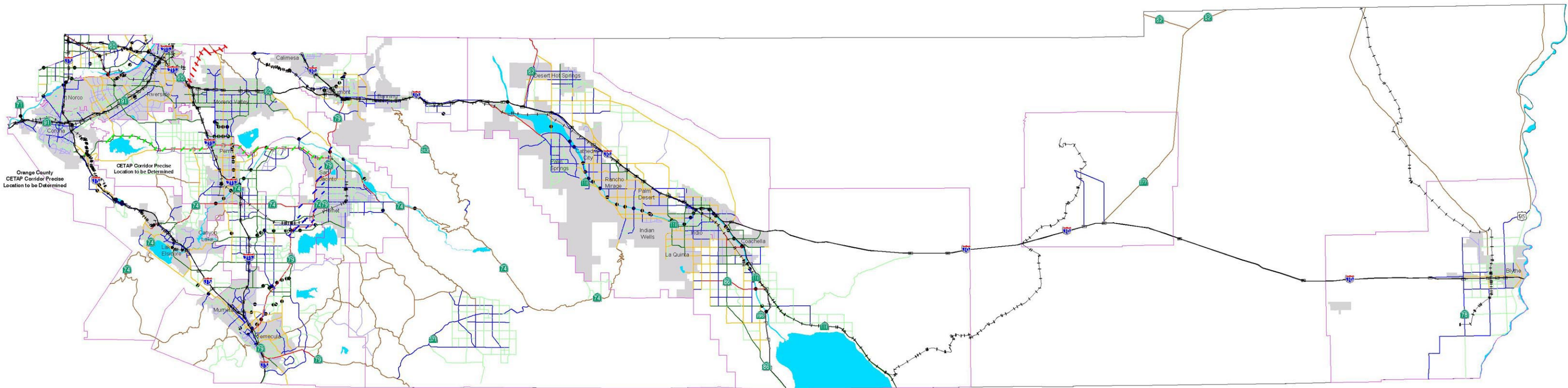
The Circulation Plan shown in Figure C-1 indicates those roadways that are planned to accommodate the land use plan. These will be constructed as development occurs and as funding becomes available. The County of Riverside has responsibility for the planning, construction, and maintenance of arterial highways in the unincorporated areas, except for state highways. The Circulation Plan also indicates roadways within city boundaries, but it should be noted that the County does not have jurisdiction in the cities. The rights-of-way to be reserved for each type of facility are shown in the legend in Figure C-1. These are based on cross-section requirements presented in a later section. The cross-hatched lines in Figure C-1 show possible alternatives being examined for major new multi-modal transportation facilities in several corridor studies underway in western Riverside County. These lines show possible locations for these facilities, for informational purposes. For each of the corridor studies, typically one alignment will be selected for the preservation of right-of-way to accommodate the future construction of these facilities. It is expected that these facilities could become future freeways, with interchanges at selected locations. More information can be obtained on each of these corridor studies from the Riverside County Transportation Commission.



Policies:



- C 1.1 Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan, Figure C-1. (AI 49)
- C 1.2 Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.
- C 1.3 Support the development of transit connections that link the community centers located throughout the County and as identified in the Land Use Element and in the individual area plans. (AI 26)
- C 1.4 Utilize existing infrastructure and utilities to the maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.
- C 1.5 Evaluate the planned circulation system as needed to enhance the arterial highway network to respond to anticipated growth and mobility needs. (AI 49)
- C 1.6 Cooperate with local, regional, state, and federal agencies to establish an efficient circulation system. (AI 4, 41, 46, 50)
- C 1.7 Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.



- | | | | |
|--|-------------------------------|--|--|
| | Freeway | | Moreno Valley to San Bernardino Corridor |
| | Expressway (184' to 220' ROW) | | Cajalco Romona Corridor |
| | Urban Arterial (152' ROW) | | SR-79 Re-alignment Alternatives |
| | Arterial (128' ROW) | | Existing Interchange |
| | Major (118' ROW) | | Proposed Interchange |
| | Mountain Arterial (110' ROW) | | Bridge |
| | Secondary (100' ROW) | | Rail |
| | Collector (74' ROW) | | Water |
| | | | City |
| | | | Area Plan Boundary |

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Note: Circulation maps are a graphic representation identifying the general location and classification of existing and proposed thoroughfares in the county. Any questions regarding precise alignment or improvement standards should be referred to the County Transportation Department. More detailed information and larger scale maps can also be found in the Area Plan documents.

Note: General Plan roadways within cities are shown for reference and to depict system continuity only. Any questions relative to improvement standards within city boundaries must be addressed to the respective city.

Source Information: TransCore

Figure C-1



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Level of Service



Level of Service

A qualitative measure describing the efficiency of traffic flow. Level of Service designations are used to describe the operating characteristics of the street system in terms of the level of congestion or delay experienced by traffic.

As the County continues to grow, transportation demand management and systems management will be necessary to preserve and increase available roadway “capacity.” Level of Service (LOS) standards are used to assess the performance of a street or highway system and the capacity of a roadway.

An important goal when planning the transportation system is to maintain acceptable levels of service along the federal and state highways and the local roadway network. To accomplish this, the California Department of Transportation (Caltrans), Riverside County Transportation Commission, the County, and local agencies adopt minimum levels of service to determine future infrastructure needs.

Riverside County must provide and maintain a highway system with adequate capacity and acceptable levels of service to accommodate projected travel demands associated with the buildout of the Land Use Element. This can be accomplished by establishing minimum service levels for the designated street and conventional state highway system. Strategies that result in improvements to the transportation system, coupled with local job creation, will allow County residents to have access to a wide range of job opportunities within reasonable commute times.

Policies:

C 2.1 Maintain the following countywide target Levels of Service:

LOS “C” along all County maintained roads and conventional state highways. As an exception, LOS “D” may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS “E” may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)

C 2.2 Apply level of service standards to new development via a program establishing traffic study guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)

C 2.3 Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) Shall identify project related traffic impacts and determine the “significance” of such impacts in compliance with CEQA. (AI 3)

C 2.4 The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service standards.



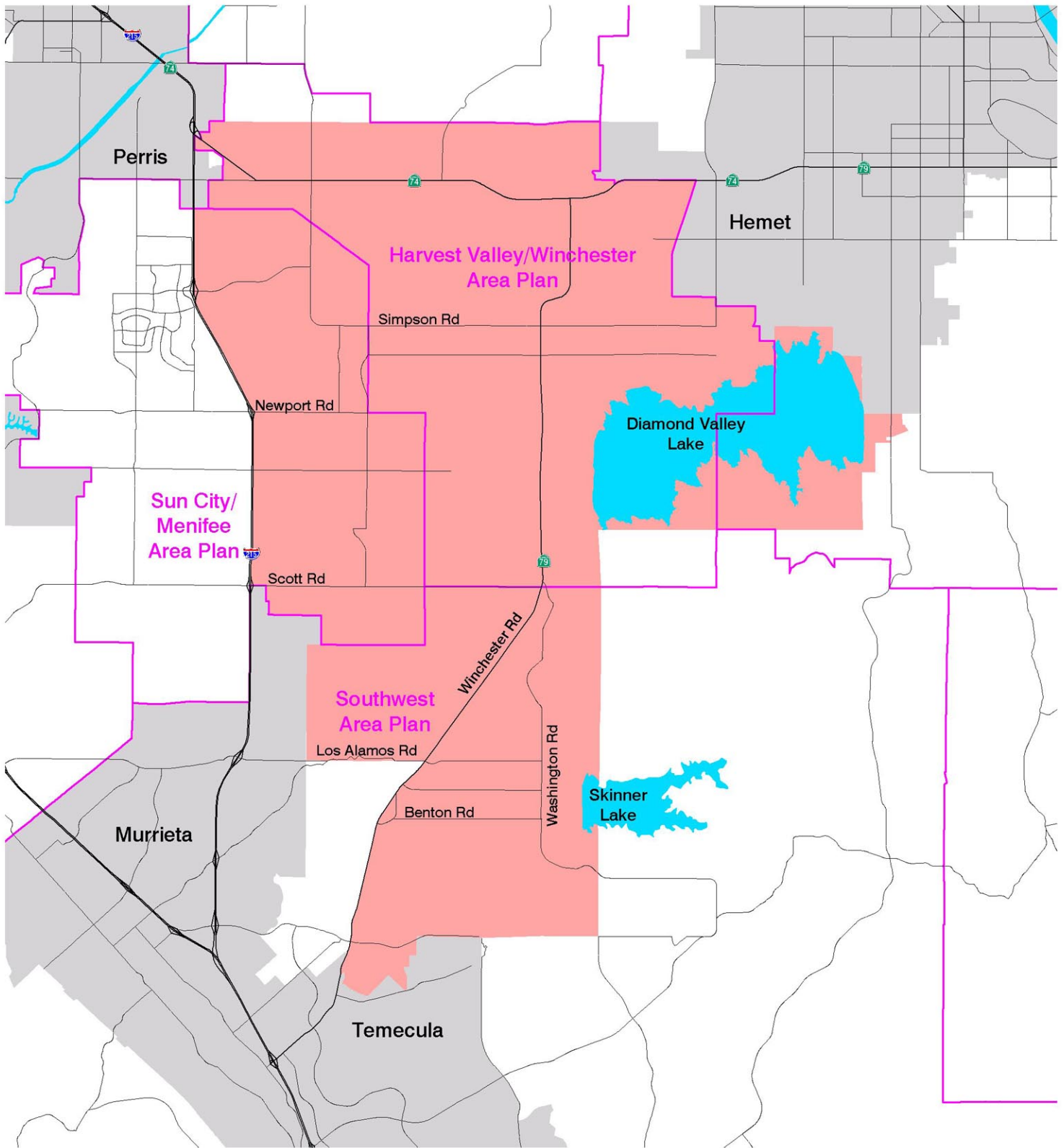
To achieve the true intent of community center design, Level of Service designations are typically lower (LOS E) to minimize the impacts of accommodating uncongested roadways and to maximize pedestrian use. Higher level of service designations (LOS A, B, C) require wider road widths, and as a result, would create circulation systems that are more accommodating to automobiles than pedestrians.



- C 2.5 The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.

- C 2.6 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area (Figure C-2). The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- C 2.7 Establish a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.



- Highway 79 Policy Area
- Area Plan Boundary

*Source Information: Riverside County.
 The oldest data shown on this map is 1990.
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Figure C-2



RIVERSIDE COUNTY HIGHWAY 79 POLICY AREA



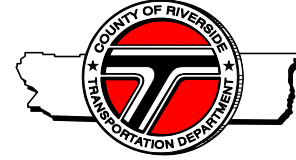


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Figure C-3 Link/Volume Capacity/Level of Service for Riverside County Roadways

Link Volume Capacities/Level of Service for Riverside County Roadways⁽¹⁾



David E. Barnhart
Director of Transportation

Roadway Classification	Number of Lanes	Maximum Two-Way Traffic Volume (ADT) ⁽²⁾		
		Service Level C	Service Level D	Service Level E
Collector	2	10,400	11,700	13,000
Secondary	4	20,700	23,300	25,900
Major	4	27,300	30,700	34,100
Arterial ⁽³⁾	2	14,400	16,200	18,000
Arterial	4	28,700	32,300	35,900
Mountain Arterial ⁽³⁾	2	12,900	14,500	16,100
Mountain Arterial	3	16,700	18,800	20,900
Mountain Arterial	4	29,800	33,500	37,200
Urban Arterial	4	28,700	32,300	35,900
Urban Arterial	6	43,100	48,500	53,900
Urban Arterial	8	57,400	64,600	71,800
Expressway	4	32,700	36,800	40,900
Expressway	6	49,000	55,200	61,300
Expressway	8	65,400	73,500	81,700
Freeway	4	61,200	68,900	76,500
Freeway	6	94,000	105,800	117,500
Freeway	8	128,400	144,500	160,500
Freeway	10	160,500	180,500	200,600
Ramp ⁽⁴⁾	1	16,000	18,000	20,000

Notes: (1) All capacity figures are based on optimum conditions and are intended as guidelines for planning purposes only.
 (2) Maximum two-way ADT values are based on the 1999 Modified Highway Capacity Manual Level of Service Tables as defined in the Riverside County Congestion Management Program.
 (3) Two-lane roadways designated as future arterials that conform to arterial design standards for vertical and horizontal alignment are analyzed as arterials.
 (4) Ramp capacity is given as a one-way traffic volume.

Revised: March 2001



System Design, Construction and Maintenance

“

Incentives and the competitive need to "raise the bar" in creating communities of excellence commonly stimulates the development community to exceed the norms of development standards.

”

- RCIP Vision

A well-planned, designed, constructed, and maintained street and highway system facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. Riverside County's efforts to develop a system of local, collector, and arterial roadways provide the basis for a safe and efficient transportation system.

Figure C-1 shows the future streets and highways system at build-out in addition to functional classifications. The General Plan Environmental Impact Report (EIR) provides the corresponding listing of projected traffic volumes, number of travel lanes, and level of service for each street segment at buildout.

Maintenance of personal mobility, safety, convenience, and efficiency are all issues that must be considered when a system is created. Arterial roads need to be built with sufficient capacity to accommodate long-term traffic growth. A consistent and uniform highway network that meets the needs of current and future residents can be accomplished by implementing a functional classification system for major highways, with set minimum right-of-way and design standards, and by identifying needed roadway improvements.

Functional Classifications

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the type of service they are intended to provide. Fundamental to this process is the recognition that individual streets and highways do not serve travel independently in any major way. Rather, most travel involves movement through a network of roads.

Typical cross-sections for the different functional street classifications are shown in Figure C-4. Note, however, that these sections represent general guidelines; the official sections used for implementation will be those contained in the latest County of Riverside Improvement Standards.

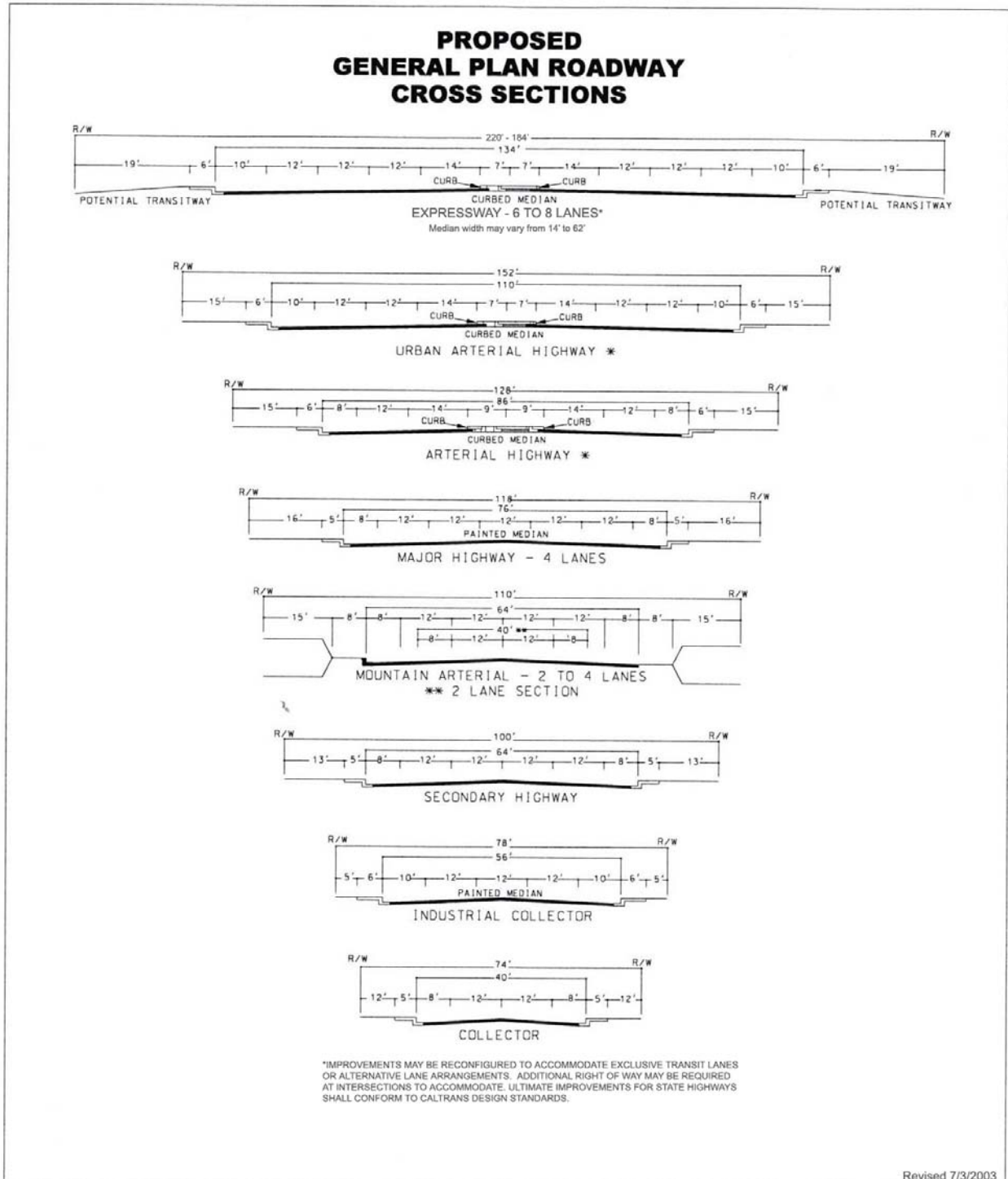


**Table C-1
Street Classifications as identified in the City Transportation Department Standards and Specifications**

Classification	Definition	Minimum Right-of-Way Width Required	Number of Lanes Required (Approximate)
<i>Freeway</i>	Highway upon which the abutter’s rights of access are controlled and which provides separated grades at intersecting streets.	To be determined by Caltrans	To be determined by Caltrans
<i>Expressway</i>	Multi-modal highway corridor for through traffic to which access from abutting property is restricted. Intersections with other streets or highways shall be limited to approximately one-half mile intervals.	220 to 184 feet	6 or 8 lanes, additional rights-of-way may be needed at intersections
<i>Urban Arterial</i>	Highway primarily for through traffic where anticipated traffic volumes exceed four-lane capacity. Access from other streets or highways shall be limited to approximately one-quarter mile intervals.	152 feet	6 or 8 lanes, additional rights-of-way may be required. at intersections
<i>Arterial Highway</i>	Divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals.	128 feet	4 or 6 lanes, additional right of way may be required at intersections
<i>Arterial Mountain Highway</i>	Highway intended to serve through traffic in mountainous areas zoned for low density residential development. Access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately 330-foot intervals.	110 feet	2 to 4 lanes, additional right-of-way may be required at intersections.
<i>Major Highway</i>	Highway intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. Intersections with other streets or highways may be limited to approximately 660-foot intervals.	118 feet	4 lanes, additional rights-of-way may be required at intersections
<i>Secondary Highway</i>	Highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Intersections with other streets and highways may be limited to 330-foot intervals.	100 feet	4 lanes, generally no turn lanes, and additional right-of-way may be required at intersections
<i>Collector Street</i>	Street intended to serve intensive residential land use, multiple-family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. It may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed 660 feet in length when so used.	74 feet	2 lanes
<i>Industrial Collector</i>	A circulatory street with a continuous left-turn lane with at least one end connecting to a road of equal or greater classification.	78 feet	2 lanes



Figure C-4 Street Classification Cross-Sections





Policies:



- C 3.1 Design, construct, and maintain County roadways as specified in the County Road Improvement Standards and Specifications.
- C 3.2 Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.
- C 3.3 Implement design guidelines that identify intersection improvements consistent with the following lane geometrics:

**Table C-2
Highway Lane Requirements**

Classification	# of Through Lanes Along Arterial Segment	Intersection Turn Lanes Required for intersection w/secondary highway and above	
		Left	Right
Expressway	6 or 8	2	1
Urban Arterial	6	2	1
Arterial Highway	4 or 6 ¹	2	1
Major Highway	4	2	1
Secondary Highway	4	1	1
Collector Highways	2	N/A	N/A

¹ Six lanes may be required for designated arterial highways as indicated in a listing maintained by TLMA.

- C 3.4 Allow roundabouts or other innovative design solutions when a thorough traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve safety, if it is physically and economically feasible.
- C 3.5 Require all major subdivisions to provide adequate collector road networks designed to feed traffic onto General Plan designated highways.
- C 3.6 Require private developers to be primarily responsible for the improvement of streets and highways service access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.
- C 3.7 Design interior collector street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.



- C 3.8 Restrict heavy duty truck through-traffic in residential and community center areas and plan land uses so that trucks do not need to traverse these areas.
- C 3.9 Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.
- C 3.10 Require private and public land developments to provide all on-site auxiliary facility improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system and its auxiliary facilities. The Transportation Department may require developers and/or subdividers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.
- C 3.11 Generally locate commercial and industrial land uses so that they take driveway access from General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as stand alone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be provided individual parcel access via an internal network of Industrial Collector streets.
- C 3.12 Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.
- C 3.13 Design street intersections, where appropriate, to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.
- C 3.14 Design curves and grades to permit safe movement of vehicular traffic at the road's design speed. Design speed should be consistent with and complement the character of the adjacent area.
- C 3.15 Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.
- C 3.16 Dedicate necessary rights-of-way as part of the land division and land use review processes.
- C 3.17 Ensure dedications are made, where necessary, for additional rights-of-way or easements outside the road right-of-way that are needed to establish slope stability or drainage and drainage structures. These dedications shall be made by land dividers or developers to the



responsible agency during the land division and land use review process. (AI 44, 51, 52)

- C 3.18 Align right-of-way dedications with existing dedications along adjacent parcels and maintain widths consistent with the ultimate design standard of the road, including required turning lanes. (AI 51)
- C 3.19 Coordinate with Caltrans to identify and protect ultimate freeway rights-of-way, including those for exclusive use by transit and those necessary for interchange expansion. Ultimate right-of-way needs shall be based upon build out traffic forecasts, with facilities sized to provide the appropriate level of service per state highway planning criteria. The County, in consultation with Caltrans, will undertake a program to acquire such areas where additional right-of-way is required. (AI 44, 51)
- C 3.20 Determine location of General Plan road rights of way and levels of road improvements needed based primarily upon land uses and travel demand.
- C 3.21 Consider granting a reduction in improvement requirements for land divisions involving parcels greater than 20 acres in size and designated as agriculture on the General Plan Land Use map.
- C 3.22 Limit through-traffic movements to General Plan designated roads. Provisions shall be made for highways capable of carrying high volumes of through-traffic between major trip generators.
- C 3.23 Consider the utilization of traffic-calming techniques in the design of new community local street and road systems and within existing communities where such techniques will improve safety and manage traffic flow through sensitive neighborhoods.
- C 3.24 Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.
- C 3.25 Restrict on-street parking to reduce traffic congestion and improve safety in appropriate locations such as General Plan roadways.
- C 3.26 Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities.
- C 3.27 Evaluate proposed highway extensions or widening projects for potential noise impacts on existing and future land uses in the area. Require that the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels are also explored during the environmental process. (AI 49)
- C 3.28 Reduce transportation noise through proper roadway design and coordination of truck and vehicle routing.



- C 3.29 Include noise mitigation measures in the design of new roadway projects in the County.
- C 3.30 Design roadways to accommodate wildlife crossings whenever feasible and necessary.
- C 3.31 Through the development review process, identify existing dirt roads serving residential areas which may be impacted by traffic from new developments, and design new developments such that new traffic is discouraged from using existing dirt roads. When this is unavoidable, require that new developments participate in the improvement of the affected dirt roads.
- C 3.32 Support ongoing efforts to identify funding and improve existing dirt roads throughout the County.
- C 3.33 Assure all-weather, paved access to all developing areas.

Pedestrian Facilities

Pedestrian facilities include sidewalks, walkways, bridges, crosswalks, signals, illumination, and benches, among other items. These facilities are an important part of the Riverside County non-motorized transportation network. Pedestrian facilities provide a vital link between many other modes of travel and can make up a considerable portion of short-range trips made in the community. Where such facilities exist, people will be much more likely to make shorter trips by walking rather than by vehicle. Pedestrian facilities also provide a vital link for commuters who use other transportation facilities such as rail, bus, and park-n-rides. Without adequate pedestrian facilities, many commuters may be forced to utilize an automobile because of difficult or unsafe conditions that exist at their origin or destination.

Pedestrian facilities within the immediate vicinity of schools and recreational facilities are important components of the non-motorized transportation system. Such facilities, typically in the form of sidewalks, are provided where they are appropriate and enhance the safety of those who choose to walk to and from their destination.

Pedestrian facilities may be warranted when any one or combination of the following conditions is present: any type of residential development; any type of activity center; any type of commercial center; downtown business districts; any type or combination of parks and recreation facilities; along or near transit routes and/or facilities; any type of business or office center; and, along or near any type of watercourse or body.

For the most part, sidewalks are installed in most urban environments when the roadway frontage is developed. Because development occurs in stages, numerous missing links can occur in the sidewalk system. Eventually these are filled in, but this can take many years.



Policies:



- C 4.1 Provide facilities for the safe movement of pedestrians within developments, as specified in the County Ordinances Regulating the Division of Land of the County of Riverside.
- C 4.2 Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.
- C 4.3 Assure pedestrian access from developments to existing and future transit routes and terminal facilities through project design. (AI 26, 45)
- C 4.4 Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.
- C 4.5 Collaborate with local communities to ensure that school children have adequate transportation routes available, such as a local pedestrian or bike path, or local bus service.
- C 4.6 Consult the County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County may require both the dedication and improvement of the pedestrian facilities as a condition of development approval. (AI 3)
- C 4.7 Encourage safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.
- C 4.8 Encourage, where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.
- C 4.9 Coordinate with all transit operators to ensure that pedestrian facilities are provided along and/or near all transit routes, whenever feasible. New land developments may be required to provide pedestrian facilities due to existing or future planned transit routes even if demand for pedestrian facility is not otherwise warranted. (AI 45)
- C 4.10 Review all existing roadways without pedestrian facilities when they are considered for improvements (whether maintenance or upgrade) to determine if new pedestrian facilities are warranted. New roadways should also be assessed for pedestrian facilities. (AI 49)

Transportation System Landscaping



Landscaping can play an important role in the aesthetics and noise mitigation of transportation routes. Landscaping softens the otherwise harsh visual impacts that a roadway can create and can be used as a buffer to protect noise sensitive areas such as residential properties.

Policies:

- C 5.1 Encourage Caltrans to install and maintain landscaping and other mitigation elements along freeways and highways, especially when they are adjacent to existing residential or other noise sensitive uses.
- C 5.2 Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.
- C 5.3 Require parking areas of all commercial and industrial land uses that abut residential areas to be buffered and shielded by adequate landscaping.

System Access

Access connections (driveways, local streets, and private roads) to the County's roadway system must be planned, constructed, and maintained in a manner that is consistent with the basic mobility and safety needs of the street classification to which access is being provided. For instance, streets intended to carry large volumes of traffic at high speeds should have minimal access points to reduce vehicular conflicts. Access points that are carefully located on a property can reduce the levels of conflict that can result from pedestrian and motorized traffic. The uniform application of access standards for the street and highway system will contribute to the successful operation of the system.

Policies:

- C 6.1 Provide dedicated and recorded public access to all parcels of land, except as provided for under the statutes of the State of California.
- C 6.2 Require all-weather access to all new development.
- C 6.3 Limit access points and intersections of streets and highways based upon the road's General Plan classification and function. Access points must be located a sufficient distance away from major intersections to allow for safe, efficient operation. (AI 3)
- C 6.4 Discourage parcel access points taken directly off General Plan designated highways. Access may be permitted off of General Plan designated highways only if no local streets are present.
- C 6.5 Provide common access via shared driveways and/or reciprocal access easements whenever access must be taken directly off a General Plan designated highway. Parcels on opposite sides of a highway shall have access points located directly opposite each other, whenever possible, to allow for future street intersections and increased safety.



- C 6.6 Consider access implications associated with adjacent development and circulation plans, and promote efficient and safe access improvements on airport facilities.
- C 6.7 Require that the automobile and truck access of commercial and industrial land uses abutting residential parcels be located at the maximum practical distance from the nearest residential parcels to minimize noise impacts. (AI 105)

Local Agency and Property Owner Coordination

One of the major transportation goals of this General Plan is to provide a circulation (arterial highway) plan that is integrated with that of adjacent jurisdictions and with the development of land in the unincorporated area. To accomplish this goal, the County must maintain a high level of inter-governmental and property owner coordination and citizen participation in the circulation and transportation planning process, and work with other agencies to assure that regional transportation plans are consistent with the County's General Plan. The County recognizes that the land use/transportation connection is a key part of the development process and that it will serve to reduce the number of vehicle trips compared to earlier patterns of development.

WRCOG/CVAG Transportation Plans

The Western Riverside Council of Governments (WRCOG) prepared a non-motorized transportation plan that assesses the need for non-motorized transportation facilities and programs. The Coachella Valley Association of Governments (CVAG) prepared a transportation element to collect, in one document, the existing conditions and needs, policies, standards, and recommendations on regional bicycle, trail and pedestrian facilities in Coachella Valley. Both of these documents can be used when developing non-motorized transportation systems within Riverside County.

CETAP Corridors

As part of their advisory role to the County, the Community Environmental Transportation Acceptability Process (CETAP) committee made recommendations relating to transportation issues for the County to consider during the General Plan development and review process. CETAP incorporated three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element, and exploration of options for transit system development in the County. Three corridors are being examined in western Riverside County for the preservation of right-of-way for future multi-modal transportation facilities. These include the Beaumont/Banning to Temecula (north to south) transportation corridor (including the State Route 79 Realignment), the Moreno Valley to San Bernardino corridor (north to south), the SR-79 Realignment, and the Hemet to Corona/Lake Elsinore (east-west) corridor (Figure C-1).

The Circulation Plan shows preliminary CETAP alignments for each corridor. These facilities are intended to address the mobility needs for both people and goods, with the potential for incorporating the needs for highways, transit, and utilities. The expectation is that each of these alignments will be further evaluated, based on environmental impact studies being performed by Riverside County Transportation Commission (RCTC) and the Federal Highway



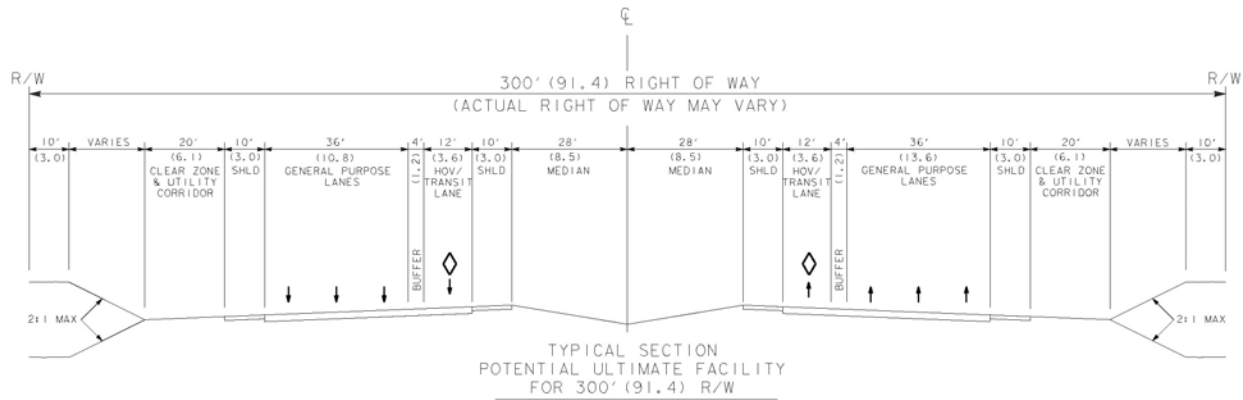
Administration. These are intended to be major transportation facilities to support mobility and economic development in western Riverside County.

The General Plan Circulation Element seeks to preserve the right-of-way for these facilities so that they can be constructed at some point in the future. The required right-of-way will be approximately 300 feet in width, with lesser or greater amounts possibly required in some areas, based on topography. Figure C-4 depicts a conceptual representation of a typical CETAP corridor section. Precise right-of-way widths will be determined by the County. The Circulation Element Map in Figure C-1 shows potential alignments. The Hemet to Corona/Lake Elsinore corridor in the Lake Mathews area is shown following an alignment northerly of the lake, as studied in the Draft EIR/EIS for this corridor. However, the current focus of this corridor appears to be an alignment southerly of the lake. The final alignment is yet to be determined. The map also indicates locations of potential interchanges. These facilities may be constructed in phases based upon transportation demand, available funding, and Caltrans and RCTC policy.

In addition to the corridors depicted in Figure C-1, the RCTC is initiating a joint Major Investment Study (MIS) with the Orange County Transportation Authority (OCTA) for a Riverside County to Orange County corridor. This corridor has been identified as a mitigation measure for traffic impacts identified in the Draft EIR for this General Plan. Upon completion of the MIS, the County intends to amend the General Plan to reflect the outcome of the study, if feasible.



Figure C-5 Conceptual CETAP Transportation Corridor Cross-Section



Property Owner Coordination

If a property owner proposes to develop property within the path of or adjacent to one of the alignments, the Riverside County Transportation Department will notify the applicant at an early stage so that coordination can occur. Discussions will be held with the property owner/applicant to identify the current status of that particular alignment and the extent to which property needs to be reserved for the alignment or potential interchanges. An assessment of the potential desire for designing the development around the right-of-way, potential dedication of property, and/or acquisition of property will be discussed with the property owner. The County may, depending upon the specific circumstances, require dedication of up to the full width of the right-of-way for designated corridors.

Policies:

- C 7.1 Work with incorporated cities to mitigate the cumulative impacts of incorporated and unincorporated development on the countywide transportation system. (AI 2, 49, 50, 53)
- C 7.2 Work with property owners to reserve right-of-way for potential CETAP corridors through site design, dedication, and land acquisition, as appropriate. (AI 3, 10, 52, 54)
- C 7.3 Incorporate the Regional Transportation Plan, the Riverside County Congestion Management Program, and the Riverside County Short- and Long-Range Transit Plans into the Circulation Element, and encourage the active participation of Caltrans in the design of state highway capital improvement projects. (AI 49, 50, 51)
- C 7.4 Coordinate with transportation planning, programming and implementation agencies such as Caltrans, Riverside County Transportation Commission, Western Riverside Council of Governments, Coachella Valley Association of Governments, and the



A high-occupancy vehicle (or HOV) is a vehicle that can carry two or more persons. Examples include buses, vans and carpools.

A high-occupancy vehicle lane (or HOV lane) is an exclusive road or travel lane limited to buses, vanpools and carpools on freeways, highways and city arterial streets.

A high-occupancy toll (or HOT) is a toll or increased toll charge imposed upon vehicles which have less than the specified number of required passengers for a particular road or highway.



cities of Riverside County on various studies relating to freeway, high occupancy vehicle/high occupancy toll lanes, and transportation corridor planning, construction, and improvement in order to facilitate the planning and implementation of an integrated circulation system. (AI 50)

- C 7.5 Partner with government agencies and authorities to provide for improvements and alternative transportation corridors to Orange County. (AI 50)
- C 7.6 Support the development of a new internal East-West CETAP Corridor in conjunction with a new Orange County CETAP connection. Such corridor(s) would be constructed simultaneously to avoid further congestion on the I-15 Freeway. Or, in the alternative, the East-West Corridor, would be constructed simultaneously with major capacity enhancements on the State Route 91, between Pierce St and the Orange County line, and the capacity improvement of the 15 (north) to westbound 91 overpass.
- C 7.7 Support the analysis of the feasibility of a Pigeon Pass Road extension as part of the Moreno Valley to San Bernardino County CETAP Corridor.
- C 7.8 Collaborate with all incorporated cities and all adjacent counties to implement and integrate right-of-way requirements and improvement standards for General Plan roads that cross jurisdictional boundaries. Detailed procedures have been developed and include the following:
- For development under the County jurisdiction but within the sphere of influence (SOI) of a city having roadway standards different from the County, city and County staff will cooperate and agree on a reasonable choice of design standards for the particular circumstances involved, and negotiate logical transitions from city to County standards.
 - In general, for such development under County jurisdiction but within the SOI of an incorporated jurisdiction, city standards should apply if the staffs concur that annexation to the City will logically occur in the short to intermediate range future. Where annexation seems doubtful into the long-term future, County standards should apply.
 - Transition areas at meeting points of roadways designed to differing city and County standards or differing functional classifications should be individually designed to facilitate satisfactory operational and safety performance. Further, the County should update the road standards to reflect the intent of this policy and standards agreed upon by the County and other local agencies. (AI 4, 50)
- C 7.9 Review development applications in cooperation with RCTC and as appropriate, to identify the precise location of CETAP corridors and act to preserve such areas from any permanent encroachments, pending dedication or acquisition. (AI 50)



System Financing

One of the most important considerations to achieve a viable multi-modal transportation system is financing. Funding priorities must be developed and innovative financing must be designed to ensure that the transportation system is implemented over the next 20 years.

Discretionary roadway improvement funds should be allocated to enhance mobility and promote convenient, safe, and efficient transport of people, goods and materials. This can be accomplished through continued development of a "Transportation Improvement Program" for local road and bridge improvements and the County's participation in voter-approved local tax measures and Regional Transportation Plans that meet state and federal guidelines. Investment in, preservation of and expansion of the existing freeway and arterial street network is critical to the provision of a viable transportation system necessary to sustain a healthy local economy. Innovative options, such as the application of "toll-way fares," should be explored as a means of controlling demand in critical corridors. Riverside County must consider these and other innovative funding mechanisms to ensure that the future transportation system is financially supported and can be adequately maintained.

Policies:

- C 8.1 Implement a circulation plan that is consistent with financing capabilities. (AI 53)
- C 8.2 Distribute the costs of transportation system improvements equitably among those who will benefit.
- C 8.3 Use annexations, redevelopment agreements, revenue-sharing agreements, tax allocation agreements and the CEQA process as tools to ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic impacts.
- C 8.4 Prepare a multi-year Transportation Improvement Program (TIP) that establishes improvement priorities and scheduling for transportation project construction over a period of 5 to 7 years. The TIP will be reviewed and updated annually.
- C 8.5 Participate in the establishment of regional traffic mitigation fees and/or road and bridge benefits districts to be assessed on new development. The fees shall cover a reasonable share of the costs of providing local and subregional transportation improvements needed for serving new development in the unincorporated area.
- C 8.6 Encourage the use of public improvement financing mechanisms, and equitably distribute the costs of road improvements among all those who benefit from the road improvements, including current roadway users.
- C 8.7 Review and update the County Road and Bridge Benefit District fee structure for development impact fees annually to ensure that



Local improvements are defined as those improvements to streets within the impact area of new development.



capacity expansion projects are developed and constructed in a timely manner.

- C 8.8 Seek all available means to finance improvements, including state and federal grants, to ensure that a non-motorized system is implemented. (AI 53)

PUBLIC TRANSPORTATION SYSTEM

Riverside County understands the need to promote development of a safe, efficient, and economical community, intercommunity and countywide public transportation system. Due to the interrelationship of urban and rural activities (employment, housing and services), and the low average density of existing land uses, the private automobile is the dominant mode of travel within Riverside County. As the population grows, County roads will become increasingly congested by the automobile. As a result, it is important to encourage increased ridership on public transit systems and increased use of alternative modes of transportation, including bicycles and walking. The public transit system alternatives for Riverside County include: fixed route public transit systems, common bus carriers, AMTRAK (intercity rail service), Metrolink (commuter rail service), and other local agency transit and paratransit services.

Earlier in the Circulation Element, it was discussed that the County is moving away from random growth patterns. Concentrated growth and increased job creation will require a regional and local linkage system between communities in the County. The public transportation system can facilitate those linkages, and help to shape future growth patterns.

Inter and Intra-County/Subregional Systems

The Riverside Transit Agency (RTA) operates fixed bus routes providing public transit service throughout a 2,500-square-mile area of western Riverside County. RTA's fixed routes have been designed to establish transportation connections between all cities and unincorporated communities in western Riverside County. RTA currently operates full-size buses, mini-buses, vans, and trolleys. The system carries approximately 6.4 million passengers annually, which is approximately 18,000 passengers per day. RTA also provides service to San Bernardino and Orange Counties.

SunLine Transit Agency (SunLine) provides public interest transit services for the Coachella Valley and Yucca Valley areas. The service area covers 928 square miles. SunLine operates fixed routes, serving over three million passengers annually. All of SunLine's buses are equipped with front-mounted bicycle racks, and overall the system carries over 6,000 bicycles per month.

SunLine also operates the SunDial System, which provides curb-to-curb demand responsive (dial-a-ride) service for members of the community requiring such assistance.



Community Systems

In addition to fixed route and demand-responsive services provided by RTA and SunLine, specialized public transportation services are also available through services operated by four municipal operators - the Cities of Riverside, Corona, Banning, and Beaumont. Additionally, the Riverside County Transportation Commission supports a number of specialized transportation programs, including shared-ride car and vanpool services, social service dial-a-ride, and specialized services for seniors and persons with disabilities.

Common Carriers

Greyhound Bus Lines provides private transportation services that link the principal population centers of the County with other regions. This includes east-west service connecting Blythe, Indio, Palm Springs, Banning/Beaumont, and Riverside (via San Bernardino). The service continues westward to downtown Los Angeles. North-south service connects Riverside with Temecula, continuing southward to San Diego.

Policies:

- C 9.1 Support all operator efforts to maximize revenue sources for short and long range transit needs that utilize all funding mechanisms available including federal grants, state enabling legislation, and farebox revenue. This can be accomplished through the Riverside County Transportation Commission (RCTC) and development of the Short and Long Range Transit Plans.
- C 9.2 Support transit operators' programs to foster transit usage.
- C 9.3 Encourage the development of a mass multi-modal transit system with reduced noise characteristics.
- C 9.4 Encourage local and regional public transit providers to ensure the equipment they use and operate does not generate excessive noise impacts on the community. (AI 105)
- C 9.5 Properly maintain transit lines and encourage operational restrictions (e.g. hours of operation, speed limits) at times that will reduce adverse noise impacts in residential areas and other noise sensitive areas.

Paratransit Service

The County supports reliable, efficient, and effective paratransit service by encouraging development of service systems that satisfy the transit needs of the elderly and physically handicapped. Paratransit services are transportation services such as car pooling, van pooling, taxi service, and dial-a-ride programs.

Policy:

- C 10.1 Support programs developed by transit agencies/operators to provide paratransit service. (AI 50)



Fixed Route Transit Service

The County supports fixed-route, scheduled bus services that have convenient access to major population, economic, institutional, recreation, community, and activity centers. Fixed route transit services include urban and suburban rail, and bus systems. These services operate on regular schedules along a designated route, and can be used as additional transportation alternatives within the County. Congested roadways will increase as the population increases; therefore, it is important to continue to develop and enhance transit services to encourage the transit use as an alternative to the automobile.

Policies:



- C 11.1 Reserve right-of-way to accommodate for designated transit service. (AI 3, 52)
- C 11.2 Incorporate the potential for public transit service in the design of developments that are identified as major trip attractions (i.e., community centers, tourist and employment centers), as indicated in ordinances Regulating the Division of Land of the County of Riverside.
- C 11.3 Design the physical layout of arterial and collector highways to facilitate bus operations. Locations of bus turn outs and other design features should be considered.
- C 11.4 Offer incentives to new development to encourage it to locate in a transit-oriented area such as a community center or along a designated transit corridor near a station. (AI 9)
- C 11.5 Accommodate transit through higher densities, innovative design, and right-of-way dedication.
- C 11.6 Encourage the designation of exclusive transit-only lanes on freeways.
- C 11.7 Promote development of transit centers and park-n-rides for use by all transit operators, including development of multi-modal facilities.

Transit Oasis and Transit Centers



The Transit Oasis concept, description, and policies are currently under review and consideration by the County. This section is subject to change at the time the Transit Oasis concept and locations are finalized and/or approved.

The issue of mobility in the future of Riverside County is integral to the issues of quality of life and economic competitiveness. The ability to efficiently maneuver within and outside of Riverside County is hindered by a number of factors, including sprawl, congestion, the lack of travel options, and a dependency on a single form of transportation, such as the automobile. The County of Riverside is working closely with RCTC, transit agencies, and local governments to establish efficient transit connections among areas of activity and concentrated development.

The Transit Oasis is a unique mobility concept that can be particularly effective in Riverside County and provide a viable option to the automobile. The Transit Oasis is a system that can provide transit service to concentrations of



employment, community activity, and residences while maintaining reasonable travel times and just as importantly, be built and operated at a reasonable cost. Equally as important, the Transit Oasis is designed to operate within the moderate intensities of development that are prevalent in Riverside County.

The concept of the Transit Oasis is to provide an integrated system of local serving, rubber-tired transit that is linked with regional transportation opportunities. In this manner, convenient options to travel are provided. In the Transit Oasis, the transit vehicles would be given prioritization on roadways so they could operate at consistently high frequencies and regular intervals. A one-way loop, with stops within a 5-minute walk, can effectively serve about 1.5 square miles with 10-minute frequencies of service and require only a single vehicle and a single lane right-of-way. The Transit Oasis would be used by existing transit operators.

The intent of the project is the integration of the Transit Oasis into the predominately suburban lifestyle of Riverside County. To operate efficiently, this system should be located in areas of concentrated development, and areas of high activity. As envisioned, the Transit Oasis is an fundamental part of the community that is designed to fit with the density, scale, pedestrian friendly atmosphere, and safe environment of each neighborhood or community center. Community centers provide the type of concentrated development patterns, residential densities, and employment intensities that are necessary to allow the Transit Oasis concept to become a reality. In essence, the Transit Oasis provides an amenity and identity that help to reinforce an area or community center as the focus of the community.

The establishment of Transit Centers are an important component of the Transit Oasis system. The Transit Center serves as the main station location on the regional backbone system which is fed by the Transit Oasis. The Transit Center is a part of the Transit Oasis system, but it is the focal point that acts as the interface between the local collector service and the regional express service. Transit Centers contribute to the success of the transportation system by providing hubs of activity that can be linked together by the Transit Oasis system.

Policies:

- C 12.1 Support the development and implementation of the Transit Oasis concept in conjunction with RCTC, local transit operators, and cities. (AI 50)
- C 12.2 Support the development of high-speed transit linkages, or express routes, between community centers and other major nodes of activity. (AI 26)
- C 12.3 Establish a system of transit priority treatments or dedicated travel lanes to facilitate movement by the Transit Oasis vehicles within community centers and other major nodes of activity, where feasible.
- C 12.4 Comply with, to the extent possible, performance standards and guidelines for the development of Transit Oasis established by the Riverside Transit Agency and the Riverside County Transportation Commission. These guidelines should be crafted to integrate each



Transit Oasis with the quality, character, and scale of the community centers and/or surrounding development.

- C 12.5 Support the development of Transit Oasis by the Riverside County Transportation Commission utilizing the following guidelines:
 - a. Locate Transit Oasis in community centers, areas of concentrated development, and areas of high activity.
 - b. Integrate the Transit Oasis with the quality, design, and character of surrounding development.
 - c. Provide transit stops within a 5-minute walk (approximately 0.2 miles) of major activity areas.
 - d. Provide convenient and safe pedestrian access to and from transit stops.
 - e. Provide adequate off-street parking in appropriate locations.
 - f. Link each Transit Oasis with the available regional transportation system
 - g. Design the local Transit Oasis in such a manner that access to the regional transportation system is provided at approximately 10-minute intervals.

- C 12.6 Support development of transit centers in community centers, including the dedication of land, where possible.



A regional high speed rail system is proposed that will connect major regional activity centers and significant inter-/multi-modal transportation facilities in Los Angeles, Orange, Riverside, and San Bernardino Counties by the year 2020. This system would also provide connection to the San Diego region and connect with the proposed high-speed rail system in northern California. On July 21, 1999, the California High Speed Rail Authority adopted a plan for an inland route for the system.

Passenger Rail System

The passenger rail system within the County is vital to the mobility of the region. This system provides movement for people within and outside of the County’s jurisdiction. Riverside County will continue to support operation of passenger and freight rail systems that offer efficient, safe, convenient, and economical transport of County residents and commodities. The proposed California high-speed rail system will directly serve residents and businesses in Riverside County, enabling the County to compete in the global economy.

AMTRAK

The only AMTRAK station located in Riverside County is in the City of Palm Springs. This station provides connecting AMTRAK service to points west including Los Angeles, and to points east including Tucson, Arizona, and El Paso, Texas. AMTRAK does provide bus connections to and from other Riverside County areas to the San Bernardino AMTRAK station on a daily basis.

Metrolink

Commuter rail in the southern California region has significantly grown along with the Riverside Metrolink system from 133,000 passengers in 1992 to 927,000 passengers in 1997. The Riverside Line generally runs trains from Riverside to Los Angeles. Metrolink currently has multiple stations located in Riverside County including: Pedley Station, Riverside-Downtown Station, Riverside-La Sierra Station, and West Corona Station. Long-term plans call for an extension of the Riverside Transit Corridor, in accordance with performance standards, along the San Jacinto branch line to the City of Hemet.

Policies:



- C 13.1 Support continued development and implementation of the Riverside County Transportation Commission Rail Program including new rail lines and stations, the proposed California High Speed Rail System with at least two (2) stations in Riverside County, the Coachella Valley Commuter Rail Service, and the proposed Intercity Rail Corridor between Calexico and Los Angeles.
- C 13.2 Support continued improvements to AMTRAK and MetroLink rail passenger service within Riverside County and throughout the southern California region.
- C 13.3 Support implementation of the San Jacinto Branch Line to serve planned industrial development.
- C 13.4 Construct new grade separations or reconstruct existing grade separations as necessary for the smooth flow of traffic within the County consistent with plans developed by WRCOG and CVAG.
- C 13.5 Provide additional grade crossing improvements as determined by the California Public Utilities Commission and the County. (AI 119)
- C 13.6 Reserve, where warranted, the future use of abandoned rail right-of-way for alternative transportation purposes so that an integrated and mutually supportive set of transportation projects may be defined for Riverside County.
- C 13.7 Dedicate right-of-way and land for future transit centers in community centers and/or major activity areas (high concentrations of employment and residential uses) and in areas that minimize noise impacts on surrounding residential and sensitive land uses.
- C 13.8 Work to reduce conflicts between rail and other modes of transportation, particularly the highway system.

AVIATION SYSTEM



Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace.



- RCIP Vision

The provision of general aviation facilities and services that meet the needs of the residents of Riverside County is an important component of the County's transportation system. To meet these needs, the County must facilitate coordination of County airport plans with aviation planning conducted by the State, the County Economic Development Agency, and local agencies related to transportation, land use, and financing. It will also be important for the County to provide civilian airport facilities for general aviation and emergency purposes, and to protect airports from encroachment of future development within areas that would be subject to extreme noise from aircraft as defined in the Noise Element. Airports used by County residents and businesses are tied into the regional air transportation system. These airports must continue to operate efficiently and provide convenient transportation to accommodate future traveling needs and the movement of goods.

Regional Aviation Facilities



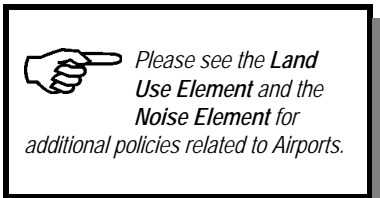
There are five major commercial airports in southern California used for passenger service by residents of Riverside County, including: Palm Springs International Airport, Ontario International Airport (San Bernardino County), Orange County - John Wayne Airport, Los Angeles International Airport, and Lindbergh Field (San Diego County). Of these, only Palm Springs International Airport is located in Riverside County. In addition to the regional air passenger airport facilities, the March Inland Port/Air Reserve Base is located in Riverside county along Interstate 215 near Perris. This airport provides regional air cargo service and also continues to function as the Air Reserve Base in Riverside County.

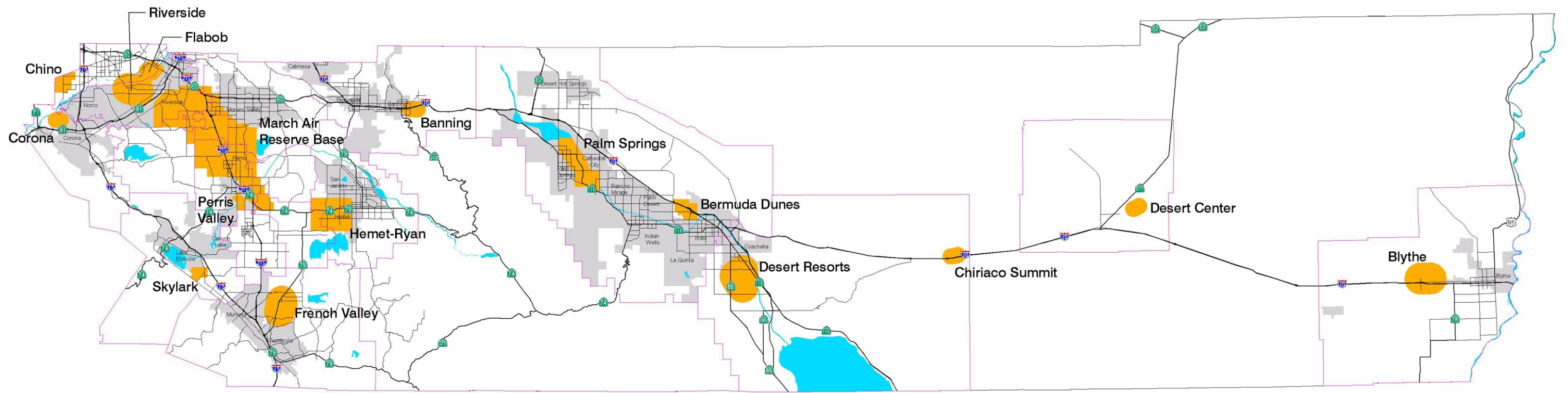
Local Aviation Facilities

Twelve public-use airports are situated within the boundaries of Riverside County, and the County owns six of these airports (Blythe, Chiriaco Summit, Desert Center, Desert Resorts Regional, French Valley, and Hemet-Ryan). Six other airports (Banning Municipal, Bermuda Dunes, Corona Municipal, Flabob, Palm Springs International, and Riverside Municipal) are owned by cities or private entities. As defined by the Riverside County Airport Land Use Commission, the influence areas of all these airports except Palm Springs International affect lands within unincorporated areas of the County. Furthermore, three other airports—Chino Airport in San Bernardino County, March Air Reserve Base, and private-use Skylark Airport—also affect unincorporated lands. Figure C-6 identifies the Airport Influence Areas for each of the airports affecting land within unincorporated Riverside County. For more details, refer to the appropriate Area Plan’s Airport Influence Area section for the airport in question.

Policies:

- C 14.1 Promote coordinated long-range planning between the County, airport authorities, businesses and the public to meet the County and the region’s aviation needs.
- C 14.2 Apply a variety of land use planning techniques to maintain the viability of the County’s airports. (See Land Use Policy LU 14.6)
- C 14.3 Encourage the use of noise-reducing flight procedures for airplanes and helicopters, such as maintaining flight altitudes or using flight patterns that avoid noise-sensitive neighborhoods to the extent permitted by Federal Aviation Administration regulations.





- Airport Influence Areas
- Water
- City
- Area Plan Boundary

Source Information: Riverside County

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Figure C-6





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NON-MOTORIZED TRANSPORTATION

A well-planned and built trail system can provide for an improved quality of life for Riverside County residents by providing a recreational amenity and by providing a viable alternative to the automobile. Ideally, this system would connect community centers, residential neighborhoods, recreational amenities, employment centers, shopping areas and activity areas. Providing a safe user environment can encourage utilization of trails within commercial, office, and residential areas. Use of trails within recreation and natural open-space areas can be encouraged through proper signage and publicity.

Policies:

- C 15.1 Implement and later expand an effective non-motorized transportation system.
- C 15.2 Seek financing to implement an effective non-motorized transportation system. This funding can include such things as state and federal grants. (AI 36)
- C 15.3 Develop a trail system which connects County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems).
- C 15.4 Review and update the Regional Trail Map in accordance with the review procedures and schedule of the General Plan, in order to assure compatibility with the other elements of the County General Plan, and with the similar plans of Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, and all jurisdictions within and abutting Riverside County.
- C 15.5 Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make the entire trails system user-friendly.



A parkway is located in, along, or adjacent to a stream's floodplain. Ordinarily it extends the length of the stream but may be broken into segments. Road and trailside parks are part of a parkway.

Regional Trails are designed to connect parks and provide linkage opportunities between open space areas and regional recreation areas.

Community Trails create linkages similar to regional trails, but are local serving.

Multipurpose Recreational Trails

The trails proposed for Riverside County are designed to serve several different groups. They are intended for the use of equestrians, hikers, joggers, non-motorized bikers, as well as the casual walker. Depending on where the trail is located will affect the type of use the trail gets, but all trails are open to all of these uses.

Riverside County currently has one developed trail that it maintains, the Santa Ana River Trail. The Santa Ana River Trail is part of a planned regional trail extending across multiple jurisdictions from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County. Some communities have trails which are built and are maintained by another entity such as a homeowners' association, a community service area, or a local park and recreation district. These trails lack connectivity to other parts of the County trail



system, resulting in a fragmented system. Providing connectivity between County trails and between County trails and State and Federal trails, historic trails, and trails in other jurisdictions, will be instrumental in creating a usable trail system.

Riverside County has four types of recreational trails:

Regional Trails - These are the main trails within the County, generally maintained and operated the Riverside County Parks and Open Space District. They are designed to eventually provide linkages between areas which could be quite distant from each other. They are also designed to connect with State and Federal trails as well as trails within other jurisdictions. Regional trails will have an easement of 14 to 20 feet wide and a trail width of 10 feet. See Figure C-7 for cross sections and details.

Community Trails - These trails are designed to link areas of a community to the regional trail system and to link areas of a community with each other. Such trails are typically maintained and operated by a local parks and recreation district. Community Trails will have an easement of 10 to 14 feet wide and a trail width of 8 feet. See Figure C-8 for cross sections and details.

In addition to multipurpose recreational trails, the Riverside County Transportation Department also plans and/or implements a countywide system of bikeways. A system map may be found in Figure C-7. Policies in this section focus on the refinement of the current countywide trails plan and seek to expand implementation of the trail system.

Historic Trails – These are designated historic routes that recognize the rich history of Riverside. The Historic Trails designated on the on the bikeways and Trails Plan, Figure C-7, include: The Juan Bautista de Anza National Historic Trail, the Southern Immigrant Trail, the Pacific Crest Trail and the Bradshaw Trail. The Historic Trails routes designations are graphical representations of the general location of these historic routes and do not necessarily represent a planned Regional or Community Trail. In some case, the trails have more detailed planning documents which describe interpretive routes for autos and/or non-motorized modes of Transportation. There generally are Regional or Community Trail designations that either follow or parallel these routes, thus providing opportunities to recognize the historic significance of these routes and affording the prospect of developing interpretive centers and signage.

National Forest and BLM Trails – National Forest and BLM Trails are also depicted on the Bikeways and Trails Plan, Figure C-7. Such trails are managed and maintained by the responsible Federal agencies. While the County has no jurisdiction over such trails, they are shown on the County plan to indicate connectivity, much as the trails within cities are shown.

Policies:

- C 16.1 Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7.



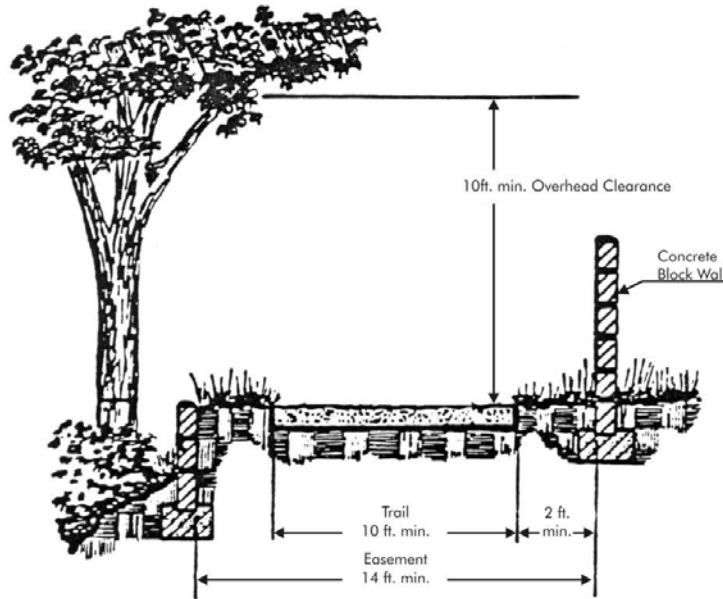
See also the *Land Use Element, Circulation Section*, for additional policies



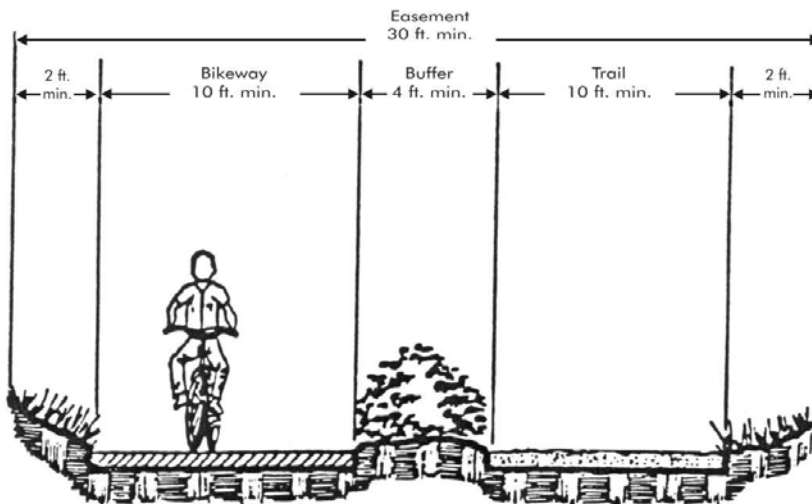
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Figure C-8 Multipurpose Recreational Trail Details

Trail Adjacent Fence/ Retaining Wall



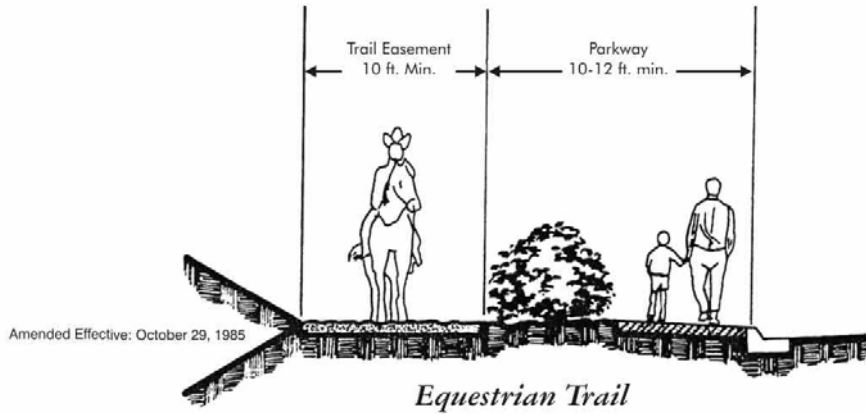
Trail Details



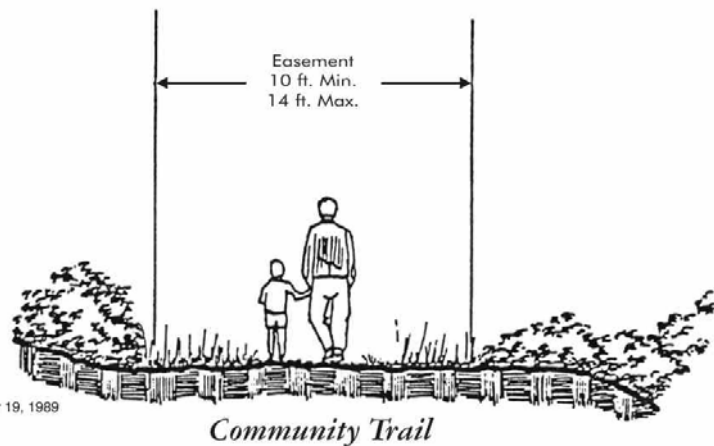
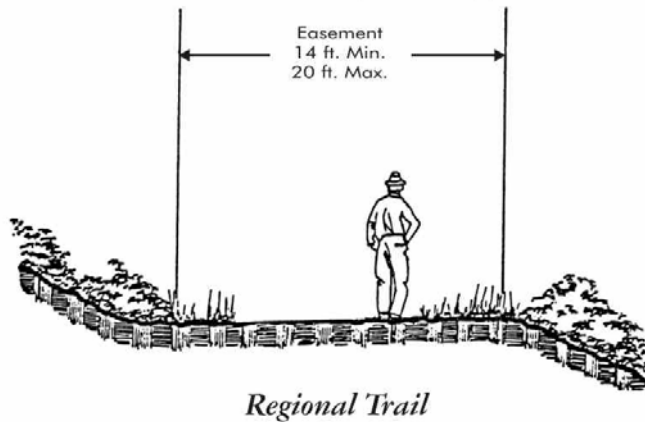
Amended Effective: October 29, 1985

Trail and Bikeway Combination

Equestrian Trail Easement Adjacent to Public Street



Regional and Community Riding and Hiking Trails



Amended Effective: December 19, 1989



- C 16.2 Develop a multi-purpose recreational trail network with support facilities which provide a linkage with regional facilities. (AI 35)
- C 16.3 Require that trail alignments either provide access to or link scenic corridors, schools, parks, and other natural areas.
 - a. Require that all development proposals located along a planned trail or trails provide access to the trails system.
 - i) Ensure that existing and new gated communities do not preclude trails from traversing through their boundaries.
 - b. Require that existing and proposed trails within Riverside County connect with those in other neighboring jurisdictions.
- C 16.4 Identify all existing rights-of-way which have been obtained for trail purposes through the land development process.
 - a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.
- C 16.5 Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas. These potential corridors include the rights-of-way for:
 - a. water mains;
 - b. water storage project aqueducts;
 - c. irrigation canals;
 - d. flood control;
 - e. sewer lines; and
 - f. fiber optic cable lines.
- C 16.6 Adhere to the following trail-development guidelines when siting a trail:
 - a. Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and irrigation and flood control waterways so as to mix uses, separate traffic and noise, and provide more services at less cost in one corridor.
 - b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible.
 - i) Where a separate right-of-way is not feasible, maintain recreation trails within the County right-of-way
 - c. Use trail design standards which will minimize maintenance due to erosion or vandalism.
 - d. When a trail is to be reserved through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.
 - e. Consider the use of abandoned rail lines as multipurpose "rail-trails" for multi-purpose trails.
 - f. Place all recreation trails a safe distance from the edge of active aggregate mining operations and separate them by physical barriers.
 - i) Avoid placing a trail where it will cross an active haul route.
 - g. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads with high amounts of traffic.



- h. Take into consideration such issues as sensitive habitat areas, flood potentials, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation when designing and constructing trails.
 - i. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service and the Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.
 - j. Work with landowners to address concerns about privacy, liability, security, and trail maintenance. (AI 3, 35, 36, 38, 39, 40, 41, 42)
- C 16.7 Require the installation, where appropriate, of a simulated split rail fence with 2 to 3 rails constructed of white PVC material separating road rights of way from adjacent trail easements. (AI 3)

Bikeways

Riverside County's bikeway system is included as part of the County's circulation system. Planned bicycle routes are shown on the Bikeways and Trails Plan, Figure C-7. The County uses three types of bike path classifications:

Class I - Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross-flow minimized.

Class II - Provides a striped lane for one-way bike travel on a street or highway.

Class I Bike Path/Regional Trail (Combination Trail) - This functions as a regional connector to link all of the major bodies of water in Western Riverside County and to provide the opportunity for long-distance users to take advantage of this system for long one-way or loop type trips. This system may also take advantage of existing or planned Class I Bike Paths, Regional Trails, and/or Community Trails for several combinations of easements, connections, or links. Bicycles are also allowed on regional and community trails, which allow all types of non-motorized use. However, Class I bike paths and Class II bike lanes are designed for bicycle use only. As with non-motorized trails, a connected system of bikeways is needed to encourage this alternative transportation method among County residents.

Policies:

- C 17.1 Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combo Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, and other County Guidelines.
- C 17.2 Require bicycle access between proposed developments and other parts of the County trail system through dedication of easements and construction of bicycle access ways.



- C 17.3 Ensure that the bikeway system incorporates the following :
 - a. Interconnection of cities and unincorporated communities;
 - b. Provision of lanes to specific destinations such as state or county parks;
 - c. Provision for bicycle touring; and
 - d. Encouragement of bicycle commuting.

- C 17.4 Ensure that alternative modes of motorized transportation, such as buses, trains, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems.

Acquisition, Maintenance, and Funding of Multipurpose Trails

The implementation of a usable trail network in Riverside County will require a combination of several strategies including land acquisition, trail maintenance, and funding for trails. The following policies identify actions which will enable the County to facilitate the creation and upkeep of these valuable facilities.

Policies:

- C 18.1 **ACQUISITION**
 - a. Promote public/private partnerships for trail acquisition.
 - b. Determine which public and/or private agencies have easements or existing, unused rights-of-way, which potentially could be incorporated as trail linkages throughout Riverside County. Such agencies may include the Riverside County Flood Control District, various utility companies/districts, and Railroad companies.
 - c. Evaluate the potential use of private-landowner tax credits for acquiring necessary trail easements and/or rights-of-way. A system such as this would allow a landowner to dedicate an easement for trail purposes in exchange for having that portion of the property assessed as open-space instead of a higher land-use category.

- C 18.2 **MAINTENANCE**
 - a. Implement maintenance options such as the use of volunteers, associations, or private landowner maintenance agreements, and/or adopt-a-trail programs sponsored by various groups,
 - b. Implement methods to discourage unauthorized use of trails by motorized vehicles, which may cause trail deterioration, create an unsafe environment, and/or disrupt the enjoyment of the trails by legitimate trail users. These methods may include the installation of gates and motorcycle barriers, posting signs prohibiting unauthorized activities, or implementing educational programs to encourage the proper use of trails.

- C 18.3 **FUNDING**
 - a. Solicit all possible sources of funding to plan, acquire, and construct recreational trails. Sources can include, but not be limited to, development mitigation fees, private foundation



grants, and/or funds from local, regional, State, and Federal government entities.

- b. Persuade local communities to finance their own community trail systems through the use of special tax districts. If applicable, these districts should also provide adequate regulation for the keeping of horses.

SCENIC CORRIDORS



The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.



-The California Scenic Highway Program (SB1463), adopted 1963

Many corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the County has a significant role in promoting tourism, which is important to the County’s overall economic future. Due to the visual significance of some of these areas, several roadways have been officially recognized as either State or County designated or eligible scenic highways. Enhancement and preservation of the County’s scenic resources will require careful application of scenic highway standards along Official Scenic Routes. The roadways designated as Scenic Highways are depicted in Figure C-9.

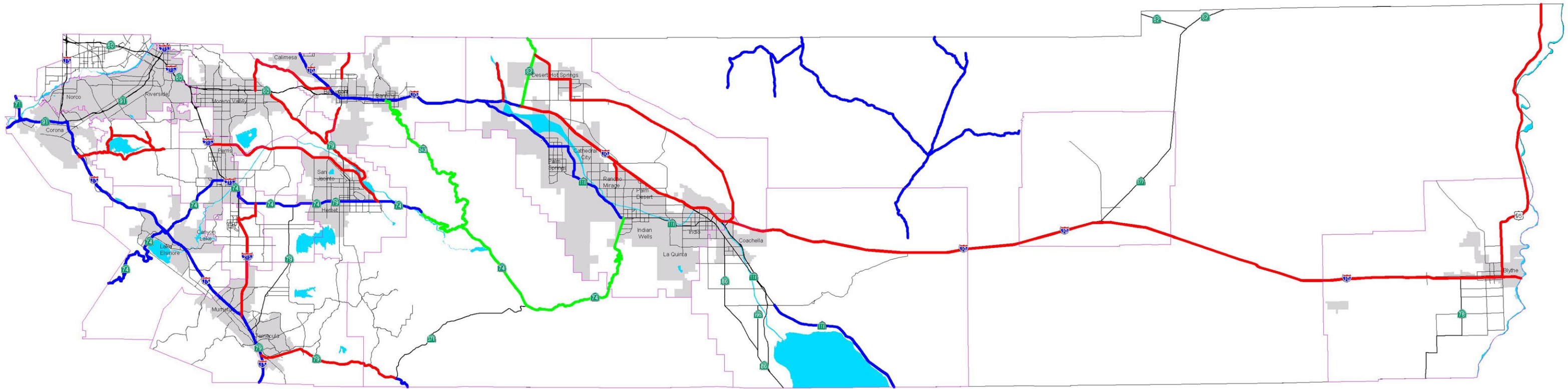
Policies that seek to protect and maintain resources along scenic highways are incorporated into this section. Also refer to policies outlined in the Multipurpose Open Space Element and Land Use Element, Scenic Corridors section.



Policies:

- C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans’ Scenic Highways Plan. (AI 79)
- C 19.2 Wind turbine generators have proven to be a unique tourist attraction.



For additional policies related to Scenic Corridors, refer to the Scenic Corridors Sections of the Multipurpose Open Space Element and Land Use Element.



-  County Eligible
-  State Designated
-  State Eligible
-  Water
-  City
-  Area Plan Boundary

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Source: Riverside County

Figure C-9



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ENVIRONMENTAL CONSIDERATIONS



We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities.



- RCIP Vision

The County's transportation system must be planned, designed, constructed, operated, and maintained in a manner that retains a high level of environmental quality. Transportation system improvements should be implemented to minimize disturbance of the natural environment and other sensitive environmental features covered under California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) guidelines.

Policies:



- C 20.1 Ensure preservation of trees identified as superior examples of native vegetation within road rights-of-way through development proposals review process.
- C 20.2 Provide all roadways located within identified flood areas with adequate flood control measures.
- C 20.3 Locate roadways outside identified flood plains whenever possible. (AI 60)
- C 20.4 Control dust and mitigate other environmental impacts during all stages of roadway construction.
- C 20.5 Protect all streets and highways located within identified blow sand areas from blowsand hazards to the extent practicable.
- C 20.6 Protect County residents from transportation generated noise hazards. Increased setbacks, walls, landscaped berms, other sound absorbing barriers, or a combination thereof shall be provided along freeways, expressways, and four-lane highways in order to protect adjacent noise-sensitive land uses from traffic-generated noise impacts. Additionally, noise generators such as commercial, manufacturing, and/or industrial activities shall use these techniques to mitigate exterior noise levels to no more than 60 decibels. (AI 107)
- C 20.7 Incorporate specific requirements of the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan into transportation plans and development proposals.
- C 20.8 Avoid, where practicable, disturbance of existing communities and biotic resource areas when identifying alignments for new roadways, or for improvements to existing roadways and other transportation system improvements.
- C 20.9 Implement the Circulation Plan in a manner consistent with federal, state, and local environmental quality standards and regulations.
- C 20.10 Review and monitor proposals for expansion of pipelines for the transport of suitable products and materials, and require mitigation of environmental impacts. In particular, require mitigation of the potential for hazardous chemical or gas leakage and explosion.



- C 20.11 Incorporate specific requirements of the General Plan Air Quality Element into transportation plans and development proposals where applicable. (AI 110)
- C 20.12 Encourage the use of alternative non-motorized transportation and the use of non-polluting vehicles. (AI 118)
- C 20.13 Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting the groundwater supply.



TRANSPORTATION SYSTEMS MANAGEMENT



Transportation Systems Management (TSM) addresses the problems caused by additional development, an increased number of vehicular trips, or a deficiency in transportation capacity. TSM strategies are characterized by their low cost and quick implementation timeframe, and focus on utilizing the existing highway and transit systems more efficiently rather than expanding them.

Transportation systems management (TSM) strategies can enhance traffic flow and reduce travel delay along the County roadway system. A more efficient use of the road network can be implemented by the utilization of TSM strategies such as: computerized traffic signals, metered freeway ramps, and one-way streets. Priority should be given to TSM strategies that improve level of service, especially in areas that are currently fully developed, before more costs and capacity increasing strategies are used.

High Occupancy Vehicle (HOV) lanes are a significant part of the southern California region’s strategy to provide incentives for carpooling. HOV lanes were installed along State Route 91 as part of the Measure A program and are planned along Interstate 215/State Route 60 through Box Springs. To facilitate further increases in carpooling, the SCAG 2001 Regional Transportation Plan (RTP) identifies new carpool lanes along Interstate 15 from the San Bernardino County Line to State Route 91; on Interstate 10 from Interstate 15 to Riverside County; on Interstate 215 from Interstate 15 to State Route 30, from Interstate 10 to Ramona Expressway, and from Nuevo Road Exit south to Interstate 15; and on State Route 71 from the San Bernardino County line to State Route 91.

Policies:

- C 21.1 Encourage the installation and use of HOV lanes. Such lanes should be continuous, linking major population centers with employment centers. If HOV lanes are used, consider making them available for mixed flow traffic during non-peak periods where warranted and feasible.
- C 21.2 Consider the use of HOV lanes when any widening project is undertaken on urban arterials and expressways.
- C 21.3 Consider creating HOV lanes by adding additional travel lanes instead of removing existing mixed-flow traffic lanes.
- C 21.4 Give priority to TSM strategies to improve level of service, particularly in areas that are fully developed.



Look in the Air Quality Element for additional policies related to Transportation Systems Management.



- C 21.5 Construct and improve traffic signals at appropriate intersections. Whenever possible, traffic signals should be spaced and operated as part of coordinated systems to optimize traffic operation. (AI 117)
- C 21.6 Consider roadway expansion at public expense to relieve congestion only after the determination has been made that TSM measures will not be effective. (AI 117)
- C 21.7 Install special turning lanes whenever necessary to relieve congestion and improve safety.
- C 21.8 Install one-way streets and exclusive or reversible lanes where applicable.
- C 21.9 Encourage development of bus-only lanes and signal synchronization so that transit can help to alleviate congestion.

TRANSPORTATION DEMAND MANAGEMENT



Transportation Demand Management (TDM) - Low-cost ways to reduce demand by automobiles on transportation systems, such as programs to promote telecommuting, flextime, and ridesharing.

Non-attainment pollutants are pollutants that do not meet a desired or required level of performance as defined through federal and state

Transportation demand management (TDM) strategies reduce dependence on the single-occupant vehicle, increase the ability of the existing transportation system to carry more people, and enhance mobility along congested corridors. A reduction in peak hour trips, overall roadway congestion, and a decrease in non-attainment pollutants can be achieved through the implementation of TDM strategies. Examples of these strategies include: telecommuting, flexible work hours, and electronic commerce that enables people to work and shop from home. According to the Southern California Association of Governments (SCAG), vanpools will become more prevalent for short-to-medium range commute trips, and will supplement the traditional long-distance usage. Park-n-ride facilities and carpooling will also continue to be a significant link between highway and transit modes.

In the last decade, the region's number of trips and amount of travel have grown at a much faster rate than the population growth. TDM strategies are designed to counter this trend. The region cannot build its way out of congestion; it has neither the financial resources nor the willingness to bear the environmental impacts of such a strategy. TDM is one of the many approaches that will be used to maintain mobility and access as the region continues to grow and prosper.

The County has established TDM Guidelines to reduce single occupant motor vehicle trips during peak hours and modify the vehicular demand for travel to increase the ability of the existing system to carry more people. TDM strategies should be consistent with South Coast Air Quality Management District (SCAQMD) and County TDM Guidelines.

Policies:

- C 22.1 Continue implementation of the County's TDM Design Guidelines. (AI 47)



Look in the Air Quality Element for additional policies related to Transportation Demand Management.



- C 22.2 Coordinate with Caltrans, the Riverside County Transportation Commission, transit agencies and other responsible agencies to identify the need for additional park-n-ride facilities along major commuter travel corridors and at major activity centers. (AI 47, 48)

GOODS MOVEMENT/DESIGNATED TRUCK ROUTES



Goods movement in the region is anticipated to grow more than 30 percent, from 431 million tons to more than 564 million tons in the next 20 years, as a result of both population growth and the growth in international trade. This will approximately double present volumes through the ports and airports.

The efficient movement of goods in and through Riverside County is vital to the Inland Empire’s economy and improves traveler safety. The ability of the County to compete domestically and internationally on an economic basis requires an efficient and cost-effective method for distributing and receiving products. This can be accomplished through planning, design, construction, and maintenance of the regional and local street and highway system. The County’s industrial and agricultural economies depend on safe and efficient goods movement. The County is responsible for maintaining an extensive network of low-volume rural roads in sparsely settled areas to service goods movement and the agricultural industry. Large trucks are the primary means of transporting such goods and are essential to the intra-regional distribution of consumer products. In addition, freight rail is an important backbone of the goods movement industry in Riverside County.

The region is faced with a serious dilemma. Present and proposed levels of investments suggest a future in which the majority of transportation facilities will be severely congested for much of the day. Given the shortage of funds available for both operations and maintenance as well as for new capital projects, and the growing conflict between people and goods for the use of highways, airports, and rail lines, the region will be hard pressed to maintain existing levels of mobility for goods movement.

Truck Industry

For the State of California, approximately 76 percent of all inbound and outbound freight is shipped by truck. In addition, trucks transport 98 percent of all finished goods to the final retail and wholesale destinations, according to the California Trucking Association. Current economies dictate that trucking will be used for the majority of surface traffic less than 800 miles, which encompasses most or all of California, Arizona, and Nevada. Although Riverside County generates a significant amount of truck traffic from agricultural and industrial uses, it also serves as a pass-through for truck traffic that ultimately serves other areas inside and outside of California.

Trucks comprise at least 15 percent of the daily traffic volume on some of the primary goods movement corridors in Riverside County, such as Interstate 15 from Temecula to Ontario, State Route 60 westward from Interstate 215, and Interstate 10 in the Coachella Valley and San Gorgonio Pass areas. As healthy industrial growth is expected within the County, the scale of industrial-related truck traffic will continue to increase. It is anticipated that the region’s truck volumes will increase by 40 percent through Year 2020.



Freight Rail

The Union Pacific (UP) and the Burlington Northern Santa Fe (BNSF) Railroads provide freight service in Riverside County, connecting the County with major markets within California and other destinations north and east.

Air Cargo

Air cargo is the fastest growing method of transporting goods in and out of the southern California region, and is expected to continue to increase at a faster rate than passenger air service. The Los Angeles (LAX) and Ontario International Airports are the major cargo handling airports in southern California. Both of these airports handle about 96 percent of all the air cargo movement, with LAX alone accounting for 79 percent of the air cargo traffic. Trucking, rail, and air cargo operations in this area make it one of the larger multi-modal freight management and distribution complexes in the nation. Land development is occurring in support of these functions, extending into the Mira Loma and Norco areas of Riverside County.

The March Air Reserve Base is currently a joint use status land use. The Air Reserve Base will gradually reduce the military use of this facility and begin to increase the amount of goods and cargo that can be accommodated at this site. As the amount of goods transported into this area via the March Air Reserve Base increases, so does the potential to establish viable land uses that can make use of this facility. This area can be used to accommodate the increased growth in goods movement, with the potential to become a passenger airport.

Policies:

- C 23.1 Implement street and highway projects to provide convenient and economical goods movement in areas where large concentrations of truck traffic exist. (AI 43)
- C 23.2 Implement roadway standards, where practicable, to accommodate large trucks where extensive truck travel involving regional movement of bulk goods is anticipated.
- C 23.3 Support continued operation of the regional freight rail system, which offers safe, convenient, and economical transport of commodities.
- C 23.4 Support provisions to physically separate heavily traveled rail lines from heavily traveled streets and roads. (AI 119)
- C 23.5 Create grade separations that locate arterials under or over rail lines that carry substantial amounts of freight from the ports along critical routes such as the Los Angeles-Orangethorpe-Riverside rail freight corridor. (AI 119)
- C 23.6 Address alternatives for intermodal shipment for industries affected by abandonment of rail facilities.
- C 23.7 Encourage the efficient movement of goods by rail through development of efficient intermodal freight facilities and a shift of a



portion of the goods previously moved by trucks onto the rail freight system.

- C 23.8 Identify street and highway improvement and maintenance projects that will improve goods movements and implement projects that are economically feasible.
- C 23.9 Study commercial truck movements and operations in the County and establish truck routes away from noise-sensitive areas where feasible. (AI 43)
- C 23.10 Limit truck traffic in residential and commercial areas to designated truck routes; limit construction, delivery, and truck through-traffic to designated routes; and distribute maps of approved truck routes to County traffic officers. (AI 43)
- C 23.11 Encourage the construction of truck-only lanes where appropriate.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS)

Intelligent Transportation Systems (ITS) are utilized to improve the safety and performance of the surface transportation system using new technology in detection, communication, computing, and traffic control. These systems increase the efficiency and safety of the regional transportation system and can be applied to arterials, freeways, transit, trucks, and private vehicles. Further, traveler information is critical in order to lessen the impacts of accidents and other special events in the region, which ultimately may reduce delay and congestion.

The Inland Empire ITS Strategic Plan was approved by the Riverside County Transportation Commission (RCTC) in 1997. The Strategic Plan contains a list of goals and policies to be followed by responsible agencies within the County to achieve a viable ITS infrastructure that improves mobility and enhances safety within the region. Nine core ITS components have been identified by RCTC that are needed to deploy a comprehensive set of ITS services throughout the metropolitan areas. These components are:

- a. Traffic Signal Control;
- b. Freeway Management;
- c. Transit Management;
- d. Incident Management;
- e. Electronic Fare Payment;
- f. Electronic Toll Collection;
- g. Railroad Grade Crossings;
- h. Emergency Management Services; and
- i. Regional Multimodal Traveler Information.

Policy:

- C 24.1 Encourage the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations referenced in the



Inland Empire ITS Strategic Plan as the transportation system is implemented. (AI 117)

MAJOR UTILITY CORRIDORS

The Circulation Element not only addresses circulation issues related to transportation, it also discusses circulation in relation to utilities. The major conveyance lines for water, natural gas and electricity transmission systems form a substantial network of corridors crossing Riverside County.

Policies:

- C 25.1 Promote and encourage efficient provisions of utilities such as water, wastewater, and electricity that support the County's Land Use Element at buildout.
- C 25.2 Locate new and relocated utilities underground when possible. All remaining utilities shall be located or screened in a manner that minimizes their visibility by the public. (AI 32)



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5. Multipurpose Open Space Element



Chapter 5: Multipurpose Open Space Element

Introduction



The open space system and methods for its acquisition, maintenance and operation are calibrated to its many functions: visual relief, natural resource protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multi-purpose open space system.



– RCIP Vision Statement

MULTIPURPOSE OPEN SPACE CONCEPTUAL FRAMEWORK

The County of Riverside’s environmental setting is a critical component of its Vision for the future and its quality of life. The Vision speaks to the importance of the many forms of open space in the County: scenic, habitat, recreation, and their importance in defining the edges for our communities. The Vision also addresses the importance of agriculture to the economy and culture of the County.

In response to the RCIP Vision and the California government code, this element addresses protecting and preserving natural resources, agriculture and open space areas, managing mineral resources, preserving and enhancing cultural resources, and providing recreational opportunities for the citizens of Riverside County.

The California Government Code describes the General Plan as a collection of seven mandatory elements that include: conservation, addressing the conservation, development and use of natural resources; and open space, detailing plans and measures for preserving open-space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land. The policy direction required in these two elements is provided in this single Multipurpose Open Space Element.

This element categorizes issues and policies into those that seek to *conserve*, or manage the use of, resources and those that seek to *preserve* resources for the purpose of sustaining their stocks in perpetuity. Additionally, the resource conservation section of the element is subdivided into *renewable resources* and *non-renewable resources*. Renewable resources, such as forests, are those that can reproduce, grow, and ultimately perish. Non-renewable resources as those that have a finite stock relative to human consumption over time, and that are not alive in the sense of having an ability to grow. Mineral resources, for example, are non-renewable.

SETTING

It is appropriate that the County of Riverside boasts of a “remarkable environmental setting” in the summary statement of its Vision. Within its roughly 7,400 square miles, the County incorporates a wide range of natural features, including mountain ranges, desert areas, riparian areas and rivers, vernal pools, and oak woodlands and forests.



Conserve-to protect from loss or harm by using carefully or sparingly.

Preserve-To keep in perfect or unaltered condition; maintain unchanged.

Reserve-A reservation of land or an amount of mineral, fossil fuel or other resource known to exist in a particular location.



A sample of the range of Riverside County's natural resources must include: California's largest inland sea, the 360-square mile Salton Sea in the southern most portion of the Coachella Valley; the Joshua Tree National Park; portions of the San Bernardino and Cleveland National Forests; the Santa Ana, Santa Rosa and San Jacinto Mountain Ranges, among others; and portions of the Colorado, Santa Ana and San Jacinto Rivers.

The Colorado Desert bio-region encompasses the southeastern portion of Riverside County, extending from the Colorado River west to the Joshua Tree National Park, and from San Bernardino County to San Diego County. This bio-region is rich in agriculture, though it is considered semi-arid. The Colorado Desert is the western extension of the Sonoran desert, which is of much lower elevation than the northern Mojave Desert. Common habitat includes sandy desert, scrub, palm oasis, and desert wash. Summers are hot and dry, and winters are cool and moist.

A portion of north-central Riverside County is part of the Mojave bio-region. This is one of the largest bio-regions in the state, encompassing seven counties in California. The Mojave bio-region is the western extension of a vast desert that covers southern Nevada, the southwestern tip of Utah, and 25% of southern California. The climate is hot and dry in the summer, and winters are cool to cold depending upon elevation. Palm oases, streams and springs are water sources for much of the wildlife. Some of the common habitats are the desert wash Joshua Tree Scrub, palm oasis, willow riparian forest, and open sandy dunes.

The South Coast bio-region covers most of western Riverside County. This bio-region is home to the towering San Geronio Peak at 11,500 feet, the watersheds of the San Jacinto and Santa Ana Rivers, the Cleveland and Angeles National Forests, and federal wilderness and wildlife areas. Some of the following habitats are found here: chaparral, juniper-pinyon woodland, grasslands, hardwood forests, southern oak, and yellow pine. The climate is considered mild year-round, with hot dry summers inducing wildfires and wet winters that can cause mudslides.



The true nature lover learns that nature is worth knowing in all her aspects, that the only deserts there are [are] the deserts of the soul. The best pleasures cost us nothing.



- From a handwritten note by Riverside Naturalist Edmund Jaeger circa 1921

Further, the plant and animal life of the County is diverse, and numerous animal species and narrow endemic plants (species with very limited geographic ranges) found in the County have special status under the Federal Endangered Species Act and/or the California Endangered Species Act. In response to this, the County has participated in two Multiple Species Habitat Conservation Planning processes, one covering western Riverside County, and a second in the Coachella Valley. Implications for County land use and open space planning are briefly described in this element.

Additional information on the physical setting of Riverside County can be found in the Existing Setting Report, which is part of the Environmental Impact Report (EIR) prepared for the General Plan.



The County of Riverside is in a unique position in southern California in that it has experienced, and is poised to continue experiencing in the next 20 years, enormous population growth. At the same time, much of the County's land area remains undeveloped. Unincorporated lands with land use designations under the umbrella of the County's Open Space and Agriculture Foundation Components (refer to the Land Use Element for a description of the Foundation Component system) total roughly 80% of the County's land area. Rural designations that include mountainous and desert areas add about 13% of the County's lands to that total. Therefore, the vast majority of the County of Riverside is affected by policies contained within this element of the General Plan.



Conservation

Policies within the Conservation section of this element seek to guide decision-making related to renewable and non-renewable County resources. These types of resources require conservation—a conscious effort to consume less of scarce resources so that their stock can be sustained for the future. Conservation of natural resources applies to water, agricultural resources, forests, vegetation, mineral, and energy resources. By conserving resources we prevent degradation of the environment through pollution or loss of productive capacity within our environment.

RENEWABLE RESOURCES

Population growth and development continually require the use of natural resources, including those that are renewable. Following are Vision Statements that represent the guiding principles established by Riverside County to conserve and protect renewable resources for economic, cultural, and aesthetic purposes.

“We acknowledge the inter-relatedness of the economic, environmental, cultural and institutional realms of our community life as we continue to plan and build our communities in a manner that enables us to achieve mutually beneficial results.”

“We acknowledge and respect the long heritage of economic endeavors that have shaped portions of our environment through mining, agriculture, renewable energy development and similar enterprises and continue to take their value into consideration in shaping our environmental management.”

Additionally, the Vision addresses the need to protect Riverside County’s environmental sustainability for future generations:

“We are beneficiaries of the past and we value that. We seek the same for our heirs. We declare that they should have an expectation that they will inherit communities and a natural environment that offer them a reasonable range of choices.”

Water Resources

Riverside County incorporates four major watershed areas in which river systems, numerous lakes and reservoirs, and natural drainage areas are located. Water resources are mapped in Figure OS-1. The County’s supply of water is limited by its arid climate, agricultural practices, projected population growth and its associated demand and development, and the dependence on low quality imported water. Further, the availability of imported surface water has been reduced due to changing regulations, despite an ever-increasing water demand.

In some areas within Riverside County, contamination from natural or manufactured sources has reduced groundwater quality such that its use requires treatment. Management of the amount of water available (local and imported)



and its quality, is an important response to the gap between supply and demand in Riverside County.

Policies in this section seek to protect and enhance the water resources in the county. These policies address broad water planning issues, and the relationship of land use decisions to water issues.

Water Supply

The economy of the developed portions of western Riverside County—the inland valley—is sustained primarily by water imported from northern California and the Colorado River, and secondarily by production of local groundwater. The eastern portion of the County—the majority of which is desert—also relies on water from the Colorado River, northern California, and local groundwater. This portion of the County is largely undeveloped, with uncertain increases in the water resource available to meet increases in water demand being a major factor that might constrain future development.

Riverside County’s water supply is uncertain for two reasons: recent water apportionments from northern California have been reduced as part of the CALFED Bay-Delta Program, as well as decreased supplies to California from the Colorado River. Additionally, most of the County’s sources of water are currently at capacity. Water storage to meet peak demand, or a two-day to one-day supply, is provided by many local water agencies within Riverside County. However, long-term storage of large quantities of water is provided only in the Metropolitan Water District (MWD) and California Department of Water Resources (DWR) facilities. Total storage capacity in the existing reservoir system is 871,000 acre-feet (a.f.). Three of these storage facilities are located in Riverside County: Lake Mathews, Lake Skinner, and Lake Perris. Together, these storage facilities have a total of 342,300 a.f. of storage capacity. Diamond Valley Lake triples this capacity with an additional 800,000 a.f. of storage, bringing the total storage capacity available within Riverside County to 1,142,300 a.f. Even though the creation of Diamond Valley Lake has allowed for three times the current storage of water, there is no increase in the total amount of water available to the County that can be identified. This increase in water storage will benefit the whole South Coast region, which includes other significant jurisdictional water users such as San Diego County, as well as Riverside County. Currently, approximately 3/8ths of existing storage capacity may be used to meet seasonal demand. The remaining 5/8ths is reserved for emergency need such as severe droughts and/or use when a natural disaster, such as an earthquake, makes it impossible to meet demand through usual supply facilities.

Projected 2020 water use and population levels indicate an expected water shortage for the two hydrologic regions that comprise Riverside County: the South Coast and Colorado River regions. Though these regions include most of southern California, and not just Riverside County, they are each representative of the types of supply and demand within the County. The two regions are defined as follows:

- South Coast: Basins draining into the Pacific Ocean from the southeastern boundary of Rincon Creek Basin in western Ventura County to the Mexican border.

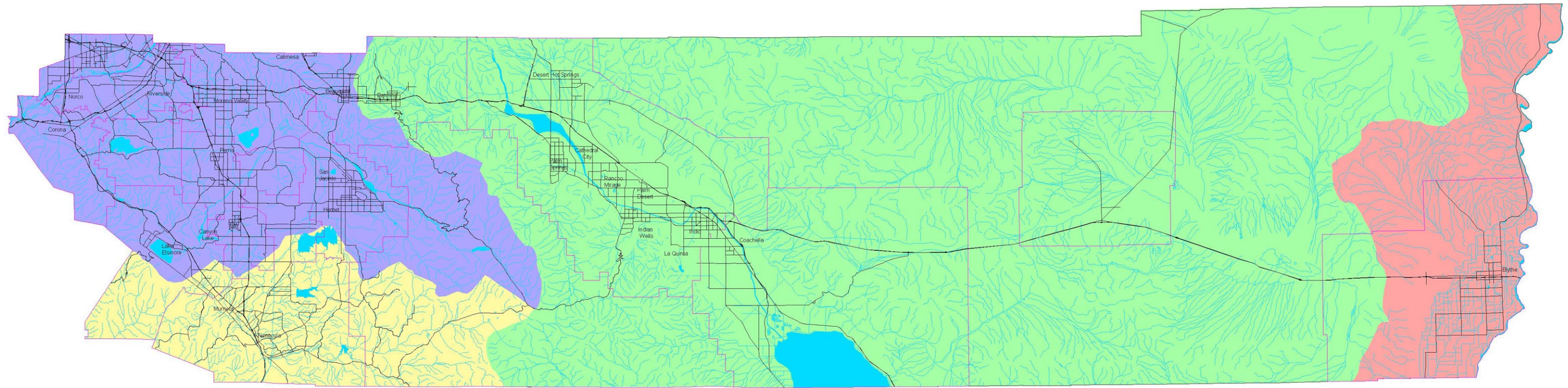
Figure OS-1 Water Resources



The Metropolitan Water District, which serves water agencies in the western part of the County, projects at least a doubling of water demand between 2000 and 2020. This agrees with the Department of Water Resources projections for the same



An acre-foot of water is the volume of water represented by a 1-foot depth of water over a one-acre area (43,560 cubic feet of water or approximately 326,000 gallons), and is enough to supply the water needs of 2 families for 1 year.



- East Basin of the Colorado River Watershed
- West Basin of the Colorado River Watershed
- San Diego Basin Watershed
- Santa Ana River Basin Watershed
- Waterbodies
- Creek or River

- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.

Figure OS-1



County of Riverside General Plan

Multipurpose Open Space Element

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- Colorado River: Basins south and east of the South Coast and South Lahontan regions; areas that drain into the Colorado River, the Salton Sea, and other closed basins north of the Mexican border.

The DWR produces a California Water Plan every five years that not only includes a statewide water budget but also regional watershed water budgets. These water budgets are based on California Department of Finance population projections, and indicate clearly that demand for water will exceed supply in 2020 whether or not a drought condition exists at that time. Most of the State’s regions, except for the North Coast and San Francisco Bay Regions, experience average-year and drought-year shortages now, and are forecasted to experience increased shortages in 2020. The largest average-year shortages are forecasted for the South Coast Region, which heavily relies on imported water. Future average-year shortages in the South Coast Region reflect forecasted population growth plus lower Colorado River supplies as California reduces its use of Colorado River water to the State’s basic apportionment. Following are the descriptions of the two hydrologic regions as well as regional water budgets (Tables OS-1 & OS-2):

**Table OS-1
South Coast Region Water Budget with Existing Facilities and Programs**

Water Use	1995		2020	
	Average	Drought	Average	Drought
Urban	4,340	4,382	5,519	5,612
Agricultural	784	820	462	484
Environmental	100	82	104	86
Total	5,224	5,283	6,084	6,181
Supplies				
Surface Water	3,839	3,196	3,625	3,130
Groundwater	1,177	1,371	1,243	1,462
Recycled and Desalted	207	207	273	273
Total	5,224	4,775	5,141	4,865
Shortage	0	508	944	1,317

Note: Figures in thousands of acre-feet of water.



Table OS-2
Colorado River Region Water Budget with Existing Facilities and Programs

Water Use	1995		2020	
	Average	Drought	Average	Drought
Urban	418	418	740	740
Agricultural	4,118	4,118	3,583	3,583
Environmental	39	38	44	43
Total	4,575	4,574	4,367	4,366
Supplies				
Surface Water	4,154	4,128	3,920	3,909
Groundwater	337	337	285	284
Recycled and Desalted	15	15	15	15
Total	4,506	4,479	4,221	4,208
Shortage	69	95	147	158

Note: Figures in thousands of acre-feet of water.

Of the two Hydrologic Units of the State, the Colorado River Region is of particular concern because it encompasses the Coachella Valley in the West Basin and the desert in the East Basin (Refer to Figure OS-1, Water Resources). Irrigation needs in the Coachella Valley are met almost exclusively by water imported from the Colorado River. Historical extraction of groundwater in the Coachella Valley has caused overdraft. Currently, an extensive groundwater recharge project is being undertaken by the Coachella Valley Water District that recharges Colorado River Water into spreading basins. Within the East Basin, irrigation and domestic water is provided by the Colorado River with only approximately 1% groundwater use and little direct reclamation. Agricultural runoff and some domestic wastewater do get returned to the Colorado River. Therefore, the water source at the southern end of the watershed is actually a mixture of Colorado River water, agricultural runoff, and reclaimed water.

The following policies are intended to address the County’s water supply issues:

Policies:

- OS 1.1 Balance consideration of water supply requirements between urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different demands. (AI 3)
- OS 1.2 Develop a repository for the collection of County water resource information. (AI 11, 55)
- OS 1.3 Provide active leadership in the regional coordination of water resource management and sustainability efforts affecting Riverside County and continue to monitor and participate in, as appropriate, regional activities, addressing water resources, groundwater, and water quality, such as a Groundwater Management Plan, to prevent overdraft caused by population growth. (AI 4, 55, 58)

The General Plan policy and implementation item reference system:

Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

LU 1.3
Neighborhood
commercial uses should be
located near residential uses.

(AI 1 and AI 4)

Reference to the relevant Action Items contained in the Implementation Program.



Water Conservation

In order to help bridge the projected gap between water supply and demand in Riverside County in 2020, water conservation must be a priority. Following are water conservation policies that seek to manage existing supplies, by promoting the efficient use of water to the maximum extent possible, so that they can be maintained for future use.

Policies:

- OS 2.1 Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms. (AI 57, 62)
- OS 2.2 Where feasible, decrease stormwater runoff by reducing pavement in development areas, and by design practices such as permeable parking bays and porous parking lots with bermed storage areas for rainwater detention. (AI 57, 62)
- OS 2.3 Encourage native, drought-resistant landscape planting. (AI 3, 57, 62)
- OS 2.4 Support and engage in educational outreach programs with other agencies that promote water conservation and wide-spread use of water-saving technologies. (AI 58)
- OS 2.5 Encourage continued agricultural water conservation and recommend the following practices where appropriate and feasible: lining canals, recovering tail water at the end of irrigated fields, and appropriate scheduling of water deliveries. (AI 57)



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

Watershed Management

Four distinct watershed areas are incorporated in Riverside County and are mapped in Figure OS-1. These are the Santa Ana River Basin, which drains into the Pacific Ocean; San Diego Basin, the West Basin of the Colorado River, and the East Basin of the Colorado River. The East Basin of the Colorado River drains into the Colorado River and the West Basin of the Colorado River drains primarily into the Salton Sea Trough. The Santa Ana River Basin drains into the Pacific Ocean in Orange County while the San Diego Basin drains into the Pacific Ocean in San Diego County. These large watersheds are further divided into smaller sections by internal surface water drainage areas and groundwater basins.

Watershed management relates to sustaining watersheds at an acceptable level of quality, contributing to resource quality, and maintaining groundwater supplies.



*The Watershed Approach
According to the U.S. EPA, effective watershed management results in a focus on priority problems; community building wherein stakeholder partners collaborate to seek local solutions; cost savings for regulators, and predictability for those regulated.*

Water Quality

Water quality problems that have occurred in Riverside County have related to inadequate subsurface sewage disposal, waste disposal management of the Santa Ana River, agriculturally-related problems such as citricultural runoff in the western County and increasing salinity of the desert groundwater basins, sediment buildup of water bodies from construction-related erosion, lake water quality problems, and pollution due to urban stormwater system runoff. Regional Water Quality Control Boards for Regions 7, 8, and 9 provide state-level water quality policy for the County. Further, the National Pollutant Discharge Elimination system mandates Best Management Practices in order to effectively minimize the adverse effects of pollution and protect water quality. The following policies are intended to provide local guidance for the protection and maintenance of water quality in Riverside County.

Policies:

- OS 3.1 Encourage innovative and creative techniques for wastewater treatment, including the use of local water treatment plants.
- OS 3.2 Encourage wastewater treatment innovations in rural areas.
- OS 3.3 Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers. (AI 3)

Groundwater Recharge

Groundwater resources in the County are defined by their quality as well as quantity. Most groundwater basins within Riverside County store local and imported water for later use to meet seasonal and drought-year demands. Under these groundwater recharge programs, groundwater is artificially replenished in wet years with surplus imported water. Water is then extracted during drought years or during emergency situations. Groundwater recharge that may also involve the recharge of reclaimed water, enhances the region's ability to meet water demand during years of short supply, and increases overall local supply reliability. In order to facilitate groundwater recharge, the following policies may apply:


Policies:


- OS 4.1 Support efforts to create additional water storage where needed, in cooperation with federal, state, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate, as needed. (AI 56, 57)
- OS 4.2 Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the County. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where:
 - a. groundwater quality would be reduced;
 - b. available groundwater aquifers are full; or
 - c. rising water tables threaten the stability of existing structures. (AI 56, 57)
- OS 4.3 Ensure that adequate aquifer water recharge areas are preserved and protected. (AI 3, 56, 57)



Water banking is a key factor for meeting future water supply needs in southern California. Historically, groundwater extractions have exceeded natural recharge in this region, resulting in declining water levels and water quality. Using groundwater basins for water banking during wet periods will help alleviate southern California's water supply problems.



 Also see the Flood and Inundation Hazard Abatement section of the Safety Element.



Floodplains are comprised of the floodway and the floodway fringe. They are the low, flat, periodically flooded lands adjacent to rivers, lakes and oceans inundated by 100-year flood.

The floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.

The floodway fringe is that portion of the floodplain between the floodway and the limits of the existing 100-year floodplain.

★

The County of Riverside has adopted the USGS “blue line stream” overlay as its major form of mapping the watercourses in Riverside County (see figure OS-1, the Land Use Element, and Area Plan Maps). Though this overlay is not necessarily the most accurate description of a water course or of the actual running water within the County, it is a general indicator of existing or potential moving water resources, floodways and floodplains.

- OS 4.4 Incorporate natural drainage systems into developments where appropriate and feasible. (AI 3)
- OS 4.5 Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. (AI 57)
- OS 4.6 Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)
- OS 4.7 Offer incentives to landowners whose property is prohibited from development due to its retention as a natural ground water recharge area. These incentives shall be provided to encourage the preservation of natural water courses without creating undue hardship on the owner of properties, and might include density transfer mechanisms. (AI 9)

Floodplain and Riparian Area Management

Floodplains are subject to geomorphic (land-shaping) and hydrologic (water flow) processes. The watercourse and its floodway are usually the focus of construction and control; while fertile, flat and “reclaimed” floodplain lands are usually the focal points for other activities such as agriculture, commerce, and residential development. These areas form a complex physical and biological system that not only supports a variety of natural resources, but also provides natural flood and erosion control. In addition, the floodplain represents a natural filtering system, with water percolating back into the ground and replenishing groundwater. When a watercourse is divorced from its floodplain with levees and other flood control facilities, then natural, built-in benefits are either lost, altered, or significantly reduced.

The conventional assumption that flooding can be completely eliminated has meant not only an unrealistic reliance on manufactured flood protection, but also the development of a flood control system that squeezes rivers into artificially narrow channels, adds steeply sloped levees (devoid of riparian vegetation), and eliminates historic floodplains, all in the name of reclamation, flood protection and urban growth. Unfortunately, this highlights the fact that floods have been viewed for far too long as everything except part of the natural life cycle of rivers and floodplains. Flooding is part of the dynamic nature of healthy rivers and ecosystems. High flows and flood waters are needed to cleanse the channels of accumulated debris, build stream banks, import gravels for aquatic life, thin riparian forests and create riparian habitat. The open space of floodplains adjacent to rivers and streams helps store and slowly release floodwaters, thus reducing flood flow and peaks and their subsequent impacts during small and frequent flood events.

Further, riparian habitat within floodplains is of great value to resident and migratory animal species, as it provides corridors and linkages to and from the biotic regions of the County. The numerous essential habitat elements provided by the remaining riparian corridors of Riverside County make them a significant contributor to wildlife habitat throughout the County. The intent of the County is to sustain “living” riparian habitats to the maximum extent possible.



The following set of policies address floodways, the floodplain fringe, and riparian areas in the County.

Policies:

- OS 5.1 Substantially alter floodways or implement other channelization only as a “last resort,” and limit the alteration to:
 - a. that necessary for the protection of public health and safety only after all other options are exhausted;
 - b. essential public service projects where no other feasible construction method or alternative project location exists; or
 - c. projects where the primary function is improvement of fish and wildlife habitat. (AI 25, 59, 60)

- OS 5.2 If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors:
 - a. stream scour;
 - b. erosion protection and sedimentation;
 - c. wildlife habitat and linkages;
 - d. groundwater recharge capability;
 - e. adjacent property; and
 - f. design (a natural effect, examples could include soft riparian bottoms and gentle bank slopes, wide and shallow floodways, minimization of visible use of concrete, and landscaping with native plants to the maximum extent possible).
 A site specific hydrologic study may be required. (AI 25, 59, 60)

- OS 5.3 Based upon site, specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues:
 - a. public safety;
 - b. erosion;
 - c. riparian or wetland buffer;
 - d. wildlife movement corridor or linkage; and
 - e. slopes. (AI 59, 60)

- OS 5.4 Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis. (AI 25, 59, 60)

- OS 5.5 New development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Incentives shall be utilized to the maximum extent possible. (AI 25, 60)

- OS 5.6 Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. (AI 60, 61)

- OS 5.7 Where land is prohibited from development due to its retention as natural floodways, floodplains and water courses, incentives should be available to the owner of the land including density transfer and other mechanisms as may be adopted. These incentives will be provided for the purpose of encouraging the preservation of natural



Development is defined as the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure that would require a discretionary permit from the County; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land that would require a discretionary permit from the County. Development does not include non-motorized trails, agriculture or other uses for which a discretionary permit is not required. For purposes of this definition, the term, discretionary permit, shall have the same meaning as that set forth in the California Environmental Quality Act and Guidelines.

Watercourse is defined as any natural stream, river, creek, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and



A watercourse also includes vegetation along the banks as well as any adjacent areas that are riparian areas. Riparian areas are those areas adjacent to a watercourse that are characterized by the presence of riparian vegetation, wildlife habitat, and other natural resources. Riparian areas are typically found in the floodplain of a watercourse and are often subject to periodic flooding. Riparian areas are also known as riparian corridors, riparian zones, and riparian buffers.



water courses without creating undue hardship on the owner of properties following these policies. (AI 60)

Wetlands

Wetlands in Riverside County might typically occur in low-lying areas that receive fresh water at the edges of lakes, ponds, streams, and rivers. Wetlands provide habitat for a wide variety of plants, invertebrates, fish, and larger animals, including many rare, threatened, or endangered species. The plants and animals found in wetlands include both those that are able to live on dry land or in the water and those that can live only in a wet environment. Wetlands in Riverside County may include vernal pools, palm oases or desert washes.

Policies:

- OS 6.1 During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands. (AI 3)
- OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate. (AI 61)
- OS 6.3 Consider wetlands for use as natural water treatment areas that will result in improvement of water quality. (AI 56)



Wetlands are the link between water and land, or the collective term for areas between dry land and bodies of water. In wetlands, the surface of the water, called the water table, is usually at, above, or just below the land surface for enough time to restrict the growth of plants to those that are adapted to wet conditions and promote the development of soils characteristic of a wet environment. Wetlands also act as natural filters, thereby enhancing overall water quality and protecting sources of drinking water.

A wetland buffer is land that provides a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, which are integrally important in supporting the full range of the wetland and adjacent biological community. In wetland buffer areas, permitted uses can include access paths, improvements necessary to protect adjacent wetlands, and all uses permitted in wetland areas.

Long a major foundation of our economy and our culture, agriculture remains a thriving part of Riverside County. While we have lost some agriculture to other forms of development, other lands have been converted to agriculture. We remain a major agricultural force in California and in the global agricultural market.



– RCIP Vision Statement

Agricultural Resources

Agriculture is given special recognition as a Foundation Component of the General Plan because of its high socioeconomic value to Riverside County. The two major conservation rationales are to maintain the viability of the agricultural industry, a critical component of the County's economy, and to preserve the resource represented by farmland—its productive soils and its secondary role as an open space amenity. Soil classifications and the Williamson Act are described below because of their importance in defining agricultural resources.

Soil Classifications

The Countywide Agricultural Resources Map (see Figure OS-2) identifies several classifications of important agricultural lands, as established by state and federal agencies. The four mapped classifications of important farmland are based on criteria for soil characteristics, climatic conditions, and water supply. The criteria include soil type, moisture content, water supply, soil temperature, acidity, salinity, depth, drainage, water table, flooding, slope, erodibility, permeability, rock content, rooting depth, growing season, crop type and value, and other economic factors. The four classifications of important farmlands shown on the Agricultural Resources Map are described as follows.

Prime Farmlands

Prime Farmland is land best suited for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses: cropland, pastureland, rangeland, forest land, or other land, but not urban land or water. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed (including water management) according to modern farming methods.



Statewide Important Farmlands

Farmland of Statewide Importance is land other than Prime Farmland that has a good combination of physical and biological characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses (the land could be cropland, pastureland, rangeland, forest land or other land, but not urban land or water).

Unique Farmlands

Unique Farmland is land other than Prime and Statewide Important Farmland, that is currently used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustained high quality of a specific crop when treated and managed according to modern farming methods. Examples of such economically important crops are citrus, olives, and avocados.

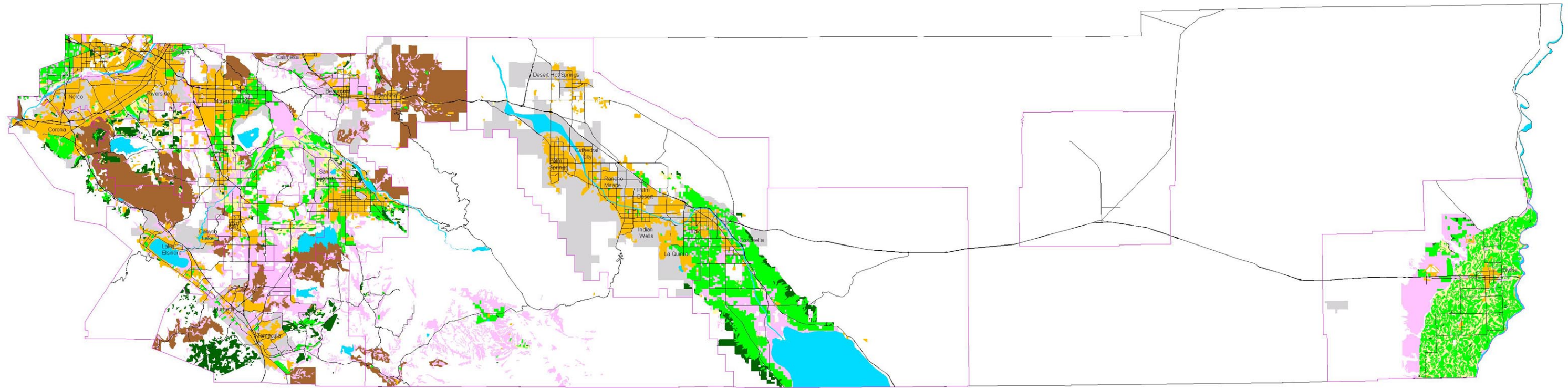
Local Important Farmlands

These farmlands are not covered by the above categories but are of locally significant economic importance. They include the following:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by the County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age.

Williamson Act

The California Land Conservation Act, better known as the Williamson Act, has been the state's premier agricultural land protection program since its enactment in 1965. This program allows owners of agricultural land to have their properties assessed for tax purposes on the basis of agricultural production rather than current market value. Participation in this program is voluntary, and requires 100 contiguous acres of agricultural land under one or more ownerships to file an application for agricultural preserve status with the Riverside County Planning Department.



- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Farmland of Local Importance
- Grazing Land
- Urban Built-up Land
- Water
- Area Not Mapped

- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates

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AGRICULTURAL RESOURCES

Figure OS-2





County of Riverside General Plan

Multipurpose Open Space Element

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After an agricultural preserve has been established, the land within the preserve is automatically restricted to agricultural and compatible uses. In order to have land within an agricultural preserve assessed on the basis of agricultural production rather than full market value, the property owner(s) and the County of Riverside must enter into a Land Conservation Contract. Either party may file a Notice of Non-Renewal, which will cause the contract to expire in 10 years. After the contract has expired, a landowner may apply to remove that property from an agricultural preserve. The landowner also has the option of petitioning the Board of Supervisors for the cancellation of the contract. Cancellation of the contract involves payment of substantial cancellation fees. Land use decisions related to the use of agricultural lands after cancellation of Williamson Act contracts are subject to the provisions of the Certainty System described in Chapter 1 of this General Plan.

Since 1998, another option within the Williamson Act Program is the rescission process to cancel a Williamson Act contract and simultaneously dedicate a permanent agricultural conservation easement on other land.

This section focuses on policies for the protection of agricultural lands as historical, cultural, and scenic resources. These are the valuable qualities that economic transactions do not account for; therefore, they require special protection.



Policies:

- OS 7.1 Work with state and federal agencies to periodically update the Agricultural Resources map to reflect current conditions. (AI 11)
- OS 7.2 In cooperation with individual farmers, farming organizations, and farmland conservation organizations, the County shall employ a variety of agricultural land conservation programs to improve the viability of farms and ranches and thereby ensure the long-term conservation of viable agricultural operations within Riverside County. The County shall seek out available funding for farmland conservation. Examples of programs which may be employed include: land trusts; conservation easements (under certain circumstances, these may also provide Federal and estate tax benefits to farmers); dedication incentives; Land Conservation Contracts; Farmland Security Act contracts; the Agricultural Land Stewardship Program Fund; agricultural education programs; transfer and purchase of development rights; providing adequate incentives (e.g. clustering and density bonuses) to encourage conservation of productive agricultural land in the County's Incentive Program; and providing various resource incentives to landowners (e.g. establish a reliable and/or less costly supply of irrigation water.) (AI 78)

The County of Riverside shall establish a Farmland Protection and Stewardship Committee and the Board of Supervisors shall appoint its members. The Committee shall include members of the farming community as well as other individuals and organizations committed to farmland protections and stewardship. The Committee shall develop a strategy to preserve agricultural land within Riverside County and shall identify and prioritize agricultural lands for conservation. This strategy shall not only address the preservation of



agricultural land but shall also promote sustainable agriculture within Riverside County. In developing its strategy, the Committee shall consider an array of proven techniques and, where necessary, adapt these techniques to address the unique conditions faced by the farming community within Riverside County. County staff shall assist the Committee in accomplishing its task. County Departments, that may be called upon to assist the Committee, include, but are not limited to the following: the Agricultural Commissioner, Planning Department, Assessor's Office and County Counsel. In developing its strategy, the Committee shall consult government and private organizations with expertise in farmland protection. These organizations may include, but are not limited to, the following: USDA Natural Resources Conservation Service; State Department of Conservation and its Division of Land Resource Protection; University of California Sustainable Agriculture Research and Education Program; the University of California Cooperative Extension; The Nature Conservancy; American Farmland Trust; The Conservation Fund; the Trust for Public Land; and the Land Trust Alliance.

The Committee shall, from time to time, recommend to the Board of Supervisors the adoption of policies and/or regulation that it finds will further the goals of the farmland protection and stewardship. The Committee shall also advise the Board of Supervisors regarding proposed policies that curb urban sprawl and the accompanying conversion of agricultural land to urban development, and that support and sustain continued agriculture. Planning policies that may benefit farmland conservation and fall within the purview of the Committee for review include measures to promote efficient development in and around existing communities including clustering, incentive programs, transfer of development rights, and other planning tools.

- OS 7.3 Encourage conservation of productive agricultural lands and preservation of prime agricultural lands. (AI 3, 78)
- OS 7.4 Encourage landowners to participate in programs that reduce soil erosion, improve soil quality, and address issues that relate to pest management. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations.
- OS 7.5 Encourage the combination of agriculture with other compatible open space uses in order to provide an economic advantage to agriculture. Allow by right, in areas designated Agriculture, activities related to the production of food and fiber, and support uses incidental and secondary to the on-site agricultural operation. (AI 1)



Forest Resources



The montane forest is the most complex bio-region in North America, though they can be found all over the world. Parts of Riverside County are within the Sierran Montane bio-region. These bio-regions are characterized by winter snows and summer fires, conifer species, and a great diversity of animal species.

Both of the major forests in Riverside County, the Cleveland and San Bernardino National Forests, are part of the Sierran montane range (see Figure OS-3 Parks, Forests and Recreation Areas). These forests occur on all of the higher mountain ranges of the Pacific Coast region, from southern Oregon to northern Baja California. At lower elevations, these forests commonly border mixed evergreen forest, oak woodland, and chaparral.

Policies in this section seek to protect forest resources in the Cleveland and San Bernardino National Forests. This can be accomplished through careful management of the forest ecosystem, protection of forest resources, and discouragement of the development of land uses that conflict with valuable conservation of forest land.

Policies:

OS 8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and habitat lands included within the MSHCPs. (AI 3)

OS 8.2 Support conservation programs to reforest privately held forest lands.

Vegetation



Native habitat for plants and animals endemic to this area that make up such important parts of our natural heritage now have interconnected spaces in a number of locations that allow these natural communities to prosper and be sustained.



– RCIP Vision Statement

The vegetation/flora of Riverside County is exceedingly diverse in its size, shape and form, yet various species share a common unity in their adaptation to climate and environmental conditions. Further, habitat areas are strongly characterized by flora, in addition to the fauna/animal life, that thrives within the vegetation. Although ecological conditions may fluctuate and affect various plant communities, these natural changes occur gradually, with most species adapting by changing their physical form and structure. Over thousands of years, both the landscape and the plants upon it have slowly evolved together, so that those plant species with the best record of survival in a specific setting have usually become the most prominent identifying characteristics of that setting.

As development continues in the County, the natural succession and evolution of vegetation is altered. This disturbance of vegetation results in changes that are often drastic in wildlife habitats, microclimates, water absorption and purification, soil erosion, fires, and aesthetic quality. The management of vegetation will assure the continued viability of habitat communities within the County for present and future generations. See Figure OS-4, Western Riverside County Vegetation, for a map of those vegetation types in the western portion of the County.

Native vegetation must be managed in order to maintain the ecological diversity of the County. The policies that follow are intended to protect superior examples of native vegetation resources in conjunction with permitted uses.



Policies:

- OS 9.1 Update the Vegetation Map for Western Riverside County in consultation with the California Department of Fish and Game, the Natural Diversity Data Base, the United States Forest Service, and other knowledgeable agencies. The County shall also provide these agencies with data as needed. (AI 11)
- OS 9.2 Expand Vegetation mapping to include the eastern portion of the County of Riverside. (AI 11)
- OS 9.3 Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes. (AI 3, 79)
- OS 9.4 Conserve the oak tree resources in the County. (AI 3, 78)
- OS 9.5 Encourage research and education on the effects of smog and other forms of pollution on human health and on natural vegetation.

Renewable Energy

Conservation policies in this element direct the protection of the County's physical resources as well as its energy resources, including renewable energy. This category of energy resources includes wind, solar, geothermal, and biomass resources. Although the current use of these resources is not wide-spread, they have considerable potential. Renewable energy can be developed as a substitute for oil, natural gas, and other limited energy supplies used for electricity generation, and to reduce consumption of these supplies. Also refer to the Energy Conservation policies in the Energy Resources section of this element.

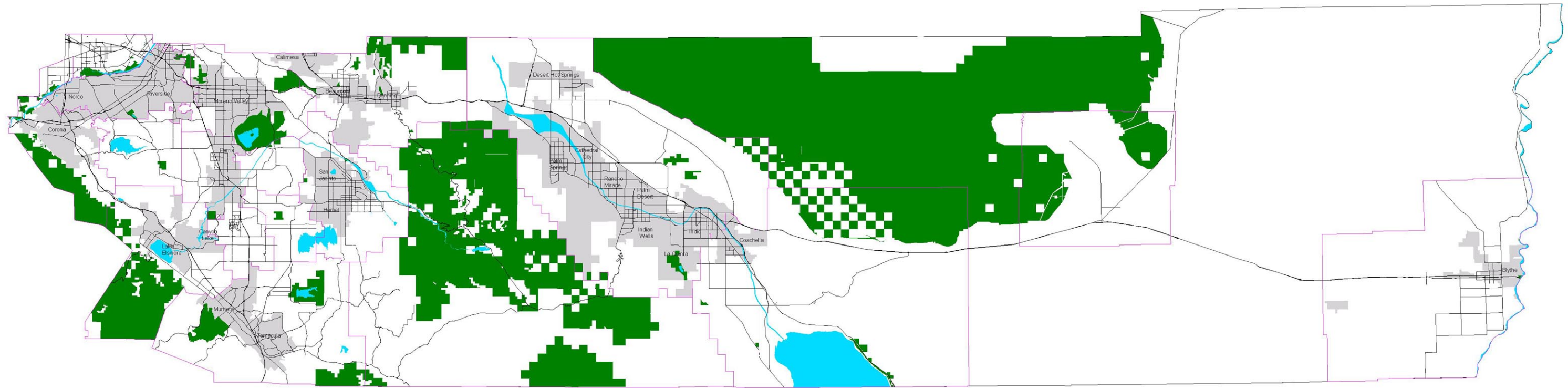


Wind Energy

Wind energy generation installation, known also as Wind Energy Conversion Systems (WECS), are a well established industry in the San Geronio Pass and Coachella Valley areas of the County. General regulatory issues to be considered in relation to wind energy are aesthetics, safety, noise, air navigation interferences, land use, wildlife and general ecology, slopes and erosion, PM₁₀ and dust control, wind access and equity.

Policies:

- OS 10.1 Provide for orderly and efficient wind energy development in a manner that maximizes beneficial uses of the wind resource and minimizes detrimental effects to the residents and the environment of the County.
- OS 10.2 Continue the County's Wind Implementation Monitoring Program (WIMP) in order to study the evolution of wind energy technology, identify means to solve environmental and community impacts, and provide for an ability to respond with changes in the County's regulatory structure.(AI 72)



- Parks & Forests
- Major Roads & Highways
- Area Plan Boundaries
- Cities



Source Information: LSA Associates

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Figure OS-3

PARKS, FORESTS AND RECREATION AREAS

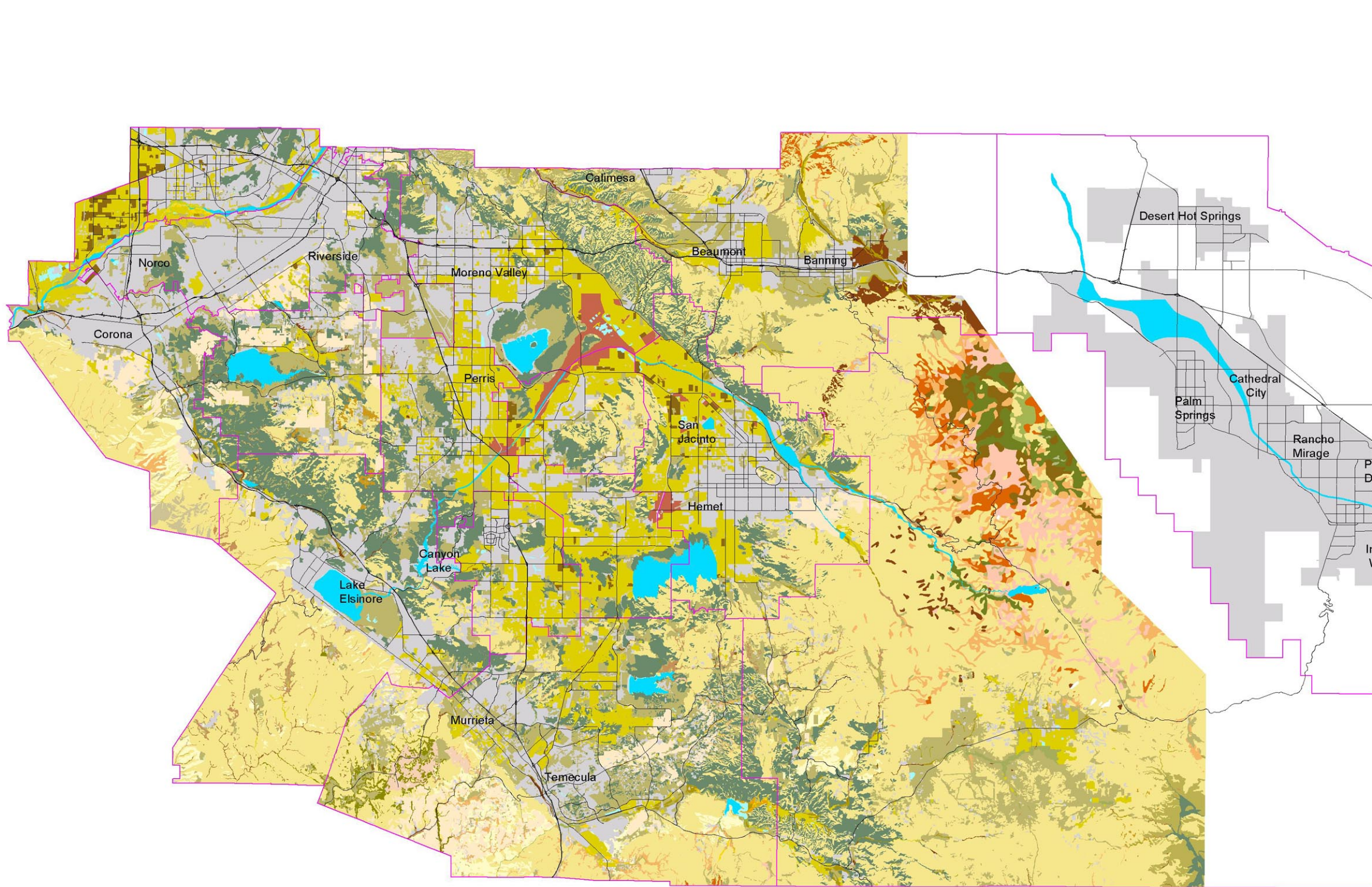




County of Riverside General Plan

Multipurpose Open Space Element

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- Alkali Playa
- Arundo/Riparian Forest
- Big Sagebrush Scrub
- Black Oak Forest
- Broadleaved Upland Forest
- Chamise Chaparral
- Chaparral
- Cismontane Alkali Marsh
- Coast Live Oak Woodland
- Coastal Scrub
- Coastal and Valley Freshwater Marsh
- Colorado Desert Wash Scrub
- Dairy & Livestock Feedyards
- Dense Engelmann Oak Woodland
- Diegan Coastal Sage Scrub
- Disturbed Alluvial
- Field Croplands
- Grove/Orchard
- Jeffrey Pine
- Lodgepole Pine
- Lower Montane Coniferous Forest
- Marsh
- Meadow (Montane)
- Mixed Evergreen Forest
- Montane Riparian Forest
- Montane Riparian Scrub
- Mule Fat Scrub
- Non-native Grassland
- Oak Woodland
- Open Water/Reservoir/Pond
- Peninsular Juniper Woodland and Scrub
- Red Shank Chaparral
- Residential/Urban/Exotic
- Riparian Forest
- Riparian Scrub
- Riversidean Alluvial Fan Sage Scrub
- Riversidean Sage Scrub
- S. Cal. White Fir
- Semi-Desert Chaparral
- Semi-desert Succulent Scrub
- Sonoran Desert Scrub
- Southern Cottonwood/Willow Riparian
- Southern Interior Basalt Vernal Pool
- Southern Sycamore/Alder Riparian Woodland
- Southern Willow Scrub
- Subalpine Coniferous
- Tamarisk Scrub
- Valley and Foothill Grassland
- Vernal Pool
- Wet Montane Meadow

- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates
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Figure OS-4



WESTERN RIVERSIDE COUNTY
 VEGETATION





County of Riverside General Plan

Multipurpose Open Space Element

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Solar Energy

Solar radiation in the form of sunlight can be utilized for energy production in two ways. Active solar systems involve the use of mechanical devices to convert solar energy to heat or electricity. Passive solar systems utilize natural heating and cooling from the sun through building orientation and building design techniques.

Policies:

- OS 11.1 Enforce the state Solar Shade Control Act, which promotes all feasible means of energy conservation and all feasible uses of alternative energy supply sources. (AI 62, 65, 66, 70)
- OS 11.2 Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments. (AI 63, 64)
- OS 11.3 Permit and encourage the use of passive solar devices and other state-of-the-art energy resources. (AI 62, 63, 64)

Geothermal Resources

Geothermal resources can be used for electricity production as geothermal steam can be used to run turbines. The exploitation of these resources, however, is frequently accompanied by detrimental impacts on the environment. Among these are the emission of toxic gases and chemical substances that result in the degradation of air quality, the threat of water pollution, damage to living organisms, and hazards to public health. Additional problems arise from the heavily industrial character of geothermal operations for electrical generation; the frequent occurrence of exceptional natural, scenic, and archaeological values in geothermal resource areas; and the adverse effects that geothermal fluid removal may have on nearby hot springs and other natural thermal features. Currently there is no active geothermal energy production in the County, though geothermal resources are known to exist in the County.

Policies:

- OS 12.1 Allow for the development of non-electrical, direct heat uses of geothermal heat and fluids for space, agricultural, and industrial heating in situations and localities where naturally occurring hydrothermal features will not be degraded. (AI 71)

The following policies direct the use of present technologies and the extraction and conversion of energy from geothermal fluid and steam reservoirs:

- OS 12.2 Base all geothermal decisions on appropriate data relating to anticipated environmental, cultural, aesthetic, archaeological and social impacts.
- OS 12.3 Weigh the benefits of geothermal as a viable energy source against the protection of hot springs, geysers, thermal pools, and other thermal features for their ecological, educational, and recreational values.
- OS 12.4 Permit geothermal heat utilization for space heating in buildings.



“Geothermal resources” mean the natural heat of the earth, the energy, in whatever form, below the surface of the earth present in, resulting from, or created by, or that may be extracted from, such natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases, and steam, in whatever form, found below the surface of the earth, but excluding oil, hydrocarbon gas or other hydrocarbon substances.



Biomass Resources

Biomass resources refer to organic materials, either wastes, residues, or specific crops, that can be converted to an energy fuel to replace conventional sources or directly used in combustion processes. Due to agricultural production in the County, resources exist that enable this technology to be more widely employed.

Policies:

OS 13.1 Encourage economic biomass conversion under sensible environmental controls. (AI 71)

NON-RENEWABLE RESOURCES



SMARA mandates the classification of valuable lands in order to protect mineral resources within the State of California subject to urban expansion or other irreversible actions. SMARA also allows the state to designate lands containing mineral deposits of regional or statewide significance. The California Division of Mines and Geology (CDMG) has identified a number of significant aggregate resource areas throughout Riverside County.

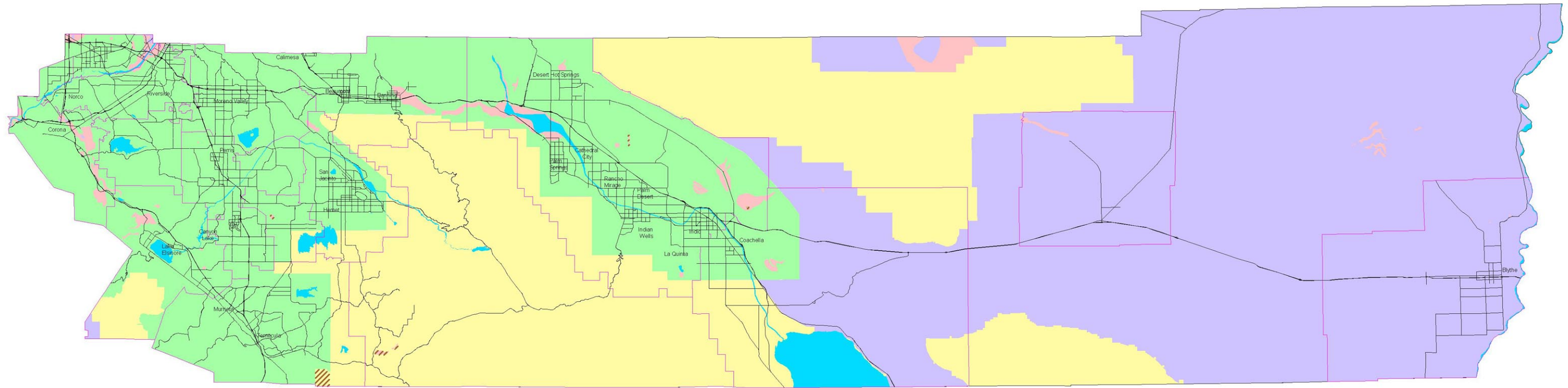
The non-renewable resources discussed in this element are mineral resources and energy resources. The Mineral Resources section of this element addresses those resources that are classified under the State Mining and Reclamation Act of 1975 (SMARA). The Energy Resources section addresses petroleum resources as well as energy conservation.

Mineral Resources

In addition to agricultural production, mineral extraction is an important component of Riverside County's economy. The County has extensive deposits of clay, limestone, iron, sand, and aggregates. Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits. The State of California has also designated Aggregate Mineral Resource areas within the County. These mineral resource zones are mapped in Figure OS-5.

The classifications used by the state to define MRZs are as follows:

- **MRZ-1:** Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- **MRZ-2a:** Areas where the available geologic information indicates that there are significant mineral deposits.
- **MRZ-2b:** Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- **MRZ-3a:** Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.
- **MRZ-4:** Areas where there is not enough information available to determine the presence or absence of mineral deposits.



- MRZ-2
- MRZ-3
- MRZ-4
- Unstudied
- State Designated Aggregate Resource Area
- Water
- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates

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Figure OS-5



County of Riverside General Plan

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Mineral deposits in the County are important to many industries, including construction, transportation and chemical processing. The value of mineral deposits within the County is enhanced by their close proximity to urban areas. However, these mineral deposits are endangered by the same urbanization that enhances their value.

The non-renewable characteristic of mineral deposits necessitates the careful and efficient development of mineral resources, in order to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Management of these mineral resources will protect not only future development of mineral deposit areas, but will also guide the exploitation of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated.

Policies in this section seek to conserve areas identified as containing significant mineral deposits and oil and gas resources for potential future use, while promoting the reasonable, safe, and orderly operation of mining and extraction activities within areas designated for such use, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

Policies:

- OS 14.1 Require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions.
- OS 14.2 Restrict incompatible land uses within the impact area of existing or potential surface mining areas.
- OS 14.3 Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources. (AI 11)
- OS 14.4 Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.
- OS 14.5 Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
- OS 14.6 Accept California Land Conservation (Williamson Act) contracts on land identified by the state as containing significant mineral deposits subject to the use and acreage limitations established by the County.



Also refer to the Open Space-Mineral Resource Land Use Designation policies in the Land Use Element.

Energy Resources

Energy resources provide the power necessary to maintain the quality of life enjoyed by most Riverside County residents. Many of the energy resources used within the County are non-renewable. Electricity and natural gas are the primary sources of household energy, while fossil fuels are the primary source of energy



for most modes of transportation. Energy conservation and the substitution of renewable resources should be encouraged if these resources are to be preserved for the County's future generations.



Oil and gas seeps are natural springs where liquid and gaseous hydrocarbons (hydrogen-carbon compounds) leak out of the ground.

Petroleum Resources

Riverside County's petroleum resources are deposited in the form of oil and gas seeps. The State Division of Oil and Gas does not report significant or active petroleum extraction in the County. Should extraction activities be undertaken in the future, the following policy provides direction for the siting of oil and gas facilities.

Policies:

- OS 15.1 Enforce California Division of Oil and Gas policies that direct the siting of oil and gas facilities in urban and non-urban areas.
- OS 15.2 Development of renewable resources should be encouraged.

Energy Conservation

Conservation is an important component of using energy resources in an efficient manner. Lowering energy demand by conserving both renewable and non-renewable energy is critical. Sensible energy conservation and design practices can also mitigate the "heat island" effects of urban development that increase local temperatures and result in increased energy demand.

In conjunction with the tactics proposed by the Southern California Association of Government's Regional Air Quality Management Plan, the following policies address energy conservation in Riverside County.

Policies:

- OS 16.1 Continue to implement Title 24 of the State Building Code. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of Title 24. (AI 62)
- OS 16.2 Specify energy efficient materials and systems, including shade design technologies, for County buildings. (AI 68, 70)
- OS 16.3 Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.
- OS 16.4 Undertake proper maintenance of County physical facilities to ensure that optimum energy conservation is achieved.
- OS 16.5 Utilize federal, state, and utility company programs that encourage energy conservation. (AI 63, 64)
- OS 16.6 Assist public buildings and institutions in converting asphalt to greenspace to address the heat island effect.
- OS 16.7 Promote purchasing of energy-efficient equipment based on a fair return on investment, and use energy-savings estimates as one basis for purchasing decisions for major energy-using devices. (AI 68, 69)



- OS 16.8 Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.
- OS 16.9 Encourage increased use of passive, solar design and day-lighting in existing and new structures. (AI 62, 63, 64, 65, 70)
- OS 16.10 Encourage installation and use of cogenerating systems where they are cost-effective and appropriate. (AI 62, 70)



County of Riverside General Plan

Multipurpose Open Space Element

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Preservation

The RCIP Vision directs that,

The RCIP Vision directs that, *“Preserved multi-purpose open space is viewed as a critical part of the County’s system of public facilities and services required to improve the existing quality of life and accommodate new development. Strategies and incentives for voluntary preservation on private land are an integral part of the County’s policy/regulatory system and are referred to nationwide as model approaches.”*

The following set of policies seeks to preserve natural resources that are sensitive, rare, threatened, endangered and irreplaceable. These resources deserve special protection in order to ensure their continued viability and to improve the quality of life for citizens of Riverside County. Open space preservation can serve many purposes, including the preservation and enhancement of environmental resources for both ecological and recreational purposes, as well as the proper management of environmental hazards.

MULTIPLE SPECIES HABITAT CONSERVATION PLANS



- HCP-Habitat Conservation Plan*
- NEPA-National Environmental Policy Act*
- NCCP-Natural Communities Conservation Plan*
- CEQA-California Environmental Quality Act*
- CESA-California Endangered Species Act*
- FESA-Federal Endangered Species Act*

As urbanization has spread into Riverside County, community development has not only involved the local land use planning process, but coordination with state and federal wildlife agencies in order to obtain "take permits" for impacts to threatened and endangered species. The United States Fish and Wildlife Service and California Department of Fish and Game, hereafter "Wildlife Agencies", have authority to regulate the "take" of threatened and endangered species. The process of issuing "take permits," however, has resulted in costly delays for development interests in addition to the assemblage of piecemeal reserve systems addressing only the needs of single species. Mitigation lands have been preserved, but these have generally been small, unconnected habitat areas in which it is more difficult to sustain wildlife mobility, genetic flow, or ecosystem health. Instead, large interconnected natural areas are preferred in order to assure that the County's entire ecosystem has the potential to remain healthy.

To address the issues of wildlife health and sustainability, the County has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These proposed MSHCP's are stake-holder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide mitigation for the impacts of development in Riverside County. These plans are two of several large multi jurisdictional habitat planning efforts within southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside County MSHCP has been adopted by the County and, as of October 7, 2003, awaits approval by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments' MSHCP is under preparation.



The proposed MSHCPs will allow the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life. Should these MSHCP's not be adopted, it will be necessary to assess development related impacts and develop associated mitigation measures on a project by project basis.

**Coachella Valley Association of Governments
MSHCP Program Description**

The Coachella Valley Association of Governments (CVAG) is preparing, on behalf of its member agencies, a proposed Multiple Species Habitat Conservation Plan that is intended to cover 28 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program, for a total conservation area of between 700,000 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans would be affected by the CVAG MSHCP, if it is adopted. These area plans contain maps and general information about the proposed MSHCP. Consult the area plans for further information.

**Western Riverside County MSHCP Program
Description**

The proposed Western Riverside County MSHCP encompasses approximately 1.26 million acres (approximately 1,997 square miles). This proposed MSHCP includes unincorporated and incorporated County land (excluding Indian land) west of the crest of the San Jacinto Mountains to the Orange County line. The plan is the largest HCP ever attempted and covers multiple species and multiple habitats within multiple jurisdictions. The proposed MSHCP covers a diverse landscape from urban cities to undeveloped foothills and montane forests. In addition to the presence of multiple habitats, the plan stretches across the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Aqua Tibia Mountains, Desert Transition and San Bernardino Mountain bio-regions.

“

In western Riverside, a high density of rare species coincides with one of the most swiftly urbanizing areas of the country,

”

*– Scott Ferguson, Trust for Public Land
Senior Project Manager*

This proposed MSHCP is intended to serve as a Habitat Conservation Plan pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the NCCP Act of 1991. If adopted, it will be used to allow incidental "take" of plant and animal species identified within the proposed MSHCP. The purpose of the proposed MSHCP is for the Wildlife Agencies to grant "take authorization" for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas, in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement.



A Stakeholder Driven Process

To complement the conservation and management responsibilities assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the proposed Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which maybe needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the proposed incentive-based MSHCP program, the County may obtain interests in property needed to implement the MSHCP over time. If it is determined that all or a portion of a property is needed for the MSHCP Reserve, various incentives or monetary compensation may be available to the property owner in exchange for the conveyance of property. Incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Reserve.



The Western Riverside County MSHCP affects the following area plans:

- Eastvale
- Elsinore
- Harvest Valley/Winchester
- Highgrove
- Jurupa
- Lake Mathews/Woodcrest
- Lakeview/Nuevo
- Mead Valley
- Reche Canyon/Badlands
- REMAP
- San Jacinto Valley
- Southwest (SWAP)
- Sun City/Menifee Valley
- Temescal Canyon
- The Pass

Relationship to Area Plans

Each area plan that is affected by the proposed Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP, if it is adopted, and identification of plant and animal species to be covered by the plan. Consult the area plans for further information.

Policies:

- OS 17.1 Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of development applications. (AI 10)
- OS 17.2 Enforce the provisions of applicable MSHCP's, if adopted when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. (AI 10)
- OS 17.3 Enforce the provisions of applicable MSHCP's, if adopted when conducting review of possible general plan amendments and/or zoning changes. (AI 10)
- OS 17.4 Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.
- OS 17.5 Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats to be used until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.



ENVIRONMENTALLY SENSITIVE LANDS

The County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures the County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

- OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, if adopted. (AI 10)
- OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)



Also refer to the Open Space, Habitat and Natural Resource Protection policies in the Land Use Element and the policies in the Safety Element that seek to preserve environmentally sensitive lands subject to natural hazards.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural resources consist of places (historic and prehistoric archaeological sites), structures or objects that provide evidence of past human activity. They are important for scientific, historic, and/or religious reasons to cultures, communities, groups or individuals. The cultural history of Riverside County is divided chronologically into three periods: prehistory, ethnohistory and history. Native American cultures predominate in the prehistorical and ethnohistorical periods of County history. The Relative Archaeological Sensitivity of Diverse Landscapes in the County has been mapped and is shown in Figure OS-6. Three classifications have been used: high, undetermined, and low. Properties with high potential include those listed or determined eligible for listing in the National Register of Historic Places. The historical period includes settlement from 1774, with the expedition of Juan Bautista de Anza into the region, to 45 years before the present as defined by the California Environmental Quality Act (CEQA). An inventory of Historical Resources in the County has been completed and mapped, as shown in Figure OS-7.



The California Historic Resources Information System (CHRIS) contains information from surveys of archaeological and cultural resources as well as the built environments. The State Historic Preservation Office (SHPO) coordinates a statewide network of Information Centers that manage and make available survey information for environmental review, planning, and research needs.

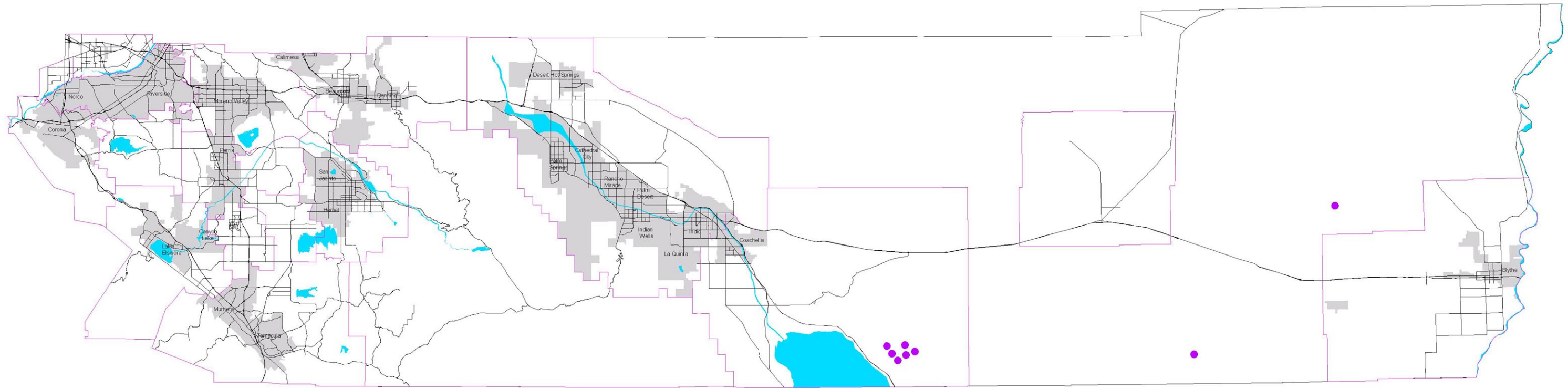






A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.



– RCIP Vision Statement

Riverside County has also been inventoried for geologic formations known to potentially contain paleontological resources. Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Lands with low, undetermined or high potential for finding paleontological resources are mapped on Figure OS-8, the Paleontological Sensitivity Resources map. This map is used in the environmental assessment of development proposals and the determination of required impact mitigation. Riverside County has an extensive record of fossil life starting in Jurassic time, 150 million years ago.



-  Archaeological Sensitivity
-  Major Roads & Highways
-  Area Plan Boundaries
-  Cities



Source Information: LSA Associates

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.

Figure OS-6

RELATIVE ARCHAEOLOGICAL SENSITIVITY OF DIVERSE LANDSCAPES

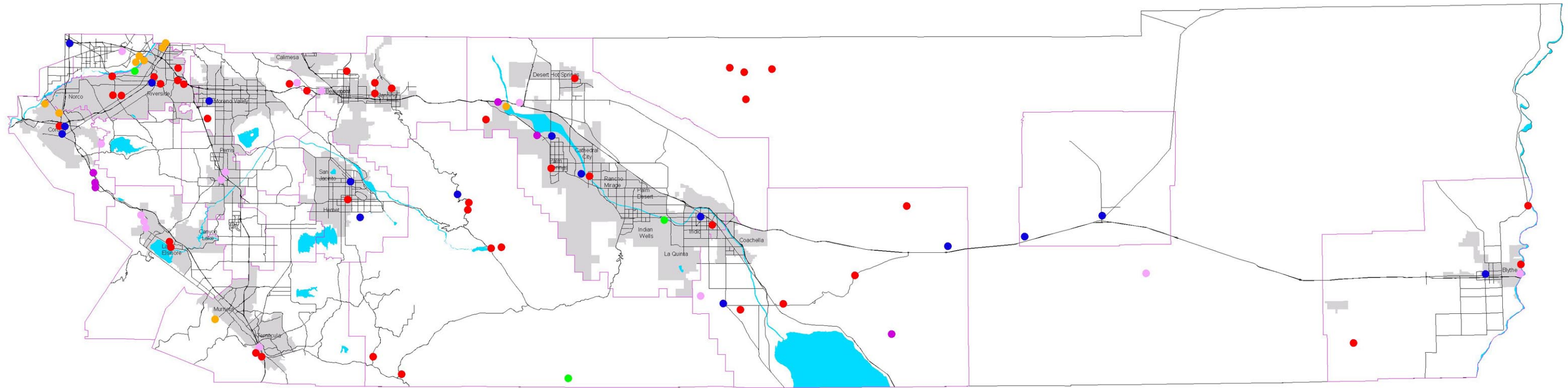




County of Riverside General Plan

Multipurpose Open Space Element

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- Mission Period (1769 - 1833)
- Exploration (1772 - 1818)
- Mexican/Rancho (1833 - 1848)
- Early Californian (1848 - 1869)
- 1869 - 1919
- 1920 - 1945
- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates

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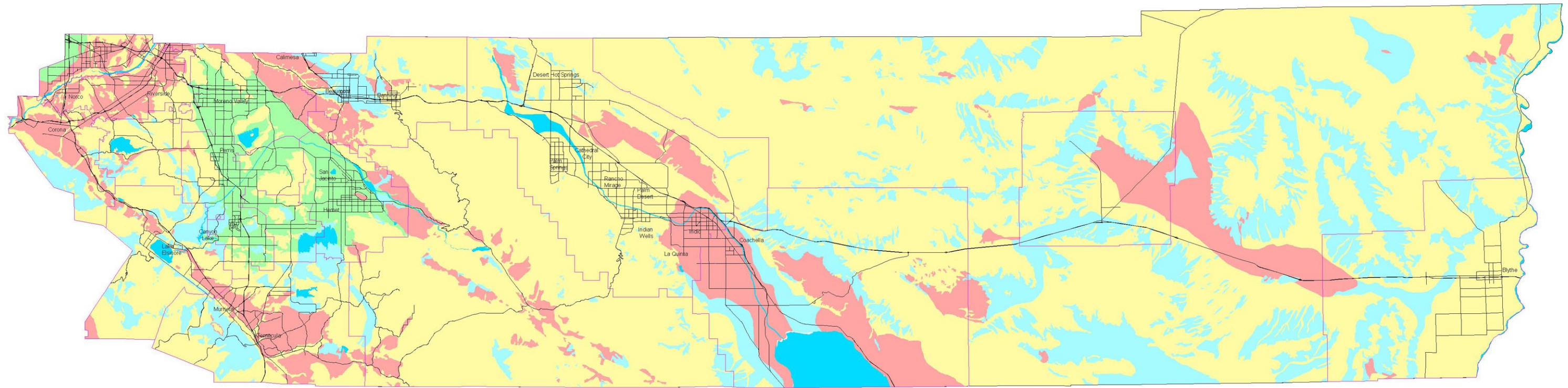
Figure OS-7



County of Riverside General Plan

Multipurpose Open Space Element

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- High A (Ha)
- High B (Hb)
- Low
- Undetermined
- Waterbodies
- Major Roads & Highways
- Area Plan Boundaries
- Cities



Source Information: LSA Associates

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Figure OS-8

PALEONTOLOGICAL SENSITIVITY





County of Riverside General Plan

Multipurpose Open Space Element

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Policies follow that are intended to ensure the preservation of cultural, historical, archaeological, paleontological, geological, and educational resources in the County.

Policies:

- OS 19.1 Make available programs that educate students about the rich natural and manmade environment of the County, and offer them to local schools. (AI 3, 75, 76)

The following policies address cultural resources:

- OS 19.2 Review all proposed development for the possibility of archaeological sensitivity.
- OS 19.3 Employ procedures to protect the confidentiality and prevent inappropriate public exposure of sensitive archaeological resources when soliciting the assistance of public and volunteer organizations.
- OS 19.4 Require a Native American Statement as part of the environmental review process on development projects with identified cultural resources.

The following policies pertain to historical resources:

- OS 19.5 Transmit significant development proposals to the History Division of the Riverside County Regional Park and Open-Space District for evaluation in relation to the destruction/preservation of potential historical sites. Prior to approval of any development proposal, feasible mitigation shall be incorporated into the design of the project and its conditions of approval.
- OS 19.6 Enforce the Historic Building Code so that historical buildings can be preserved and used without posing a hazard to public safety.
- OS 19.7 When possible, allocate resources and/or tax credits to prioritize retrofit of County historic structures, which are irreplaceable.

The following policies provide direction for paleontological resources:

- OS 19.8 Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated.
- OS 19.9 This policy requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department



Three million years ago, the white sand beach at the edge of the Pacific Ocean was located near the present Interstate 15/State Route 91 interchange. The Ice Ages left fossils of giant sloths, elephants, camels, and bison that were preyed upon by giant bear, American lion and sabercats. Their remains lie waiting a few feet below the surface to be unearthed by construction excavation.



documenting any paleontological resources that are found during the course of site grading.

- OS 19.10 Transmit significant development applications subject to CEQA to the San Bernardino County Museum for review, comment, and/or preparation of recommended conditions of approval with regard to paleontological resources.

OPEN SPACE, PARKS AND RECREATION



We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.



– RCIP Vision Statement

Riverside County incorporates a wide range of open space, parks and recreational areas, including Joshua Tree National Park, and major state parks such as Anza-Borrego, the Salton Sea State Recreation Area, and Chino Hills State Park. A variety of County parks also serve residents and visitors in the western portion of the County, as well as in the desert, mountain and Colorado River regions. Riverside County maintains 35 Regional Parks, encompassing roughly 23,317 acres. Other local parks fall under the jurisdiction of County Recreation and Park Districts and serve the following areas: the Beaumont-Cherry Valley area; the Coachella Valley; the Jurupa area; the Valleywide area incorporating the San Jacinto Valley, the Winchester area, the Meniffee Valley, and the Anza Valley. Parks and Recreation Areas in Riverside County have been mapped earlier in this element on Figure OS-3.

Open space and recreation areas offer residents and visitors myriad recreational opportunities while providing a valuable buffer between urbanized areas. The protection and preservation of open space areas from urbanization is an increasingly important issue for the County.

The following policies relate to the preservation, use and development of a comprehensive open space system consisting of passive open space areas, and parks and recreation areas that have recreational, ecological and scenic value.

Policies:

The following policies pertain to open space:

- OS 20.1 Preserve and maintain open space that protects County environmental resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.
- OS 20.2 Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)

The following policies pertain to parks and recreation:

- OS 20.3 Discourage the absorption of dedicated park lands by non-recreational uses, public or private. Where absorption is unavoidable, replace park lands that are absorbed by other uses with similar or improved facilities and programs. (AI 74)



- OS 20.4 Provide for the needs of all people in the system of County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.
- OS 20.5 Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)
- OS 20.6 Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. (AI 3)

SCENIC RESOURCES

Scenic resources are an important quality of life component for residents of the County. In general, scenic resources include areas that are visible to the general public and considered visually attractive. In addition to scenic corridors, described below, scenic resources include natural landmarks and prominent or unusual features of the landscape. For example, the Santa Rosa National Monument includes mountains or other natural features with high scenic value. Scenic backdrops include hillsides and ridges that rise above urban or rural areas or highways. Scenic vistas are points, accessible to the general public, that provide a view of the countryside. Following are policies to protect these resources and ensure that future development enhances them.

Policies:

- OS 21.1 Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)

SCENIC CORRIDORS

Many roadway corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the County promotes tourism, which is important to the County's overall economic future. Enhancement and preservation of the County's scenic resources will require careful application of scenic highway standards along Official Scenic Routes.

Policies that seek to protect and maintain resources in corridors along scenic highways are incorporated into this section. State and county eligible and designated scenic highways are included and mapped in the Circulation Element of the General Plan, as well as in the Circulation section of those area plans where scenic corridors are located.

Policies:

- OS 22.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses. (AI 3)
- OS 22.2 Study potential scenic highway corridors for possible inclusion in the Caltrans Scenic Highways Plan.



Also refer to the Scenic Corridor Sections of the Circulation and Land Use Elements.



County of Riverside General Plan

Multipurpose Open Space Element

- OS 22.3 Encourage joint efforts among federal, state, and County agencies, and citizen groups to ensure compatible development within scenic corridors.

- OS 22.4 Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features. (AI 3)

- OS 22.5 Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors. (AI 3)

6. Safety Element





Chapter 6: Safety Element

Introduction

One of the fundamental values of the Vision for Riverside County highlights the importance of safety to the people of Riverside:

“We acknowledge security of person and property as one of the most basic community needs and commit to designing our communities so that vulnerability to natural and man made hazards, as well as criminal activities, is anticipated and kept to a minimum.”

This “value” underlies the policy direction of the Safety Element and is further defined by the following Vision statement:

“Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.”

Based on the direction provided by the Vision, and in compliance with state law, the primary objective of the Safety Element is to "reduce death, injuries, property damage, and economic and social impact from hazards".

The Safety Element serves the following functions:

- Develops a framework by which safety considerations are introduced into the land use planning process;
- Facilitates the identification and mitigation of hazards for new development, and thus strengthens existing codes, project review, and permitting processes;
- Presents policies directed at identifying and reducing hazards in existing development; and
- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

RELATION TO OTHER DOCUMENTS



Technical Background Report

The Safety Element represents an extensive effort to reduce the impacts of future disasters in Riverside County. The Safety Element Technical Background Report (Appendix H), is a comprehensive, up-to-date assessment of natural and man-made hazards in the County, including, but not limited to: earthquakes, landslides, subsidence/settlement, floods, inundation, and wildland fire. The report serves as the foundation for the Safety Element and includes detailed Geographic Information System (GIS) hazard mapping and analyses.



The following sections of the Safety Element summarize mitigation goals, specific policies, and key topics identified in the Technical Background Report. Issues and policies are organized by the following topics:

- Seismic Hazards;
- Slope and Soil Instability Hazards;
- Flood and Inundation Hazards;
- Fire Hazards;
- Hazardous Waste and Materials; and
- Disaster Preparedness, Response, and Recovery



Other General Plan Elements

The Safety Element is only one of several components of the General Plan. Other social, economic, political and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements.

Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but also often serve as sensitive habitat for threatened or endangered species, or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element.



Area Plans

Together, the Safety Element and Technical Background Report provide a comprehensive set of hazard maps and policies that cover all unincorporated areas of the County. The 19 area plans described in the General Plan, Chapter 1 Introduction, provide additional policy direction, as appropriate, as well as depict major hazards on more detailed maps than the countywide maps can provide. They show more precisely where hazard areas are, providing a more visible link between geography, land use, and policies. For additional policy guidance in specific areas, please refer to the applicable area plan.



Setting

Historically, Riverside County has had the second highest number of state and federally-declared disasters in California. Which hazard poses the greatest risk? Which threat renders Riverside County most vulnerable? How bad will it get, how often? These deceptively simple questions lie at the heart of risk management.

For example, Riverside County has suffered six fire disasters since 1970. Much of the County is at risk from wildland fire, which is a severe and growing problem. Meanwhile, throughout the 20th century, floods caused by storms have been the number one natural disaster in the United States, for lives lost and property damage. Since 1975, Riverside County has suffered eleven floods severe enough to merit Gubernatorial or Presidential declarations of disaster. Inundation due to dam failure, while unlikely, would have even more devastating consequences. Failure of unstable ground, whether due to collapsing or expanding soil, or slope failures such as landslides, debris flows and rockfalls, can cause localized but expensive damage. Areas prone to unstable soil and slopes can generally be predicted, but, absent mitigation and maintenance, such failures can be frequent and recurring.

All of these hazards are costly and potentially life-threatening and affect significant portions of Riverside County. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. In still other cases, safety-oriented organizations, such as Fire Safe, can provide assistance in educating the public and promoting practices that contribute to improved public safety. With existing development in areas prone to these disasters, an aggressive program is needed to persuade property owners to mitigate, or to sell the property to the County or other entity, or to modify use of the property.

Major earthquakes will cause disasters less frequently than other hazards, yet they have the most serious life, safety, and economic consequences. A mere tens of seconds of strong ground shaking can devastate large areas of the County and overwhelm the County's ability to respond. Economic consequences could last for years. A large earthquake can also trigger occurrences of most of the other disasters considered in this Safety Element.

Because major earthquakes are such high-consequence events, because relatively easy land use mitigation efforts do not considerably reduce earthquake hazards, and because earthquakes have far-reaching consequences outside of damaged areas, much legislation has been written to reduce society's vulnerability to such hazards. For the same reasons, many of the Safety Element policies address earthquake hazards.



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Issues and Policies

The following issues and policies are organized under the headings of “General” - those that apply to all natural hazards and “Hazard Specific” - those that only apply to a specific hazard type (i.e., flood or seismic). Those policies that are “General” are subcategorized by types of policies: code conformance, special development regulations, or hazard reduction. Following the general policies are those that are categorized by specific hazard types. Additional safety policies that only apply to a specific geographical area of the County may be found in any of the General Plan’s 19 area plans.

In addition to this Safety Element, land use and development in Riverside County are regulated by the other elements and area plans of the General Plan, County Building and Grading Ordinances, the California Environmental Quality Act (CEQA), and specific resolutions adopted by the County Board of Supervisors.

GENERAL ISSUES & POLICIES

Code Conformance & Development Regulations

The County Department of Building and Safety provides technical expertise in reviewing and enforcing the County Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety and welfare of the public. Every three years, the County's Building and Fire Codes are adapted from the Uniform Building and Fire Codes. They contain baseline minimum standards to guard against unsafe development. As discussed in the Technical Background Report, project variables may modify the implementation of a particular standard.

At a minimum, it is imperative to enforce the most recently adopted regulatory codes for new development and significant redevelopment, including the County’s Land Use Ordinance and Land Division Ordinance, which support the Building and Fire Codes. The California Environmental Quality Act (CEQA) adds another level of safety review, requiring that environmental constraints be considered prior to approval of significant projects. Additional guidelines and standards are introduced through the Safety Element. Table S-1, Multi-Hazard Safety Actions, identifies the relationship between these various regulatory and planning tools and the hazards that they address.

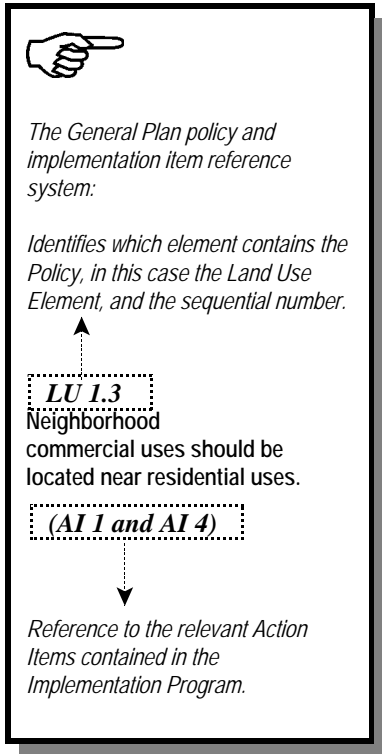




Table S-1
Multi-Hazard Safety Actions

Hazards		Risk			Scope of Risk*	Code Conformance and Hazard Management#			
		Low	Moderate	High		Building	Fire	Special Development	Hazard Reduction
EARTHQUAKE DAMAGE	Strong Ground Motion			X	Countywide/Regional	X	X	X	X
	Fault Rupture			X	Local			X	X
	Liquefaction		X	X	Local			X	X
	Settlement/Subsidence		X		Local	X		X	X
	Landslide		X		Local	X		X	X
	Dam/Reservoir Inundation	X			Local			X	X
	Building Damage		X	X	Countywide/Regional	X	X	X	X
Infrastructure/Utilities Damage		X	X	Countywide/Regional	X	X	X	X	
SLOPE AND FOUNDATION STABILITY	Deep-Seated Landslide	X			Local	X		X	X
	Soil Slumps		X		Local	X		X	X
	Settlement/Subsidence		X		Local	X		X	X
INUNDATION	Stream Flooding			X	Local			X	X
	Dam/Reservoir Inundation	X			Local			X	X
FIRE	Wildland Fire			X	Local/Countywide	X	X	X	X
	Industrial Fire		X		Local	X	X	X	
	Residential Fire		X		Local	X	X		

***Scope of Risk:**

- Local - Hazard impacts localized or site-specific portion of County.
- Local/Countywide - Hazard impacts a significant portion or all of County.
- Countywide/Regional - Hazard affects large multi-jurisdictional area.

#Code Conformance and Hazard Management Options:

- Special Development Regulations reinforce and augment existing codes.
- Hazard Reduction Programs are designed to improve the safety of existing development.
- Special Development Regulations and Hazard Reduction policies exceed current code requirements and are implemented by this Safety Element.



Special development regulations can reinforce and augment existing code standards by raising the level of hazard-conscious project design and mitigation engineering. Examples include additional geologic/geotechnical investigation and additional reinforcement of foundations in areas of potential ground failure. While foundation investigations are required by the County's Building Code, it is important to emphasize expected levels of investigation and protection. Furthermore, some requirements that may only apply to critical facilities, such as detailed seismic analyses, could be expanded to include other structures and lifelines. Where engineering methods cannot mitigate the hazards, avoidance of the hazard is appropriate, such as where ground rupture along active or potentially active fault traces are identified during project investigation. Special minimum setbacks away from active faults, which are already required for critical facilities, can also be defined for other structures and lifelines.

Policies:

- S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
- S 1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

Hazard Reduction

Hazard reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly persuaded to upgrade, or be required to do so. Additional examples of hazard reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the County;
- Conducting regular fire safety inspections and fire flow tests to identify areas with cracked or damaged water lines;
- Encouraging the construction of auxiliary water systems to supplement existing water lines. This will help ensure adequate water flow for fire suppression even if main water lines are damaged. Gravity-fed or generator-operated pumps for swimming pools and tanks can also supplement flow;
- Planning for emergency response at the government and individual level to reduce the risk to the public from hazards; and
- Identifying unsafe structures and posting public notices.

To reduce hazards in areas mapped as hazard zones, the County of Riverside uses a combination of methods:

- Special investigation and reporting requirements;
- Land use planning;
- Real-estate disclosure;
- Incentives to encourage mitigation;



- Public education; and
- Disincentives including fines and fees for those who choose to take the risk of that hazard.

Policies:

- S 1.3 Require structural and nonstructural assessment and, when necessary, mitigation, of other types of potentially hazardous buildings that: 1) are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or 2) are considered an element of blight in a redevelopment district. Potential implementation measures could include: (AI 81, 88, 89, 90, 100)
- Use of variances, tax rebates fee waivers, credits, or public recognition as incentives.
 - Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency.
 - Development of a mandatory retrofit program for hazardous, high occupancy, essential, dependent or high-risk facilities.
 - Development of a mandatory program requiring public posting of seismically vulnerable buildings.



Lessons learned from recent earthquakes and extensive scientific research conducted as part of the National Earthquake Hazard Reduction Program (NEHRP) have led to significant improvements in building codes. Adopted by the County of Riverside in July 1999, the 1997 Uniform Building Code (UBC) is a prime example of an effort to reduce hazard risks in response to recent earthquakes. Seismic codes will continue to improve under the International Building Code, which replaced the UBC in the year 2000.

HAZARD SPECIFIC ISSUES AND POLICIES

Seismic Hazards

While Riverside County is at risk from many natural and man-made hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of southern California, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond. In Riverside County, earthquake-triggered geologic effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches, all of which are discussed in the Safety Element Technical Background Report, Appendix H. Earthquakes can also cause human-made hazards such as urban fires, dam failures, and toxic chemical releases.



*Building damage is commonly classified as either **structural** or **non-structural**. Structural damage impairs the building's structural support. This includes any vertical and lateral force-resisting systems, such as frames, walls, and columns. Non-structural damage does not affect the integrity of the structural support system. Non-structural damage includes broken windows, collapsed or rotated chimneys, and fallen ceilings.*

Earthquake risk is very high in the most heavily populated western portion of the County and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto. Risk is moderate in the eastern portion of the County beyond the Coachella Valley.

Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. Building codes have generally been made more stringent following damaging earthquakes. However, in the County of Riverside, structures built prior to improved building codes have generally not been upgraded to current standards, and are vulnerable in earthquakes.

Comprehensive hazard mitigation programs that include the identification and mapping of hazards, prudent planning and enforcement of building codes, and expedient retrofitting and rehabilitation of weak structures can significantly reduce the scope of an earthquake disaster.



The intent of these policies is to minimize the impact of earthquakes on Riverside County's citizens, property, and economy.

Fault Rupture

Primary ground damage due to earthquake fault rupture typically results in a relatively small percentage of the total damage in an earthquake, but proximity to a rupturing fault can cause profound damage. It is difficult to reduce this hazard through structural design. The primary mitigative technique is to set back from, and avoid, active faults. The challenge comes in identifying all active faults. Faults throughout southern California have formed over millions of years. Some of these faults are generally considered inactive under the present geologic conditions; that is, they are unlikely to generate further earthquakes. Other faults are known to be active. Such faults have either generated earthquakes in historical times (within the last 200 years), or show geologic and geomorphic indications of relatively recent movement. Faults that have moved in the relatively recent geological past are generally presumed to be the most likely candidates to generate damaging earthquakes in the lifetimes of residents, buildings, or communities (Figure S-1).

The State Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) was passed in 1972 to mitigate the hazard of surface faulting. Surface rupture is the most easily avoided seismic hazard. The main purpose of the A-P Act is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The A-P Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. Alquist-Priolo Earthquake Fault Zones have been designated by the California Division of Mines and Geology for the Elsinore, San Jacinto, and San Andreas fault zones in Riverside County.

Within the rapidly growing county, State A-P mapping has not kept pace with development. The County of Riverside has zoned fault systems and required similar special studies prior to development. These are referred to as County Fault Zones on Figure S-2 and in the Technical Background Report. They generally represent zones that have been identified from groundwater studies, and should be viewed as doubtful. However, until solid field evidence is generated to prove or disprove their existence, they should continue to be considered a hazard.

Within A-P and County Fault Zones, proposed tracts of four or more dwelling units must investigate the potential for and setback from ground rupture hazards. This is typically accomplished by excavation of a trench across the site, determining the location of faulting, and establishing building setbacks.

As there are many active faults in Riverside County, with new fault strands being continually discovered, all proposed structures designed for human occupancy should be required to investigate the potential for and setback from ground rupture. Also of concern are structures, not for human occupancy, that can cause harm if damaged by an earthquake, such as utility, communications, and transportation lifelines.

The County regulates most development projects within earthquake fault zones (Figure S-2). Projects include all land divisions and most structures for human occupancy. Exempted projects include single family, wood-frame and steel-frame dwellings that are one or two stories, are not part of a development of four units or more, and are not located within 50 feet of a fault.



Before a project can be permitted within an A-P Earthquake Fault Zone, County Fault Zone, or within 150 feet of any other potentially active or active fault mapped in published United States Geological Survey (USGS) or California Division of Mining and Geology (CDMG) reports, a geologic investigation must demonstrate that proposed buildings will not be constructed across active faults. A site-specific evaluation and written report must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy must be set back 50 feet from the fault, unless adequate evidence, as determined and accepted by the County Engineering Geologist, is presented to support a different setback.

Policies:

- S 2.1 Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)
 - a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
 - b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the County Engineering Geologist, is presented. The County may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
 - c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
 - d. Support efforts by the California Department of Conservation, Division of Mining and Geology to develop geologic and engineering solutions in areas of disseminated ground deformation due to faulting, in those areas where a through-going fault cannot be reliably located.
 - e. Encourage and support efforts by the geologic research community to define better the locations and risks of County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.



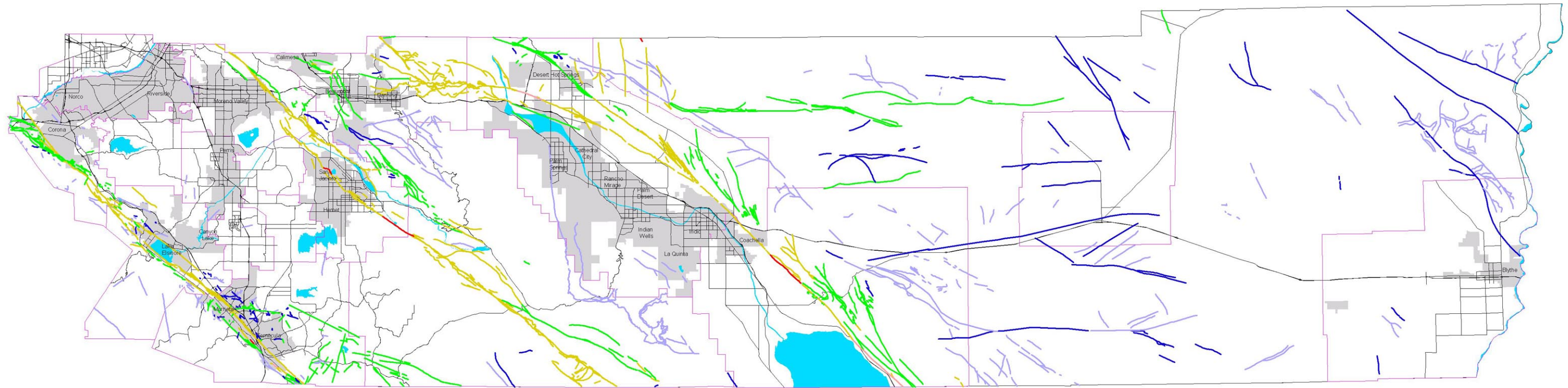
***Critical Facilities:** Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.*












An example of an area of disseminated ground deformation is the Newport- Inglewood Fault through the northern part of Long Beach, California, where young river sediments bury the fault faster than the fault can reassert itself every thousand years or so with an earthquake. Potential examples in Riverside County could include several locations along the Elsinore Fault, the northern San Jacinto Fault, some of the faults in the Temecula area, and some of the secondary strands of the San Andreas Fault in

Seismically-Induced Liquefaction, Landslides, and Rock Falls

Portions of the County of Riverside are susceptible to liquefaction and landslides or rockfall, which are very destructive secondary effects of strong seismic shaking. This section addresses these hazards as they relate specifically to seismic events. General slope and soil instability hazards, which can occur in the absence of seismic shaking, are addressed separately in following sections of the Safety Element.



Faults Activity

-  Historic
-  Historic (Creep)
-  Holocene
-  Late Quaternary
-  Quaternary
-  Pre-Quaternary
-  Major Roads & Highways
-  Area Plan Boundaries
-  Cities

Source Information: Earth Consultants International

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Figure S-1

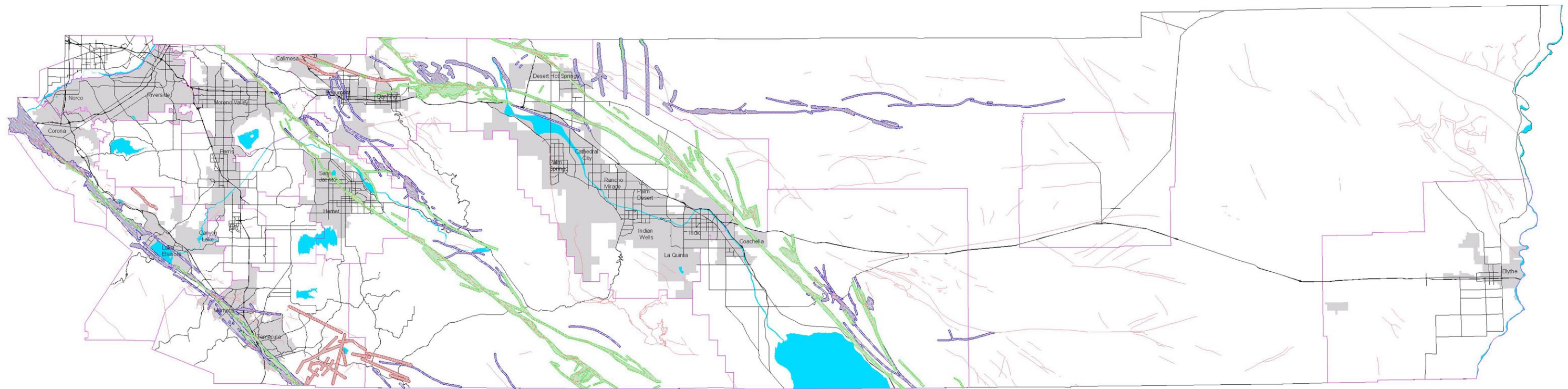


MAPPED FAULTING IN RIVERSIDE COUNTY





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Fault Zones

- Alquist-Priolo Zone
- Existing County Zone
- Recommended Zone
- Major Roads & Highways
- Area Plan Boundaries
- Cities
- Faults

Source Information: Earth Consultants International

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Figure S-2



**EARTHQUAKE FAULT
STUDY ZONES**





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Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks, and a water-soil slurry bubbles onto the ground surface. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater. Areas identified as susceptible to liquefaction are identified in Figure S-3.

Seismically-induced landslides and rock falls should be expected throughout the County in a major earthquake. Field investigation enables identification of slide-prone slopes before an earthquake occurs. Landslides and rock falls occur most often on steep or compromised slopes. Factors controlling the stability of slopes include: 1) slope height and steepness; 2) engineering characteristics of the earth materials comprising the slope; and 3) intensity of ground shaking. Figure S-4 maps areas with varying levels of earthquake-induced slope instability.



As demonstrated by past earthquakes, seismic settlement is primarily damaging in areas subject to differential settlement. These can include cut/fill transition lots built on hillsides, where a portion of the house is built over an area cut into the hillside while the remaining portion of the house projects over man-made fill. During an earthquake, even slight settlement of the fill can lead to a differentially-settled structure and significant repair costs.



Pseudo-static stability analyses requires detailed geotechnical investigations, including subsurface soil sampling and laboratory testing.

Policies:

- S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm. (AI 81)
- S 2.3 Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Ground Water" for all general construction projects (Figure S-3).
- S 2.4 Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by "Susceptible Sediments" for all proposed critical facilities projects (Figure S-3).
- S 2.5 Require that engineered slopes be designed to resist seismically-induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.
- S 2.6 Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.
- S 2.7 Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.



- S 2.8 Encourage research into new foundation design systems that better resist the County's climatic, geotechnical, and geological conditions. (AI 104)

Slope & Soil Instability Hazards

Covering approximately 7,310 square miles and spanning from the Colorado River at the Arizona border to within ten miles of the Pacific Ocean, Riverside County contains a variety of topographical and geological conditions that pose various slope and soil instability hazards. Mass wasting, which includes landslides, rockfalls, and debris flow, is associated with the mountainous regions primarily composed of igneous and metamorphic rock, while subsidence and hydroconsolidation are concentrated in valleys filled with sediments.

The intent of these policies is to reduce the occurrence and costs of slope and soil instability hazards, and eliminate human contribution to their occurrence.

Landslides, Rockfalls, and Debris Flows

Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. As human populations expand over more of the land surface, these processes become an increasing concern.

There are predictable relationships between local geology and landslides, rockfalls and debris flows. Knowledge of these relationships can improve planning and reduce vulnerability. Slope stability is dependent on many factors and their interrelationships, including rock type, pore water pressure, slope steepness, and natural or man-made undercutting. Slope and geologic conditions are identified in Figures S-5 and S-6, respectively.

For new development, the County Building and Safety Department enforces current building codes. Building codes establish specific site investigation requirements and define various standards by which hillside projects are assessed.

Landslide Management Zones (LMZs) identify regions susceptible to slope instability. This instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Without the presence of extensive flood control devices, including large debris basins, the areas outlined by an LMZ may be subject to debris flow inundation. Most often, debris flow inundation results in roadways and improvements blocked by boulders. Rarely do debris-flow-generating storms affect the entire county.

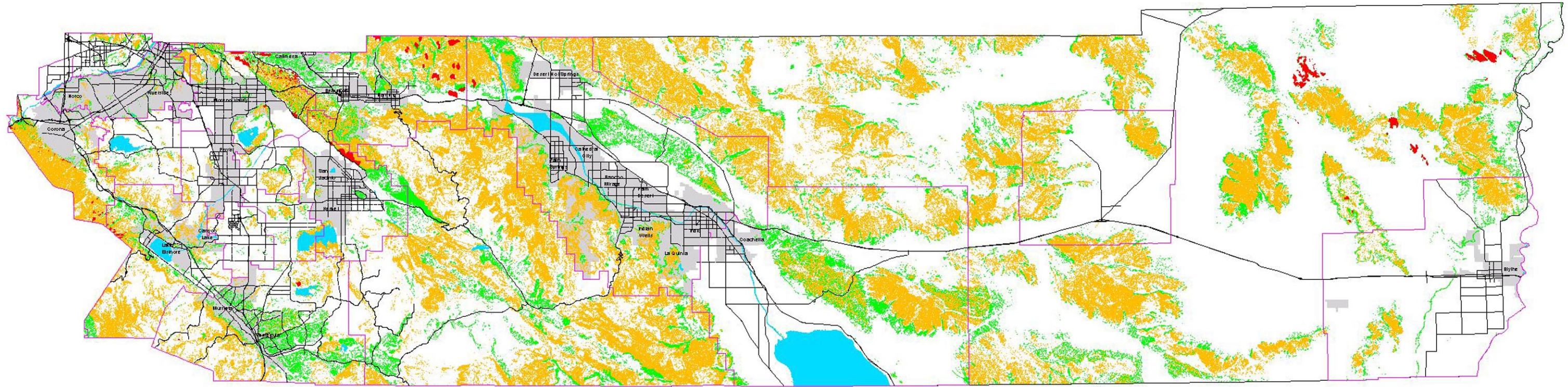
Most of the area within Landslide Potential Management Zones of the County, as shown on Figure S-4, are designated for open space or rural development. Investigations and stability evaluations should be conducted prior to any proposed grading, if conditional use permits or variances are granted. Within a Landslide Potential Management Zone, mitigation of existing and/or potential slope problems can be required when substantial improvements are proposed.

★
In a typical year in the United States, mass wasting causes 25 to 50 deaths and over \$1.5 billion in damages.

★
The greatest southern California debris flow events of the 20th century occurred in 1934, 1938, 1969 and 1978, but there is generally a destructive event each decade.



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Existing Landslides

High susceptibility to seismically induced landslides and rockfalls.

Low to locally moderate susceptibility to seismically induced landslides and rockfalls.

Major Roads & Highways

Area Plan Boundaries

Cities

Source Information: Earth Consultants International

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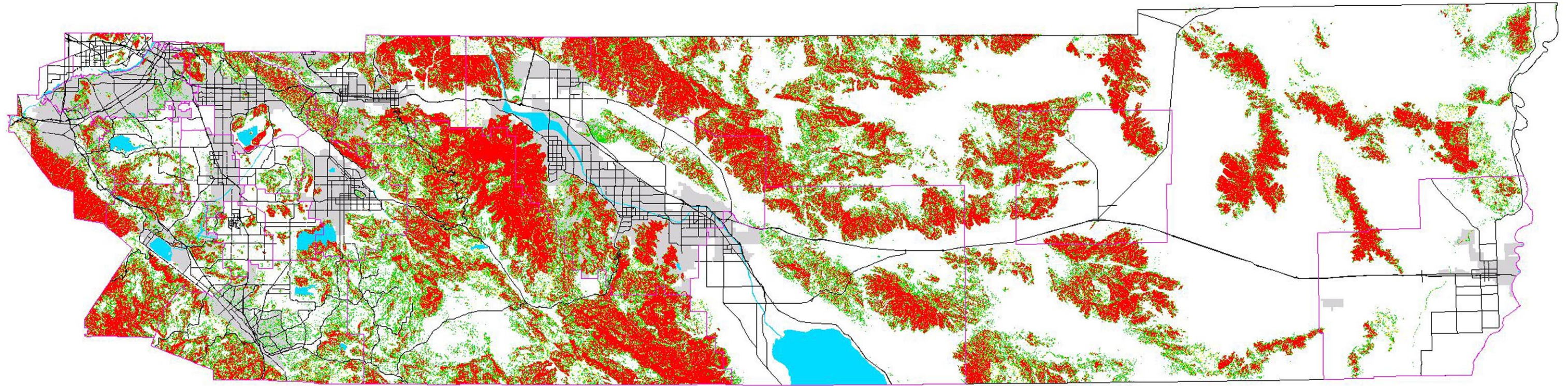
EARTHQUAKE-INDUCED SLOPE INSTABILITY MAP

Figure S-4





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Slope Angle

- Less than 15%
- 15 - 25%
- 25 - 30%
- 30% and Greater
- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: RBF Consulting

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Figure S-5

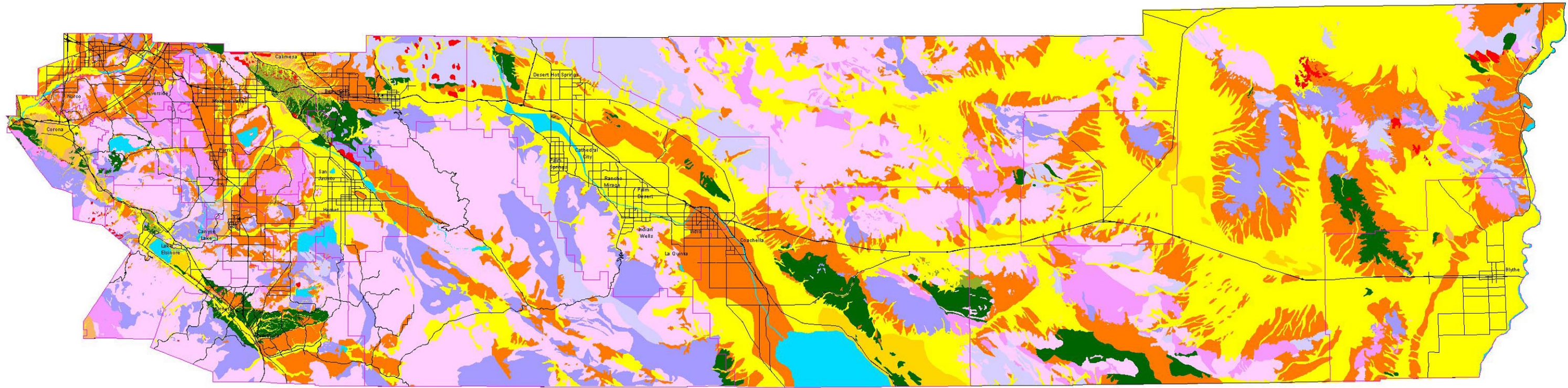


**REGIONS UNDERLAIN BY
STEEP SLOPES**











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Surficial Materials

-  Holocene-age, fine-grained unconsolidated sediments, including stream-, gravity-, lake-, and wind-deposited sediments. Deposits in this category include stream channel, alluvial fan, flood plain, colluvial, dune, and lacustrine sediments.
-  Holocene-age, coarse-grained unconsolidated sediments, including stream- and gravity-deposited desiments. Includes alluvial fan, stream channel, and terrace deposits.
-  Pleistocene-age, fine-grained unconsolidated to moderately consolidated sediments.
-  Pleistocene-age, coarse-grained unconsolidated to moderately consolidated sediments.



Soft-Rock and Moderately Consolidated to Undurated Sediments

-  Tertiary-age and older, fine-grained soft rock and moderately consolidated to indurated sediments; generally bedded or fractured. Bedding or fractures assumed to provide planes of weakness along which slope instability cloud occur.
-  Tertiary-age and older, coarse-grained soft rock and moderately consolidated to indurated sediments; typically massive to thickly bedded.


Igneous Rocks of Various Ages, both Volcanic and Plutonic

-  Massive igneous rocks.
-  Foliated and/or fractured igneous rocks.

Metamorphic Rocks of Various Ages, including Meta-igneous and metasedimentary rocks.


-  Massive metamorphic rocks.
-  Foliated and/or fractured metamorphic rocks.

Landslides

-  Mapped landslides. For additional information, refer to the landslide susceptibility map.

Water Bodies

-  Lake or Sea

-  Major Roads & Highways

-  Area Plan Boundaries

Source Information: Earth Consultants International

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Figure S-6



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Policies:

- S 3.1 Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act: (AI 104)
 - a. Preliminary geotechnical and geologic investigations.
 - b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
 - c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by State-licensed professionals.
- S 3.2 Require that stabilized landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system.
- S 3.3 Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.
- S 3.4 Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas.
- S 3.5 During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.
- S 3.6 Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, in order to assure the adequate demonstration of a project's ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.
- S 3.7 Support mitigation on existing public and private property located on unstable hillside areas, especially slopes with recurring failures where County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the County Engineer, Fire, or Sheriff Department. (AI 100)

Subsidence and Expansive & Collapsible Soils

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Figure S-7 identifies areas susceptible to subsidence hazards based on geologic and hydrogeologic characteristics that are similar to regions of the County in which subsidence is documented.

Land subsidence and fissuring have been well-documented in Riverside County. Most of the early documented cases of subsidence affected only agricultural land



or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy. Ground subsidence and associated fissuring in Riverside County have resulted from both falling and rising ground water tables. In addition, many fissures have occurred along active faults that bound the San Jacinto Valley and the Elsinore Trough.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

Expansive soils have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can be found in hillside areas as well as low-lying alluvial basins.

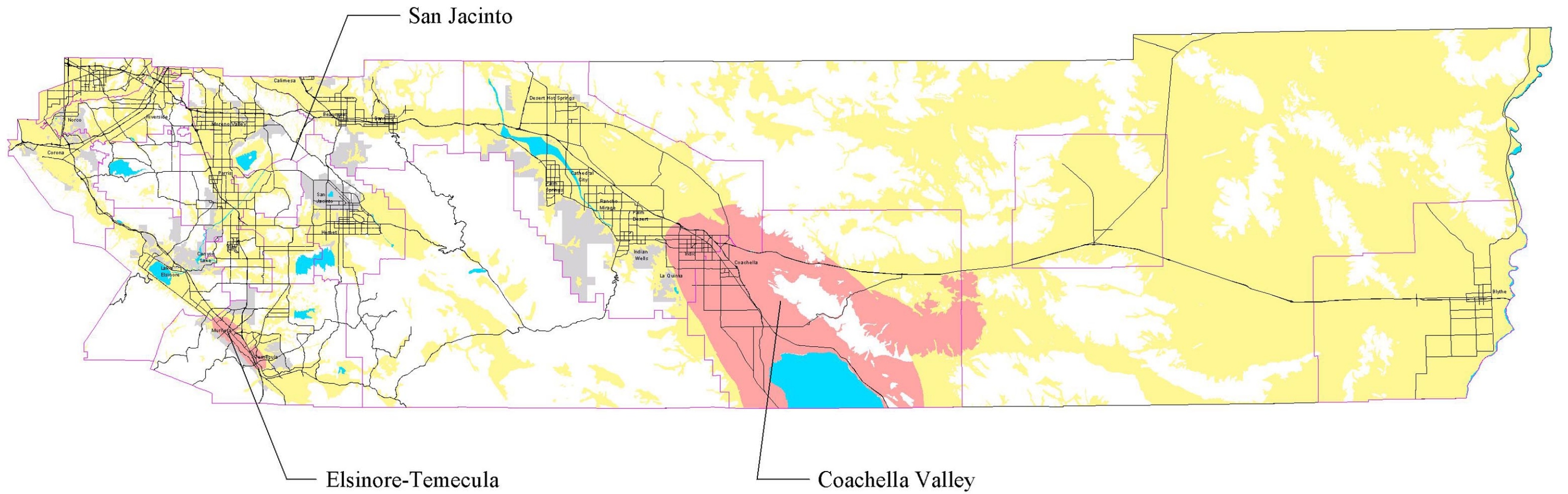
Expansion testing and mitigation are required by current grading and building codes. Special engineering designs are used effectively to alleviate problems caused by expansive soils. These designs include the use of reinforcing steel in foundations, drainage control devices, over-excavation and backfilling with non-expansive soil. For new development, future problems with expansive soils can be largely prevented through proper site investigation, soils testing, foundation design, and quality assurance during grading operations as required by the County Building Code. Active enforcement, peer review, and homeowner involvement are required to maintain these standards. Homeowners are important because moisture control and modified drainage can minimize the effects of expansive soils. Homeowners should be educated about the importance of maintaining a constant level of moisture below their foundation. Excessive swelling and shrinkage cycles can result in distress to improvements and structures.

Although expansive soils are now routinely alleviated through the County Building Code, problems related to past, inadequate codes constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement, and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation, or alternatively, through the excavation and removal of expansive soils in an affected area.



A well-documented case of property damage due to collapsible soils occurred in the Murrieta area (Shlemon and Hakakian, 1992). There, alluvium was left in place during rough grading, and later collapsed when ground water levels rose significantly. The ground water rose because of new golf course and residential irrigation.

Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. These soils typically contain minute pores and voids. The soil particles may be partially supported by clay or silt, or chemically



Subsidence Zones

- Areas with Documented Subsidence
- Susceptible Areas
- Stream, River, Canal or Ditch
- Major Roads & Highways
- Area Plan Boundaries
- Cities



Source Information: Earth Consultants International

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Figure S-7

DOCUMENTED SUBSIDENCE AREAS





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cemented with carbonates. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial settlement results. An increase in surface water infiltration, such as from irrigation, or a rise in the ground-water table, combined with the weight of a building or structure, can initiate settlement and cause foundations and walls to crack.

In the County of Riverside, collapsible soils occur predominantly at the base of the mountains, where Holocene-age alluvial fan and wash sediments have been deposited during rapid runoff events. In addition, some windblown sands may be vulnerable to collapse and hydroconsolidation. Typically, differential settlement of structures occurs when lawns or plantings are heavily irrigated in close proximity to the structure's foundation. Forensic indications of collapsible soils include:

- tilting floors;
- cracking or separation in structures;
- sagging floors; or
- non-functional windows and doors.

Policies:

- S 3.8 Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.
- S 3.9 Develop a liaison program with all County water districts to prevent water extraction-induced subsidence (AI 4).
- S 3.10 Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.

Wind Erosion

Wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air traffic visibility. Dust storms can cause additional problems. Buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil.

Wind and wind-blown sand are an environmentally-limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to "high" and "very high" wind erosion susceptibility. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the Cities of Hemet and San Jacinto are zones of high wind erosion susceptibility (Figure S-8).



ind-blown sand is a well-recognized hazard for developments in the Coachella Valley. It has forced abandonment of dwellings and subdivided tracts in the central Coachella Valley. The primary source of sand here is the Whitewater River. Increases in the amount of wind-blown sand are related to episodic flooding of the Whitewater River. A 15-fold increase in wind erosion rates in this area has been noted following heavy flood events. Therefore, mitigation of wind-blown sand is directly related to mitigation of flood potential on the Whitewater River. Efforts to control the wind, using hedges and other barriers, may not be effective in mitigating wind erosion.

However, the Whitewater River provides a large component of sand to sustain the dune fields, home to several endangered species. Erosion intervention has had serious and unforeseen consequences in many places, so any proposed mitigation program should be approached carefully, with an extended period of preparatory study.

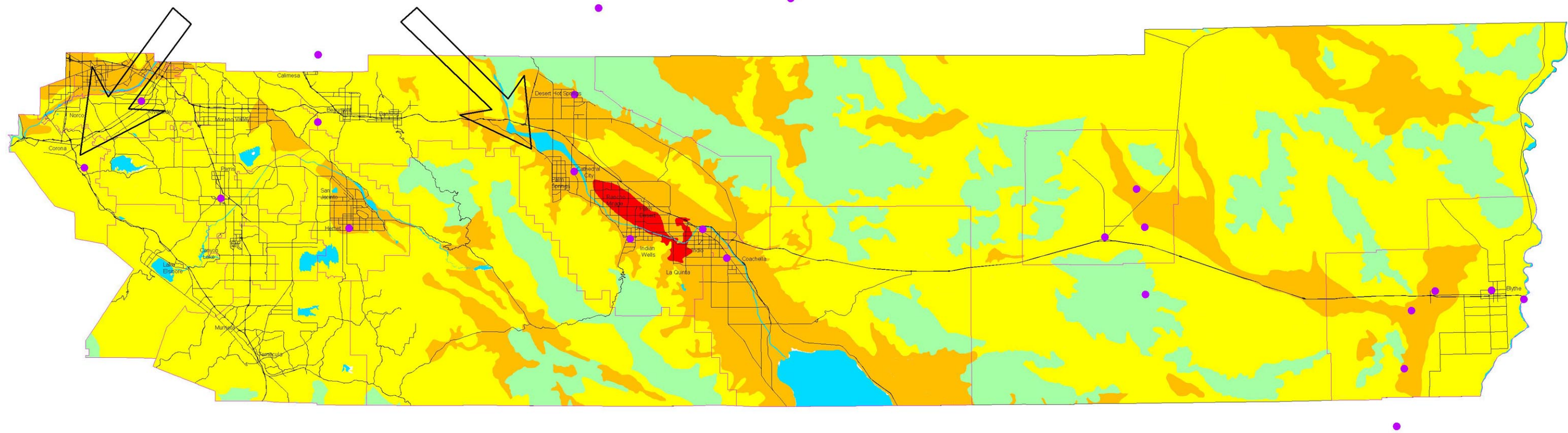
Policies:

- S 3.11 Require studies that address the potential of this hazard on proposed development within "High" and "Very High" wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map.
- S 3.12 Include a disclosure about wind erosion susceptibility on property title. (AI 92)
- S 3.13 Require buildings to be designed to resist wind loads.
- S 3.14 Educate builders about the wind environment and encourage them to design projects accordingly (AI 93, 97, 98).

Flood & Inundation Hazards

Riverside County has experienced severe flooding many times throughout its history, resulting in the loss of lives and millions of dollars in property damage. Floods are caused by rivers and creeks overrunning their banks, and most property damage has occurred where development has been allowed without regard for flood hazard. If urban development continues to encroach onto the floodplains without major structural improvements, Riverside County will face an ever-increasing flood hazard, and potential losses will escalate.

The tremendous capital investments made in dikes, channels, levees, and dams over the last half century have not eliminated all flood hazards, and in some instances, the protective facilities may be unable to accommodate the 100-year flood. In recent years, the idea has become increasingly accepted that, while it is essential to protect existing development, the provision of massive flood control facilities merely to permit new development over major floodplains may be unwise. It is often more effective and less costly to locate development outside of hazard areas than to attempt to control the hazard itself.



Wind Erodibility Rating

- Very High
- High
- Moderate
- Low
- Weather Station

- General Wind Direction
- Major Roads & Highways
- Area Plan Boundaries

Source Information: Earth Consultants International

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Figure S-8

**WIND EROSION
SUSCEPTIBILITY MAP**





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Furthermore, consistent with the intent and policies of the Multipurpose Open Space Element, the Safety Element recognizes the need to protect watercourses in their natural state. Flood and inundation policies limit the alteration of floodways and channelization when alternative methods of flood control are not technically feasible. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements; and, as applicable, to provide incentives for natural watercourse preservation, including density transfer programs.

One-hundred- and five-hundred-year flood hazard zones are identified in Figure S-9, while dam inundation zones are identified in Figure S-10.

The intent of these policies is to eliminate the need for state or federal flood disaster declarations through aggressive flood mitigation activities.

Flood and Inundation Hazard Abatement

While local agencies operate and maintain many flood control facilities, funding for the construction of such facilities often is shared with federal and state agencies. Nevertheless, local agencies independently fund many local projects without financial assistance from the federal or state governments.

Flooding susceptibility in Riverside County is primarily associated with several major stream drainages, including but not limited to the Santa Ana, San Jacinto and Whitewater Rivers, as well as smaller scale and flash flood events on many of the alluvial fans that flank the County's hillsides. Large-scale developments have utilized golf courses and greenbelts as part of a network of channels that collect flood flows on the upstream side of a project, carry it safely through the project, and disperse it on the downstream side. However, given the low permeabilities of the underlying bedrock, heavy runoff from the surrounding hills and mountains during strong storms cannot be prevented.

The nation has seen several catastrophic collapses of highway and railroad bridges, due to scouring and a subsequent loss of support of foundations. Major bridge crossings that are vital to the County of Riverside should be designed and built to withstand scouring. Scour at highway bridges involves flood water sediment-transport and erosion processes that cause streambed material to be removed from the bridge vicinity. The State of California participates in the bridge scour inventory and evaluation program. In addition, California's seismic retrofit program of bridges includes underpinning of foundations. In western Riverside County, this is expected to help reduce the vulnerability of foundations to be undermined by scour. However, since the eastern portion of the County has only a moderate seismic risk, bridges in these areas are of lower priority for seismic underpinning.

A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County. These maps were compiled into the geographic information system digital coverage of potential dam inundation zones for Riverside County. These maps are intended to be used by state and local officials for the development and approval of dam failure emergency procedures as described in Section 8589.5 of the California Government code. The maps are also used to provide information needed to make natural hazard disclosure statements required under recent legislation (AB 1195 Chapter 65, June 9, 1998; Natural Hazard Disclosure Statement).



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.



Flood Facts:

- *Most lives are lost when people are swept away by flood currents.*
- *Most flood-related deaths are due to flash floods.*
- *Fifty percent of all flash flood fatalities are vehicle-related.*
- *Most property damage results from inundation by sediment-laden water.*
- *Most homeowners' insurance policies do not cover flood water damage.*
- *Individuals and business owners can protect themselves from property losses by purchasing flood insurance through FEMA's National Flood Insurance Program.*



Floodplains are comprised of the floodway and the floodway fringe. They are the low, flat, periodically flooded lands adjacent to rivers, lakes and oceans inundated by 100-year flood.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.

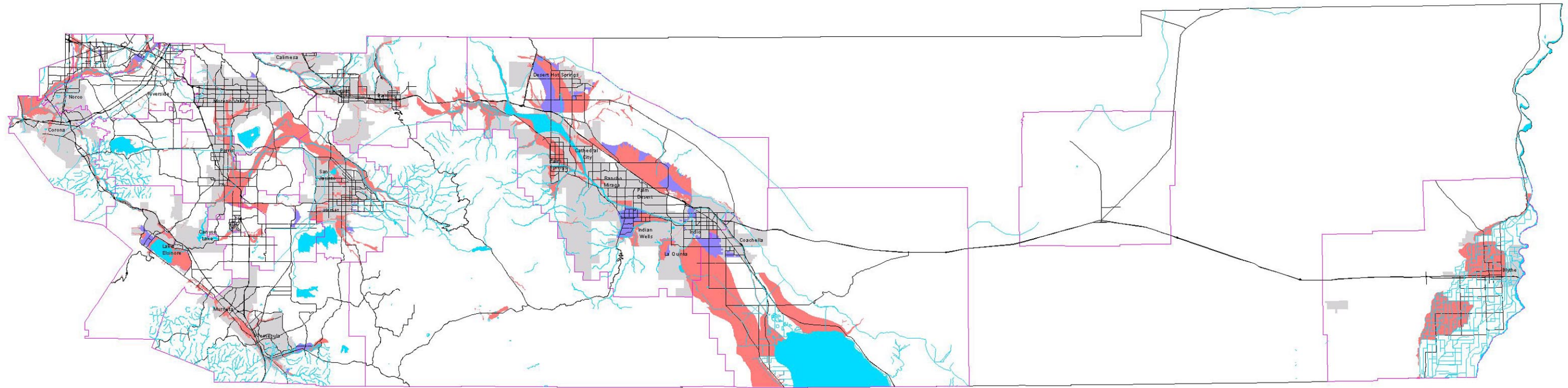
Floodway Fringe: That portion of the floodplain between the floodway and the limits of the existing 100-year floodplain.

100-Year Floodplain: Land bordering a river or channel that can expect to be flooded in a storm that has a one-percent chance of occurring each year. Federal legislation requires that the County have a flood management program for areas that are within the 100-Year Floodplain.

Seismically-induced inundation refers to flooding that occurs when water retention structures fail during an earthquake. Often, inundation is triggered by damage from a seiche. A seiche is a wave that reverberates on the surface of water in an enclosed or semi-enclosed basin, such as a reservoir, lake, bay or harbor, in response to ground shaking during an earthquake. Seismically-induced inundation can also occur if strong ground shaking causes structural damage to above-ground water tanks. In response to this hazard, a new tank design includes flexible joints that can accommodate movement in any direction.

Policies:

- S 4.1 For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, the County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. (AI 25)
- S 4.2 Enforce provisions of the Building Code in conjunction with the following guidelines: (AI 25)
 - a. All residential, commercial and industrial structures shall be flood-proofed from the 100-year storm flow, and the finished floor elevation shall be constructed at such a height as to meet this requirement. Critical facilities should be constructed above grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies.
 - b. Critical facilities shall not be permitted in floodplains unless the project design ensures that there are two routes for emergency egress and regress, and minimizes the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.
 - c. Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.
 - d. Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.



Flood Prone Areas

- 100 Year Flood Zone
- 500 Year Flood Zone
- Stream, River, Canal
- Major Roads & Highways
- Area Plan Boundaries
- Cities



Source Information: Earth Consultants International

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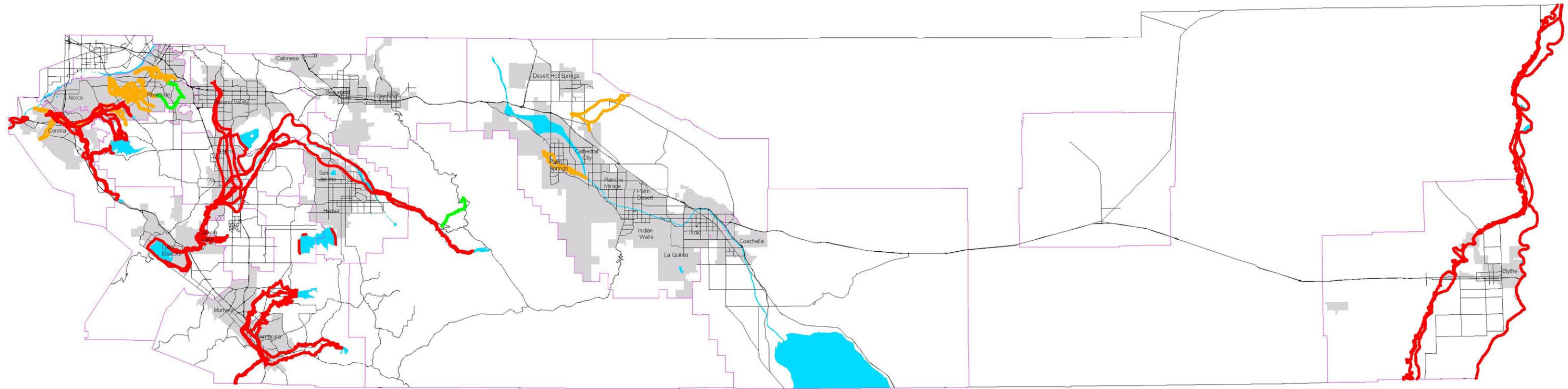
Figure S-9

100- AND 500-YEAR FLOOD HAZARD ZONES











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Dam Hazard Zones

-  High
-  Moderate
-  Low
-  Major Roads & Highways
-  Area Plan Boundaries
-  Cities



Source Information: Earth Consultants International

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Figure S-10


**DAM FAILURE
INUNDATION ZONES**






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 *Alteration of Watercourses: For more detailed policies regarding the alteration of natural watercourses, please refer to the Watershed Management Section of the Multipurpose Open Space Element.*

- S 4.3 Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained. (AI 25)
- S 4.4 Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation, including density transfer programs as may be adopted. (AI 25, 60)
 - a. Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.
 - b. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.
- S 4.5 Prohibit substantial modification to water courses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat. (AI 60, 61)
- S 4.6 Direct flood control improvement measures toward the protection of existing and planned development. (AI 25)
-  S 4.7 Any substantial modification to a watercourse shall be done in the least environmentally damaging manner possible in order to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 60)
- S 4.8 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. (AI 25, 60)
- S 4.9 Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 60)



- S 4.10 Require all proposed projects anywhere in the County to address and mitigate any adverse impacts that it may have on the carrying capacity of local and regional storm drain systems.
- S 4.11 Encourage neighboring jurisdictions to require development occurring adjacent to the County to consider the impact of flooding and flood control measures on properties within unincorporated Riverside County.



Environmental legislation that protects rare and endangered species will continue to make construction of flood control structures difficult. In arid environments, twice as many species and about 250 percent more plant cover are associated with natural wash areas, compared with surrounding land. The County should consider a "Flood-prone Land Acquisition Program" that will reduce the losses associated with flooding, as well as the costs associated with mitigation. Developers can still profit from leaving wash corridors untouched, as home buyers will pay premiums to live by open space.

High-Risk Facilities

Many essential public and quasi-public facilities and hazardous materials sites are located within the 100- or 500-year flood zones of Riverside County, including: 14 of the County's 39 airports; 4 of 18 hospitals; 47 of 109 police stations, fire stations and emergency operation centers; 92 of 380 schools; 446 of 1,306 highway bridges; and 695 of 1,978 hazardous materials sites.

Policies:

- S 4.12 Require certain existing essential, dependent care, and high-risk facilities that are not in conformance with provisions of County zoning to upgrade or modify building use to a level of safety consistent with the inundation risk. (AI 25, 101)
- S 4.13 Require that facilities storing substantial quantities of hazardous materials within inundation zones shall be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination (AI 25)
- S 4.14 Require that dependent care facilities have all flood-vulnerable electrical circuitry flood-proofed. (AI 101)
- S 4.15 Require that high-risk facilities maintain and rehearse inundation response plans.
- S 4.16 Utilize power of public land acquisition and other land use measures to create open space zoning of inundation zones in areas that are destined for redevelopment; when this is not feasible, low density land uses should be employed. (AI 25)

Risk Assessment

Recent environmental legislation and improved understanding and analysis of flood hazards in arid environments have resulted in new approaches to flood hazard mitigation implementation. Nationwide, there is a move to leave nature in charge of flood control. The advantages include lower cost, preservation of wildlife habitat and improved recreation potential. However, this type of flood mitigation is difficult to implement in areas where development has already occurred, as well as in regions susceptible to sheet flow. Where water spreads across broad areas, mitigation without channels or culverts is more difficult. Flood control structures have often been built piecemeal over the years, and new development may funnel water into older systems with insufficient capacity. These issues have been mitigated in recent years by the preparation of Master Plans by local public works agencies.



Policies:

- S 4.17 Continue to assess and upgrade inundation risk and protection in the County. (AI 83, 88)
- S 4.18 Require that the design and upgrade of street storm drains be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows within the street right-of-way.
- S 4.19 Encourage periodic reevaluation of the 500-year, 100-year and 10-year flood hazard in the County by state, federal, County, and other sources, and use such studies to improve existing protection, to review protection standards proposed for new development and redevelopment, and to update emergency response plans. (AI 59, 60, 83, 88)
- S 4.20 Balance flood control mitigation with open space and environmental protection. (AI 59, 61)
- S 4.21 Encourage the use of specific plans to allow increased densities in certain areas of a proposed development; or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of tolerating these hazards. (AI 25)
- S 4.22 Take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. (AI 59)

Fire Hazards

After fire disasters, Gubernatorial Proclamations of a State of Emergency and Presidential Major Disaster Declarations have been declared on six occasions in Riverside County. Much of Riverside County is rated as a potential wildland fire area by the State of California Department of Forestry and Fire Protection and by this Safety Element. Wildfire susceptibility is mapped in Figure S-11. A significant portion of the County is undeveloped and consists of rugged topography with highly flammable indigenous vegetation. In particular, the hillside terrain of Riverside County has a substantial fire risk. Fire potential for the County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, fires with conflagration potential can occur at any time of the year in the County.

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for Riverside County. Because the fire danger is extremely high for three months of each year, there is a statistically significant chance that the worst-case fire suppression scenario could occur.



Mobile home fires erupted at a greater rate (49.1 per thousand) than other structural fires (1.1 per thousand) as a result of the Northridge earthquake. Because the County of Riverside has a large number of mobile homes, there is a potential for high numbers of earthquake-induced structural fires.



Following a major earthquake, water availability would likely be curtailed due to breaks in water lines caused by fault rupture, liquefaction or landslides. In addition, above-ground reservoirs are vulnerable to earthquakes, which would also affect the ability to fight fires.

Over time, all of California's wildlands will burn, as they are ecologically adapted to do. However, various human-created factors increase the risks that fires will occur; that they will be larger, more intense and more damaging; that fighting them will cost more; and that they will take a higher toll (in economic and non-economic terms).

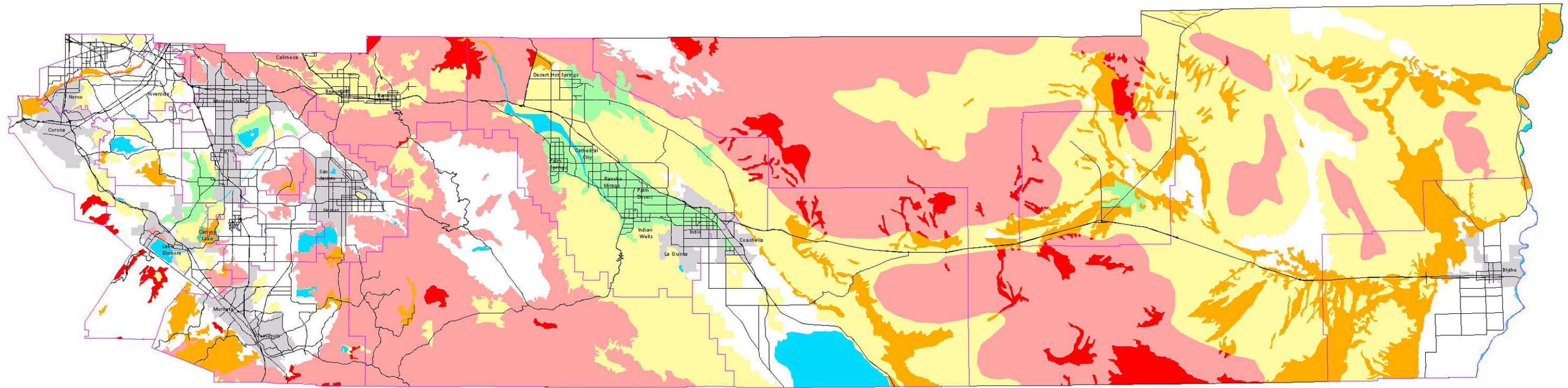
The intent of these policies is to eliminate earthquake-induced fire as a threat and to develop an integrated approach to minimizing the threat of wildland fires.

Building Code & Performance Standards

The County's extreme diversity and complex pattern of land use and ownership require equally diverse and complex techniques to effectively manage the fire environment. Custom strategies for each situation can be created through combinations of pre-fire management, suppression, and post-fire management. These strategies should lessen the costly impacts of future wildfires and offer alternatives to continually increasing suppression forces. The continued use of the Riverside County Fire Protection Master Plan as a guide adopted by the Board of Supervisors will provide the necessary foundation for these management efforts.

Policies:

- S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:
- a. All proposed construction shall meet minimum standards for fire safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
 - b. In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not:
 - impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor
 - hinder evacuation from fire, including potential blockage of stairways or fire doors.
 - c. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief.
 - d. Proposed development in Hazardous Fire areas shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.



Wildfire Zones

- Very High
- High
- Moderate
- Low
- Very Low
- None

- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: Earth Consultants International

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Figure S-11



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Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout southern California.

Wind-Related Hazards

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario. Because of dry vegetation conditions and Santa Ana winds, the fire danger for Riverside County is considered extremely high for 25% of each year. Therefore, there is a statistically significant chance that this worst-case fire suppression scenario could occur.

Policies:

- S 5.2 Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires (AI 88).
- S 5.3 Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, and encourage them for all residences.
- S 5.4 Utilize ongoing brush clearance fire inspections to educate homeowners on fire prevention tips. (AI 96)

Long-Range Fire Safety Planning

In the wildland/urban interface, flammable structures may be within reach of ignition sources from burning wildland and structural fuels. These are extremely dangerous and complex fire conditions that pose a tremendous threat to public and firefighter safety.

New developments frequently purport to maximize the amount of land left as natural open space. Cuts and/or fills are stopped at the natural interface. This leaves the backyard as the only buffer between the highly flammable natural vegetation and the house. Brush clearance is required, but can occasionally run into endangered species obstacles.

Wildfires leave problems behind them. During an intense wildfire, all vegetation may be destroyed, and organic material in the soil may be burned away or may decompose into water-repellent substances that prevent water from percolating into the soil. As a result, even normal rainfall may result in unusual erosion or flooding; heavy rain can produce destructive debris flows. The relative importance of topography, vegetation conditions, and geologic engineering properties underlying the County of Riverside are compiled into digital databases and should be used to assist in the mitigation of post-fire debris flow hazards.

Policies:

- S 5.5 Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.
- S 5.6 Ensure coordination between the Fire Department and the Transportation Land Management Agency, Environmental Health Department and private and public water purveyors to improve fire fighting infrastructure, during implementation of the County's capital improvement programs, by obtaining:



- replacement and/or relocation of old cast-iron pipelines and inadequate water mains when street improvements are planned;
 - assessment of impact fees as a condition of development; and
 - redundant emergency distribution pipelines in areas of potential ground failure or where determined to be necessary.
- S 5.7 Develop a program to utilize existing reservoirs, tanks, and water wells in the County for emergency fire suppression water sources.
- S 5.8 Periodically review inter-jurisdictional fire response agreements, and improve fire fighting resources as recommended in the County Fire Protection Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88):
- Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
 - Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and
 - The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.
- S 5.9 Continue County Fire Department collaboration with the Transportation Land Management Agency (TLMA) to update development guidelines for the urban/wildland interface areas. These guidelines should include increasing the development area to at least 30 feet past the usual boundary (AI 88).
- S. 5.10 Continue to utilize the Riverside County Fire Protection Master Plan as the base document to implement the goals and objectives of the Safety Element.

Hazardous Waste & Materials

Technically, the term "hazardous materials" would include the entire spectrum of such substances from pre-product materials to waste. For the following discussion, it is necessary to make a distinction between those materials that are used or created in the manufacturing process and the waste generated by that process. Pre-product materials are considered to have value and are used in, or are the purpose of the manufacturing process, and are referred to as "hazardous materials". Because they have value, hazardous materials are subject to proper management procedures. Waste, however, is just that - the valueless byproduct of the manufacturing process that must be disposed of - and is referred to as "hazardous waste". Hazardous materials which have been spilled, dumped or are otherwise released into the environment immediately become hazardous waste. In the past, hazardous waste, because it is considered worthless by its "owners", has been managed with an out-of-sight, out-of-mind philosophy.

The reason for this distinction is based in the laws and regulations which govern how these two categories are stored, transported, and handled and in existing public perceptions. Although the term hazardous waste is much more widely known, and the effects of its poor management are very evident, hazardous materials are actually more commonly in close proximity to the general public.



Hazardous materials are more frequently transported on freeways and public roads and are more frequently stored in close proximity to residential areas. An excellent example is the local service station which stores thousands of gallons of highly volatile, flammable and carcinogenic material, gasoline, adjacent to or near residential development with virtually no concern on the part of the public. Hazardous waste, on the other hand, is in the spotlight of public concern. The Love Canal, Stringfellow Acid Pits, Times Beach, and other incidents have dramatically publicized the result of mismanaging hazardous waste and have left the public with a not altogether undeserved distrust of industry and government policies on hazardous waste.

The ban on the disposal of liquid and untreated waste has created a need for a new generation of facilities capable of treating hazardous waste to levels allowed for disposal and for disposal facilities that meet today's standards. After waste minimization, these facilities are the key to the new management philosophy, and without them, waste management would remain in the dark ages. Unfortunately, public distrust has resulted in the "Not-In-My-Back-Yard" (NIMBY) syndrome, making it more difficult to site the facilities necessary to implement these procedures.

Southern California Hazardous Waste Management Authority

Through its membership in the Southern California Hazardous Waste Management Authority (SCHWMA), the County of Riverside has agreed to work on a regional level to solve problems involving hazardous waste. SCHWMA was formed through a joint powers agreement between Santa Barbara, Ventura, San Bernardino, Orange, San Diego, Imperial, and Riverside Counties and the Cities of Los Angeles and San Diego. Working within the concept of "fair share", each SCHWMA county has agreed to take responsibility for the treatment and disposal of hazardous waste in an amount that is at least equal to the amount generated within that county. This responsibility can be met by siting hazardous waste management facilities (transfer, treatment and/or repository) capable of processing an amount of waste equal to or larger than the amount generated within the county, or by creating intergovernmental agreements between counties to provide compensation to a county for taking another county's waste, or through a combination of both facility siting and intergovernmental agreements. When and where a facility is to be sited is primarily a function of the private market. However, once an application to site a facility has been received, the County will review the requested facility and its location against a set of established siting criteria to ensure that the location is appropriate, and may deny the application based on the findings of this review. The County of Riverside does not presently have any of these facilities within its jurisdiction and therefore must rely on intergovernmental agreements to fulfill its fair share responsibility to SCHWMA.



Hazardous Waste Management Plan

The Riverside County Hazardous Waste Management Plan (CHWMP) was adopted by the Board of Supervisors on September 12, 1989. Using a framework of 24 existing and recommended programs, the CHWMP serves as the County's primary planning document for the management of hazardous substances. Although the title refers only to hazardous waste, the CHWMP is a comprehensive document containing all of the County programs for managing both hazardous materials and waste.

Policies:



- S 6.1 Enforce the policies and siting criteria and implement the programs identified in the County of Riverside Hazardous Waste Management plan, which includes the following: (AI 98)
- a. Comply with federal and state laws pertaining to the management of hazardous wastes and materials.
 - b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County.
 - c. Coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority (SCHWMA).
 - d. Encourage and promote the programs, practices, and recommendations contained in the County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

Disaster Preparedness, Response & Recovery

The County of Riverside Multi-Hazard Functional Plan establishes the responsibilities of the various County agencies in times of a disaster. Disaster preparedness and response planning include identifying short-term actions to reduce the scope of an emergency, and managing necessary resources in the event of a disaster. After any disaster, particularly an earthquake, short-term disaster recovery requires many operations that are less urgent than fire suppression or medical attention, but are equally important.

The intent of these policies is to build Riverside County into a sustainable, disaster-resistant community by accommodating natural hazards through planning, zoning, and mitigation, while preparing to respond to disasters until this goal is achieved.

Disaster Preparedness

In recent years, the County of Riverside has expanded its emergency preparedness planning. The County is required under state law to prepare and maintain a Standardized Emergency Management System (SEMS) Multi-hazard Functional Plan. The California Governor's Office of Emergency Services has extensive guidelines outlining the requirements of the County SEMS. These guidelines establish policies and procedures and assign responsibilities to ensure the effective management of emergency operations under the SEMS. However, the SEMS does not address long-range recovery planning issues.



Policies:

- S 7.1 Continually strengthen the Multi-Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:
- clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress;
 - heavy search and rescue;
 - fire suppression;
 - hazardous materials response;
 - temporary shelter;
 - geologic and engineering needs;
 - traffic and crowd control; and
 - building inspection.
- S 7.2 Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)
- S 7.3 Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to:
- install automatic fire and hazardous materials detection, reporting and shut-off devices; and
 - install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.
- S 7.4 Use incentives and disincentives to persuade private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by:
- maintaining a fire control plan, including an onsite fire fighting capability and volunteer fire response teams to respond to and extinguish small fires; and
 - identifying medical personnel or local residents who are capable and certified in first aid and CPR.
- S 7.5 Conduct regional earthquake drills and, where appropriate: (AI 82)
- utilize HAZUS results in the Technical Background Report to develop internal scenarios for emergency response; and
 - test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill.
- S 7.6 Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster-resistant Internet access, to obtain: (AI 86)
- hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials;
 - real-time information on seismic, geologic, or flood hazards; and
 - the locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities and other lifelines.



HAZUS Earthquake Scenario Loss Estimations:

HAZUS is a standardized methodology for earthquake loss estimation based on GIS. HAZUS is designed for use by state, regional and local governments in planning for earthquake loss mitigation, emergency preparedness, response and recovery. The Safety Element Technical Background Report (Appendix H) provides a detailed earthquake loss estimation for Riverside County.



Critical Facilities: Facilities housing or serving many people, that are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Critical Facilities and Lifelines

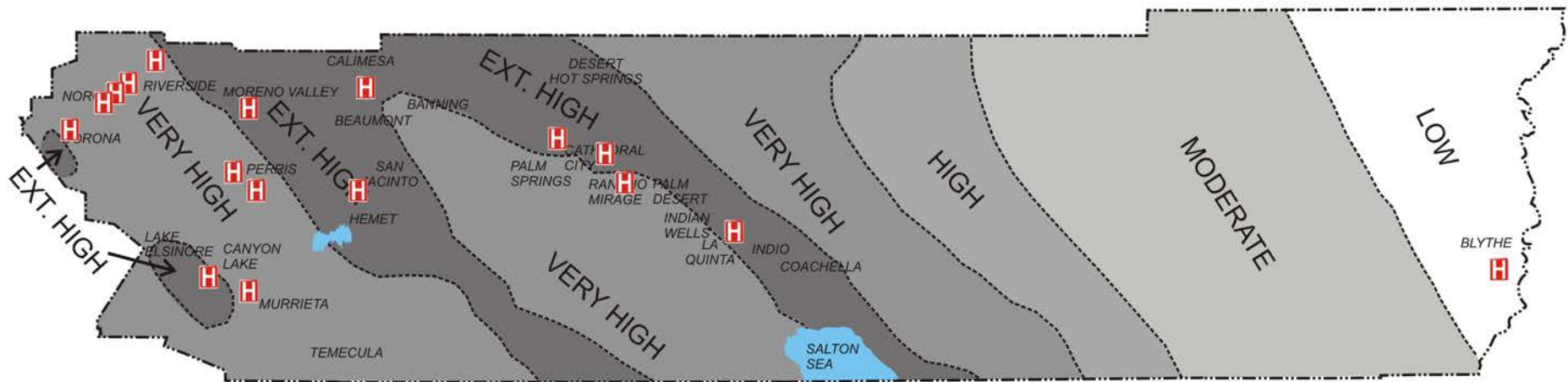
Critical facilities are parts of infrastructure that must remain operational after an earthquake, or facilities that pose unacceptable risks to public safety if severely damaged. In Riverside County, critical facilities include schools, hospitals, fire and police stations, emergency operation centers, communication centers, dams, and industrial sites that use or store explosives, toxic materials or petroleum products. It is essential that critical facilities have no structural weaknesses that can lead to collapse.

Critical facilities may provide only limited services if lifelines are disrupted. The issue of seismic hazard mitigation for lifelines is very complex, given the diversity of lifeline facilities. The effects of strong ground motion applies to structures involved in lifeline service, such as the control tower in an airport, or the buildings that house computers and telephone circuits that are central to communication lifelines. Strong ground motion can also result in damage to freeway interchanges and bridges that are essential for successful transportation lifelines. When properly designed, manufactured and laid out, buried pipelines are generally not damaged by strong ground motions, but can be severely disrupted in areas of surface rupture, liquefaction, or landslides.

Figures S-12 through S-21 depict the locations of hospitals, emergency response facilities, school locations, communications facilities, dams, transportation facilities, hazardous materials sites, and natural resource lifelines in relation to varying degrees of ground shaking risk. Each figure illustrates the geographical relationship between the County's critical facilities and lifelines and the potential for ground shaking. The purpose of these maps is not to convey specifics, but rather to convey a picture of the concern that the County can use to gain an appreciation of potential risk associated with ground shaking.

Policies:

- S 7.7 Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and to encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.
- a. Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.
 - b. Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.
 - c. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, be designed for easy maintenance, and have redundant back up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.



H Hospital Location

General Ground Shaking Risk

- Low = <10% g
- Moderate = 10-20% g
- High = 20-30% g
- Very High = 30-40% g
- Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

Source Information: Earth Consultants International

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Figure S-12

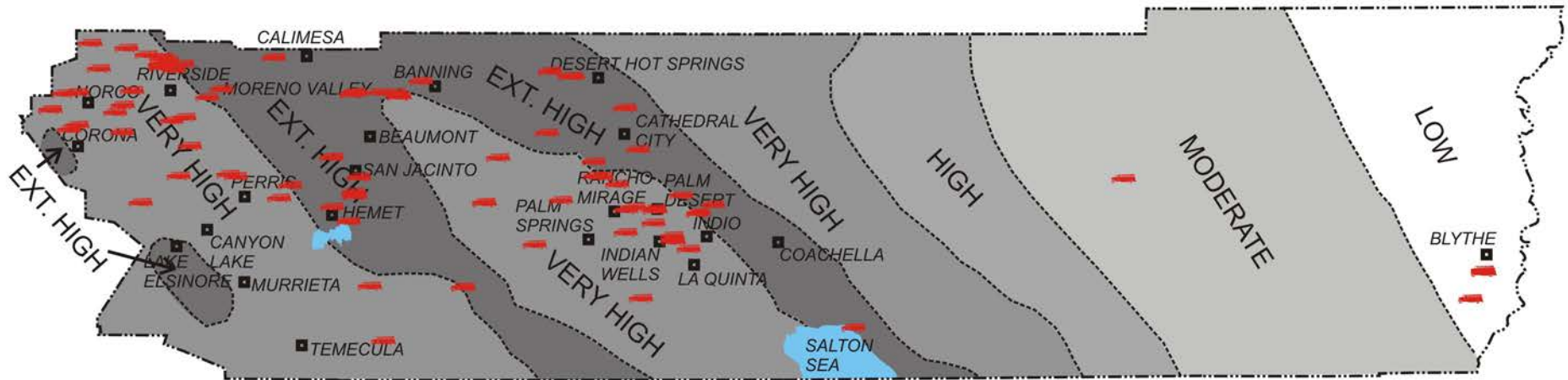



INVENTORY OF HOSPITAL LOCATIONS










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 Location of Emergency Response Facility
 Fire, Police, or Emergency Operations Center
 (based on HAZUS '99 inventory.)

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

Source Information: Earth Consultants International

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Figure S-13

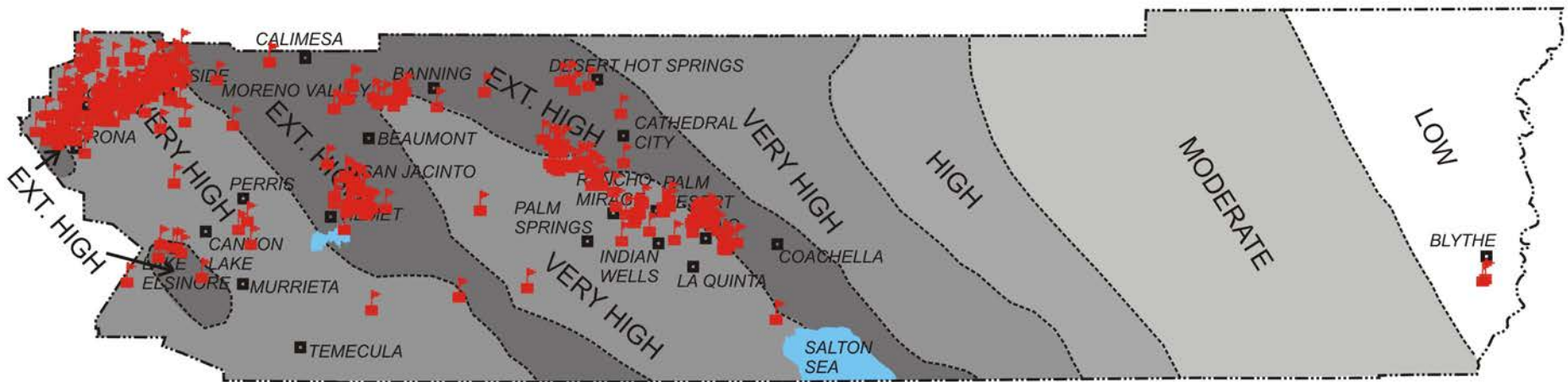



INVENTORY OF EMERGENCY RESPONSE FACILITIES










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 Location of Schools
(based on HAZUS '99 inventory.)

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

Source Information: Earth Consultants International

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Figure S-14

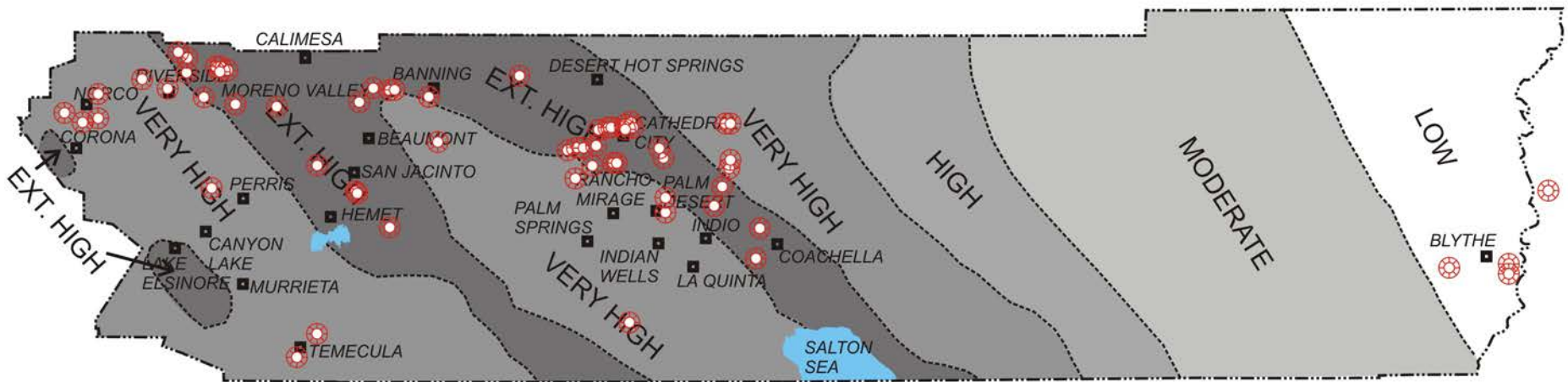



INVENTORY OF SCHOOL LOCATIONS










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 Location of Communication Facility: Television and Radio Stations and Businesses with a Commercial Licence (based on HAZUS '99 inventory.)

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-15

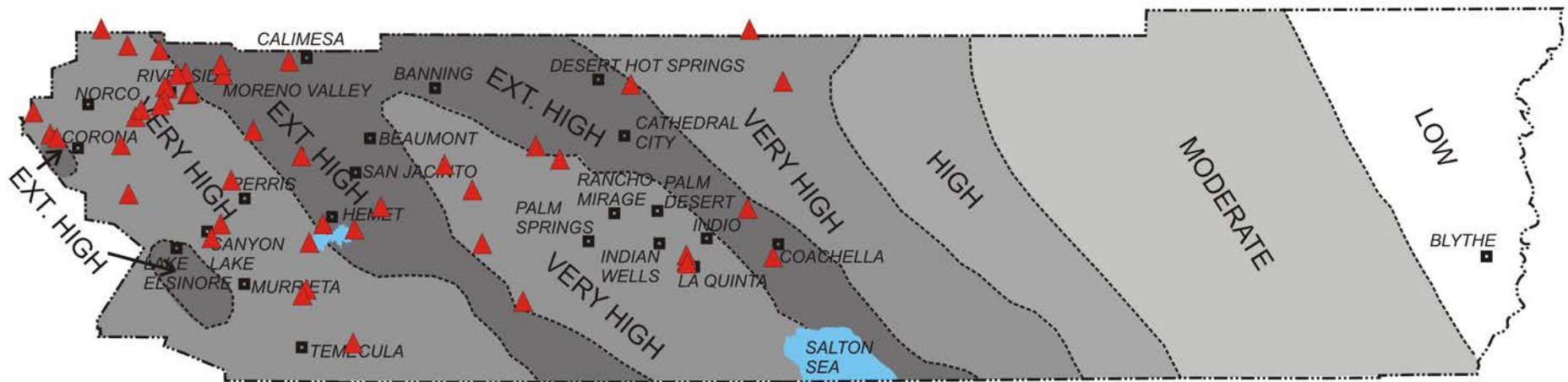



INVENTORY OF COMMUNICATION FACILITIES










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 Location of Dams
(based on HAZUS '99 inventory.)

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-16

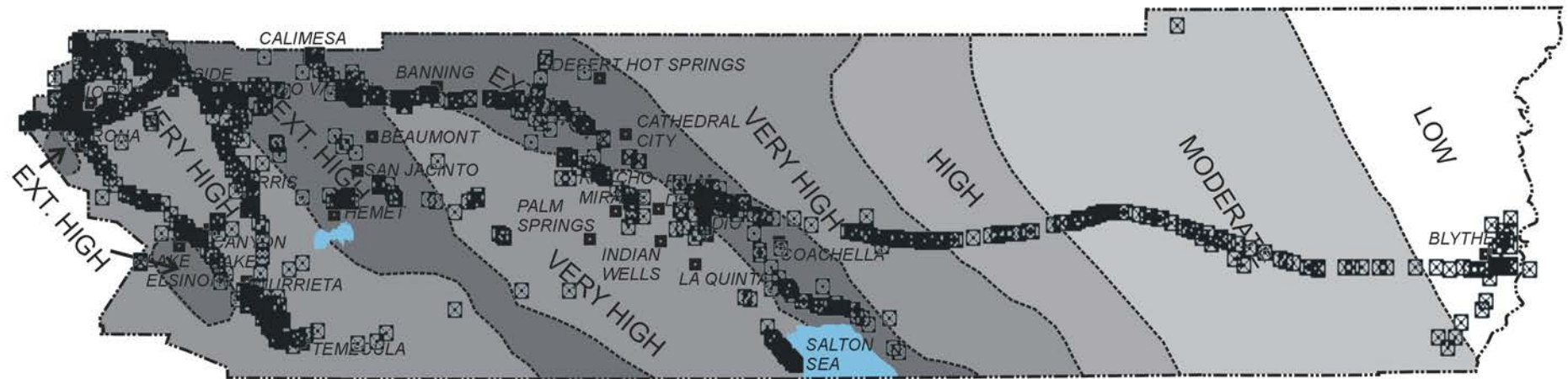


**INVENTORY OF
DAM LOCATIONS**





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☒ Location of Highway Bridges
(based on HAZUS '99 inventory.)

General Ground Shaking Risk

- ☐ Low = <10% g
- ☐ Moderate = 10-20% g
- ☐ High = 20-30% g
- ☐ Very High = 30-40% g
- ☐ Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-17

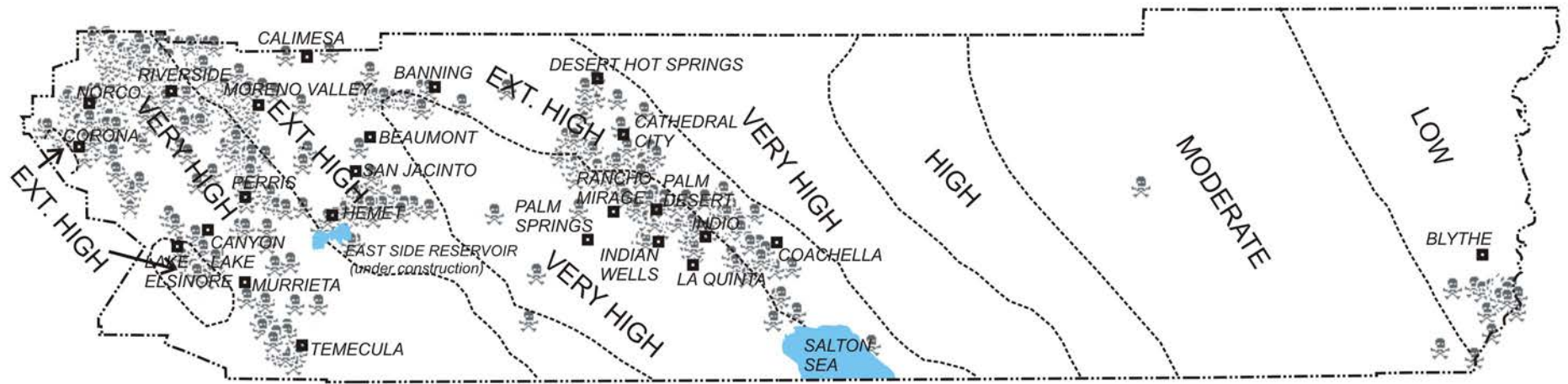


**INVENTORY OF
HIGHWAY BRIDGES**





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 Location of Hazardous Materials
(based on HAZUS '99 inventory.)

General Ground Shaking Risk

- Low = <10% g
- Moderate = 10-20% g
- High = 20-30% g
- Very High = 30-40% g
- Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-18

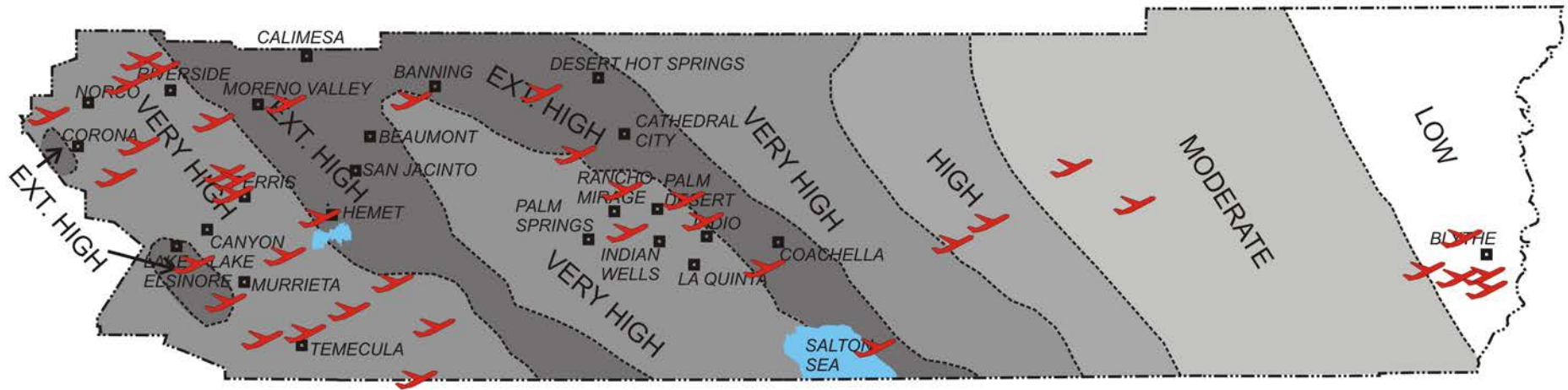



**INVENTORY OF FACILITIES STORING
HAZARDOUS MATERIALS**










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 Airport Location, based on HAZUS '99 inventory.

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-19

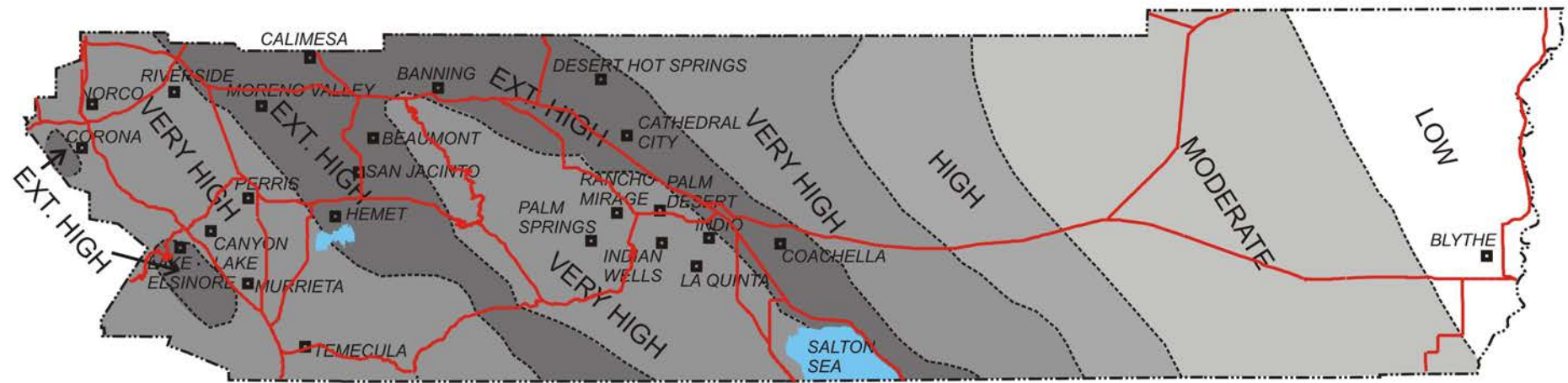



AIRPORT LOCATIONS










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 Major Highway Locations

General Ground Shaking Risk

-  Low = <10% g
-  Moderate = 10-20% g
-  High = 20-30% g
-  Very High = 30-40% g
-  Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-20

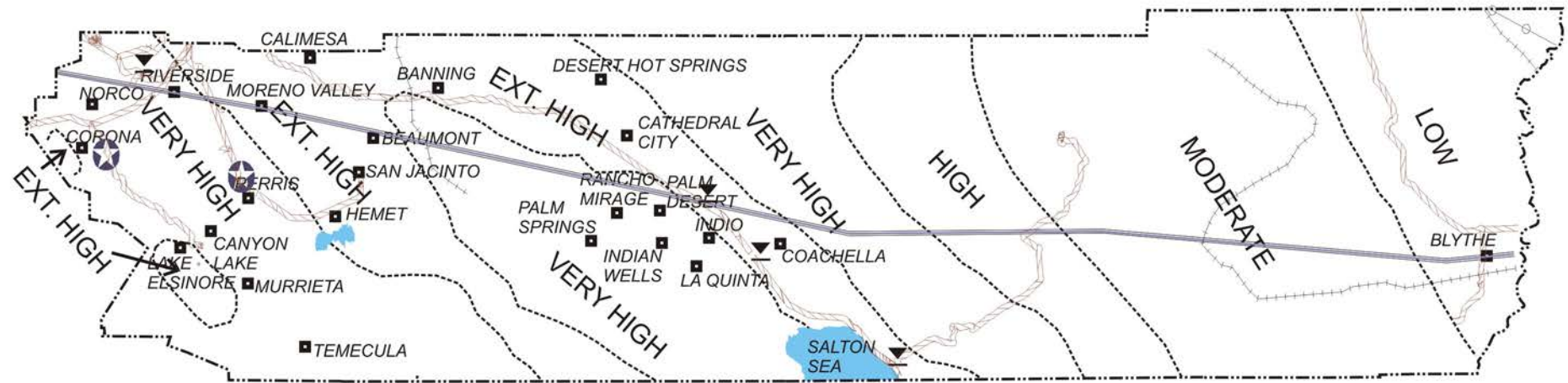


MAJOR HIGHWAY LOCATIONS





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- Potable water pipeline
- Oil pipeline
- Natural gas pipeline
- Railroad track
- Rail station
- Railroad bridge

General Ground Shaking Risk

- Low = <10% g
- Moderate = 10-20% g
- High = 20-30% g
- Very High = 30-40% g
- Ext. High = >40% g

Mapping is based on U.S. Geological Survey, National Seismic Hazard Mapping peak horizontal accelerations at bedrock expressed as a percentage of gravity with a 10% probability of being exceeded in 50 years.

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Figure S-21



RAIL FACILITIES, AVAILABLE WATER, OIL AND NATURAL GAS PIPELINE INVENTORY DATA





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- d. Review proposed uses of fault setback areas closely to ensure that County infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County for the potential costs of repair.

- S 7.8 Promote strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities.
- S 7.9 Find alternatives that improve site safety for the protection of critical facilities. Property acquisition for open space, change in building use or occupancy, or other appropriate measures can be employed to reduce risks posed by hazards. (AI 101)
- S 7.10 Discourage development of critical facilities that are proposed in dam failure inundation areas, and apply hazardous materials safety guidelines within such zones.
- S 7.11 Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that (AI 4):
 - extend through areas of high liquefaction potential;
 - cross active faults; or
 - traverse earth cracks or landslides.
- S 7.12 Require extra design considerations for lifelines across subsidence areas.



State Seismic Hazard Zones:

The Alquist-Priolo

Earthquake Fault Hazards Zones Act addresses only the hazard of surface fault rupture - a phenomenon that only accounts for a relatively small percentage of earthquake losses. The Seismic Hazards Mapping Act was enacted to address the other 95% of earthquake losses. This Act requires the State Geologist to: 1) compile maps identifying seismic hazard zones, for protecting the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes; 2) submit these maps to all affected cities, counties, state agencies, and the State Mining and Geology Board for review; and 3) provide official maps to affected cities, counties, and state agencies.

For additional information regarding Seismic Hazard Zones, please visit the Division of Mines & Geology at: <http://www.consrv.ca.gov/dmg/>.

Earthquake Response System

Half of the magnitude 5.0 and greater earthquakes in California are preceded by immediate foreshocks (earthquakes within 72 hours and 10 kilometers of their mainshock). In 1991, using this information, a group of scientists developed an earthquake preparation system based on anomalous earthquake activity along the southern San Andreas fault. This system could be adapted by the County of Riverside to respond to short-term increases in hazard from the San Andreas fault.

Certainly, thoughtfulness and care must be exercised to construct a system that will enhance public safety without promoting rumors or fear. Also, the system must not be a substitute for long-term mitigation efforts. Such potential difficulties do not reduce the usefulness of short-term, pre-event response plans. Over time, new data and additional research should allow similar systems to be developed for other major southern California faults.

Policies:

- S 7.13 Develop a system to respond to short-term increases in hazard on the southern San Andreas fault, based on probabilities associated with foreshocks. (AI 85)



Emergency Evacuation

The State of California Government Code Section 65302 (g) requires local governments to assess the potential impact that flooding, and failure of dams or other water retention structures, might have on their jurisdiction. Safety Elements of General Plans must assess the impact of flooding from storm activity such as a 100-year flood event. A 100-year flood event is a flood that has a 1/100 chance of occurring in any one year, and a 26% chance of occurring during a typical 30 year home mortgage. Smaller-scale flooding generally associated with overburdened storm drain and canal systems can damage property and hinder emergency activities such as fire department access or evacuation.

Policies:

- S 7.14 Regularly review and clarify emergency evacuation plans for dam failure, inundation, fire and hazardous materials releases. (AI 88)
- S 7.15 Develop a blueprint for managing evacuation plans, including allocation of buses, designation and protection of disaster routes, and creation of traffic control contingencies. (AI 84, 88)
- S 7.16 During countywide earthquake drills, encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent care facilities.
- S 7.17 Adopt inundation alert and readiness levels corresponding with official forecasts by the State Office of Emergency Services, regarding earthquake prediction and potential for dam failure.



The Recovery and Reconstruction Act of 1986 authorizes local governments to prepare before a disaster for expeditious and orderly recovery and reconstruction afterward. It enables localities to prepare pre-disaster plans and ordinances which may include: an evaluation of the vulnerability of specific areas under its jurisdiction to damage from a potential disaster, together with streamlined procedures for the appropriate modification of existing general plans or zoning ordinances affecting those areas after a disaster; a contingency plan of action and organization for post-disaster short-term and long-term recovery and reconstruction; and, a pre-disaster ordinance to provide adequate local authorization for post-disaster activities.

Disaster Recovery Plans

Communities around the world have recovered and reconstructed from catastrophic events. Emergency and disaster management literature about their experiences demonstrates many common patterns of recovery activity. In preparing a Safety Element for adoption, Riverside County is well positioned to learn from the disasters of others, and include advance-planning policies that provide the overall direction for future recovery planning and action. A Recovery and Reconstruction Ordinance is one component of a pre-event strategy, which itself is part of a detailed plan in a disaster preparedness, response and recovery program.

There is a point, though, when it becomes apparent that some things should **not** be rebuilt; that there are other, more appropriate uses for the land; that rebuilding today only lays the seeds for some future disaster - that fixing today is not worth wrecking tomorrow. Once that realization is reached, genuine progress in disaster reduction can be achieved.

Riverside County should prepare a recovery ordinance. At present, only a few other jurisdictions utilize the provisions of this Act, including the Cities of Los Angeles, Santa Monica and Whittier, as well as the Counties of Los Angeles and San Bernardino. Over time, this law will prove increasingly valuable as more experience is gained from earthquakes and other major disasters.



Policies:

- S 7.18 Develop plans for short-term and long-term post-disaster recovery. (AI 103)

Public Information and Outreach

Effective June 1, 1998, per the State Natural Hazards Disclosure Act, sellers of real property and their agents must provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more State-mapped hazard areas. If a property is located in a Seismic Hazard Zone as shown on a map issued by the State Geologist, the seller or the seller's agent must disclose this fact to potential buyers. Currently, State-issued Seismic Hazard Zone maps for Riverside County have yet to be prepared. Consequently, the hazard maps prepared for this element will be used for the purpose of notifying potential buyers during real estate transactions.

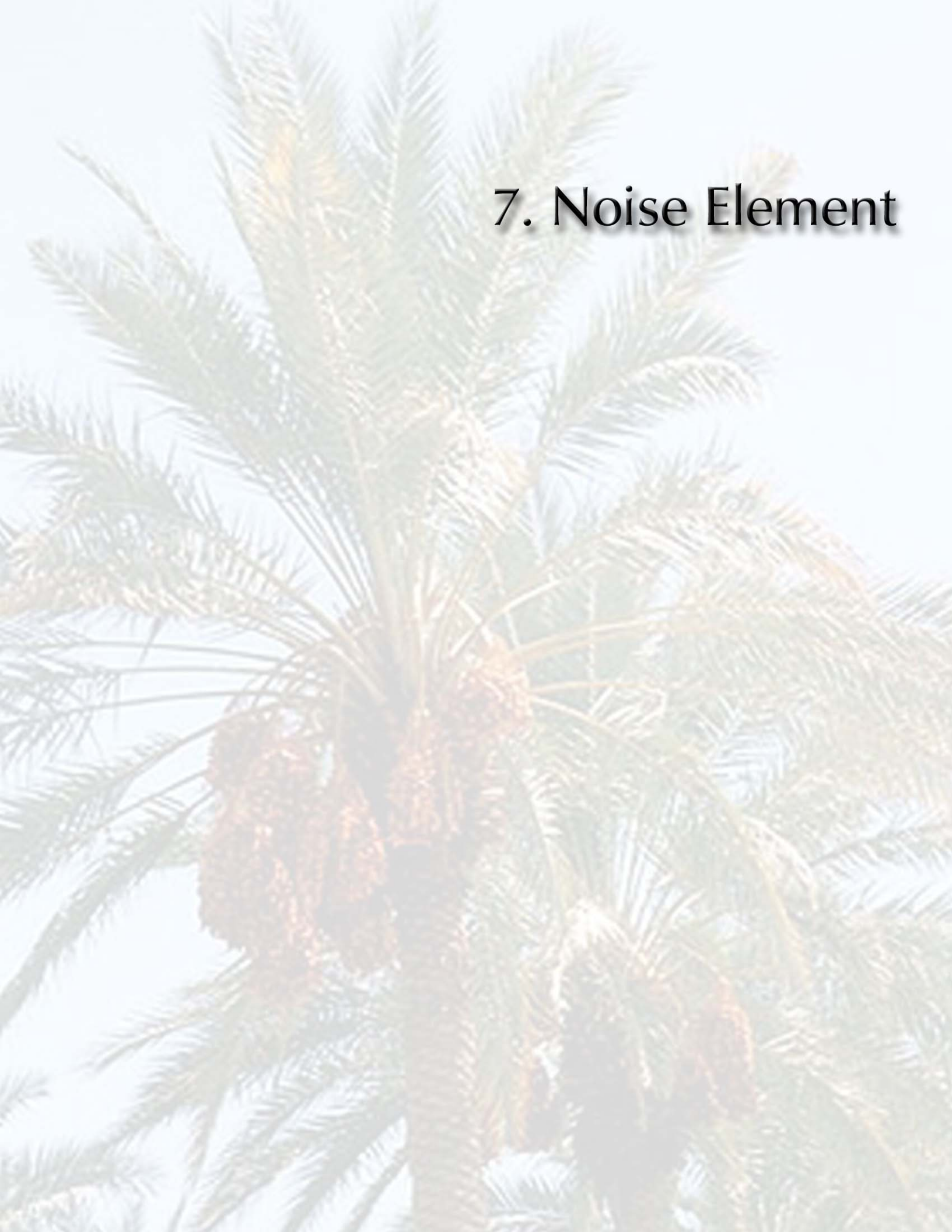
Policies:

- S 7.19 Establish a far-ranging, creative, forward-thinking public education and outreach campaign, to inform the community about: (AI 93, 96)
- the hazards they face;
 - the costs of doing nothing to mitigate the hazards;
 - what is known about each hazard;
 - why jurisdictions don't have all the answers;
 - mitigation incentives;
 - what the County does for them;
 - what the County cannot be expected to do for them.
- S 7.20 Forge assertive liaisons with researchers, other government agencies and providers of mitigation services.
- S 7.21 Share data, experience, and strategies with other emergency management agencies.
- S 7.22 Maximize use of technology and the Internet. (AI 94, 99)
- S 7.23 Make the County of Riverside Hazard Management web site into a knowledge resource for County officials, educators, developers, builders, and the general public. (AI 94, 95, 99).



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7. Noise Element





Chapter 7: Noise Element

Definitions

Following is a list of commonly used terms and abbreviations that may be found within this element or when discussing the topic of noise. This is an abbreviated glossary to be reviewed prior to reading the element. It is important to become familiar with the definitions listed in order to better understand the importance of the Noise Element within the County of Riverside General Plan. Since the disbanding of the State Office of Noise Control in the mid-1990, the State of California Office of Planning and Research General Plan Guidelines can offer further information on other noise-related resources.

Ambient Noise: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.

dB (Decibel): The unit of measure that denotes the ratio between two quantities that are proportional to power; the number of decibels corresponding to the ratio of the two amounts of power is based on a logarithmic scale.

dB(A-weighted decibel): The A-weighted decibel scale discriminates upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals.

Intrusive Noise: That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or informational content as well as the prevailing noise level.

L₁₀: The A-weighted sound level exceeded ten percent of the sample time. Similarly, L₅₀, L₉₀, etc.

L_{eq} (Equivalent energy level): The average acoustic energy content of noise during the time it lasts. The L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure, no matter what time of day they occur. The County of Riverside uses a 10-minute L_{eq} measurement.

L_{dn} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m. Note: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis, while L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

The level of sound that impacts a property varies greatly during the day. As an example, the sound near an airport may be relatively quiet when no airplane is taking off or landing, but will be extremely loud as a plane takes off. In order to deal with these variations, several noise indices have been developed, which measure how loud each sound is, how long it lasts, and how often the sound occurs. The indices express all the sound occurring during the day as a single average level, which if it occurred all day would convey the same sound energy to the site.



Micropascal: The international unit for pressure, similar to pounds per square inch. 20 micropascals is the human hearing threshold. The scale ranges from zero for the average least perceptible sound to about 130 for the average pain level

Noise Contours: Lines drawn around a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics used in this document to describe annoyance due to noise and to establish land use planning criteria for noise.



Introduction



It is the policy of the United States to promote an environment for all Americans free from noise that jeopardizes their health or welfare.

-Noise Control Act of 1972



Sound refers to anything that is or may be perceived by the ear.
Noise is defined as "unwanted sound" because of its potential to disrupt sleep, rest, work, communication, and recreation, to interfere with speech communication, to produce physiological or psychological damage, and to damage hearing.



Tinnitus: The perception of ringing, hissing, or other sound in the ears or head when no external sound is present. For some people, tinnitus is just a nuisance. For others, it is a life-altering condition. In the United States, an estimated 12 million people have tinnitus to a distressing degree.

Before the alarm clock sounds, the lawn mower next door begins to roar. Then, while listening to the morning news on the radio, an airplane flies overhead and deadens all sound in the neighborhood. Once outside, the neighbor's stereo can be heard a block away. And during the morning commute, car horns, rumbling mufflers, and whirring motorcycles serenade motorists on the highway. Even in the most rural areas of Riverside County, the eternal battle between the efficiency of technology, and the noise it can create cannot be avoided.

As modern transportation systems continue to develop and human dependence upon machines continues to increase, the general level of noise in our day to day living environment rises. In Riverside County, residential areas near airports, freeways, and railroads are being adversely affected by annoying or hazardous noise levels. Other activities such as construction, operation of household power tools and appliances, and industry, also contribute to increasing background noise.

ADDRESSING NOISE ISSUES

The Noise Element is a mandatory component of the General Plan pursuant to the California Planning and Zoning Law, Section 65302(f). The element must recognize the guidelines adopted by the Office of Planning and Research pursuant to Section 46050.1 of the Health and Safety Code. It also can be utilized as a tool for compliance with the state's noise insulation standards.

The General Plan Noise Element provides a systematic approach to identifying and appraising noise problems in the community; quantifying existing and projected noise levels; addressing excessive noise exposure; and community planning for the regulation of noise. This element includes policies, standards, criteria, programs, diagrams, a reference to action items, and maps related to protecting public health and welfare from noise.

SETTING

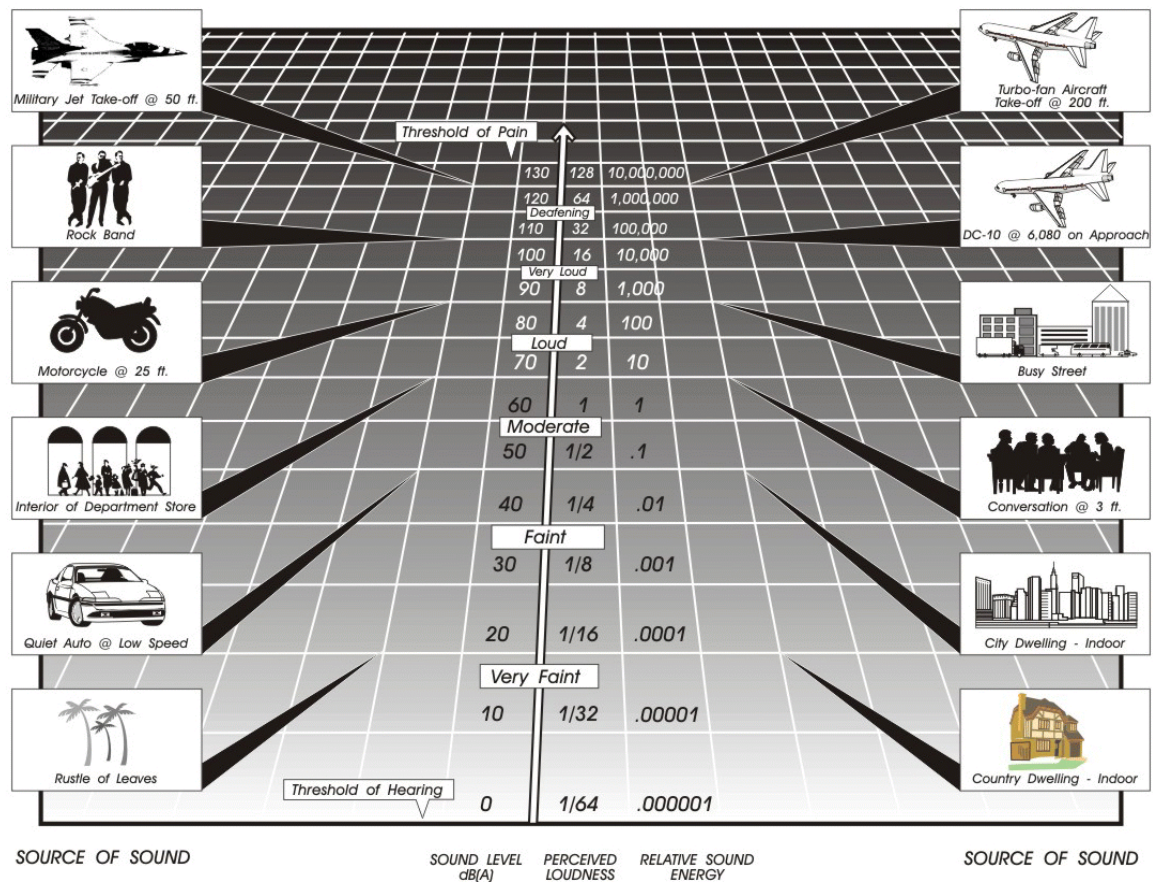
Riverside County is a continuously evolving group of communities that relies heavily upon the modern technological conveniences of American society to thrive and succeed as a pleasant and desirable place to live and work. Without such necessities as air-conditioning, heating, generators, and cars, living in an urban, suburban, rural, desert, or mountainous environment becomes difficult, if not impossible. Fortunately, these amenities are available to the residents of Riverside County and are used everyday, often all day long. Unfortunately, these technological advances can come at a high price to residents' and visitors' ears.

The philosophical view commonly held by Riverside County staff and residents is that noise, which may be perceived by some to be annoying, may not be noticed at all by others. It is also important to note that people who move into an area where a noise source already exists (such as near an existing highway) are often more tolerant of that noise source than when a new noise generator locates

itself in an established area that may be noise-sensitive (such as a stadium that is constructed near an established community).

Noise within Riverside County is generated by numerous sources found near places where people live and work. These sources are of particular concern when the noise they generate reaches levels above the prevailing background noise. There are many different types of noise, including mobile, stationary, and construction-related, that affect noise-sensitive receptors such as residences, schools, and hospitals. Figure 1, Common Noise Sources and Noise Levels, illustrates some noise producers that can be found within Riverside County, as well as their corresponding noise measurement. The following sections contain policies that address the issues of noise producers and their effects on noise-sensitive land uses.

Figure N-1: Common Noise Sources and Noise Levels





Noise Sensitive Land Uses

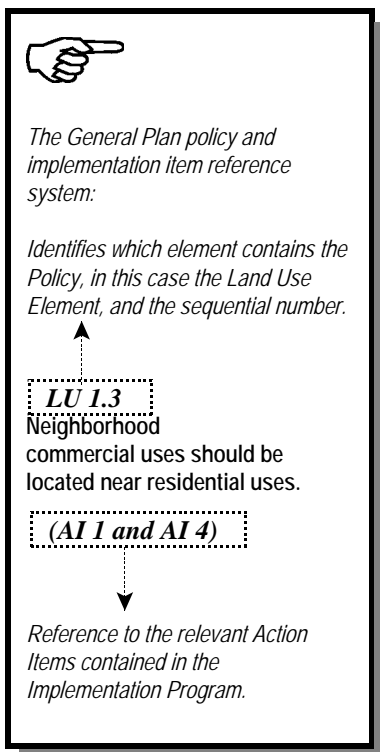
A series of land uses have been deemed sensitive by the State of California. These land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities depend on low levels of sound to promote the well being of the occupants. These uses include, but are not necessarily limited to; schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries, and passive recreation areas. Activities conducted in proximity to these facilities must consider the noise output, and ensure that they don't create unacceptable noise levels that may unduly affect the noise-sensitive uses. The following policies address issues related to noise-sensitive land uses.

NOISE COMPATIBILITY

The Noise Element of the General Plan is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. Noise-producing land uses must be compatible with adjacent land uses in order for the Land Use Plan to be successful. Land uses that emit noise are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL). If existing land uses emit noise above a certain level, they are not compatible with one another, and therefore noise attenuation devices must be used to mitigate the noise to acceptable levels indoors and outdoors. In cases of new development, the placement of noise-sensitive land uses is integral to a successful community. Table 1, Land Use Compatibility for Community Noise Exposure, reveals the noise acceptability levels for different land uses. Areas around airports may have different or more restrictive noise standards than those cited in Table 1 (See Policy N 1.3 below). The following policies protect noise-sensitive land uses from noise emitted by outside sources, and prevent new projects from generating adverse noise levels on adjacent properties.

Policies:

- N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or blockwalls shall be used. (AI 107)
- N 1.2 Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports. (AI 107)
- N 1.3 Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:
 - Schools;
 - Hospitals;
 - Rest Homes;
 - Long Term Care Facilities;
 - Mental Care Facilities;
 - Residential Uses;
 - Libraries;
 - Passive Recreation Uses; and





- Places of worship

According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.

Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L and summarized in the Policy Area section of the affected Area Plan. (AI 105)



Unregulated noise sources such as household power tools often emit more noise than regulated noise producers.

N 1.4 Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)

N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)

N 1.6 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)

N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)



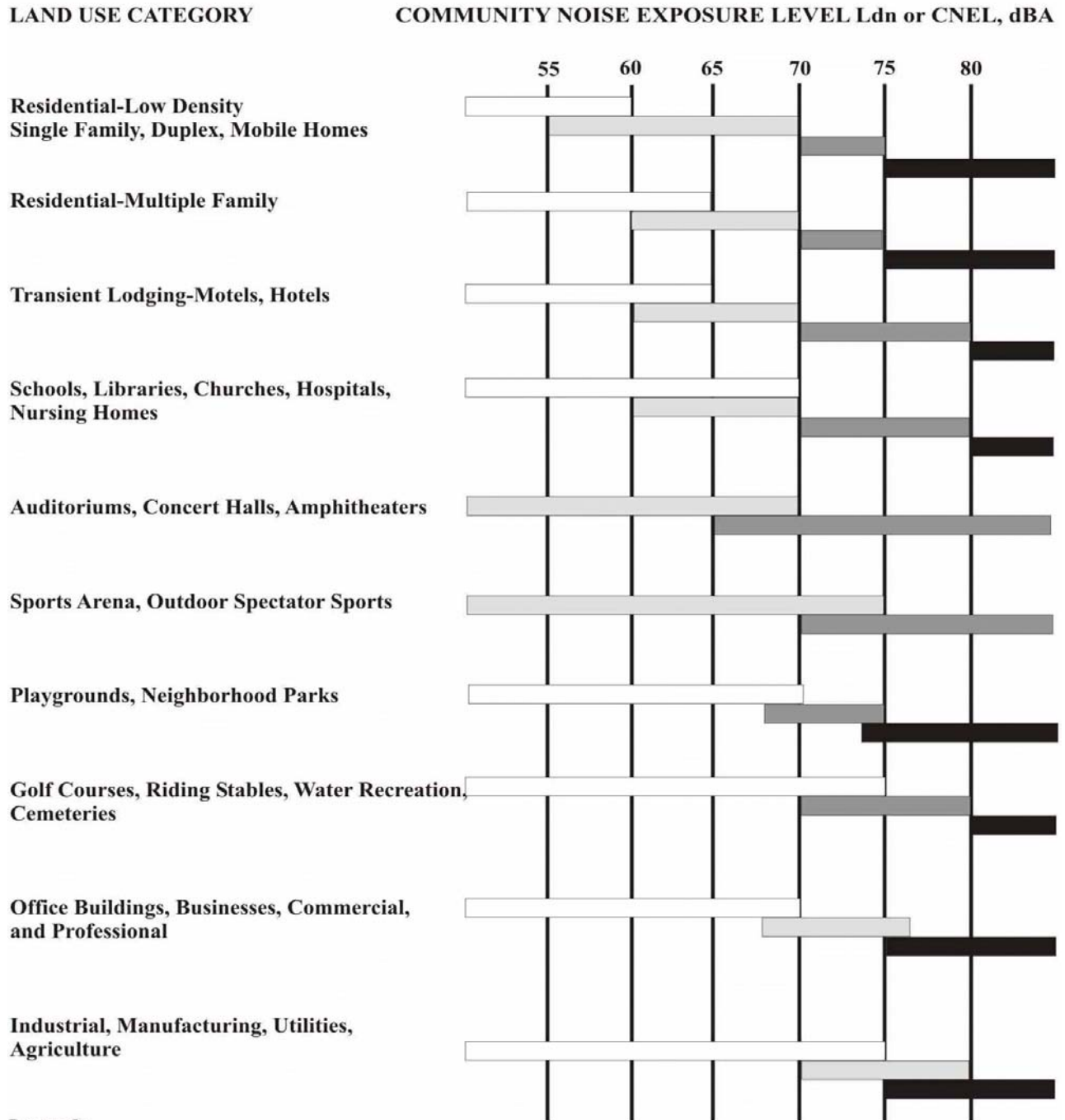
N 1.8 Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses, except when dealing with noise emissions from wind turbines. Please see the Wind Energy Conversion Systems section for more information. (AI 108)



Please contact the Office of Industrial Hygiene for more information on acoustical specialists.



**Table N-1:
Land Use Compatibility for Community Noise Exposure**



Legend:

- Normally Acceptable:**
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable:**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.
- Normally Unacceptable:**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.
- Clearly Unacceptable:**
New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Source: California Office of Noise Control



NOISE MITIGATION STRATEGIES

Many land uses emit noise above state-mandated acceptable levels. The noise emitted from a land use must be mitigated to acceptable levels indoors and outdoors in order for other, more noise-sensitive land uses to locate in proximity to these noise producers. There are a number of ways to mitigate noise and the following policies suggest some possible solutions to noise problems.

Policies:

- N 2.1 Create a County Noise Inventory to identify major noise generators and noise-sensitive land uses, and to establish appropriate noise mitigation strategies. (AI 105)
- N 2.2 Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise. (AI 105, 107)
- N 2.3 Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources: (AI 105)

**Table N-2:
Stationary Source Land Use Noise Standards ¹**

Land Use	Interior Standards	Exterior Standards
<i>Residential</i>		
10:00 p.m. to 7:00 a.m.	40 L _{eq} (10 minute)	45 L _{eq} (10 minute)
7:00 a.m. to 10:00 p.m.	55 L _{eq} (10 minute)	65 L _{eq} (10 minute)

¹These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.



Noise Producers



Good neighbors keep their noise to themselves.

LOCATION OF NOISE PRODUCERS

The communities of Riverside County need a variety of land uses in order to thrive and succeed. These land uses may provide jobs, clean water, ensure safety, ship goods, and ease transportation woes. But they may also emit high levels of noise throughout the day. These noise-producing land uses can complement a community when the noise they emit is properly mitigated. The following policies suggest a series of surveys and analyses to correctly identify the proper noise mitigating procedures in order to promote the continued success of the communities of Riverside County.

Agriculture

One of the major economic thrusts of Riverside County is the agricultural industry. The Riverside County Right-to-Farm Ordinance conserves, protects, and encourages the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County’s residents. The Right-to-Farm Ordinance also attempts to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. The Riverside County Right-to-Farm Ordinance also works to reduce the burden of the County’s agricultural resources by limiting the circumstances under which agricultural operations may be deemed a nuisance. Policies within this section address the potential noise issues that may be raised in regards to agricultural production.

Policies:



- N 3.1 Protect Riverside County’s agricultural resources from noise complaints that may result from routine farming practices, through the enforcement of the Riverside County Right-to-Farm Ordinance. (AI 105, 107)
- N 3.2 Require acoustical studies and subsequent approval by the Planning Department and the Office of Industrial Hygiene, to help determine effective noise mitigation strategies in noise-producing areas. (AI 105)
- N 3.3 Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses. (AI 107)
- N 3.4 Identify point-source noise producers such as manufacturing plants, truck transfer stations, and commercial development by conducting a survey of individual sites. (AI 106)
- N 3.5 Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include



recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise-sensitive land uses. (AI 109)

- N 3.6 Discourage projects that are incapable of successfully mitigating excessive noise. (AI 107)
- N 3.7 Encourage noise-tolerant land uses such as commercial or industrial, to locate in areas already committed to land uses that are noise-producing. (AI 107)

STATIONARY NOISE

A stationary noise producer is any entity in a fixed location that emits noise. Stationary noise producers are common in many noise-sensitive areas. Motors, appliances, air conditioners, lawn and garden equipment, power tools, and generators are often found in residential neighborhoods, as well as on or near the properties of schools, hospitals, and parks. These structures are often a permanent fixture and are required for the particular land use. Industrial and manufacturing facilities are also stationary noise producers that may affect sensitive land uses. Furthermore, while noise generated by the use of motor vehicles over public roads is preempted from local regulation, the County considers the use of these vehicles to be a stationary noise source when operated on private property such as at a truck terminal or warehousing facility. The emitted noise from the producer can be mitigated to acceptable levels either at the source or on the adjacent property through the use of proper planning, setbacks, blockwalls, acoustic-rated windows, dense landscaping, or by changing the location of the noise producer. The following policies identify mechanisms to measure and mitigate the noise emitted from stationary noise producers.

Community Noise Inventory



The cumulative noise created by truck transfer stations can reach excessive levels when noise sensitive uses are located nearby.

There are a series of noise producers within Riverside County that bear special recognition. These uses may be important parts of the economic health of the County, but they still emit noise from time to time. Some of the special noise producers within the County include, but are not limited to the Riverside Raceway, surface mining, truck transfer stations in the Mira Loma area, manufacturing facilities, and natural gas transmission pipelines.

Three high pressure natural gas transmission pipelines are located in the community of Cabazon (within the Pass Area Plan), and a series of valve stations are placed along the pipeline throughout the community. The pipelines supply a major portion of the non-transportation energy supply for southern California. The depressurization of mainline valves at the valve stations for emergency or maintenance reasons can result in noise levels exceeding 140 dB L_{eq} at a distance of 50 feet from the source for more than an hour at a time. The pipelines are not located in heavily populated areas; however, should higher-intensity uses be approved in the area in the future, possible relocation of one or more pipelines or valves may be necessary.



Policies:

- N 4.1 Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels: (AI 105)
 - a. 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.
 - b. 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.
- N 4.2 Develop measures to control non-transportation noise impacts. (AI 105)
- N 4.3 Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed, and ensure that the recommended mitigation measures are implemented. (AI 105, 106, 109)
- N 4.4 Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources. (AI 105)
- N 4.5 Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of Conditional Use Permits or business licenses or prior to the approval and/or issuance of new Conditional Use Permits for said facilities. (AI 105, 107)
- N 4.6 Establish acceptable standards for residential noise sources such as, but not limited to, leaf blowers, mobile vendors, mobile stereos and stationary noise sources such as home appliances, air conditioners, and swimming pool equipment. (AI 105)
- N 4.7 Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure tones that may be emitted from a noise source. (AI 106, 107)
- N 4.8 Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses. (AI 106, 107)



A pure tone is a single frequency tone with no harmonic content (e.g. hum).

Wind Energy Conversion Systems (WECS)


Wind energy is a unique resource found only in a portion of Riverside County. Wind Energy Conversion Systems (WECS) are used to harness the energy found in strong gusts of wind. In order to fully capitalize on this special commodity, a large number of wind turbines have been placed in a portion of the Coachella Valley and San Gorgonio Pass within Riverside County. There are some residential areas spread throughout the County that may also capitalize on wind-generated power. Though there is minimal residential development in the immediate areas where these windmills are located, the potential for noise and ground-borne vibration in neighboring developed areas may occur. The Wind Implementation Monitoring Program, designed and implemented by Riverside County, guides the policy direction for this area.



Policies:



- N 5.1 Enforce the Wind Implementation Monitoring Program (WIMP).
- N 5.2 Encourage the replacement of outdated technology with more efficient technology with less noise impacts. (AI 105)

 Please see the *Circulation Element* for further policies regarding transportation and noise related issues.

MOBILE NOISE

Mobile noise sources may be one of the most annoying noise producers in a community because they are louder than background noises and more intense than many acceptable stationary noise sources. Though the noise emitted from mobile sources is temporary, it is often more disturbing because of its abruptness, especially single noise-producing events such as vehicle backfires. Common mobile noise sources include on-road vehicles, aircraft, and trains. The policies in this section identify common mobile noise sources, and suggest mitigation techniques to reduce the annoyance and burden of mobile noise sources on noise-sensitive receptors.

Policies:

- N 6.1 Consider noise reduction as a factor in the purchase of County maintenance equipment and their use by County contractors and permittees. (AI 108)
- N 6.2 Investigate the feasibility of retrofitting current County-owned vehicles and mechanical equipment to comply with noise performance standards consistent with the best available noise reduction technology. (AI 108)
- N 6.3 Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits. (AI 105, 107)
- N 6.4 Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles in areas of the County except where designated for that purpose. Enforce strict operating hours for these vehicles in order to minimize noise impacts on sensitive land uses adjacent to public trails and parks. (AI 105, 108)



Commercial Airliners are mobile noise sources that contribute to noise pollution.

Transportation

The most common mobile noise sources in the County are transportation-related. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a higher sustained noise level in proximity to areas sensitive to noise exposure. Rail and aircraft operations, though less frequent, may generate extremely high noise levels that can be disruptive to daily activities. Though mass transit has not yet been developed within Riverside County, it is important to consider the noise that may be generated from transit service.



The following airports are located within or have a direct effect on Riverside County. Please see Appendix I for a map with each airport's noise contours. Also see the area plans and airport land use plans for more specific airport-related policies:

- Banning Municipal Airport
- Bermuda Dunes Airport
- Blythe Airport
- Chino Airport
- Corona Municipal Airport
- Chiriaco Summit Airport
- Desert Center Airport
- Desert Resorts Regional Airport
- Flabob Airport
- French Valley Airport
- Hemet-Ryan Airport
- March Inland Port
- Palm Springs Regional Airport
- Perris Valley Airport
- Riverside Municipal Airport
- Skylark Airport

Airports

With the dynamic growth in aviation, aircraft noise will remain a challenging environmental problem and one that will affect an increasing number of people as air traffic routes and procedures change in the future. Aircraft noise appears to produce the greatest community anti-noise response, although the duration of the noise from a single airplane is much less, for example, than that from a freight train. There is great economic benefit to gain from airports of any size, although living in proximity to an airport may bring about expected aircraft noise.

There are 15 (fifteen) airports that are located within or have a direct effect on Riverside County. The land under the flight paths of each airport was monitored to determine the amount of noise emitted by common aircraft taking-off and landing at any given airport. Noise contours were created based on the measurements from the monitoring program. The CNEL noise contour(s) for the following airports have been depicted in the applicable Area Plan's Airport Influence Area section:

- Banning Municipal Airport
- Bermuda Dunes Airport
- Blythe Airport
- Chino Airport
- Chiriaco Summit Airport
- Corona Municipal Airport
- Desert Center Airport
- Desert Resorts Regional Airport
- Flabob Airport
- French Valley Airport
- Hemet Ryan Airport
- Riverside Municipal Airport

An Airport Land Use Plan has been created for each airport within Riverside County, and it should be referenced for further information regarding airports. Helicopters and heliports are also potential sources of noise, but due to the relatively low frequency and short duration of their operation in most circumstances, these operations do not significantly affect average noise levels within the County. The following general policies address the noise that comes from airports and the aircraft they service.

Policies:



N 7.1 New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L and summarized in the Policy Area section of the affected Area Plan.



N 7.2 Adhere to applicable noise compatibility criteria when making decisions regarding land uses adjacent to airports. Refer to the Airports section of the Land Use Element (Page LU-32) and the Airport Influence Area sections of the corresponding Area Plans.



N 7.3 Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use Commission and depicted in Appendix L, as well as in the applicable Area Plan’s Airport Influence Area section.




N 7.4 Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan’s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.



N 7.5 Revise the Riverside County Zoning Code to reflect aircraft noise-impacted areas around the County’s major airports. (AI 109)

Vehicular

 Please see the Circulation Element for more in-depth information regarding Level of Service Standards, Average Daily Trips, and other information related to vehicular circulation.

Roadway traffic is one of the most pervasive sources of noise within Riverside County. Traffic noise varies in how it affects land uses depending upon the type of roadway, and the distance of the land use from that roadway. Some variables that affect the amount of noise emitted from a road are speed of traffic, flow of traffic, and type of traffic (e.g. tractor trailers versus cars). Another variable affecting the overall measure of noise is a perceived increase in sensitivity to vehicular noise at night. Appendix I contains tables and figures that illustrate existing and forecasted noise from roadways throughout the County. The existing noise measurements were obtained by measuring noise at different points adjacent to the roadway. The future noise contours along freeways and major highways, also located in Appendix I, were created from the results of traffic modeling to project the noise of major roadways in the future. The following policies address the issues of roadway traffic noise, and suggest methods to reduce the noise impact of roads on adjacent and nearby land uses.

Policies:



N 8.1 Enforce all noise sections of the State Motor Vehicle Code.

N 8.2 Ensure the inclusion of noise mitigation measures in the design of new roadway projects in the County. (AI 105)

N 8.3 Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures. (AI 106)

N 8.4 Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels. (AI 105)

N 8.5 Employ noise mitigation practices when designing all future streets and highways, and when improvements occur along existing highway segments. These mitigation measures will emphasize the



Y Camp noise is a nuisance, like calling smog an inconvenience. Noise must be considered a hazard to the health of people everywhere. Off-road and all-terrain vehicles must obey strict operating hours when noise-sensitive land uses are nearby or adjacent to trails and open space.

-The Surgeon General

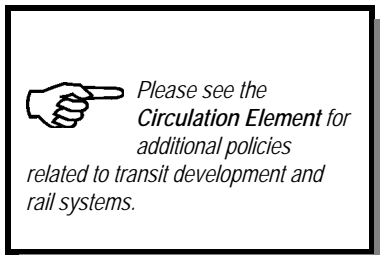


establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas. (AI 105)

- N 8.6 Require that all future exterior noise forecasts use Level of Service C, and be based on designed road capacity or 20-year projection of development (whichever is less) for future noise forecasts. (AI 106)
- N 8.7 Require that field noise monitoring be performed prior to siting to any sensitive land uses along arterial roadways. Noise level measurements should be of at least 10 minutes in duration and should include simultaneous vehicle counts so that more accurate vehicle ratios may be used in modeling ambient noise levels. (AI 106)

Mass Transit

Currently, the County does not participate in or provide any rail transit services though public transportation is becoming a more desirable option for many travelers and commuters in Riverside County. Transit can be an alternative to driving a car through congested Riverside County freeways. Currently, the noise generated by public transportation within Riverside County affects only a very small percentage of the total residential population. As years pass, and the need for public transportation increases, there will be a greater number of residents affected by the noise that buses, transit oases shuttles, light rail, and trains will produce. The following policies address the issues of noise related to public transit.

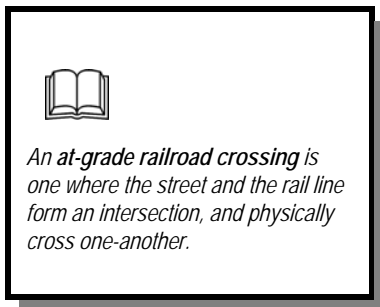


Policies:

- N 9.1 Encourage local and regional public transit providers to ensure that the equipment they operate and purchase is state-of-the-art and does not generate excessive noise impacts on the community. (AI 108)
- N 9.2 Encourage the use of quieter electric-powered vehicles. (AI 108)
- N 9.3 Encourage the development and use of alternative transportation modes including bicycle paths and pedestrian walkways to minimize vehicular noise within sensitive receptor areas.
- N 9.4 Actively participate in the development of noise abatement plans for freeways and rapid transit. (AI 108)

Rail

The rail system within Riverside County criss-crosses its way through communities, industrial areas, rural areas, and urban centers. Trains carry passengers, freight, and cargo to local and regional destinations day and night. Rail transportation may become more popular in the future if a mass public transportation system is implemented within Riverside County. Currently, daily train traffic produces noise that may disrupt activities in proximity to railroad tracks. For instance, trains are required to sound their horns at all at-grade crossings, and they may also be required to slow their speed through residential areas. These types of noise disturbances can interfere with activities conducted on noise-sensitive land uses. Exhibits showing existing railroad noise contours can be found in Appendix I. These exhibits provide purely illustrative contours





along rail lines throughout the County. The following policies suggest actions that could minimize the impacts of train noise on noise-sensitive land uses.

Policies:

- N 10.1 Check all proposed projects for possible location within railroad noise contours using typical noise contour diagrams. (AI 106, 109)
- N 10.2 Minimize the noise effect of rail transit (freight and passenger) on residential uses and other sensitive land uses through the land use planning process. (AI 106, 109)
- N 10.3 Locate light rail and fixed rail routes and design rail stations in areas that are accessible to both residential and commercial areas, but also minimize noise impacts on surrounding residential and sensitive land uses. (AI 106, 109)
- N 10.4 Install noise mitigation features where rail operations impact existing adjacent residential or other noise-sensitive uses. (AI 108)
- N 10.5 Restrict the development of new sensitive land uses to beyond the 65 decibel CNEL contour along railroad rights-of-way. (AI 106, 109)



Building and Design

One of the most effective means of reducing noise in a sensitive area is to construct and design buildings in such a way that the noise is deflected in such a way that it does not affect the occupants. If the building has already been constructed, then landscaping and design techniques can be used to tastefully absorb the noise emitted from mobile or stationary sources. These building and design techniques should serve two purposes; to mitigate noise to acceptable indoor and outdoor levels, and to enhance the community character rather than detract from its surroundings. The following policies have been included in the Noise Element to ensure that the character of each community within Riverside County is preserved while minimizing noise to acceptable levels.

Natural Barriers and Landscaping

Policies:

- N 11.1 Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction. (AI 108)
- N 11.2 Utilize dense landscaping to effectively reduce noise. However, when there is a long initial period where the immaturity of new landscaping makes this approach only marginally effective, utilize a large number of highly dense species planted in a fairly mature state, at close intervals, in conjunction with earthen berms, setbacks, or block walls. (AI 108)

Temporary Construction

Policies:

- N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)
- N 12.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas. (AI 105, 108)
- N 12.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as
 - a. Temporary noise attenuation fences;
 - b. Preferential location of equipment; and
 - c. Use of current noise suppression technology and equipment. (AI 107)



- N 12.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)

Building and Design Techniques

Policies:



Non-habitable areas within a home include:

- kitchens
- bathrooms
- hallways
- garages
- closets
- utility rooms
- laundry rooms

- N 13.1 Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County’s Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.

- N 13.2 Continue to develop effective strategies and mitigation measures for the abatement of noise hazards reflecting effective site design approaches and state-of-the-art building technologies. (AI 108)

- N 13.3 Incorporate acoustic site planning into the design of new development, particularly large scale, mixed-use, or master-planned development, through measures which may include:
 - separation of noise-sensitive buildings from noise-generating sources;
 - use of natural topography and intervening structure to shield noise-sensitive land uses; and
 - adequate sound proofing within the receiving structure. (AI 106)

- N 13.4 Consider and, when necessary to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)

- N 13.5 Consider the issue of adjacent residential land uses when designing and configuring all new, non-residential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)

- N 13.6 Prevent the transmission of excessive and unacceptable noise levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures. (AI 105, 108)

- N 13.7 Assist the efforts of local homeowners living in high noise areas to noise attenuate their homes through funding assistance and retrofitting program development, as feasible. (AI 105, 108)

- N 13.8 Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.

- N 13.9 Mitigate 600 square feet of exterior space to 65 dB CNEL when new development is proposed on residential parcels of 1 acre or greater.



Mixed Use

Policies:

- N 14.1 Minimize the potential adverse noise impacts associated with the development of mixed-use structures where residential units are located above or adjacent to commercial uses. (AI 106, 107, 108)
- N 14.2 Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. (AI 105)
- N 14.3 Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or noise-sensitive uses. (AI 105, 107)



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Vibration



Amplitude-the distance that a vibrating particle travels from a fixed point.

Frequency-the number of wave cycles that occur in 1 second.

Hertz (Hz)-the unit by which frequency is measured.

Displacement-a measure of the distance that a vibrated particle travels from its original position.

Velocity-the rate of speed at which particles move in inches per second or millimeters per second.

Acceleration-the rate of change in velocity with respect to time.

Another community annoyance related to noise is vibration. As with noise, vibration can be described by both its amplitude and frequency. Amplitude may be characterized by displacement, velocity, and/or acceleration. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration.

Vibration can be felt outdoors, but the perceived intensity of vibration impacts are much greater indoors, due to the shaking of the structure. Some of the most common sources of vibration come from trains and/or transit vehicles, construction equipment, airplanes, and large vehicles. Several land uses are especially sensitive to vibration, and therefore have a lower vibration threshold. These uses include, but are not limited to, concert halls, hospitals, libraries, vibration-sensitive research operations, residential areas, schools, and offices.

Table 3, Human Reaction to Typical Vibration Levels, presents the human reaction to various levels of peak particle velocity. Typical construction vibrations fall in the 10 to 30 Hz range and usually occur around 15 Hz. Traffic vibrations exhibit a similar range of frequencies. However, due to their suspension systems, city buses often generate frequencies around 30 Hz at high vehicle speeds. It is more uncommon, but possible, to measure traffic frequencies above 30 Hz.

**Table N-3:
Human Reaction to Typical Vibration Levels**

Vibration Level Peak Particle Velocity (inches/second)	Human Reaction
0.0059-0.0188	Threshold of perception, possibility of intrusion
0.0787	Vibrations readily perceptible
0.0984	Continuous vibration begins to annoy people
0.1968	Vibrations annoying to people in buildings
0.3937-0.5905	Vibrations considered unpleasant when continuously subjected and unacceptable by some walking on bridges.

Source: Caltrans, 1992

Policies:

- N 15.1 Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)
- N 15.2 Consider the following land uses sensitive to vibration:
 - Hospitals;
 - Residential Areas;
 - Concert Halls;



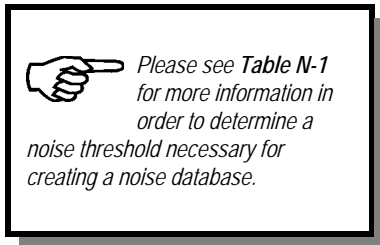
- Libraries;
- Sensitive Research Operations;
- Schools; and
- Offices

N 15.3 Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.



Noise Information Management

Current and projected noise data and maps for Riverside County require constant updating and review in order for the information to remain correct as well as accurate. Currently, there is no central noise information database available for the County staff or residents to reference when noise inquiries arise. This information is necessary and should be easily accessible when reviewing potential development plans, building a new home, siting an industrial area, evaluating circulation routes, or conducting other advanced planning activities. The following policies guide the County to create a database, or central location, where up-to-date information can be accessed by County Staff or residents.



Mapping

Policies:

- N 16.1 Identify, quantify, and map noise producers and provide noise contour diagrams as is practical. (AI 109)
- N 16.2 Identify and map noise-sensitive land uses throughout the County. (AI 109)
- N 16.3 Identify and map point-source noise producers such as surface mines, wind turbines, manufacturing plants, truck transfer stations, active recreational facilities, and amphitheaters. (AI 109)

Noise Data Management

Policies:

- N 17.1 Maintain baseline information, on an ongoing basis, regarding ambient and stationary noise sources. (AI 105)
- N 17.2 Monitor and update available data regarding the community's existing and projected ambient stationary noise levels.
- N 17.3 Assure that areas subject to noise hazards are identified, quantified, and mapped in a form that is available to decisionmakers. (AI 109)
- N 17.4 Develop and maintain a detailed, comprehensive noise data base. (AI 106)
- N 17.5 Develop and update County Noise Inventories using the following steps.
 - a. Identify Noise Sources and Noise-sensitive Land Uses
 - b. Continue to identify various agency responsibilities; review noise complaint files; and conduct noise surveys and monitoring as needed.
- N 17.6 Identify those areas of the County affected by high noise levels. (AI 106, 107, 109)



- N 17.7 Evaluate current land uses to identify potential noise conflict areas. (AI 106, 107, 109)
- N 17.8 Gather activity operations' data of noise sources; prepare analytical noise exposure models to develop existing and projected noise contours around major noise sources down to 50 CNEL. (AI 109)
- N 17.9 Encourage greater involvement of other County departments in the identification, measurement, and reduction of noise hazards throughout the County, including: Building and Safety Department, Aviation Department, and the Department of Public Health-Office of Industrial Hygiene.

Public Noise Information

Policies:



- N 18.1 Provide information to the public regarding the health effects of high noise levels and means of mitigating such levels. (AI 109)
- N 18.2 Cooperate with industry to develop public information programs on noise abatement. (AI 108)
- N 18.3 Condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including:
 - a. requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport, to have such information included in the State of California Final Subdivision Public Report.
 - b. requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of property located within the 60 CNEL noise contour for any airport or air station or is subject to routine aircraft overflight. (AI 109)
- N 18.4 Promote increased awareness concerning the effects of noise and suggest methods by which the public can be of assistance in reducing noise.
- N 18.5 Require new developments that have the potential to generate significant noise impacts to inform impacted users on the effects of these impacts during the environmental review process. (AI 106, 107)

8. Housing Element





Chapter 8: Housing Element

Introduction

PURPOSE

The Housing Element of the Riverside County General Plan identifies and establishes the County's policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County decision-making and sets forth an action plan to implement its housing goals in the next seven years. These commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to the County of Riverside.

CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The public participation effort included:

- 2 series of Community Workshops held in four locations around the county (8 workshops total)
- Workshops held by the County Housing Technical Advisory Committee
- Workshops held by the General Plan Advisory Committee
- Study sessions by the County Planning Commission
- Public Hearings held before the Planning Commission and Board of Supervisors

Notice of all public workshops and hearings was provided to the County's list of interested parties, which included representatives of low-income and special needs groups, non-profit and for-profit housing developers, community organizations, and other governmental agencies. In addition, to accommodate the needs of Spanish-speaking residents, the County provided the services of qualified translators at community workshops.

The Draft and Final Housing Element were also provided to the Department of Housing and Community Development for review and comment, as required by law. Efforts to involve the public in the preparation of the final element included Spanish radio public service announcements, newspaper notices for community meetings in both English and Spanish, direct mail notices to for-profit and non-profit affordable housing developers and other interested housing advocates.



CONSISTENCY WITH STATE PLANNING LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State Law requires that the Element consists of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.” The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2003.

State law also requires that jurisdictions evaluate its housing element every five years to determine its effectiveness in achieving County and State housing goals and objectives, and to adopt an updated Element that reflects the results of this evaluation. Due to delays in the statewide regional housing needs assessment (RHNA) cycle, the current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period July 1, 1998 through June 30, 2005. The County of Riverside Housing Element represents a comprehensive update of its housing element to bring it into compliance with State housing law and to meet the statutory update requirement.

GENERAL PLAN CONSISTENCY

The Housing Element of the General Plan is only one facet of a County’s planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the County. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies that are contained in other elements of the General Plan affect the quality of life that citizens expect.

This update to the Housing Element is part of a larger effort to update the entire General Plan. As stated above, it is imperative that all Elements remain consistent when revisions to the General Plan are complete. To ensure consistency, elements to be updated will be made consistent with the Housing Element, and any needed changes will be made to this document. In addition, as portions of the General Plan may be amended after the update process is complete, the County will periodically review the elements of the General Plan, including the Housing Element, to ensure internal consistency is maintained. Under state law, Housing Elements are to be reviewed and updated every five years.



HOUSING ELEMENT ORGANIZATION

Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
- A program which sets forth a five-year schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is divided into six sections. The first section provides an overview of the scope and purpose of the Housing Element, and the remaining sections address the required components identified above. The second section is the County's Five Year Action Plan, which includes a statement of housing goals and policies and describes the housing programs that will be implemented in order to implement these goals and policies. This section also summarizes the quantified objectives for the 1998 - 2005 planning period. The third section is the Community profile which provides an overview of population, employment and housing characteristics in the County. Section four identifies existing housing needs and describes future housing needs for the 1998 - 2005 planning period. Section five addresses factors that either facilitate or impede housing development in the unincorporated county. Section six reviews the accomplishments of the 1989 Housing Element to date.



Five-year Action Plan

FIVE-YEAR GOALS, POLICIES AND ACTIONS

An important component of the Housing Element is the County's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the County's goals, policies, actions and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population, as well as on-going coordination and program implementation. This analysis includes a five-year schedule of actions that the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The legislative requirements for what must be included in the Action Plan are as follows:

- Improvement and conservation of housing, including affordable housing stock [Sec 65583(b) and Sec. 65583(c)(4)];
- Production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)];
- Assist in the development of housing to meet the needs of very low, low and moderate income households [Sec.65583(c)(2)];
- Address, and where possible, remove governmental constraints [Sec. 65583(c)(3)];
- Adequate sites for housing [Sec. 65583(c)(1)];
- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community [Sec. 65583(c)];
- Promotion of equal housing opportunities for all persons [Sec.65583 (c)(6)];
- Preserve assisted housing at risk of converting to non-low income uses [Sec. 65583(c)(6)].

This section of the Housing Element presents the County's Housing Action Plan for the period 2000-2005. The goals, policies and actions described in the following matrix reflect the assessment of the County's needs and an evaluation of the accomplishments since the last Housing Element planning period began in 1989. It is the overriding objective of the County to ensure that all residents of the County have decent, safe, sanitary and affordable housing regardless of income. This statement guides the County's actions with respect to housing. The specific objectives (described in the Quantified Objectives section) and policies included in this Element are intended to provide a wide variety of actions, programs and tools to implement the County's general goals.

County of Riverside General Plan - Final

Housing Element



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<p><i>GOAL 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE COUNTY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, WITH AN EMPHASIS ON LOWER INCOME HOUSEHOLDS AND HOUSEHOLDS WITH SPECIAL NEEDS.</i></p>					
<p><i>Policy 1.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing.</i></p>	<p>1.1a: Use, to the greatest extent possible, all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds, the CDBG Housing Loan Fund, HOME funds, RDA Set-Aside funds to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g. Low Income Housing Tax Credits [LIHTC], CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other financing available. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate.</p>		<p>See Implementing Resources summary table</p>	<p>EDA/RDA/ Housing Authority</p>	<p>Ongoing</p>
	<p>1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.</p>	<p>Tax Exempt Private Activity Bond Program</p>	<p>County tax allocation bonds; California Debt Limit Allocation</p>	<p>Housing Authority</p>	<p>Ongoing</p>



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Agricultural Housing Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, HCD Mobilehome Park Resident Ownership Program, HCD CalHOME Program, HCD Joe Serna Jr. Farmworker Housing Grant Program (FWHG)	RDA Set-Aside Funds, USDA Rural Development, HCD	EDA	Annually, or in response to the Notice of Funding Availability (NOFA)
	1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee subsidies to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower income households, farmworkers, seniors, and other special needs groups.	CDBG Housing Loan Fund, State Density Bonus Program	CDBG, General Fund HOME, RDA Set Aside	EDA/RDA/ TLMA	Ongoing.



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1e: In addition to waiving Ordinance 659 development fees to proponents of mobile homes on non-permanent foundations, second units, and publicly subsidized projects for low income households, consider waiving selected fees for projects proposing units affordable to households with incomes below 80% of the County median in all planning areas.	Ordinance No. 659	General Fund	TLMA	2002
	1.1f: Where feasible and/or necessary, the County shall offer assistance with land acquisition, off-site infrastructure improvements, and other up-front costs, as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to households with incomes below 80 percent of the County median.		RDA Set-Aside, HOME, CDBG	EDA, TLMA	Ongoing.
	1.1g: Consider adopting a special density bonus provision, or other incentives to promote the construction of rental housing with three or more bedrooms.		General Fund	TLMA	As part of Zoning Code analysis following adoption of General Plan update (2002).
	1.1h: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.		General Fund	TLMA	Ongoing. Expansion of priority processing to additional applicants by end of 2002.



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1i: Promote the continued use of density bonus provisions on a case by case basis to provide affordable housing, particularly in high density, mixed-use and infill areas.		General Fund, (RDA Set-Aside, HOME and CDBG funds to support financial incentives)	TLMA/EDA	Case by Case on an ongoing basis.
	1.1j: Review State Density Bonus provisions and adopt ordinance as part of the Comprehensive General Plan Update to ensure consistency with state law.	Density Bonus Ordinance; General Plan Incentives Program	General Fund	TLMA	Concurrent with General Plan Update (2002).
	1.1k Develop a sliding scale Fee Assistance program where the amount and type of fees waived is predicated in the number of affordable units proposed. (As number of affordable units increases, the amount of fee subsidy or waiver increases)			EDA/TLMA	Following Board action on County fee Study.
	1.1l: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.		HOME	EDA	2002
	1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance 659.	Ordinance No. 659		TLMA	Ongoing.



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1n: Work with public or private sponsors to make applications to State and Federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.	See Implementing Resources Matrix for other special needs housing funding)	HUD, State	EDA	Target completion of 1 special needs or senior project by 2005
<i>Policy 1.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farmworkers and other special needs populations.</i>	1.2a: Utilize HOME and Redevelopment Set-aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.		HOME, CDBG, RDA Set-Aside	EDA/RDA	Ongoing.
	1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.			EDA/TLMA	Ongoing.
	1.2c: Continue to allow the development of affordable housing in the R-6 zone, or similar zoning concepts in the Comprehensive General Plan Update. Utilize incentives for development within this zone as established in Ordinance 348, or in the Land Use Element Incentives Program.	Ordinance No. 348		TLMA	Ongoing.



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.2d: Identify areas of the County with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate income households, and high density product types.			TLMA/GIS Section	Following adoption of General Plan update - 2002.
	1.2e: As part of the General Plan update process, establish a Land Use Inventory which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)			TLMA/GIS Section	Concurrent with General Plan update.
	1.2f: Implement an expansion of the County GIS system to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas.			EDA/TLMA/ GIS Section	December 2003.
	1.2g: Where feasible, the County shall work with non-profits in the development of County owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.		HOME, RDA Set-Aside, CDBG, other federal and state funding sources	EDA/RDA	Ongoing.



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.2h: Identify areas of the County where urban infill is appropriate based on General Plan land use policy and Area Plan designations, and encourage infill development through the use of incentives. (Also see Policy 4.2, Action 4.2c.)			TLMA/EDA	In conjunction with establishment of a GIS system within EDA by December 2003.
	1.2i: As part of the General Plan update, designate residential land use districts in the unincorporated County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development. Designate less intensive uses in more rural areas.		General Fund	TLMA	Concurrent with Comprehensive General Plan update and CETAP.
	1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.		RDA Set-Aside	RDA	Ongoing.
	1.2k: Maintain an inventory of County owned lands with potential for low and moderate income housing.			TLMA/ EDA	Following adoption of Comprehensive General Plan.
	1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.	HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program	HUD, CDLAC	Housing Authority	Ongoing.



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.2m: Encourage potential developers to identify candidate vacant sites and underutilized properties by referring them to the County’s Land Use Inventory.			EDA/TLMA/ GIS Section	Following adoption of General Plan update.
	1.2n: Consider land-swapping of County land and other incentives for the provision of affordable housing projects.		HOME, RDA Set-Aside, CDBG	EDA	Develop one affordable project through land swapping by 2005.
	1.2o Prepare a land inventory of sites suitable for farmworker housing in the Coachella Valley as a priority.			TLMA	Concurrent with Land Use Element Update (2002)
<i>Policy 1.3: Assist in the development of new farmworker housing.</i>	1.3a: Continue to provide funding resources through the Federal HOME program, the County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-aside funds to non-profit organizations for the development of farmworker housing.	CDBG Housing Loan Fund, Agricultural Housing Assistance Fund Program	HOME, RDA Set-Aside, CDBG	EDA	Ongoing.
	1.3b: Prepare a Countywide Gaps Analysis and Farmworker Housing Plan to be integrated into the Department of Community Action’s Annual Local Plan			CRLA, Dept. of Community Action	2002
	1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farmworker housing opportunities.			EDA, non-profit organizations	Ongoing.



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.3d: Develop incentives for the set-aside of agricultural land for farmworker housing.				Concurrent with RCIP General Plan update in 2002.
<i>Policy 1.4: Assist in the development of additional housing for the mentally disabled.</i>	1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization			Department of Mental Health	2002
	1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds	Supportive Housing Program, Shelter Plus Care	HUD	Department of Mental Health	Ongoing.
	1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers			Department of Mental Health	2002
	1.4d: Update the 1993 "Assessment of the Status and Problems of Homeless Mentally ill Persons in Riverside County"			Department of Mental Health	2003
	1.4e: Establish a neighborhood support program for each mentally ill housing development to reduce potential opposition.			Department of Mental Health	2004



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.4f: Expand the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled. As funding is available, and implement a new program to provide safe havens to the mentally ill.	Shelter Plus Care Program Safe Haven for the Mentally Ill Program	HUD	Department of Public Social Services	Target development of one additional mental illness permanent facility. HUD funding anticipated by end of 2000 and two safe havens by 2005.
<i>Policy 1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.</i>	1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums.			Department of Public Social Services	Ongoing.
	1.5b: Ensure that the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing			Department of Public Social Services	Annually.
	1.5c: Ensure that evaluation criteria for Supportive Housing applications includes provisions for new construction of units, not merely numbers of beds.			Department of Public Social Services	2002
	1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. (See also 1.4f)	Supportive Housing Program/Shelter Plus Care program	HUD	Department of Public Social Services	Ongoing.

County of Riverside General Plan - Final

Housing Element



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.5e: Develop transitional housing facilities in established regions of the County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.	Supportive Housing Program	HUD	Department of Public Social Services	Target development of 3 transitional homeless shelters (594-774 beds) by 2005. One is currently under construction.
	1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions	Emergency Housing Assistance Program, Emergency Shelter Grants, FEMA	HCD	Department of Public Social Services	Target development of 3 emergency homeless shelters by 2005
<i>Policy 1.6: Support Self Help Housing programs (e.g. Habitat for Humanity and CVHC)</i>	1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME Program.		HOME	EDA	2002-2003.
	1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs.	Rural Development Self Help Program (refer to Implementing Resources matrix for additional programs/funding)	HOME, HUD, Redevelopment Set-Aside	EDA	Ongoing.



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<i>Policy 1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</i>	1.7a: Continue to provide for greater flexibility in the design of single family development through the processing of PDs, Specific Plans, and Area Plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.			TLMA/Building and Safety	Ongoing.
	1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.			TLMA/Building and Safety	Ongoing.
	1.7c: Continue to allow mobile homes in single family residential zones “by right,” and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units. Continue to waive the fees associated with Ordinance No. 659 as an incentive.			TLMA/Building and Safety	Ongoing.
	1.7d: Encourage new large scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.			TLMA	Ongoing.

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Housing Element



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.7e: Encourage multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.			EDA/County Counsel	By end of 2002.
	1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria			EDA/TLMA	Following adoption of General Plan update.
	1.7g: Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.		General Fund	TLMA	Establish program guidelines by June 2002.
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.					
<i>Policy 2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.</i>	2.1a: Advertise and promote the availability of funds for the rehabilitation of single family and mobile home dwelling units through the CDBG Minor and Enhanced Senior Home Repair Program and the two components of the Housing Rehabilitation Program: the RDA Set-Aside funded RHRP in unincorporated County and the CDBG funded CHRP in incorporated cities. Continue to distribute informational materials throughout redevelopment target areas.	Housing Rehabilitation Program (RHRP and CHRP), Minor and Enhanced Senior Home Repair Program	CDBG in participating jurisdictions, RDA Set-Aside in Unincorporated Area	EDA/RDA	Ongoing.

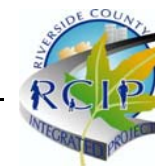


Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.1b: Advertise and promote the availability of funds administered by the County for the rehabilitation of multi-family units using HOME, CDBG Housing Loan Fund, and Redevelopment Set-Aside funds, as well as the HCD Multifamily Housing Loan Program available to developers through the State. Continue to distribute informational materials throughout redevelopment target areas.	HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program	HUD, CDBG, HCD, RDA Set-Aside, HOME	EDA/RDA	Ongoing.
	2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Assistance Loan programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.	Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program	RDA Set-Aside	EDA	Ongoing.
	2.1d: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households		HUD Capital Funds	Housing Authority	Ongoing.
	2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.		Tax Exempt Private Activity Bonds	EDA/Housing Authority	Ongoing.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.	Inner Cities Venture Fund, National Preservation Loan Fund	National Trust for Historic Preservation	EDA	End of 2002.
	2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.		RDA Set-Aside, CDBG	EDA/Building and Safety Department	Ongoing.
	2.1h: Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. (Also see Policy 3.5, Action 3.5c.)	Supportive Housing Program, Emergency Housing Assistance Program, HUD SRO Moderate Rehabilitation Program	HUD, HCD	DPSS, TLMA, non-profits, EDA	Case by Case basis.
	2.1i: Department of Community Action shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.	County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program	Department of Energy, Southern California Gas, California Conservation Corp.	DCA	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<i>Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</i>	2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.		RDA Set-Aside Funds	EDA/RDA	Ongoing.
	2.2b: Action: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program per Ordinance No. 457 to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.	Code Enforcement Ordinance No. 457		Building and Safety Department/ Department of Environmental Health	Ongoing.
	2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.	Redevelopment 5-Year Implementation Plan, Consolidated Plan	CDBG, RDA Set-Aside	EDA/RDA	Ongoing.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.2d: Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, county government offices and one-stop processing centers within participating jurisdictions.			EDA/DCA	Ongoing.
	2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.			EDA	Ongoing.
	2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.	Ordinance No. 650 and No. 657		Environmental Health Department	Ongoing.
	2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.	HCD Employee Housing Enforcement Program		HCD	Ongoing.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<i>Policy 2.3 Facilitate rehabilitation and preservation of farmworker housing.</i>	2.3a: Conserve existing affordable mobile home housing stock, utilizing the Mobile Home Park Loan Fund and Mobile Home Tenant Assistance Loan programs funded by CDBG, as well as the Agricultural Housing Assistance Fund which provides financial aid in the form of an at or below market interest rate loan up to \$75,000 to bring existing agricultural facilities up to code.	Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund	RDA Set-Aside Funds, CDBG	EDA/RDA	Ongoing.
	2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.	Mobile Home Tenant Assistance Loan program	RDA Set-Aside	EDA	2002
	2.3c: Organize bilingual outreach materials and activities to educate and inform the farmworker community about available rehabilitation programs and resources.			EDA	By end of 2002.
<i>Policy 2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.</i>	2.4a: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis.			EDA/Housing Authority/RDA	Ongoing with annual updates.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.4b: Place a priority on providing financial assistance, where feasible, to preserve federally or state assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period through purchase of the units by a non-profit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other federal or local sources of below market financing.		RDA Set-Aside funds, HOME, CDBG and other federal and local funding resources	EDA	Ongoing.
	2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.		RDA Set-Aside funds, HOME, CDBG and other federal and local funding resources	EDA/RDA	As part of an ongoing program, target 50 units for preservation by 2005.
	2.4d: The County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.		LIHPRA and other resources available for acquisition/rehabilitation and rental subsidy. Refer to Implementing Resources Matrix.	Housing Authority/EDA	Ongoing with annual monitoring by EDA.
	2.4e: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority.			RDA/EDA/Housing Authority	As a condition of approval.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX,					
<i>Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.</i>	3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers and residents in emergency shelters and transitional housing facilities.		CDBG	Fair Housing Council/EDA/ Housing Authority	Ongoing.
	3.1b: Update the 1995 Fair Housing Impediments Study			EDA/Fair Housing Council	2004-2005.
	3.1c: Ensure that actions to remove fair housing impediments identified in the 1995 Study will be reflected in the General Plan Update cycle.			TLMA/EDA	Concurrent with General Plan update.
	3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b).		CDBG	EDA	Ongoing.
<i>Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.</i>	3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.	First Time Homebuyers Down Payment Assistance Program	RDA Set-Aside	EDA	Ongoing.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d).			Fair Housing Council/EDA	Ongoing
<i>Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.</i>	3.3a: Continue to facilitate coordination between the County, participating jurisdictions, non-profit agencies and community groups to implement food programs, emergency shelters and homeless assistance programs, including the Supportive Housing Program, the Shelter Plus Care Program and the Emergency Housing Assistance Program.	Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program	HUD, ESG, FEMA, HCD, HOME	DPSS	Ongoing.
	3.3b: Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities.	SHARE Program		Shared Housing, a Riverside Experience (SHARE), Housing Authority, Non-profits and Community Access Center, DPSS	Ongoing.
	3.3c: Increase housing choice for persons with disabilities through retrofit of existing housing and the continued enforcement of ADA requirements.			Community Access/ Building and Safety	Ongoing.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.			Housing Authority, DPSS	Ongoing.
	3.3e: Continue to provide Section 8 rental certificates to persons with disabilities.	Mainstream Housing Opportunities for Persons with Disabilities program/ Section 8 Rental Assistance Program	HUD	Housing Authority	Ongoing.
	3.3f: Continue to refer eligible participants to the SHARE program.	SHARE Program		Shared Housing a Riverside Experience (SHARE), DPSS	Ongoing.
	3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers. (See also 1.5e and 1.5f)	Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program, FEMA	HUD, HCD, FEMA, ESG, HOME	DPSS	Strive to develop five emergency homeless shelters and 3 transitional homeless shelters. Four projects by 2002. Remainder by 2005.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.3h: Continue to utilize the following programs to assist special needs households: 1. Section 8 Certificates 2. Family Unification Program 3. Family Self Sufficiency Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Inland Empire Regional Opportunities Council	HUD Section 8 Rental Assistance/ Family Unification Program/Family Self-Sufficiency Program/HOPWA/ IEROC	HUD	Housing Authority, EDA, DPSS	Ongoing.
	3.3i: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	Shelter Plus Care	HUD	Housing Authority/ DPSS	Ongoing. Expand to western Riverside County by 2002.
	3.3j: Maintain 300 public housing units and assist 6,000 to 7,000 very low income recipients per year with Section 8 rental assistance vouchers.	Section 8 Rental Housing Assistance	HUD	Housing Authority	Ongoing.
	3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.		FEMA, ESG, EHAP	DPSS	Ongoing.
	3.3l: Support current legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Supportive Housing program, Shelter Plus Care	HUD	DPSS	2002



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI).	Mobile Home Rent Stabilization Ordinance No. 760		County Executive Office	Ongoing.
<i>Policy 3.4: Support programs that offer low and moderate income households the opportunity for home ownership.</i>	3.4a: Explore the feasibility of developing a new First Time Home Buyer Downpayment Assistance Program utilizing tax exempt mortgage revenue bonds to finance mortgages and downpayment assistance for single family homes for very low and low income first time homebuyers.		CDLAC	EDA	Evaluate complete feasibility by 2002. Report findings and establish implementation deadline in new annual housing status report
	3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.	MCC Program	CDLAC	EDA	Ongoing.
	3.4c: The Housing Authority shall continue the Lease/Purchase Home Ownership Assistance Program which assists potential homeowners in leasing a property while moving towards ownership at the end of 3 years.	Lease/Purchase Homeownership Assistance Program	HUD	Housing Authority	Target an additional 10 units over the planning period.
	3.4d: Continue to provide downpayment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program.	First Time Homebuyers program	HOME/RDA Set-Aside Funds	EDA	Ongoing.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	Finance Agency Lease Purchase Program	Bond funds	EDA	Ongoing.
	3.4f: Investigate the feasibility of acquiring HUD foreclosure homes and offering them to residents at prices affordable to low and moderate income households.		HOME, RDA Set-Aside	EDA	Evaluate and complete feasibility by 2002. Report findings and establish implementation deadline on next annual housing status report.
	3.4g: Investigate the feasibility of enabling lower-income households to use Section 8 vouchers for home purchase.	Housing Choice Voucher Program	Section 8	Housing Authority	Contact HUD to determine feasibility by June 2002.
<i>Policy 3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.</i>	3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HUD Assisted Living Conversion Program for Eligible MF Projects	HOME, RDA Set-Aside, CDBG, HUD	EDA/RDA	Ongoing.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.		HOME, RDA Set-Aside, CDBG	EDA/RDA	Ongoing.
	3.5c: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested. (Also see Policy 2.1, Action2.1h.)	Supportive Housing Program, HUD SRO Moderate Rehabilitation Program	HUD, HCD	DPSS, Non-profits	Case by case basis.
GOAL 4: ESTABLISH ADEQUATE PLANNING, ADMINISTRATIVE AND FISCAL TOOLS TO IMPLEMENT HOUSING POLICIES					
<i>POLICY 4.1: Evaluate the County's planning policies, codes, development review procedures and fees as part of the Housing Element update cycle to ensure that they do not represent unjustified constraints to the development of housing. (Note: Other elements of the General Plan address various components of residential neighborhoods that could add to the cost of housing (e.g. parks) but are considered essential ingredients of balanced communities.)</i>	4.1a: Establish a Development Processing Review Committee comprised of representatives of the building industry, landowners, contractors, environmental interests, low-income and special needs housing advocates to review Ordinance No. 348 and other related regulations regularly for potential revisions that would assist in creating more affordable housing by: <ul style="list-style-type: none"> • Encouraging the inclusion of affordable housing in market-rate residential development • Removing restrictive development standards that are identified as impediments to fair housing 	N/A	General Fund	TLMA/ Building and Safety	Following adoption of General Plan update - by 2002.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	<ul style="list-style-type: none"> • Establishing development standards to implement the General Plan Mixed-Use designation (currently referred to as community centers) • Identify potential sites for “special housing” as a designation in Area Plans. • Establishing guidelines/provisions for inclusion of affordable housing as a proportion of Specific Plan land use categories • Providing incentives to encourage the construction of mixed-use projects (See Policy 1.1) • Revising zoning classifications and rezoning land for consistency with revised General Plan land use designations • Reviewing the issue of adopting State Density Bonus provisions as part of the General Plan Update • Continuing the extensive use of Planned Development zoning and Specific Plans as a tool to foster the clustering concept and higher density residential uses in areas with underlying lower density land use designations. • Incorporate provisions of the Incentives Program of the General Plan 				



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	<ul style="list-style-type: none"> Establish criteria for 'by right' development in order to streamline the permit process. 				
	4.1b: Upon direction by the Board of Supervisors, revise the Countywide Development Mitigation Fees pursuant to the fee study completed in 2001 to determine if changes to the fee structure are warranted.		General Fund	County Counsel/TLMA	2002
<i>Policy 4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems)</i>	4.2a: Maintain an inventory of County owned lands with potential for low and moderate income housing.			TLMA/GIS Section	Ongoing.
	4.2b: Update the land use inventory on a continual basis			TLMA/GIS Section	Annually
	4.2c: Identify and map areas of the County where urban infill is appropriate			TLMA/GIS Section	Concurrent with General Plan Update
	4.2d: Identify and map existing infrastructure and potential infrastructure expansions to increase the availability of suitable sites. Prioritize future capital improvement projects according to the availability of funding.			TLMA/GIS Section	By 2002, following the adoption of the General Plan update



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.2e: Identify and map existing transportation corridors in the unincorporated County and identify adjacent sites for potential high density or mixed-use land uses			TLMA/GIS Section	By 2002, following the adoption of the CETAP and General Plan update
	4.2f: Identify current housing needs (population trends, geographic distribution/location of existing low-income housing) and establish target areas as necessary			TLMA/GIS Section /EDA	By 2002, following the adoption of the General Plan update.
	4.2g. Expand the existing Specific Plan database inventory monitoring system established in 2000 to track dwelling unit buildout and determine realistic remaining development potential by land use designation within Specific Plans.			TLMA	Ongoing/End of 2002 for Specific Plan database
	4.2h: Encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for County assistance.			EDA	Annually from 2002 on.
	4.2i: Inventory housing stock and market factors such as age, condition and housing trends (size of units, current rents, vacancy levels, amenities, market considerations)			TLMA/GIS Section	2003
	4.2j: Evaluate the affordability via interest rates, underwriting issues, cost per unit			EDA	2003/Update annually



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.2k: Determine strategies for specified needs: <ul style="list-style-type: none"> • Dispersed (County-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farmworkers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farmworkers, etc. • Type of program - rehabilitation, new construction, rental housing, owner-occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care 			EDA/RDA/ TLMA	Strategies by end of 2002. To assist special needs populations.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.2l: Map the location of affordable projects developed by the County.	N/A		EDA/TLMA	Beginning with housing accomplishments 2000-2001 in the Consolidated Annual Performance and Evaluation Report (CAPER) and thereafter on an on-going basis.
<i>Policy 4.3: Assure that administrative functions are consistent with housing policies and goals</i>	4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible		RDA Set-Aside funds	EDA/RDA	Ongoing.
	4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)			RDA/EDA	Annually beginning 2002.
	4.3c: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.			RDA/EDA	Annually. beginning 2002.



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.3d: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.			RDA/EDA/ County Counsel	Ongoing.
	4.3e: Implement the County's new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding.		CDBG, RDA Set-Aside	EDA	1999-2004.
	4.3f: Train staff to implement programs, perform assessments, provide housing counseling and technical service and referral services.			EDA	2002 and Ongoing
	4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.			EDA	Ongoing.
	4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.			EDA	2001-2004.
	4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition.			EDA/RDA	As part of approval process for each project



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects		General Fund	All County Departments	Ongoing
	4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multi-family construction.			EDA	2002
	4.3l: Reconvene the Farmworker Housing Task Force to continue to develop solutions for farmworker housing and services			EDA/4th District Supervisor	2002
	4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.			EDA/TLMA	Annually.
	4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.			EDA/RDA	



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<i>Policy 4.4: Consistently monitor and review the effectiveness of the Housing Element programs and other County activities in addressing housing need.</i>	4.4a: Develop a standardized system of annually reporting and monitoring housing activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications) household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), the Redevelopment Annual Housing Report, and the Housing Element Annual Housing Status Report.			EDA/TLMA	By end of 2002.
	4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.			EDA/RDA	Annually.
<i>Policy 4.5: Develop sound fiscal management practices to implement housing policies and programs.</i>	4.5.a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County to determine where they are implemented geographically (i.e.: in unincorporated County or within incorporated cities) and develop strategies to target the resources where they will most benefit the County.			TLMA/EDA	2002



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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc.			RDA/EDA	Annually.
	4.5c: Evaluate financial resources for leveraging opportunities			EDA	Annually.
	4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.			EDA/RDA	2002
	4.5e: Establish a funding plan and timing of activities.			EDA	2002
	4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)			EDA/RDA	Annually.
	4.5g: Target future financial resources to meet future housing obligations.		Refer to Implementing resources/Program matrix	EDA, Housing Authority	Ongoing



Table H-1
Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
GOAL #5: REDUCE PER CAPITA RESIDENTIAL ENERGY USE					
<i>Policy 5.1: Encourage the use of energy conservation features in residential construction and remodeling</i>	5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.			EDA/TLMA	Following Board action of Countywide Fee Study
	5.1b: Support current legislation to prescribe higher envelope R-value standards for new residential and non-residential buildings			Building & Safety	2002
	5.1c: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	County Home Weatherization Program/County Low Income Home Efficiency Assistance Program, consumer education workshops	California Conservation Corp., Department of Energy, State Department of Community Services and Development, WEEK, Emergency Contingency Funds	DCA	Ongoing.
	5.1d: Pursue grant funds for energy rehab costs and consumer education			DCA	Annually, or in response to NOFAs
	5.1e: Revise bidding procedures in County rehabilitation programs to incorporate energy conservation measures.	County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)	CDBG, RDA Set-Aside	EDA	2002



**Table H-1
Five-Year Action Plan Summary**

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	5.1f: Promote level pay utility payments for Section 8 recipients	Section 8	HUD	Housing Authority	Ongoing.
	5.1g: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction.			Building and Safety	2002-2003.
	5.1i: Support changes in Redevelopment law that increase home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.			EDA/RDA	2002
	5.1j: Evaluate an increase in the Section 8 utility allowances.	Section 8		Housing Authority	2002

Note: Refer to Implementing Resources Summary matrix for descriptions Implementing Programs and/or Implementing Resources. It should be noted that not all federal programs are administered by HUD, and not all state programs are administered by HCD.



IMPLEMENTING RESOURCES

The following matrix provides a general listing of available federal, state, private and local resources and programs which may: (1) be currently administered by the County in order to fund its programs, implement its current and proposed actions, and achieve its housing objectives; (2) not currently be administered or utilized by the County but which may be applied for on behalf of the County or other entities including individual jurisdictions, non-profit agencies/CHDOs, developers, Public Housing Authorities and other providers of housing; (3) not be available to public jurisdictions but may be applied for by others (non-profits, for-profit developers, homeowners, public service providers, etc.). The listing is comprehensive in terms of summarizing resources which are applicable to the County and its needs, but is not inclusive of every program available at the federal, state or private level. The matrix also lists specific programs that the County administers which are funded by selected available federal and state resources, as well as the County's Redevelopment 20% Set-Aside funds.

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
COUNTY PROGRAMS/RESOURCES				
General/Multiple Applications				
Redevelopment Housing Set-Aside Fund	The Low and Moderate Income Housing Set-Aside Fund is a requirement of the Redevelopment Agency for the County of Riverside imposed by the California Redevelopment Law. The law requires that 20% of all redevelopment tax increment dollars be allocated to a Low and Moderate Income Housing Set-Aside fund (hereafter referred to as the RDA 20% Set-Aside). The fund provides project financing to individual projects which are in direct benefit to the low and moderate income community of the County of Riverside. Resources are used for rehabilitation, new construction and downpayment assistance, among other activities. RDA funds are used by the County for rehabilitation of mobile home parks and individual units in the Coachella Valley (MHTAL and MHPL), the RHRP for owner occupied units and mobilehomes, agricultural housing loans (AGHL); new construction assistance (land write downs, infrastructure improvements, fee subsidies, loans or predevelopment assistance), relocation assistance, and rehabilitation of multi-family units (also in conjunction with the Housing Authority).	RDA 20% Housing Set-Aside	1. New Construction of Single Family and Multi-family units 2. Rehabilitation 3. Acquisition 4. Housing Assistance 5. Infrastructure improvements 6. Relocation Assistance	County RDA
CDBG Housing Loan Fund	Provides “gap” financing for housing development or rehabilitation projects that serve lower income households. Financing is provided at below market rate, second or third position loans, in amounts and terms necessary to make a project serving lower income households financially feasible. The developer is required to provide the bulk of the project financing (between 75 to 90%) from non-CDBG sources.	HUD CDBG Allocation	1. New Construction 2. Rehabilitation 3. Acquisition	County EDA
Homeownership Assistance for First-Time Home buyers and Low Income Community				
First Time Home Buyer (FTHB) Down Payment Assistance Program	Provides funds for down payment assistance, some closing costs, and interest rate subsidies to low income and first time home buyers. All CDBG eligible communities are targeted.	HOME, Redevelopment Housing Set-Aside	1. Downpayment Assistance	County of Riverside EDA



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Mortgage Credit Certificate (MCC) Program	The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers towards the purchase of single family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	CDLAC tax-exempt private activity bonds	Tax Credit	County of Riverside EDA
Homeownership Empowerment Lease Purchase Program (HELP)	The program is designed to help eligible low and very low income potential first-time homebuyers save money for a downpayment and closing costs. HELP participants have up to 10 years to exercise their option to buy their home and must qualify for a loan to purchase the home through a lender of their choice. Participants receive homeownership counseling and home maintenance training to prepare them for homeownership responsibilities and basic home maintenance.	HUD	Lease Payment Assistance	County of Riverside Housing Authority
Riverside/San Bernardino County Housing and Finance Agency Lease Purchase Program	Lease revenue pass-through obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that assists potential first time homebuyers countywide.	California Cities Home Ownership Authority bonds	Lease Payment Assistance	

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Improve Conditions of Substandard Housing and Existing Affordable Housing				
Housing Rehabilitation Program (RHRP and CHRP)	<p>This program, implemented in 2000, replaced the former HIP. The HRP has two sources of funding, each of which governs how and where the program can be used. The HRP funded with Agency housing set-aside (RHRP) provides grants up to \$15,000 for rehabilitation of owner occupied housing units and \$7,500 for owner-occupied mobile homes. The RHRP emphasizes exterior rehabilitation but does allow for repair of specified major systems such as plumbing, heating and air conditioning systems. This program requires a 30 year affordability covenant, and is available to households earning 80% or less of the County median income. Program participants must live in the unincorporated County.</p> <p>The HRP funded with CDBG funds (CHRP) provides grants of up to \$15,000 for the rehabilitation of owner-occupied housing units and \$7,500 for owner occupied mobile homes. The CHRP emphasizes interior rehabilitation, with the exception of roofing, access modifications and sewer hook-ups. This program requires a 10 year affordability covenant.</p>	<p>CDBG - Participating Cities (CHRP)</p> <p>Redevelopment Set-Aside (RHRP)</p>	<p>1. Interior Rehabilitation 2. Exterior Rehabilitation</p>	County of Riverside
Minor Senior Home Repair Program	Provides minor rehabilitation and repair for low income senior citizens. Available in unincorporated County and all CDBG participating cities. The Minor Senior Home Repair Program provides for a twice a year grant for repairs to homes owned and occupied by seniors and/or persons with disabilities. The maximum level of assistance for this program is \$250.	CDBG Home Improvement Loan Fund	Minor rehabilitation and repair	County EDA
Enhanced Senior Home Repair Program	Provides major rehabilitation and repair for low income senior citizens. Available in unincorporated County and all CDBG participating cities. The Enhanced Senior Home Repair Program provides for a one time grant for repairs to homes owned and occupied by seniors and/or persons with disabilities. The maximum level of assistance for this program is \$3,000.	CDBG	Rehabilitation	County EDA



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
CDBG Housing Loan Fund	The Housing Loan Fund is a CDBG funded revolving loan fund which provides low interest and gap financing to private entities intending to improve the conditions of substandard housing and improve the conditions of existing rental housing affordable to low income families, which is one of the five Consolidated Plan primary goals.	HUD - CDBG allocation	1. Rehabilitation 2. Acquisition and rehabilitation 3. New construction of special needs housing 4. Build infrastructure to support new construction of affordable housing	County EDA
HOME Program	See HOME description under Federal Resources			
Address Farmworker/Migrant Farmworker Housing Needs				
Mobile Home Park Assistance Loan Program	Provides financing for mobile home park rehabilitation and improvement projects to save very low and low income farm worker housing in the Coachella Valley, with a limit of \$6,250 per rental space. Eligibility is limited to existing unpermitted mobile home parks located in the unincorporated areas of the Coachella Valley. Units are protected by a 30 year deed restriction	Redevelopment 20% Set-Aside funds	Preserve and rehabilitate mobile home parks	County EDA
Mobile Home Tenant Loan Assistance Program	This program, (recently combined with the Mobile Home Tenant Grant program) offers a loan to mobile home owners who are tenants of unpermitted mobile home parks or agricultural housing facilities and whose mobile home coach does not comply with state and local laws, and which do not have the physical and structural capacity to be repaired. The program provides financial assistance in the form of loans up to \$35,000 for rehabilitation to bring a mobile home unit up to code compliance, or may be used for replacement of the units if rehabilitation is structurally infeasible. Eligibility is restricted to low income owner occupants of mobile homes in the unincorporated areas of the Coachella Valley.	Redevelopment 20% Set-Aside funds	Preserve and rehabilitate mobile home units	County EDA
Agricultural Housing Assistance Loan Fund Program	Provides financial aid in terms of an at-or below market interest rate loan up to \$75,000 to bring existing agricultural housing facilities in danger of closure due to lack of facility compliance with federal, state and/or local laws and regulations up to code, or to provide infrastructure improvements projects. Targeted solely to low income farmworkers in the unincorporated areas of the Coachella Valley. Units are restricted for a term of 40 years.	Redevelopment 20% Set-Aside funds	1. Rehabilitation 2. Infrastructure improvements	County EDA

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
HOME Program	Leverage HOME Funds with Rural Housing Service housing loans and grants. Targeted to the lower Coachella Valley and Temecula area. HOME funds are used to provide acquisition and rehabilitation of mobile homes, assist in construction of single family Self-Help homes and rental units, and provide temporary shelter	HOME, Rural Housing Service	1. New Construction 2. Rehabilitation	County EDA
Assist in Development of Affordable Rental Housing				
HOME Program	Continue to provide loans to eligible non-profits, (CHDOs) and developers of affordable housing for new construction and acquisition of affordable rental housing projects. 15% of the HOME allocation granted for Riverside County is reserved for private, non-profit organizations.	HOME	1. New Construction 2. Acquisition/ rehabilitation 3. Tenant Based Rental and Security Deposit Assistance	County EDA
CDBG Housing Loan Fund	The CDBG Housing Loan Fund is a revolving loan fund which provides low interest and gap financing to private entities in pursuit of achieving the expansion of the affordable rental housing stock for low income and special needs households, which is one of the primary goals of the County's Consolidated Plan.	HUD- CDBG Allocation Program	New Construction Acquisition/ Rehabilitation	County EDA
Redevelopment Housing Set- Aside Fund	See RDA description under General-Multiple Application			
Provide Shelter for Homeless				
Once in a Lifetime Homeless and Diversion Payment Program	Provide funds to qualified applicants to cover living costs	Federal, state and local	Homelessness Prevention	County DPSS
CDBG	The County allocates a portion of CDBG funds to provide assistance for public services and public facilities to operate and support emergency shelters and transitional facilities	HUD CDBG allocation	Operation expenses of emergency shelters and transitional facilities	County EDA



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Continuum of Care Homeless Assistance Program	The County's Continuum of Care program is administered by the Department of Public Social Services. The program addresses homeless programs and services utilizing a variety of funding resources and programs. See Continuum of Care (McKinney Act), Supportive Housing Program, Shelter Plus Care, and Section 8 Moderate Rehabilitation for SROs Program under the Federal Resources heading)	Federal ESG, CDBG, FEMA, Supportive Housing Program (SHP), Shelter Plus Care; State HCD	Homeless Outreach Homeless prevention Homeless Facilities Transitional Facilities Permanent Supportive Housing Support Services	County DPSS
Emergency Cold Weather Shelter Program	Provide emergency cold weather shelter at 4 locations throughout the County, including two National Guard Armories.	HUD Emergency Shelter Grants, Emergency Food and Shelter Grants, General Fund	Cold weather shelters	County DPSS
Federal Emergency Shelter Grants	See description under Federal resources.			
Emergency Food and Shelter National Board Program	See description under Federal resources.			
Emergency Housing Assistance Program	See description under State resources			
Federal Emergency Management Agency	See description under Federal resources.			
HOME Investment Partnership Formula Grant Program	See description under Federal resources.			
Housing Assistance				
County Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, etc., and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	Weatherization Rehabilitation	Department of Community Action

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Inland Empire Regional Opportunities Council (IEROC)	The Housing Authorities of the County of Riverside and San Bernardino, and the City of Upland, along with the Volunteer Center of Greater Riverside assist Section 8 participants in relocating, and in identification of appropriate housing, educational and employment opportunities.	HUD	1. Relocation assistance	County of Riverside Housing Authority
Mainstream Housing Opportunities for Persons with Disabilities Program	Provides Section 8 rental assistance vouchers to persons with disabilities. The Housing Authority works in cooperation with local organizations that provided referral and support services to disabled persons in order to help disabled clients locate affordable and accessible housing.	HUD	1. Rental assistance	County of Riverside Housing Authority
Utility Assistance Program	Low income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.			Department of Community Action
Misc.				
Resident Council Job Training Program P. 98	Train public housing residents who are interested in organizing resident councils. Training lasts 18 months and residents have opportunity to spend six months learning three different positions within the Housing Authority.	??		Housing Authority of Riverside County
Density Bonus Ordinance	Provides for the adoption of a Density Bonus Ordinance consistent with State law by 2002		1. New Construction	County Planning Department
FEDERAL RESOURCES				
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multi-family units.	HUD	1. Acquisition 2. New Construction 3. Administration	Applied for by others
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects	HUD	1. Energy conservation 2. Multi-family rehabilitation	Applied for by others
221(d)(3) and (4) Mortgage Insurance for Rental Housing	Provides mortgage insurance to fund good quality rental or cooperative housing for low/mod income families.	HUD	1. New Construction 2. Refinance	Applied for by others



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Capital Fund Grant program	Funds are allocated for the modernization of all HUD Affordable housing. This modernization includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in the Affordable Housing projects.	HUD	<ol style="list-style-type: none"> 1. Rehabilitation 2. Accessibility Retrofit 	County of Riverside Housing Authority
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	HUD	<ol style="list-style-type: none"> 1. Acquisition 2. Infrastructure improvements 3. Group homes/homeless and transitional housing 4. Housing preservation and rehabilitation 5. New construction (if completed by non-profit groups)/Self-help housing 6. Public services and community facilities 7. Landlord/tenant mediation 8. Accessibility retrofit and energy Conservation 9. Administration 	County of Riverside EDA
Community Development Technical Assistance Grants	Provides technical assistance funds under four separate technical assistance programs: Community Development Block Grant technical assistance; Community Housing Development Organization (CHDO) technical assistance; HOME technical assistance, and Supportive Housing technical assistance.	HUD	Technical assistance	Applied for by others/County
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to 50,000 population.	Rural Housing Service	<ol style="list-style-type: none"> 1. Community facilities 2. Infrastructure/ public works 	Applied for by others



**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meals and other supportive services to frail elderly and persons with disabilities residents in federally assisted housing. Also supports remodeling to meet accessibility needs.	HUD	1. Group Homes/ Congregate Care 2. Social services 3. Administration	Applied for by others
Continuum of Care for Homeless Persons (McKinney)	Provides grants to assist the homeless through a combined NOFA for 3 programs: Supportive Housing, Section 8 SRO; and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons. (Specific programs are described individually in this matrix)	HUD	1. Rent subsidies (S+C) 2. Rental Housing rehabilitation 3. Acquisition of group homes, homeless shelters, transitional housing and SRO's	Administered by County of Riverside DPSS
Disaster Relief Program	Provides grants for assistance to jurisdictions and victims hit by emergencies or disasters, as declared by the President. Funds are for repair, restoration, reconstruction or replacement of public and non-profit facilities, loans to local government to cover tax and revenue losses, and emergency shelter for up to 18 months.	FEMA	1. Homeless shelters, SROs and transitional housing 2. Rehabilitation	Applied for by others and County (as needed)
Disposition of HUD Multi-Family Housing	To dispose of multi-family housing owned or financed by HUD that is delinquent, under workout or foreclosed with mechanisms designed to preserve the low and moderate income housing stock. Provides loans and rent subsidies for a 15 year term, with priority given to non-profit organizations.	HUD	1. Acquisition 2. New rental housing 3. Preserve existing affordable housing	Applied for by others
Emergency Food and Shelter Program	EFS meets the needs of the hungry and homeless by providing funds to local public agencies and non-profits to provide emergency food and shelter. Program funds are used to provide the following housing assistance, as determined by the Local Board in funded jurisdictions: lodging in a mass shelter or hotel; one months rent or mortgage payment; one months utility bill; and minimal repairs to allow a sheltering facility to function during the program year.	HUD	1. Homeowner assistance 2. Rental assistance 3. Emergency Shelter Assistance	Administered by County DPSS

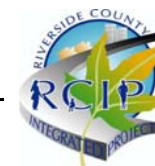


**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Emergency Shelter Grants	An entitlement program established under the Stewart B. McKinney Act. Annual grant funds are allocated on a formula basis. Funds are provided to jurisdictions for renovation, rehabilitation, conversion of buildings for use as emergency shelters for the homeless, and for payment of specific costs associated with maintenance and operation of shelters for homeless prevention activities. Eligible sub-recipients are non-profit shelter providers and public agencies. The County administers the funds from this program for a number of homeless facilities and services, and selects non-profit agencies to receive ESG funds for emergency shelter and essential services for homeless.	HUD	<ol style="list-style-type: none"> 1. Homelessness Prevention 2. Rehabilitation/ Conversion of buildings for use as shelters 3. Cold Weather Shelters 4. 30% on essential services 5. Operating costs 	Administered by County EDA
FDIC Affordable Housing Program	Sell homes and multi-family property to provide homes for low and moderate income households. Provides purchase assistance for rehabilitation costs and closing costs.	Federal Deposit Insurance Corporation	<ol style="list-style-type: none"> 1. Acquisition 2. Rehabilitation 	Applied for by others
FEMA	FEMA offers disaster assistance for housing through low interest loans or cash grants for individuals and disaster grant assistance for the repair, replacement or restoration of disaster damaged publicly owned facilities and the facilities of certain non-profit organizations.	Federal Emergency Management Agency	<ol style="list-style-type: none"> 1. Housing Assistance 2. Rehabilitation 3. Homeless and Transitional Housing 	FEMA
Federal Home Loan Bank Affordable Housing Program	Federal law requires each of the 12 District Federal Home Loan Banks to establish an Affordable Housing Program (AHP) under which the District Bank provides low cost funds to member saving institutions for below market rate loans or grants for affordable housing activities. Member banks then provide grants and below market loans to organizations for the purchase, construction and/or rehabilitation of rental housing. A minimum of 20% of the units must be occupied and affordable to very low income households.	Federal Home Loan Bank	<ol style="list-style-type: none"> 1. Acquisition 2. New Rental Unit Construction 3. Rental Unit Rehabilitation 	Applied for by others
Federal Home Loan Bank Community Investment Program	This program provides long term funding at fixed rates to develop rental housing, including acquisition, rehabilitation and construction, or to finance first-time home purchases for families and individuals with incomes up to 115% of the area median income.	Federal Home Loan Bank	<ol style="list-style-type: none"> 1. Acquisition 2. New Rental Unit Construction 3. Rental Unit Rehabilitation 4. First Time Homeowner Assistance 	Applied for by others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
HUD Single Family Property Disposition program	Sells HUD acquired single family properties to expand homeownership opportunities, strengthen neighborhoods. Up to 10% of HUD held single family properties are made available for lease for use in homeless programs - rent is \$1.00 per year. Non-profit organizations may purchase properties for use in homeless programs for 30% less than the HUD Fair Market Value.	HUD	<ol style="list-style-type: none"> 1. Homeowner Assistance 2. Homeless facilities 3. Rehabilitation 	Applied for by others
Homeless Providers Grants and Per Diem program	Provides grants to non-profits and public entities to develop programs that help veterans recover from homelessness, including transitional housing and supportive services for homeless veterans.	Department of Veterans Affairs	<ol style="list-style-type: none"> 1. Acquisition 2. Operation 3. Social services 4. Homeless facilities 	Applied for by others
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to the City of Riverside on behalf of all of the jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development and rental assistance. Provides local governments and non-profits the opportunity to devise long term strategies for meeting the housing needs of persons with AIDS and their families.	HUD	<ol style="list-style-type: none"> 1. Project or tenant based rental assistance 2. Supportive services and prevention activities 3. Primary medical care administration 4. Acquisition, rehabilitation and leasing of property 	Administered by the City of Riverside
HOME Investment Partnership Formula Grant Program	The HOME Investment Partnerships program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and non-profit organizations. The intent of this program is to expand the supply of decent, safe and sanitary affordable housing. The HOME program provides local funds to finance the development of affordable ownership and rental housing, preservation of existing housing, and homeownership assistance. The County of Riverside utilizes HOME funds for: new construction assistance to CVHC, Habitat for Humanity, other CHDOs, developers and participating jurisdictions; transitional housing facilities; predevelopment assistance, the First Time Homebuyers Assistance program (FTHB); and acquisition and/or rehabilitation of mobile homes and multi-family units. 15% of a state or local jurisdiction's HOME funds must be set-aside for use by community based non-profit organizations (CHDOs). (See Programs under County Resources)	HUD	<ol style="list-style-type: none"> 1. New Construction 2. Multi-family Acquisition and/or Rehabilitation 3. Site Improvements 4. CHDO Assistance 5. Homeowner Assistance 6. Tenant Based Security deposit Assistance 7. Administration 	County EDA



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Inner City Ventures Fund	As the lending arm of the Community Partners, the ICVF program provides loan financing to rehabilitation projects in endangered, low, moderate and mixed income historic neighborhoods.	National Trust for Historic Preservation	1. Rehabilitation 2. Homeless/SROs/transitional facilities	Applied for by others
Low Income Housing Preservation - Tenant Assistance/Capacity Building	Provides grants to enable resident groups and non-profits to buy HUD assisted multi-family projects. Pre-development and resident capacity grants available.	HUD	1. Acquisition 2. Preservation of Affordable Housing	Applied for by others (non-profits)
Low Income Housing Tax Credit Equity Program	Equity investment for acquisition and rehabilitation of rental programs	National Affordable Housing Trust	1. New construction and rehabilitation of rental units 2. Preservation of affordable housing 3. Acquisition 4. Transitional/SROs	Applied for by others
National Preservation Loan Fund	Program makes loans to establish or expand preservation revolving funds and loan pools and to acquire and/or rehabilitate historic building sites and districts. Properties must be listed in the National Register of Historic Places.	National Trust for Historic Preservation	1. Acquisition 2. Rehabilitation 3. Self Help housing 4. Homeless/SRO and transitional housing	Applied for by others
RECDs	Tenant assistance to ensure that residents do not pay more than 30% of their income for rent.	Rural Housing Service	Tenant Assistance	Applied for by others (non-profit agencies)
Rural Development Loan Program	Loan program to provide housing for farmworkers	Rural Housing Service	New Construction	Applied for by others (non-profit agencies - CVHC)
Rural Self Help Housing Technical Assistance Grants	Provides grants to sponsoring organizations to provide technical and supervisory assistance which will help low income households participate in self help housing construction	Rural Housing Service	1. New construction and rehabilitation of single family units 2. Self help housing	Applied for by others

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**Table H-2
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Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Rural Homeless Housing Assistance	Provides grants to non-profits in rural areas to provide direct emergency assistance to those in rural areas who are homeless or at risk of becoming homeless. Assistance may be used for rents, utility or mortgage assistance, security deposit, short term lodging in motels	HUD	1. Emergency/ transitional shelter 2. Rehabilitation 3. Rental Assistance	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low, and low income households living in rural substandard housing.	Rural Housing Service	1. Rehabilitation 2. Construction 3. Preservation of affordable housing 4. Energy conservation	Applied for by others
Section 515 Rural Rental Housing Loans	Makes loans for the creation of rental housing in rural areas for persons with incomes below 80% of the County median.	Rural Housing Service	1. Acquisition 2. Infrastructure 3. New construction and rehabilitation of rental housing 4. Group homes 5. Operation	Applied for by others
Section 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly in the way of loans, grants and rent subsidies.	HUD	1. Acquisition 2. New rental construction and rehabilitation 3. Operation 4. Rental assistance 5. Social services	Applied for by others
Section 521 Rural Rental Assistance Program	Provides direct rental assistance payments in conjunction with applications for rural rental housing projects for very low and low income tenants.	Rural Housing Service	Rent subsidies	Applied for by others
Section 523/524 Rural Housing Site Loans	Provides loans to enable public and private non-profit groups to obtain and develop land for housing sites in rural areas.	Rural Housing Service	1. Acquisition 2. Infrastructure	Applied for by others



Table H-2
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Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Section 8 Rental Housing Assistance Payments (to be merged as the Housing Choice Voucher Program in 2001)	Revised program provides a Housing Choice Voucher which provides rent subsidies to owners of housing units on behalf of very low income tenants. Under the revised program, tenants may pay no more than 40% of their monthly income on rent. Under new federal law, the Housing Authority must target at least 75% of their Section 8 subsidies to households with incomes below 30% of the County median income.	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Mainstream Program for Persons with Disabilities	Funds are available through Public Housing Authorities and non-profit disability organizations to provide Section 8 rent subsidies targeted to people with disabilities.	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals	This program, one of the 3 programs under the McKinney Continuum of Care Program umbrella, provides public housing authorities and non-profit organizations rehabilitation assistance to convert existing facilities into Single Room Occupancy Dwellings (SROs) for homeless individuals. SRO projects enter into agreements with the Housing Authority who provides Section 8 rental assistance to those units for up to 10 years.	HUD	Rehabilitation Assistance	Administered by the Department of Public Social Services
Section 108 Loan Guarantee	Program allows jurisdictions to pledge future CDBG grants as collateral to guarantee private market loans to allow large community development projects, such as acquisition of property, rehabilitation, demolition, etc.	HUD	All uses	County and participating jurisdictions are eligible
Section 538 Rural Rental Housing	Provides guaranteed loans to lenders and eligible housing providers to generate new and better affordable housing in rural areas	Rural Housing Service	New Rental construction	Applied for by others
Section 811 Supportive Housing for the Persons With Disabilities	Provides funding to developers of housing for persons with disabilities, low income households. Provides capital grants and project rental assistance contracts to non-profit sponsored housing developments for persons with disabilities. Section 811 provides 100% of the development costs (which do not have to be repaid) if the project remains available to very low income people with disabilities for 40 years.	HUD	1. Acquisition 2. Group homes 3. New construction and rehabilitation of rental units 4. Social services	Applied for by others

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Housing Element



**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Self-Leveraging Revolving Loan Fund	Work with participating banks to establish revolving loan funds with CDBG seed money and matching bank funds.	CDBG; banks	1. New Construction 2. Rehabilitation 3. Infrastructure improvements 4. Housing assistance	County EDA
Shelter Plus Care Program	Provides rental assistance that is either tenant based, project based, sponsor based to maximize independence for homeless persons with disabilities, primarily those with mental illness, chronic problems with alcohol or drugs and AIDS or related diseases.	HUD	1. Rehabilitation of rental units 2. Tenant or sponsor based rental assistance 3. Social services	Administered by DPSS
Self Help Home Ownership Opportunity Program	Program funded by an allocation from HUD which funds land acquisition and infrastructure for sweat equity homes.	Housing Assistance Council	1. Acquisition 2. Infrastructure 3. New construction - single family	Applied for by others (non-profits)
Supportive Housing Program	This program is one of the 3 programs under the McKinney Continuum of Care Program umbrella. The program provides supportive housing and/or supportive services to homeless persons. Funding can be used for transitional housing facilities, permanent supportive housing for persons with disabilities, or other supportive services.	HUD	1. Transitional Housing construction, acquisition, leasing or rehabilitation 2. Operating costs 3. Supportive services	Administered by County DPSS
Use of Federal Real Property to Assist Homeless	To lease, permit or donate certain real property (;land or buildings) for use to assist the homeless. HUD surveys each federal agency each quarter to determine which properties are excess, surplus, unutilized or underutilized.	HUD	1. Emergency shelter, transitional housing or SROs 2. New rental Construction	Applied for by others
Federal Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters	HUD	1. Rehabilitation 2. Operation	Administered by EDA

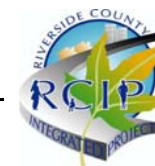


**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Youthbuild	Provides grants for projects employing economically disadvantaged young adults to build or rehabilitate housing and housing related facilities. Aim is to provide these young adults with meaningful on-site training in housing construction and rehabilitation.	HUD	1. New construction 2. Rehabilitation 3. Operations 4. Social services/job training	Administered by EDA
STATE RESOURCES				
Multi-family Housing Program - Acquisition and Rehabilitation Component	Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Terms for loans are 55 years	HCD	1. Preservation of existing affordable housing 2. Rent Subsidies 3. Multi-family rehabilitation 4. Acquisition	Applied for by others
CDBG Economic Development Allocation - Enterprise Fund Component	Program reserves block grant funds for cities and counties, which in turn make loans to businesses, fund public infrastructure improvements or fund activities that will foster the development of micro-enterprises	HCD	1. Business start up 2. Infrastructure development	Cities or County are eligible
CDBG Economic Development Allocation - Over the Counter Component	Loans to businesses and grants to cities and counties for infrastructure required to assist businesses that create or retain jobs for low income persons.	HCD	1. Business start up 2. Infrastructure development	Cities or County are eligible
CDBG Planning/Technical Assistance	Provides grants to be used for planning and feasibility studies related to public works, housing rehabilitation and construction, community facilities, public services and community development	HCD	Planning/Technical Assistance	Cities or County are eligible
California Self-Help Housing program (CSHHP)	Provides grants to governmental agencies, non-profits and cooperatives to provide technical assistance to participants that are building their own residence. 10% simple interest loans made to sponsor organizations to assist with project development and construction.	HCD	1. New Construction Assistance 2. Administration	Applied for by others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
CalHOME	Loans and grants to local public agencies and non-profit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single family subdivisions.	HCD	1. Acquisition 2. Energy conservation 3. Infrastructure development 4. New construction - single family	County EDA, or applied for by non-profit agencies
CHFA 501(c)(3) Preservation Mortgage Program	Provides 30 year term acquisition loans to non-profit agencies for acquisition and refinance of existing assisted projects. Requires that 20% or more of the units be reserved for households with incomes below 50% of the County median.	California Housing Finance Agency	1. Acquisition 2. Refinance	Applied for by others
CHFA Affordable Housing Partnership Program	Below market rate, long term mortgage loans combined with purchase assistance for income eligible first time homebuyers to purchase a single family home. Eligible sales price varies by County and are the same as under the CHFA Single Family program.	California Housing Finance Agency	1. Acquisition 2. Purchase homes	Applied for by others
CHFA Builder Lock (BLOCK)	Builder/Developers may purchase forward commitments for permanent mortgage financing for CHFA eligible borrowers tied to their construction/marketing program at single family developments.	California Housing Finance Agency	1. New construction of single family and multi-family units	Applied for by non-profits and for-profit organizations
CHFA California Home Ownership Assistance Program (CHAP)	Equity sharing mortgage participation loan whereby the state provides loans up to 49% of the purchase price of a home with the balance funded by a private lender.	California Housing Finance Agency	Housing Assistance	Applied for by others
CHFA CHAP 100% Loan Program	Provides 100% of the financing needs of first time homebuyers	California Housing Finance Agency	Housing Assistance	Applied for on behalf of others
CHFA Bridge Loan Program	A second loan program designed to provide tax-exempt funds necessary to meet the 50% basis test required for 4% tax credits.	California Housing Finance Agency	Housing Assistance	Applied for by others
CHFA HELP Program	To provide affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities. Provides loans for acquisition, gap financing, construction, redevelopment and pre-development. Funds must be used to directly to provide affordable housing units with minimum affordability term of 10 years.	California Housing Finance Agency	1. Acquisition 2. Preservation of affordable units 3. Rehabilitation	County of Riverside Housing Authority (?)



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
CHFA Mobile Home Park Tenant Acquisition Program	Provides tax-exempt bond financing for tenant acquisition of mobile home parks in conjunction with the State Mobile Home Park Resident Ownership program and/or local government funding. Program is conjunction with Bank of America. Funds have been suspended at this time	CHFA	Mobile home park purchase assistance	Applied for by others
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low income families by improving energy efficiency of their homes. Focuses on low income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5)duct insulation and sealing; (6) attic insulation; (7) hot water savings measures	California Department of Community Services and Development	1. Energy Conservation 2. Rehabilitation and Repair	County of Riverside Department of Community Action
Emergency Housing Assistance Program	Each County receives a grant allocation. Eligible activities include operating facilities to provide emergency or transitional shelter acquisition, construction, expansion or rehabilitation, counseling, rental assistance, equipment purchases and program costs.	HCD	Emergency Shelter	County of Riverside DPSS
Employee Housing Enforcement Program	Provide safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during peak harvest season. Provides grants to local government agencies to operate Office of Migrant Services Centers. HCD owns the structures, the local jurisdiction, Housing Authority or grower association provides the land as an in-kind dedication.	Office of Migrant Services	1. Construction 2. Rehabilitation 3. Maintenance and operation of seasonal units	County of Riverside Housing Authority
Family Housing Demonstration program	An FHDP development has 3 components consisting of housing, supporting services which may include an on-site child care center, and a job training and development program. The program provides loans for gap financing - the future funding of which requires voter approval for bond issuance	HCD	1. Acquisition 2. New rental construction 3. Rehabilitation	Applied for by others (non-profit agencies - CVHC)
Farmworker Housing Assistance program	Provides grants to public and private non-profits to provide technical assistance to farmworkers and farmworker housing agencies towards securing temporary or permanent housing.	Employment and Training Administration	Technical assistance and counseling	Applied for by others
Farmworker Housing Grant Program	Provides loans, grants, downpayment assistance and technical assistance to provide housing opportunities for agricultural households.	HCD	1. Acquisition 2. New Construction 3. Rehabilitation 4. Self help housing	Applied for by others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
State Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters	HCD	1. Rehabilitation 2. Operation	Applied for by others
Joe Serna Jr. Farmworker Housing Grant Program	Provides owner-occupied and rental units for agricultural workers, with priority for lower income households. Provides grants to assist development or rehabilitation of various types of housing projects for agricultural worker households. An affordability term of 40 years is required for new rental housing; an affordability term of 20 years is required for rehabilitation.	HCD	1. Acquisition 2. Site development 3. New Construction and rehabilitation of rental units 4. Mortgage writedowns	County EDA, or applied for by non-profits
Loan Packaging Program	To increase access to capitol for low income communities with a focus on financing housing at affordable rates and terms.	Low Income Housing Fund	1. Acquisition 2. New Construction 3. Rehabilitation 4. Homeless SRO/transitional housing 5. Mobile home park purchase assistance	Applied for on behalf of others
LIHF Mortgage Banking Pools	Increases access to capitol for low income communities. Provides bridge loans for tax credit purposes.	Low Income Housing Fund	1. New construction 2. Rehabilitation 3. Transitional/SROs 4. Self Help Housing	Applied for by others
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)The Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weatherstripping, minor housing repairs and related conservation measures; (2) The Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; (3) The Energy Crisis Intervention Program (ECIP) which provides payments for weather related emergencies	California Department of Community Services and Development	1. Financial Assistance 2. Energy Conservation	County of Riverside Department of Community Action

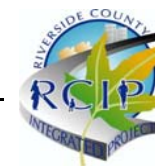


Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Low Income Housing Tax Credit Program	To encourage low-income housing production and provide lower rents by offering a federal and State income tax credit based on the cost of acquiring, rehabilitating, or constructing low income housing. Terms of affordability are for 55 years. Construction and permanent financing are required from other sources.	State Tax Credit Allocation Committee	1. Acquisition 2. New construction and rehabilitation of rental units 3. Preservation of affordable housing 4. SROs	Applied for by others
Mobilehome Park Resident Ownership Program	Provides acquisition loans, construction/rehabilitation loans, for purchase of mobile homes parks by resident organizations, as well as downpayment assistance and rent subsidies.	HCD	1. Mobile home park purchase assistance 2. Acquisition of mobile home parks	Applied for by others.
Mobile Home Park Resident Ownership Program	Technical assistance to mobile home park organizations and low interest loans for conversion or acquisition	HCD	1. Housing Assistance 2. Supportive services/technical assistance 3. Administration	Applied for by others
Multi-family Low Income Housing Program	Program provides tax-exempt bond financing for a variety of projects, such as for multi-family and seniors, representing direct benefits to cities.	California Statewide Communities Development Authority	1. Acquisition 2. New rental construction 3. Rental rehabilitation	Applied for by others
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities to migrant housing. Provides loans, grants, gap financing and assistance.	HCD	1. Acquisition 2. New construction and rehabilitation of rental housing	Applied for on behalf of others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Multi-family Housing Program	New construction/rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of non-residential structures to rental housing	HCD	<ol style="list-style-type: none"> 1. Acquisition 2. New construction and rehabilitation of rental housing 3. Preservation of affordable housing 4. Transitional housing/SROs 	Applied for by others
Preservation Financing Program	Provides tax-exempt financing for the acquisition or refinancing of projects with expiring Section 8 contracts that would opt out of subsidy contracts	CHFA	<ol style="list-style-type: none"> 1. Acquisition 2. Preservation of affordable housing 	Applied for by others (Non-profits)
Rural Seed Money Loan programs	HAC operates a number of revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low and low income persons.	State Housing Assistance Council	<ol style="list-style-type: none"> 1. Acquisition 2. Infrastructure 3. New Construction 4. Rehabilitation 5. Preservation of affordable housing 6. Self help housing 	Applied for by others
Surplus Land Priority Sale	California Government Code requires that a 60 day advance notice priority be given in the sale or lease of excess properties to sponsors or government agencies that would develop low and moderate income housing.	California Department of Transportation	<ol style="list-style-type: none"> 1. Land acquisition 2. New Construction 	Applied for by others or County
Surplus Property Sale	Program allows for a 30 day period during which agencies wishing to purchase land for park, open space or low and moderate income housing can have priority over other purchasers.	California Department of Water Resources	<ol style="list-style-type: none"> 1. Land acquisition 2. New Construction 	Applied for by others or County
Tax Exempt Affordable Mortgage program	Provides bond financed fixed rate mortgages for 30 to 40 years to developers of housing that have at least 20% of the units occupied and affordable to households making less than 50% of the County median	CHFA	<ol style="list-style-type: none"> 1. Acquisition 2. New construction and rehabilitation of rental units 	Applied for by others (non-profits, for-profits and public housing agencies)



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Tax Exempt Private Activity Bond Program	<p>CDLAC administers the tax-exempt private activity bond program available annually for California. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state or federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds must receive an allocation from CDLAC. Two programs apply to housing:</p> <p>(1) Multi-family Rental Housing: State and local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units acquire land and construct new projects or purchase and rehabilitate existing units.</p> <p>(2) Single Family Housing: State and local agencies can issue tax-exempt mortgage revenue bonds to fund mortgages for homebuyers, The tax exempt source of funds reduces the interest rate paid by purchasers by approximately 1% or more depending on current market conditions.</p>	California Debt Limit Allocation Committee (CDLAC)	<ol style="list-style-type: none"> 1. New construction or rehabilitation of rental units 2. Acquisition and rehabilitation of rental units 3. Homeowner assistance 	County of Riverside through the State (for MCC program)
PRIVATE RESOURCES				
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction or rehabilitation of owner-occupied housing by o for very low, low and moderate income households and/or to finance the purchase, construction or rehabilitation of rental housing.	Federal Home Loan Bank of San Francisco	<ol style="list-style-type: none"> 1. Acquisition 2. Homeless and transitional facilities 3. Mobilehome park purchase assistance 4. New construction 5. Rehabilitation 6. Self help housing 	Applied for by others
Bridge Financing program	Provides bridge financing for tax credit projects	Rural Community Assistance Corporation	New rental housing	Applied for by others
CRA Lending	Includes tax credit, AHP and permanent loans for housing and community development	SAMCO	<ol style="list-style-type: none"> 1. Homeless and transitional housing 2. New rental units 3. Multi-family rehab 	Applied for by others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Adtech.net	Grants for downpayment assistance for first time homebuyers	Adtech	Housing Assistance	Applied for by others
Bridge Loan Program	provide a bridge loan to provide flow of funding between project closing and equity pay-ins by tax credit investors. To be used with tax credit projects by non-profit organizations.	Local Initiatives Managed Assets Corp.	1. Rehabilitation 2. Acquisition 3. New Rental construction	Applied for by others
California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources through a revolving blind loan pool to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable single family and multi-family housing, acquisition, preservation and rehabilitation.	CCRC	1. Acquisition	Applied for by others
Community Development Finance Department	Department will address the credit needs of low and moderate income families by providing real estate related credit products. Provides construction/rehab loans.	Union Bank of California, NA	1. Acquisition 2. Infrastructure development 3. New construction 4. Rehabilitation 5. Self help housing	Applied for by others
House America	Program provides affordable residential lending for low and moderate income individuals	Countywide Home Loans	Acquisition	Applied for by others
Mercy Loan Fund	makes loans to projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	Mercy Loan Fund	1. New construction 2. Rehabilitation 3. Acquisition	Applied for by others
Neighborhood Housing Services	NHS is a three way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group	1. Rehabilitation 2. Energy Conservation 3. Community Services/facilities	Applied for by others



Table H-2
Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Non-Profit Program	Program purchases loans from lenders, such as community loan funds, Community development Financial Institutions and commercial banks, so that lenders can recycle loan funds to increase the development or acquisition of low and moderate income housing.	Local Initiatives Managed Assets Corporation	1. New construction and rehabilitation of rental units 2. Preservation of affordable housing 3. Homeless/SRO and transitional housing 4. Mobilehome park purchase assistance	Applied for by others
Permanent Loan Program	Program provides 10 and 15 year fully amortized loans.	Rural Communities Assistance Corp	1. Acquisition 2. Community facilities 3. Mobile home park purchase assistance 4. New construction and rehabilitation of rental units 5. SROs 6. Public works	Applied for by others
Pre-development/ Construction Loan Program	A revolving loan fund making loans at below market rates to finance a multitude of activities related to general housing and community facility projects.	Rural Communities Assistance Corp	See above 7. New construction/ rehabilitation of single family units 8. Infrastructure 9. Self help housing	Applied for by others
Self Help Housing Program	Program provides technical assistance to individuals participating in self help housing	Self Help Enterprises	Technical assistance	Applied for by others

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**Table H-2
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source¹	Eligible Activities	Sponsor
Southern California Gas Direct Weatherization Program	Contracts with the Riverside County Department of Community Action to provide funds for assistance to low income households for weatherization measures and energy efficiency measures including such actions as weather stripping, water heater wrapping, installation of low flow shower heads, and others specific to individual needs.	Southern California Gas Company	1. Energy Conservation	County of Riverside Department of Community Action
WorldBRIDGE Initiative	Provides lower interest construction financing for affordable or mixed-income rental housing or affordable home ownership through a consortium of World Savings/Calers/Wells Fargo Bank of America.	Bridge Housing Corp.	1. New Construction 2. SROs	Applied for by others

Source: 1999-2004 Riverside County Consolidated Plan, HCD, Riverside County EDA



QUANTIFIED OBJECTIVES

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from July 1, 1998 to June 30, 2005.

It is important to note that while the Quantified Objectives are required to be part of the Housing Element and the County will strive to obtain these objectives, the County cannot guarantee that these needs will be met given limited financial and staff resources, the current development climate in the county, and the increasing gap in the affordability of housing resources and incomes. Satisfaction of the County's share of regional housing needs will depend heavily on the cooperation of private funding sources and developers, as well as resources of the state, federal and County programs that are used to support the needs of the lower income and special needs households. Additionally, outside economic forces heavily influence the housing market. The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions exert influence on the timing, type and cost of housing production in a community. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

New Construction

Table H-3 contains the quantified objectives that will be used as guidelines toward meeting the County of Riverside's new construction objectives for the planning period, inclusive of 1998-2000, and compares them to the fair share established by the RHNA.

Quantified objectives for new construction are based on the following factors and assumptions:

- County records of units completed between 1998 and 2000;
- Entitled projects either under construction or awaiting Board of Supervisors review and approval, or projects which have been the subject of negotiation with the County but for which permits are pending;
- Potential projects for which builder, developers or non-profit entities have expressed interest in pursuing but no activity in terms of filing permit applications, or negotiations with the County have occurred at this point;
- Potential units established as targets by the 2000-2005 Action Plan utilizing federal, state or local funding options, such as senior units and multi-family units utilizing multi-family revenue bonds, federal funding, CHFA, or tax credit financing assistance obtained by others, or transitional/permanent housing facilities; and
- Potential market rate units (with yet undetermined builders, developers or other entities), located primarily within adopted Specific Plans, based on past development trends.



Based on the achievement of the above assumptions and factors, the County should meet or exceed its RHNA allocations with the exception of the very low income category. In the event that some or all of the assumed potential units based on past trends, and/or targeted objectives stabilized on the availability of federal, state or local funding resources assistance are not achieved, the County will still make substantial progress toward meeting its fair share RHNA allocations. The objectives for a proportion of the low, as well as the moderate and above moderate income groups are anticipated to be met through market rate new construction. The objectives for the very low income group are made under the assumption that a large proportion of the anticipated mobile home stock will be available at prices affordable to the very low income group, in addition to a significant involvement of the County.

Rehabilitation/Conservation

50 assisted units will be at risk of losing their project based rental subsidy during the 2000-2005 planning period. The objective of the Housing Element is the preservation of the 50 units eligible to convert to market rate located in the Tamarisk Villas apartments.

The County's Housing Rehabilitation Programs (RHRP and CHRP) for single family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multi-family rehabilitation projects utilizing HOME or Redevelopment Set-Aside funds will address the rehabilitation of housing units owned and/or rented to lower income households in the County. It is assumed that the majority of moderate and above moderate income households will rehabilitate units as needed through private efforts. Table H-4 summarizes the quantified objectives for the planning period.

Assistance

Table H-5 contains the quantified objectives in implementing the County's financial assistance programs and available resources for the planning period.



Table H-3
Quantified Objectives: New Construction 1998-2005

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
MARKET RATE ¹						
Single Family (1998-March 2001)	16,947	11,857		1,779	4,150	5,928
Single Family (April 2001-2005 Projected) ²		9,549		1,432	3,342	4,775
Multi-Family (1998-March 2001)	3,409	578	118	460		
Multi-Family (April 2001-2005 Projected)		264	54	210		
Mobile Homes (1998-March 2001)		2,138	1,604	534		
Mobile Homes (April 2001-2005 Projected)		1,147	860	287		
SUBTOTAL MARKET RATE	20,356	25,533	2,636	4,702	7,492	10,703
SINGLE FAMILY AFFORDABLE/ASSISTED						
<i>Redevelopment Agency</i>						
Las Serenas III and IV		65	21	44		
Building Horizons @ Mecca		1		1		
Various Single Family Assistance		85	46	39		
Habitat for Humanity- Belltown		3		3		
Sky Valley Fee Assistance		1			1	
North Shore RSA Fee Assistance I		1		1		
North Shore RSA Fee Assistance II		1		1		
Mecca RSA Fee Assistance		1		1		

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**Table H-3
Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<i>CDBG Housing Loan Fund</i>						
Las Mananitas Mobilehome Park - Mecca		106	106			
HOME						
Cathedral City Self Help	10			10		
Blythe Self Help Homes	8		8			
Vecino Way Self Help	23		23			
Las Palmeras Manufactured Home Subdivision	95		95			
(HOME) New Construction Units		100	40	60		
Cathedral City Self Help Project #2	15		11	4		
Blythe Self Help Homes #2	34		31	3		
Casas Mirasol		34	31	3		
Other New Construction						
CVHC Self- Help Single Family	480	262	450	292		
SUBTOTAL SINGLE-FAMILY AFFORDABLE	665	660	862	462	1	0
MULTIFAMILY AFFORDABLE PROJECTS						
Redevelopment Agency						
Wildomar Senior Living Ph.I		176	71	105		
Wildomar Senior Apartments Ph.II		108	11	97		
Mission LaRue Senior Housing - Rubidoux		200	80	120		
Las Mananitas Apartments		31	31			



Table H-3
Quantified Objectives: New Construction 1998-2005

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
Oscar Romero Apartments - Mecca		60	60			
Lincoln Street Las Mananitas Phase I		11	11			
Hemet Vistas Phase II Apartments*	72		60	12		
Other Anticipated		200	120	80		
Total City Projects	243		190	35	18	
<i>CDBG Housing Loan Fund</i>						
Desert Gardens	88			88		
Other Anticipated Unspecified Projects (Special Needs)		50	30	20		
<i>HOME</i>						
Quail Place Apartments	58		11	47		
Palm Village Apartments						
Hemet Vistas Phase I*	72		60	12		
Cottonwood Place Apartments	108		5	103		
Elsinore Hills Apartments	126		11	115		
Cathedral City-HIV/AIDS Apartments	38		38			
Orchard Villas Apartments	82		33	49		
Other Anticipated Unspecified Projects	215		115	100		

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**Table H-3
Quantified Objectives: New Construction 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
<i>Housing Authority</i>						
Anticipated Unspecified Bond Projects						
<i>Other/New Construction - Shelters and Transitional Housing (Under Supportive Housing Program, Shelter Plus Care and other funding)</i>						
Martha's Village (beds)	120 beds		120 beds			
Shelter from the Storm	108 beds		108 beds			
ABC Recovery	40 beds		40 beds			
SUBTOTAL MULTI-FAMILY ASSISTED	<i>1,102 / 268 beds</i>	<i>836</i>	<i>937 / 268 beds</i>	<i>983</i>	<i>18</i>	<i>0</i>
SUBTOTAL	268 beds		268 beds			
TOTAL NEW CONSTRUCTION³	22,123 / 268 beds	27,029	5,134 / 268 beds	11,399	13,442	19,177
TOTAL NEW CONSTRUCTION INC. COUNTY³	22,123 / 268 beds		1,681	6,019	5,949	8,474
TOTAL NEW CONSTRUCTION UNINC. COUNTY		27,029	3,453	5,380	7,493	10,703
RHNA		30,677	7,917	4,968	5,583	11,963

* Also assisted with RDA funds

¹ Income categories for market rate units only include unincorporated units.

² Growth rate based on medium rate of growth from 1990-2000.

³ Includes income category distribution for market rate units.



Table H-4
Quantified Objectives: Preservation/rehabilitation 1998-2005

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
REHABILITATION						
CDBG PROGRAMS						
<i>CDBG Housing Loan Fund Acquisition/Rehabilitation</i>						
Mission Hills Mobile Home Park	57			57		
Circle of Life	68			68		
Unspecified To Be Determined	60		20	40		
<i>Senior Home Repair Programs</i>						
Enhanced Senior Home Repair	1,200	335	1,535			
Minor Senior Home Repair	3,000	1,420	4,420			
<i>Housing Improvement Program - Single Family Rehabilitation Program CHRP¹</i>	700	75	490	285		
REDEVELOPMENT AGENCY REHABILITATION PROGRAMS						
Neighborhood Revitalization Program (1999)		70	32	20	18	
Housing Rehabilitation Program RHRP		286	180	106		
Avalon Apartments		66	66			
Clemmer Apartments		24		24		
Bravo Mobilehome Park		156		156		
RDA Multi-family Rehabilitation		101	65	36		
Total City Projects	1,526		637	767	122	
HOME REHABILITATION						
Cathedral Palms Apartments	232		93	139		
Corona del Rey Apartments	160		5	155		
Cathedral City Duplex Conversion	32		22	10		

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**Table H-4
Quantified Objectives: Preservation/rehabilitation 1998-2005**

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
OTHER						
Mobile Home Park Assistance Loan Fund		200	200			
Mobilehome Tenant Assistance Loans		300	300			
Agricultural Assistance Housing Loans		200	200			
Subtotal	7,035	3,233	8,265	1,863	140	0
PRESERVATION						
Tamarisk Villas At-Risk Housing		50	50			
Public Housing	1,681		1,681			
Subtotal	1,681	50	1,731	0	0	0

¹ Replaced in 2000 by CHRP.



Table H-5
Quantified Objectives: Assistance 1998-2005

Unit Type/Description	# Units		Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated				
ASSISTANCE						
Home Weatherization Program	2,400	1,100	2,625	875		
MCC	650	100	65	400	285	
Section 8 Vouchers	7,255 annually	570 annually	7,825			
Family Unification program	700		700			
HOPWA Rental Assistance	152		152			
First Time Homebuyers Down Payment Assistance Program	200	300	105	395		
Persons with Disabilities Section 8 Certificates	152		152			
Shared Housing	870	430	780	520		
Emergency Shelter Grants	121,918		121,918			
Riverside-San Bernardino Housing and Finance Agency Lease to Own Program		25		25		
Bond Financed Rental Projects (underway)	232		46	186		
Public Housing Rentals		17	17			
Riverside Women's and Children's Shelter	50 beds		50 beds			
Inland Aids Permanent Housing Facility	10		10			
Shelter Care Plus Mentally Ill Facility	17		17			
Genesis Shelter	8 beds		8 beds			
March Air Force Base Veterans Transitional Shelter	50 beds		50 beds			
Valley Restart Center Permanent Housing	28 beds (7 units)		28 beds			
Valley Restart Center Transitional Housing	28 beds (7 units)		28 beds			
Operation Safehouse	20 beds		20 beds			
Other City Loan Assistance Programs	226		120	87	19	
Other City Rental Subsidy Programs	1,067		435	137	495	
Other City Assistance Programs	454		85	321	48	
Subtotal	135,801 / 164 beds	3,044	135,052 / 164 beds	2,946	847	



Community Profile

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. At the time this document was prepared, only a small portion of the results of the 2000 Census were available. Therefore, this document contains data from both the 1990 and 2000 Census, as well as numerous other sources.

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability and cost¹. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

DEMOGRAPHIC TRENDS

Regional Growth



By the year 2020, Riverside County's population is expected to nearly double to 2.8 million.

Between 1994 and 1999, Riverside County has grown by over 96,000 people or approximately 7%. Within the County, the eastern area has grown at a slightly faster pace (11%) than the western area (6%). In comparison, the SCAG Region, which includes the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial, and California have grown by about 6% during this time (Table H-6). Since the Housing Element addresses the unincorporated County, it is important to note that the unincorporated areas grew by just 1.1% – significantly slower than the region or the County as a whole.

¹ One of the key sources of data used in this analysis is the 1990 Census. Due to the nature of how Census data is collected and reported - specifically the statistical difference between STF-1 [100% Count] and STF-3 [Sample Count] Tables - some inconsistencies between tables may occur.



WRCOG – *Western Riverside Council of Governments. Comprised of the cities of Banning, Beaumont, Calimesa, Corona, Canyon Lake, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto and Temecula*

CVAG – *Coachella Valley Association of Governments. Comprised of the cities of Blythe, Cathedral City, Indio, Coachella, Desert Hot Springs, La Quinta, Palm Desert, Palm Springs, Rancho Mirage and Indian Wells.*

SCAG – *Southern California Association of Governments. Comprised of the Counties of, and cities within Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties*

**Table H-6
Regional Population Growth Trends
1994-1999**

Area	1994	1999	Change (%)
Riverside County	1376877	1473307	7.0%
Cities	992858	1084928	9.3%
Unincorporated	384019	388379	1.1%
WRCOG Area	1082996	1147629	6.0%
Cities	768272	829332	7.9%
Unincorporated	314724	318297	1.1%
CVAG Area	293881	325678	10.8%
Cities	224586	255596	13.8%
Unincorporated	69295	70082	1.1%
SCAG Region ¹	15603036	16545220	6.0%
California	31960623	33773466	5.7%

1. The SCAG Region consists of the counties of: Los Angeles Orange, Riverside, San Bernardino, Ventura and Imperial.

Sources: Stanley R. Hoffman Associates, Inc., SCAG Regional Forecasts, 1998 Regional Transportation Plan, Department of Finance, January 1, 1994 -1999

Table H-7 shows the population growth from 1990 to 2000 for each of the cities in Riverside County along with the unincorporated area. It is noteworthy that the unincorporated area grew at about one-third the rate of the entire county (11% vs. 32%).



**Table H-7
Population Growth Trends 1990-2000
Riverside County**

City	1990	2000	% Change
Banning	20570	23562	14.5
Beaumont	9685	11,384	17.5
Blythe	8428	12155	44.2
Calimesa*	0	7139	N/A
Canyon Lake*	0	9,952	N/A
Cathedral City	30085	42,647	41.8
Coachella	16896	22,724	34.5
Corona	76095	124,966	64.2
Desert Hot Springs	11668	16,582	42.1
Hemet	36094	58,812	62.9
Indian Wells	2647	3,816	44.2
Indio	36793	49,116	33.5
Lake Elsinore	18285	28,928	58.2
La Quinta	11215	23,694	111.3
Moreno Valley	118779	142,381	19.9
Murrieta*	0	44,282	N/A
Norco	23302	24,157	3.7
Palm Desert	23252	41,155	77.0
Palm Springs	40181	42,807	6.5
Perris	21460	36,189	68.6
Rancho Mirage	9778	13,249	35.5
Riverside	226505	255166	12.7
San Jacinto	16210	23,779	46.7
Temecula	27099	57716	113
Unincorporated	385386	429,029	11.3
Riverside County	1170413	1545387	32

Notes: *Calimesa, Canyon Lake, and Murrieta were incorporated after the 1990 Census.

Source: 1990 Census and 2000 Census



Table H-8 displays the estimated population, households, and employment for the unincorporated areas of Riverside County as of 1997. The results show that the western county area holds approximately 82% of the unincorporated area's population and households and 88% of the employment. The most populous area within the western county area is Jurupa, with approximately 22% of population, and 30% of employment. The sub-areas used in this analysis correspond to the planning areas used in the Land Use Element of the General Plan.

Within the eastern county area, the Coachella-Western area maintains the highest percentage of population, households, and employment.

Table H-8
Population, Households and Employment Distribution
Riverside County Unincorporated Area
1997

Planning Area	Population	% of Total	Households	% of Total	Employment	% of Total
WRCOG Area						
1 Jurupa	81836	21.5%	24578	19.2%	16923	30.0%
3 Highgrove/Northside	7378	1.9%	2426	1.9%	1626	2.9%
4 Reche Canyon/Badlands	1765	0.5%	596	0.5%	204	0.4%
5 Eastvale	2558	0.7%	751	0.6%	765	1.4%
6 Temescal Canyon	24977	6.5%	7533	5.9%	3789	6.7%
7 Woodcrest/Lake Mathews	22445	5.9%	6725	5.2%	3564	6.3%
8 March Air Reserve Base	3517	0.9%	1186	0.9%	960	1.7%
10 Upper San Jacinto Valley	35393	9.3%	13318	10.4%	3034	5.4%
11 REMAP	1339	0.4%	483	0.4%	202	0.4%
12 Lakeview/Nuevo	9001	2.4%	2885	2.3%	1325	2.3%
13 Mead Valley	17243	4.5%	5090	4.0%	1002	1.8%
15 Greater Elsinore	34229	9.0%	11451	8.9%	4636	8.2%
16 Highway 74-79	12548	3.3%	4841	3.8%	1381	2.4%
17 Sun City/Menifee Valley	31443	8.2%	13817	10.8%	5663	10.0%
19 Southwest Area (SWAP)	15253	4.0%	5177	4.0%	2679	4.8%
20 San Gorgonio Pass	11736	3.1%	4513	3.5%	1882	3.3%
Subtotal	312660	82.0%	105373	82.2%	49635	88.0%
CVAG Area						
2 Coachella-Western	39747	10.4%	13783	10.8%	4318	7.7%
9 Desert Center	7866	2.1%	1261	1.0%	375	0.7%
14 Palo Verde Valley	9503	2.5%	3635	2.8%	796	1.4%
18 Coachella-Eastern	11725	3.1%	4066	3.2%	1273	2.3%
Subtotal	68841	18.0%	22744	17.8%	6763	12.0%
TOTAL	381501	100.0%	128117	100.0%	56398	100.0%

Sources: Stanley R. Hoffman Associates, Inc., SCAG 1997 Population, Households and Employment Data Base, WRCOG 1998 Traffic Analysis Zone (TAZ) Projections, CVAG 1998 Traffic Analysis Zone (TAZ) Projections



Age Composition

According to the 1990 Census, two-thirds of Riverside County’s population falls within the ages of 5 to 49. There is relatively little difference in age distribution between the western and eastern county areas, except to note that the western county area has a slightly higher percentage of population aged 5-49 and the eastern county area has a slightly higher percentage of population aged 55+. There is also little difference in age distribution between the incorporated and unincorporated areas of the County. The age distribution for the western and eastern portions of the county is presented in Table H-9.

**Table H-9
Age Distribution
1990**

Age Group	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
Preschool (0-4)	20128	8.7%	84561	9.2%	4438	7.9%	20244	7.9%	24566	8.5%	104805	9.0%
School (5-17)	45630	19.7%	184276	20.1%	9893	17.5%	44180	17.3%	55523	19.2%	228456	19.5%
Young Adult (18-29)	38687	16.7%	171678	18.8%	10653	18.8%	46598	18.2%	49340	17.1%	218276	18.6%
Prime Working (30-54)	66579	28.7%	264028	28.9%	14405	25.5%	65270	25.6%	80985	28.1%	329298	28.1%
Mature (55-64)	28670	12.4%	99169	10.8%	8049	14.2%	35736	14.0%	36720	12.7%	134905	11.5%
Retirement (65+)	32396	14.0%	111295	12.2%	9077	16.1%	43378	17.0%	41473	14.4%	154673	13.2%
Total	232090	100.0%	915007	100.0%	56515	100.0%	255406	100.0%	288605	100.0%	1170413	100.0%

Sources: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3.

Race and Ethnicity

A greater distinction between the western and eastern portions of the county is seen in racial and ethnic composition. Table H-10 shows that the eastern county area is comprised of 38.2% Hispanics while the western county area has only 23%. The western county area has a larger percentage of Black and American Indian/Indian/Eskimo/Aleutian population (6.1% and 4.0%, respectively) than the eastern county area (3.0% and 1.9%, respectively). Countywide, the cities have a slightly higher proportion of non-White and Hispanic populations than the unincorporated area.



**Table H-10
Racial and Ethnic Composition
1990**

Racial or Ethnic Group	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
White	190726	82.2%	707883	77.4%	42357	74.9%	186884	73.2%	233083	80.8%	894767	76.4%
Black	10049	4.3%	55873	6.1%	1999	3.5%	7718	3.0%	12048	4.2%	63591	5.4%
Am. Indian, Eskimo, Aleut.	7176	3.1%	36656	4.0%	716	1.3%	4935	1.9%	7892	2.7%	41591	3.6%
Asian or Pacific Islander	2712	1.2%	9307	1.0%	663	1.2%	2187	0.9%	3375	1.2%	11494	1.0%
Other	21428	9.2%	105288	11.5%	10780	19.1%	53682	21.0%	32209	11.2%	158970	13.6%
Total	232090	100.0%	915007	100.0%	56515	100.0%	255406	100.0%	288605	100.0%	1170413	100.0%
Hispanic	47454	20.4%	209939	22.9%	22913	40.5%	97575	38.2%	70367	24.4%	307514	26.3%

Sources: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3.

EMPLOYMENT TRENDS

Employment Characteristics



The Unemployment Rate is calculated by dividing the number of unemployed individuals by the total number of people in the labor force. Any individual can be considered as unemployed if over the age of sixteen, is actively looking for a job, but is not able to find one.

Table H-11 presents employment trends in Riverside County by comparing the number of jobs for each industry in 1990 and 1997. According to the California Employment Development Department, 93% of the job growth during this period occurred in the Service Producing sector. The fastest growing occupations were in Retail Trade, Health Services and Local Government. The largest declines were in Construction, Aerospace Manufacturing, and Communications and Public Utilities industries.

The overall unemployment rate throughout the Riverside-San Bernardino MSA has improved along with the nation's economy. From 1990 to 1995, the unemployment rate increased to nearly 11% in 1993. After 1993, however, the unemployment rate steadily decreased and the current rate is under 5%. According to the California Employment Development Department, the CVAG area experiences a higher unemployment rate than does the WRCOG area. For example, the cities of Coachella and Indio had unemployment rates of 10.7% and 6.7% in March 2000, respectively. In contrast, the cities of Riverside and Corona experienced unemployment rates of only 4.7% and 3.9% in March 2000, respectively.



**Table H-11
Employment Trends by Industry
Riverside County
1990-1997**

Industry	Employment			Percent Distribution		
	1990	1997	Change 1990-1997	1990	1997	Change 1990-1997
Total, All Industries	321,700	385,500	63,800	100.0%	100.0%	100.0%
Total Farm	17,600	18,700	1,100	5.5%	4.9%	1.7%
Total Non-farm	304,200	366,800	62,600	94.6%	95.1%	98.1%
Goods Producing	68,600	72,200	3,600	21.3%	18.7%	5.6%
Mining	700	400	-300	0.2%	0.1%	-0.5%
Construction	31,600	27,300	-4,300	9.8%	7.1%	-6.7%
Manufacturing	36,300	44,600	8,300	11.3%	11.6%	13.0%
Durable Goods	24,200	28,800	4,600	7.5%	7.5%	7.2%
Lumber & Wood Products	3,900	4,200	300	1.2%	1.1%	0.5%
Furniture & Fixtures	1,100	1,600	500	0.3%	0.4%	0.8%
Stone, Clay, & Glass	3,100	2,400	-700	1.0%	0.6%	-1.1%
Primary Metals	1,700	1,400	-300	0.5%	0.4%	-0.5%
Fabricated Metal Products	2,400	4,100	1,700	0.7%	1.1%	2.7%
Industrial Machinery	1,500	2,600	1,100	0.5%	0.7%	1.7%
Electronic Equipment	2,300	4,300	2,000	0.7%	1.1%	3.1%
Transportation Equipment	5,300	4,000	-1,300	1.6%	1.0%	-2.0%
Aircraft, Missiles & Space Veh.	3,400	900	-2,500	1.1%	0.2%	-3.9%
Other Transportation Equip.	1,900	3,100	1,200	0.6%	0.8%	1.9%
Instruments & Related Prods.	2,600	2,600	0	0.8%	0.7%	0.0%
Miscellaneous Manufacturing	300	1,600	1,300	0.1%	0.4%	2.0%
Nondurable Goods	12,200	15,800	3,600	3.8%	4.1%	5.6%
Food & Kindred Products	2,100	2,800	700	0.7%	0.7%	1.1%
Apparel & Other Textile Prods	800	1,100	300	0.2%	0.3%	0.5%
Printing & Publishing	3,800	4,600	800	1.2%	1.2%	1.3%
Chemicals & Allied Products	700	1,600	900	0.2%	0.4%	1.4%
Rubber & Misc. Plastics Prods	2,600	4,100	1,500	0.8%	1.1%	2.4%
Other Nondurable Goods	2,200	1,600	-600	0.7%	0.4%	-0.9%
Service Producing	235,500	294,600	59,100	73.2%	76.4%	92.6%
Transportation & Public Utilities	10,900	11,100	200	3.4%	2.9%	0.3%
Transportation	5,300	7,400	2,100	1.6%	1.9%	3.3%
Trucking & Warehousing	3,300	3,400	100	1.0%	0.9%	0.2%
Other Transportation	2,100	3,900	1,800	0.7%	1.0%	2.8%
Communications & Public Util.	5,600	3,800	-1,800	1.7%	1.0%	-2.8%
Communications	3,200	2,300	-900	1.0%	0.6%	-1.4%
Electric, Gas & Sanitary Serv.	2,400	1,500	-900	0.7%	0.4%	-1.4%
Trade	77,500	92,900	15,400	24.1%	24.1%	24.1%
Wholesale Trade	12,400	14,200	1,800	3.9%	3.7%	2.8%
Retail Trade	65,000	78,700	13,700	20.2%	20.4%	21.5%
Bldg. Materials & Garden Supp.	3,600	2,900	-700	1.1%	0.8%	-1.1%
General Merchandise	7,800	10,000	2,200	2.4%	2.6%	3.4%



**Table H-11
Employment Trends by Industry
Riverside County
1990-1997**

Industry	Employment			Percent Distribution		
	1990	1997	Change 1990-1997	1990	1997	Change 1990-1997
Food Stores	9,800	11,100	1,300	3.0%	2.9%	2.0%
Automotive Dealers & Service	9,000	9,900	900	2.8%	2.6%	1.4%
Eating & Drinking Places	23,100	29,600	6,500	7.2%	7.7%	10.2%
Other Retail Trade	11,700	15,300	3,600	3.6%	4.0%	5.6%
Finance, Insurance & Real Estate	14,800	14,200	-600	4.6%	3.7%	-0.9%
Finance	6,300	6,700	400	2.0%	1.7%	0.6%
Other Fin., Ins. & Real Estate	8,500	7,600	-900	2.6%	2.0%	-1.4%
Services	73,200	105,300	32,100	22.8%	27.3%	50.3%
Hotels & Other Lodging Places	12,300	11,600	-700	3.8%	3.0%	-1.1%
Personal Services	2,400	3,300	900	0.7%	0.9%	1.4%
Business Services	10,700	17,900	7,200	3.3%	4.6%	11.3%
Amusement, Including Movies	6,100	10,000	3,900	1.9%	2.6%	6.1%
Health Services	17,000	28,000	11,000	5.3%	7.3%	17.2%
Private Educational Services	2,500	4,000	1,500	0.8%	1.0%	2.4%
Engineering & Management	6,000	5,200	-800	1.9%	1.3%	-1.3%
Other Services	16,200	25,200	9,000	5.0%	6.5%	14.1%
Government	59,200	71,000	11,800	18.4%	18.4%	18.5%
Federal Government	6,500	6,600	100	2.0%	1.7%	0.2%
State Government	9,200	11,200	2,000	2.9%	2.9%	3.1%
Local Government	43,500	53,200	9,700	13.5%	13.8%	15.2%

Source: California Employment Development Department

Table H-12 contains a forecast of employment trends by occupation for Riverside County to the year 2002. According to information from the California Employment Development Department, there is expected to be an increase of 80,100 jobs between 1995 and 2002. The largest increase is anticipated to be found in the Professional/Technical and Service occupations (18,000 increase for each). While the Professional/Technical occupations have the second highest annual average wages at \$42,416, the Service occupations have the lowest annual average wage at \$16,969.

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**Table H-12
Employment Forecast by Occupation
Riverside County
1995-2002**

Line #	CA OES Code	Occupational Title	Annual Averages		Absolute Change	% Change	Avg. Hourly Wage	Annual Avg. Wage
			1995	2002				
1		Total, All Occupations	338000	418100	80100	23.7%	\$13.61	28304
2	100000	Mgrs and Admin Occupations	22300	27590	5290	23.7%	\$25.69	53445
23	200000	Professional, Paraprof, Technical	64820	82830	18010	27.8%	\$20.39	42416
24	210000	Management Support Occupations	7690	9320	1630	21.2%	\$18.99	39493
51	220000	Engineers, Architects, Surveyors	5040	6310	1270	25.2%	\$22.47	46739
82	240000	Nat Scientists and Related Workers	750	930	180	24.0%	\$20.64	42928
101	250000	Computer, Math, Ops Research, Related	1580	2260	680	43.0%	\$22.71	47241
118	270000	Social Sci, Recreation, Religious	4240	5640	1400	33.0%	\$15.46	32151
134	280000	Law and Related Occupations	1740	2120	380	21.8%	\$29.96	62312
145	310000	Teachers, Educators, Librarians	24430	30600	6170	25.3%	\$18.94	39388
181	320000	Health Practitioners, Techs, Related	15600	20760	5160	33.1%	\$23.89	49684
223	340000	Writers, Artists, Enter, Athletes	2070	2590	520	25.1%	\$13.69	28473
244	390000	Misc Profs, Paraprofs, Technical	1680	2300	620	36.9%	\$16.53	34374
251	400000	Sales and Related Occupations	42640	49860	7220	16.9%	\$11.26	23417
252	410000	First-line Sup/mgr--sales	4530	5350	820	18.1%	\$15.47	32170
253	430000	Sales Agents--service	2390	2790	400	16.7%	\$22.81	47446
263	490000	Merch, Products and Other Sales	35720	41720	6000	16.8%	\$9.95	20700
275	500000	Clerical, Administrative Support	59280	68670	9390	15.8%	\$11.28	23456
276	510000	First-line Sup/mgr, Clerk, Adm Sup	3820	4840	1020	26.7%	\$15.28	31780
277	530000	Industry Specific Clerical, Admin	9590	10930	1340	14.0%	\$10.83	22524
313	550000	Secretarial, General Office Occs	33130	38320	5190	15.7%	\$10.90	22668
334	560000	Edp and Office Machine Occupations	1820	1900	80	4.4%	\$10.76	22387
343	570000	Communications, Mail Distribution	2910	3280	370	12.7%	\$12.06	25092
355	580000	Material Recording, Dispatching	7030	8170	1140	16.2%	\$11.28	23454
367	590000	Clerical, Admin Support, Nec	980	1230	250	25.5%	\$11.52	23970
369	600000	Service Occupations	63940	81920	17980	28.1%	\$8.16	16969
370	610000	First-line Sup/mgr--service	2880	3520	640	22.2%	\$14.51	30186
375	630000	Protective Service Occupations	8740	11810	3070	35.1%	\$12.27	25532
393	650000	Food, Bev Prep and Service Occs	31900	39470	7570	23.7%	\$6.72	13983
409	660000	Health Service, Related Occs	6950	10040	3090	44.5%	\$8.70	18093
419	670000	Cleaning, Building Serv ex Priv House	8800	10850	2050	23.3%	\$8.31	17279
425	680000	Misc Personal Service Occupations	3540	4670	1130	31.9%	\$7.02	14598
440	690000	Misc Service Workers	1130	1560	430	38.1%	\$9.41	19580
441	700000	Agricultural, Forestry, Fishing	5800	7180	1380	23.8%	\$9.09	18908
442	720000	First-line Sup/mgr--ag, For, Fish	170	210	40	23.5%	\$13.48	28030
450	790000	Misc Ag, Forestry, Fishing	5630	6970	1340	23.8%	\$8.95	18621
465	800000	Prod, Const, Oper, Mat Handling	79050	99830	20780	26.3%	\$12.42	25833



**Table H-12
Employment Forecast by Occupation
Riverside County
1995-2002**

Line #	CA OES Code	Occupational Title	Annual Averages		Absolute Change	% Change	Avg. Hourly Wage	Annual Avg. Wage
			1995	2002				
466	810000	First-line Sup/mgr-blue Collar	4490	5590	1100	24.5%	\$18.78	39052
473	830000	Inspectors, Related Occupations	1350	1700	350	25.9%	\$11.78	24500
478	850000	Mechanics, Installers, Repairers	12710	15730	3020	23.8%	\$13.90	28905
541	870000	Construction Trades	12520	16290	3770	30.1%	\$16.75	34840
597	890000	Production Occupations, Precision	4490	5760	1270	28.3%	\$11.35	23614
657	910000	Mach Setters, Set-up, Ops, Tenders	9230	10840	1610	17.4%	\$9.52	19794
759	930000	Other Hand Workers	8880	11820	2940	33.1%	\$8.82	18348
789	950000	Trans, Material Moving Machine Ops	490	600	110	22.4%	\$17.71	36829
802	970000	Taxi Drivers and Chauffeurs	12090	14600	2510	20.8%	\$12.76	26550
856	980000	Const Trades, Extractive--helpers	12800	16900	4100	32.0%	\$8.91	18537

Source: Stanley R. Hoffman Associates, Inc.; California Employment Development Department; Labor Market Information Division (March 1996 Benchmark Data)

Jobs - Housing Balance



The creation of the jobs/housing balance is based on the premise that commuting, the overall number of vehicle trips and vehicle miles traveled can be reduced when sufficient jobs are available locally to balance the employment demands of the community and when commercial services are convenient to residential areas. There are a number of methods to calculate the jobs to housing ratio. One technique is to divide the number of total jobs in the County by the number of total housing units. It can also be calculated for a given time period by dividing the number of jobs created by the number of housing units created within a certain time period.

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Statistics for 1990 and 1997 show that Riverside County's jobs-household balance is slowly improving, however, from 0.80 jobs per household in 1990 to 0.90 jobs per household in 1997 (Table H-13). The unincorporated area shows a severe shortage of jobs, however, with only 0.47 jobs per household in the western county and 0.30 jobs per household in the eastern county in 1997.



The County recognizes that continued economic prosperity can be enhanced through the preservation of a diversified workforce which lives and works here.

These individuals are our workers, consumers and young adults wishing to remain in Riverside County. For this reason, the County supports modestly priced rental and first-time ownership housing opportunities. The County believes that these opportunities can be best provided in partnership with cities, the building industry, and private and non-profit housing groups.



- County of Riverside Strategic Vision Plan



A "household" consists of all the people occupying a dwelling unit, whether or not they are related.

**Table H-13
Jobs-Household Ratios
1990-1997**

	Total County		Western County Unincorp.	Eastern County Unincorp.
	1990	1997	1997	1997
Employment	321700	410433	49635	6763
Households	402067	458021	105373	22744
Jobs/Household Ratio	0.8	0.9	0.47	0.3

Source: SCAG; Stanley R. Hoffman Associates.

HOUSEHOLD CHARACTERISTICS

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified. The following is an analysis of household size and income characteristics. By definition a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit is considered a household. By definition a "family" is two or more persons living together who are related by blood or marriage.

Household Size

The distribution of household size for Riverside County is displayed in Table H-14. The data indicates that 64% of households in Riverside County contain 2-4 persons, 21% contain 1 person, and 15% contain 5 or more persons. This pattern of distribution is fairly consistent throughout the entire County, although the eastern county area tends to have slightly more 1-2-person households and fewer 3+ households. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the western portions of the county.

**Table H-14
Household Size Distribution
1990**

Household Size	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
1 Person	13885	17.7%	57775	18.8%	4815	24.7%	25171	26.5%	18699	19.1%	82946	20.6%
2 Persons	27135	34.5%	98305	32.0%	7175	36.7%	34365	36.2%	34310	35.0%	132670	33.0%
3-4 Persons	25333	32.2%	102083	33.2%	4606	23.6%	22474	23.7%	29939	30.5%	124557	31.0%
5+Persons	12277	15.6%	49012	16.0%	2931	15.0%	12882	13.6%	15207	15.5%	61894	15.4%
Total	78630	100.0%	307175	100.0%	19526	100.0%	94892	100.0%	98156	100.0%	402067	100.0%

Sources: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3



Household Income

Table H-15 reports 1990 Census income statistics by tenure for the unincorporated area. As expected, the table shows that incomes of owners were higher than renters, and incomes in the western county were higher than the eastern county. Nearly two-thirds of all owners but only one quarter of renters had incomes over \$35,000. Among renters, 21% had incomes under \$10,000 per year. The poverty rate throughout the county was 11.5% in 1990.

Table H-15
Household Income by Tenure
Riverside County Unincorporated Area
1990

Income	Owners			Renters		
	Western Co. Area	Eastern Co. Area	Total	Western Co. Area	Eastern Co. Area	Total
Under \$10,000	2,042 (5%)	620 (11%)	3,022 (7%)	3,550 (20%)	1,399 (22%)	4,949 (21%)
\$10,000-19,999	3,677 (9%)	749 (13%)	4,426 (10%)	4,065 (23%)	1,964 (31%)	6,030 (25%)
\$20,000-34,999	7,544 (19%)	1,377 (24%)	8,921 (20%)	4,995 (28%)	1,560 (25%)	6,555 (27%)
\$35,000-49,000	8,362 (21%)	1,052 (18%)	9,414 (21%)	2,838 (16%)	775 (12%)	3,613 (15%)
\$50,000+	17,358 (44%)	1,973 (34%)	19,331 (43%)	2,367 (13%)	576 (9%)	2,943 (12%)
Total	39,343 (100%)	5,771 (100%)	45,114 (100%)	17,815 (100%)	6,275 (100%)	24,090 (100%)

Source: 1990 Census

The State of California uses four income categories for the purpose of determining housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs, e.g., Section 8 and State Density Bonus Law. These categories are as follows:

- **Very Low Income**—50% or less of median income;
- **Low Income**—51% to 80% of median;
- **Moderate Income**—81% to 120% of median; and
- **Above Moderate Income**—more than 120% of median.

HUD develops annual median household income estimates for the Riverside-San Bernardino County MSA. The median income for a family of four in 2000 was \$47,400. Table H-16 presents the distribution of household income in the Riverside County unincorporated area. These data are based on the 1990 income distribution as reported in the Census.



**Table H-16
Household Income Distribution 1998**

Planning Area	Unincorporated Area			Total County		
	Western County	Eastern County	Total	Western County	Eastern County	Total
Very Low (< 50%)	21,960 (22%)	10,345 (37%)	32,305 (25%)	47,728 (20%)	21,700 (25%)	69,428 (21%)
Low (51%-80%)	14,973 (15%)	6,431 (23%)	21,404 (17%)	37,335 (16%)	14,911 (17%)	52,246 (16%)
Moderate (81%-120%)	16,969 (17%)	4,473 (16%)	21,442 (17%)	50,255 (21%)	16,677 (19%)	66,932 (21%)
Above Moderate (> 120%)	45,916 (46%)	6,710 (24%)	52,626 (41%)	104,961 (44%)	32,829 (38%)	137,790 (42%)
TOTAL	99,818 (100%)	27,959 (100%)	127,777 (100%)	240,279 (100%)	86,117 (100%)	326,396 (100%)

Note: Data assume that the proportion of households in each category has not changed since 1990.
Source: SCAG (based on 1990 Census)

HOUSING INVENTORY AND MARKET CONDITIONS

“

Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families.

The cover the complete spectrum of housing costs and include rental as well as for sale units. People are now seeking housing here, not because it costs less than more developed counties, but because the quality housing choices are attractive as a place to live. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate.

”

– RCIP Vision Statement

This section summarizes the housing inventory and prevailing market conditions in Riverside County.

Housing Stock Profile

Housing Type

Table H-17 summarizes the distribution of housing by type in the unincorporated portions of Riverside County. The results show that single-family detached (SFD) units dominate the western county area (70%) while mobile homes form the majority of eastern county area units (47%). Throughout the overall unincorporated areas of Riverside County, SFD units and mobile homes characterize the most abundant household types, with SFD homes representing 63% and mobile homes representing 28% of the total households.



Table H-17
Housing Inventory by Type
Riverside County Unincorporated Area 1999

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Total
Western County Area	80,558 (70%)	1,548 (1%)	2,051 (2%)	5,030 (4%)	26,100 (23%)	115,287 (100%)
Eastern County Area	14,661 (40%)	1,657 (5%)	1,111 (3%)	1,920 (5%)	17,119 (47%)	36,468 (100%)
TOTAL	95,219 (63%)	3,205 (2%)	3,162 (2%)	6,950 (5%)	43,219 (28%)	151,755 (100%)

Note: Allocation of units between western and eastern county unincorporated areas based on 1990 Census distribution.

Source: California Department of Finance, January 1, 1999.

Unit Size

Table H-18 displays the size of units by tenure for the unincorporated areas of Riverside County. According to the U.S. Census, 60% of owner-occupied units had 3 or more bedrooms while only 28% of rental units had 3+ bedrooms.

Both owner-occupied and rental units were larger on average in the western portion of the county reflecting the resort and second-home characteristics of the Coachella Valley.

Table H-18
Unit Size by Tenure
Riverside County Unincorporated Area 1990

Planning Area	Owners						Total
	Studio	1-bd	2-bd	3-bd	4+ bd	Avg. bd	
Western County Area	243 (<1%)	3,232 (6%)	17,314 (30%)	23,957 (41%)	13,182 (23%)	2.8	57,928 (100%)
Eastern County Area	272 (2%)	1,508 (12%)	5,900 (46%)	4,065 (32%)	957 (8%)	2.3	12,702 (100%)
TOTAL	515 (1%)	4,740 (7%)	23,214 (33%)	28,022 (40%)	14,139 (20%)	2.7	70,630 (100%)

Planning Area	Renters						Total
	Studio	1-bd	2-bd	3-bd	4+ bd	Avg. bd	
Western County Area	782 (4%)	3,956 (22%)	7,910 (43%)	4,410 (24%)	1,202 (7%)	2.1	18,260 (100%)
Eastern County Area	845 (13%)	1,793 (27%)	2,678 (40%)	1,159 (17%)	245 (4%)	1.7	6,720 (100%)
TOTAL	1,627 (7%)	5,749 (23%)	10,588 (42%)	5,569 (22%)	1,447 (6%)	2	24,980 (100%)

Source: 1990 Census



Vacancy Rates and Tenure

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either an imbalance between household characteristics and the type of available units, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples and elderly households typically need smaller units than households with school age children). A low vacancy rate may contribute to higher market rents and prices, and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed later.

Table H-19 provides 1990 occupancy and tenure characteristics for the unincorporated areas of Riverside County. The data indicated a 35% vacancy rate in the eastern county area and a 12% vacancy rate in the western county area. These figures combine to give the entire unincorporated area of Riverside County an 18% vacancy rate in 1990. According to 1999 Department of Finance (DOF) estimates, the vacancy rate has dropped to 15% in the unincorporated area. DOF’s estimates, however, still indicate a disproportionately high vacancy rate in the eastern county area when compared to the western county area, with some eastern county cities experiencing vacancy rates as high as 58%.

In 1990, vacancy rates were higher in rental units (12%) than in owned units (5%). Owned units are more prevalent in both planning areas and particularly in the western county area, where owned units represent over three-quarters of occupied units. The unusually high vacancy rate in the eastern county area is due primarily to the large number of vacation homes. Only 12% of rental units were actually available for rent.

**Table H-19
Housing Inventory by Tenure
Riverside County Unincorporated Area 1990**

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other
Western County Area	86982	18,346 (21%)	58,003 (67%)	1,980 (2%)	2,986 (3%)	5,668 (7%)
Eastern County Area	29951	6,600 (22%)	12,835 (43%)	933 (3%)	742 (2%)	8,842 (30%)
TOTAL	116933	24,946 (21%)	70,838 (61%)	2,912 (2%)	3,727 (3%)	14,510 (12%)

Source: 1990 Census.

Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years or older are considered aged and are more likely to require major repairs.



In addition, older houses may not be built to current standards for fire and earthquake safety.

The housing stock in unincorporated areas is relatively new, with about 43% of all units built after 1980 (Table H-20). According to the 1990 Census, only 0.7% of all Riverside County housing units lacked complete kitchen facilities and only 0.5% lacked complete plumbing facilities. There may also be units that require rehabilitation or replacement despite possessing complete kitchen and plumbing facilities. The California Statewide Housing Plan estimates that 10% of the housing stock is in need of rehabilitation or replacement. The 1999-2004 Consolidated Plan estimates that there are 483,847 housing units in Riverside County (1990 Census). Therefore, approximately 48,384 units countywide are estimated to be in need of repair or replacement. Of those, 9,562 units are located in the unincorporated county.



It should be noted, however, that over one-quarter of all housing units in the unincorporated county and nearly half of all units in the eastern county are mobile homes. Experience has shown that these structures age much more rapidly than traditional construction and therefore assumptions regarding housing condition based solely on age may not be valid for mobile homes. The County has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. Approximately 200 illegal housing facilities, containing up to 2,000 unpermitted and potentially substandard mobile home units are within the Coachella Valley. The County has addressed the issue by assigning at least four agency staff, developing an array of programs, and allocating millions of dollars of redevelopment funds to assist the park owners and residents in bringing the parks and residences up to code.

Table H-20
Age of Housing Stock
Riverside County Unincorporated Area

Planning Area	Total	Pre-1940	% of Total	1940-1960	% of Total	1961-1980	% of Total	1980 or Newer	% of Total
Western Co. Area	76188	2543	3%	8452	11%	31573	41%	33620	44%
Eastern Co. Area	19431	559	3%	2128	11%	8960	46%	7784	40%
TOTAL	95620	3102	3%	10580	11%	40533	42%	41405	43%

Source: 1990 Census

Housing Costs and Rents

New Home Price Trends

Table H-21 shows median sales prices by community based on a survey of both new and resale home prices in November 1999. The median sales price for all units was \$135,750. This table shows that home prices were substantially higher in the communities of Canyon Lake and Rancho Mirage than in other portions of the county. This is attributable to the popularity of resort communities with a high level of amenities (such as golf courses, tennis courts and lush landscaping). The least expensive areas were Desert Hot Springs, Indio, Perris, Sun City and Beaumont, which all had median prices below \$90,000.



**Table H-21
Median Home Prices
November 1999**

Jurisdiction	Median Price	% of County
Riverside County	\$135,750	100.0%
Beaumont	\$77,500	57.1%
Canyon Lake	\$293,000	215.8%
Cathedral City	\$140,000	103.1%
Corona	\$175,500	129.3%
Desert Hot Springs	\$65,000	47.9%
Hemet	\$93,500	68.9%
Indio	\$86,000	63.4%
Lake Elsinore	\$108,250	79.7%
Menifee	\$148,750	109.6%
Moreno Valley	\$113,000	83.2%
Murietta	\$161,000	118.6%
Norco	\$190,500	140.3%
Palm Desert	\$150,000	110.5%
Palm Springs	\$180,000	132.6%
Perris	\$84,000	61.9%
Rancho Mirage	\$268,000	197.4%
Riverside	\$220,000	162.1%
Sun City	\$85,000	62.6%
Temecula	\$180,000	132.6%
Wildomar	\$132,500	97.6%

Notes: Data includes new and resale single-family homes and condominiums.
Sources: Stanley R. Hoffman Associates, Inc., California Association of Realtors,
Transamerica Intellitech MetroScan

Rental Prices

Rental market statistics are shown in Table H-22. Unlike home prices, rental rates are slightly lower in the eastern county than in the west. Since rental units are typically occupied by full-time residents, this reflects the weaker labor market in the Coachella Valley compared to the western county areas. The average rent in the western county area was \$698 per month, while the eastern county area averaged \$625 per month for all rental units.

**Table H-22
Average Rents by Unit Type
Second Quarter 1999**

Planning Area	Studio	1-bd	2-bd	3+ bd	All Units
Western Co. Area	\$376	\$606	\$753	\$875	\$698
Eastern Co. Area	\$508	\$581	\$676	\$838	\$625

Source: Stanley R. Hoffman Associates, Inc., Market Profiles, Property Data and Market Trend Analysis, Seven Fiscal Analysis Areas, County of Riverside, November 1999.



The Inland Empire, northwestern Riverside and southwestern San Bernardino Counties, is ranked number 154 for housing affordability in a rent survey involving 173 communities throughout the nation.



Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household’s ability to pay for housing, based on the 2000 HUD median income of \$47,400 for Riverside County, and based on the 1990 median income of \$37,694. The term “affordability gap” refers to the difference between prevailing housing costs and the income levels of area residents.

Table H-23 presents the affordable rents and purchase prices by income category based on 30% of income expended. In the case of rent, the 30% does not include allowance for utilities which may impose additional costs to the renter of between \$50 and \$100 per month or more, depending on which utilities the renter is responsible for paying. Renters may be required to cover water, sewer, and trash pickups in addition to the usual electric, gas, telephone, and in many cases, cable service. The addition of these costs may cause rental of a unit which would otherwise be affordable to become a condition of overpayment. In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.25% in newer areas subject to assessment, Mello-Roos districts or high fire hazard/flooding. A 10% downpayment and a 7.5% interest rate is assumed, based on current market conditions. In the Very Low category (less than 50% of median income) the maximum affordable rent is \$593 per month using the HUD standard of paying no more than 30% of gross income for housing. The maximum purchase price for the same category would be approximately \$80,000. Although it is not specifically addressed in the analysis of regional housing needs, the Extremely Low Income category is also included in Table H-23. This income level translates to approximately \$7.00 per hour for a full-time job. This wage level is typical of agricultural workers and unskilled service industry jobs such as in the fast food or restaurant business, day care workers, laborers, landscape maintenance, maids, etc. (Source: California Employment Development Department, 1998 Occupational Employment Statistics Survey.) In addition, there are elderly persons whose only source of income may be Social Security in this category.

Table H-23
Affordable Rent and Purchase Price by Income Category
2000

Type	Annual Income ¹	Affordable Rent Payment ²	Estimated Affordable Purchase Price ³
Extremely Low	Under \$14,220	\$356	Under \$50,000
Very Low	\$14,220 - \$23,700	\$357 - \$593	\$50,000 - \$85,000
Low	\$23,701 - \$37,920	\$594 - \$948	\$85,000 - \$130,000
Moderate	\$37,921 - \$56,880	\$949 - \$1,422	\$130,000 - \$180,000
Above Moderate	Over \$56,880	Over \$1,422	Over \$180,000

¹ Income limits established by HUD. Based on MFI of \$47,400 for Riverside County.

² Based on 30% of income.

³ Assumes 10% down payment, an 7.5% interest rate, 1.25% tax and homeowners insurance.

Source: The Planning Center

Overpayment refers to renters and homeowners who must pay more than 30% of their gross incomes for shelter. A high cost of housing eventually causes fixed-income, elderly, and lower income households to use a disproportionate percentage of their income for housing. This may cause a series of related



financial problems which may result in a deterioration of the housing stock, because housing costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care and utilities), or inappropriate housing sizes and types to suit the needs of the household. The term “affordability gap” refers to the difference between prevailing housing costs and the income levels of area residents.

A comparison of rental affordability maximums based on 2000 HUD income limits presented in Table H-23 with rental statistics presented in Table H-22 shows that only studio and one-bedroom units are generally within the financial reach of Very Low income households in both the western (WRCOG) and eastern (CVAG) areas of the County. The average two-bedroom and larger units are offered at rents which exceed the affordability limits for this income range. This analysis indicates a need for increased rental opportunities at rents affordable to Very Low income households, whether at market rate or assisted through federal, state or local programs.

Analysis of rental units within the affordability range of Low-income households paints a significantly different picture. In both the WRCOG and CVAG areas the average rental price for one- and two-bedroom units falls well within the affordability limits of Low-income households. Even the average three-bedroom unit is within the reach of the upper income ranges of the Low-income households. In general, the WRCOG area is more expensive than the CVAG region for all unit types except for studio units.

The affordability picture reverses when analyzing the available resale and new home costs with affordability maximums. It appears that the median priced resale home is generally beyond the financial limits of the Very-Low-income households in all areas, with the exception of the Desert Hot Springs area. There are 7 cities/communities which reflect median home prices affordable to Low-income households. In portions of the CVAG area, and the majority of western communities along the I-15 and SR-91 freeways, the median priced unit is generally beyond the financial capabilities of the lower income categories, with the median prices affordable to Moderate and Above-Moderate income households, although a limited proportion of units would be offered at prices affordable to lower-income households. Median prices in some of the resort communities are affordable only to Above-Moderate income households. Overall, the median price on a Countywide basis is affordable to Moderate-income households.

“

The ‘American Dream’ has long been equated with home ownership. Certainly, one of the basic needs of all people is adequate shelter. County government feels a strong responsibility in the area of housing, to ensure that there is an ample supply of affordable and suitable housing, and to make sure that such housing is made available to all persons, regardless of their economic status or functional ability.

”

– Riverside County Strategic Vision Plan

This analysis indicates that buying a new home has become an unattainable goal for many households, particularly first-time home buyers in the lower income categories. Fewer people can afford to purchase homes as a result of the current economy and market trends. However, the existing stock of resale units in the County is a valuable resource for the households in the lower income categories, to achieve home ownership opportunities. Maintaining this stock of affordable housing is currently achieved, and will continue to be maintained through the First Time Homebuyers, Mortgage Credit Certificate Program, and housing rehabilitation programs.



Housing Needs

The following section presents housing needs and special concerns relative to various segments of the population.

Several factors will influence the degree of demand for housing in Riverside County in the coming years. Four major "needs" categories are considered in this element:

- Housing needs resulting from overcrowding.
- Housing needs that result when households are paying more than they can afford for housing.
- Housing needs of "special needs groups" such as the elderly, large families, female-headed households, households with persons with disabilities, and the homeless.
- Housing needs resulting from population growth, both in the County and the surrounding region.

Analysis of demographics and market conditions indicates that the number of households at the extremes of the income spectrum will continue to grow while the traditional middle-income segments decline in size and activity in the housing market. In terms of specific housing needs, home ownership and the first-time homebuyer program will become critical for the moderate- to above-moderate income population, while the other income groups will need help in meeting increasingly higher cost burdens.

OVERCROWDING



A household is considered to be overcrowded if there are more than 1.0 persons per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general. A household is considered to be overcrowded if there are more than 1.0 persons per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Overcrowding varies with tenure and income. Based on 1990 Census data regarding overcrowding for lower-income households in the unincorporated area, approximately 22% of renter households were reported to be overcrowded. According to the CHAS Databook for the County, based on 1990 Census information, large related renter households, (i.e., those with five members or more, of which at least two are related), experienced severe overcrowding in every income category. Almost two-thirds of all large related households were overcrowded, including 75% of those households with Very-Low incomes. These statistics indicate that overcrowding was much more prevalent among renter households than owner households.



Only 7% of owner-occupied units were overcrowded, according to the 1990 Census. In ownership units, almost 20% of the lower-income (Very-Low and Low-income) non-elderly households were reported as overcrowded.

Table H-24 contains data regarding overcrowding for lower-income households in the unincorporated area in 1999 terms, based on the SCAG RHNA analysis. In the unincorporated area, nearly one-fourth of lower-income renter households were estimated to be overcrowded while only 7% of lower income owner-occupied units were overcrowded.

**Table H-24
Overcrowding
Lower-income Households
Riverside County Unincorporated Area
1999**

Renter Households		Owner Households		All Households	
Overcrowded (%)	Total Households	Overcrowded (%)	Total Households	Overcrowded (%)	Total Households
3,811 (22%)	17428	2,372 (7%)	33806	6,183 (12%)	51234

Source: SCAG based on 1990 Census

Among owner households, overcrowding can often be alleviated by a room addition to the home. However, many lower-income households may lack the resources for a room addition, or the owners may be constrained by lot size or other physical constraints.

HOUSEHOLDS OVERPAYING FOR HOUSING

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis that can afford market rate housing is declining. By definition, a household is considered to be overpaying "when housing cost exceeds 30% of gross household income" (Health & Safety Code, Section 50052.5)



A household is considered to be overpaying "when housing costs exceed 30% of gross household income" (Health & Safety Code, Section 50052.5).

In determining existing need for affordable housing it is necessary to relate income with housing costs and rent prices. As discussed previously in the Affordability Gap section, affordability is defined by HUD as the expenditure of no more than 30% of the household income for housing costs using a hypothetical family of four persons. Severe cost burden occurs when a household spends more than 50% of their total income on housing, including utilities. Incidence of cost burden is of concern for several reasons as previously discussed. Incidence of cost burden is most significant among lower-income households since, by definition, their income is so small that overpaying for housing endangers their ability to pay for other necessities. Among owner occupied households, cost burden is a concern, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating deterioration of the home.



Data presented in 1990 HUD income tables based on 1990 Census data, while representing the County in its entirety, provides information from which conclusions can be drawn which would also apply in the unincorporated portion of the County. Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forego needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

According to 1990 data, cost burden characteristics among ownership households differed from rental households, although cost burden continued to be most severe among lower-income households. Among ownership households, the cost burden for elderly homeowners appeared to be lower than that for all homeowners. This may be attributed to elderly homeowners who purchased their homes years ago and had paid off their homes or have a very low mortgage payment and tax rate.

Table H-25 lists the percentage of lower-income renters and homeowners with monthly housing costs exceeding 30% of their monthly gross income, based on the 1999 SCAG RHNA data analysis.

**Table H-25
Housing Overpayment
Lower-income Households
Riverside County Unincorporated Area
1999**

Renter Households		Owner Households		All Households	
Households Overpaying (%)	Total Households	Households Overpaying (%)	Total Households	Households Overpaying (%)	Total Households
10,928 (63%)	17428	15,023 (44%)	33806	25,951 (51%)	51234

Source: SCAG based on 1990 Census.

The table shows that in the unincorporated county area nearly two-thirds of lower-income renters are estimated to be overpaying for housing. Among lower-income owners, 44% are estimated to be overpaying. Overall, an estimated 51% of all lower-income households are overpaying for housing. (NOTE: The SCAG data are derived from the 1990 Census and assume that the proportion of households overpaying has not changed since then.)

A distinction between renter and owner housing overpayment is important -- while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. (Due to the drop in home values during the early 1990s some owners who purchased at the peak of the market may be "upside down", i.e., their current equity is less than their loan amount. This is reflected in the increased foreclosure rates during the 1990s). Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by the market. The discrepancy between renter and owner



households is largely reflective of the tendency for renter households to have lower incomes than owner households.

SUBSTANDARD HOUSING

As shown previously in Table H-20, the housing stock in unincorporated areas is relatively new, with over 85% of all units built after 1960. According to the 1990 Census, only 0.7% of all Riverside County housing units lacked complete kitchen facilities and only 0.5% lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

It should be noted, however, that 28% of all housing units in the unincorporated county and 47% of all units in the eastern county are mobile homes. Mobile homes, because of different materials and construction technology, have in the past not been as durable as traditional “stick-built” homes. Repairs may be more difficult for the same reasons.

As of 1990 there were 95,620 housing units in unincorporated Riverside County. According to the State Housing Plan, about 10% of units statewide are estimated to be in need of rehabilitation or repair. On this basis it is estimated that about 9,562 units in the unincorporated county have some physical problem requiring attention (see Table H-25A). An estimated 5,547 units in Western County area and 1,405 units in Eastern County may require substantial rehabilitation; 2,072 units in Western County area and 538 units in Eastern County may require replacement. The number of units requiring replacement or rehabilitation is anticipated to increase greatly with the new Census 2000 data and therefore is subject to future revision.



**Table H-25A
Housing Rehabilitation and Replacement Need**

Planning Area	Total Estimated Units to be rehabilitated or replaced	Pre-1940	1941-1960	1961-1980	1980 or newer	Total	Total Investment needed
Western County Area	7619	229	838	3124	3429		
Number of units estimated to require substantial rehabilitation		114	503	2,187	2,743	5547	\$73,631,540
Number of units estimated to require replacement		114	335	937	686	2072	\$171,488,452
							\$245,119,992
Eastern County Area	1943	58	214	894	777		
Number of units estimated to require substantial rehabilitation		29	128	626	622	1405	\$16,119,954
Number of units estimated to require replacement		29	86	268	155	538	\$34,835,500
							\$50,955,454
Total	9562						\$296,075,446

SPECIAL NEEDS GROUPS

State Housing Law requires that the special needs of certain household groups be addressed by each jurisdiction in its Housing Element. The special needs groups include elderly, persons with disabilities, large families, female heads of household, the homeless and farmworkers. These households typically experience difficulty in securing decent, affordable housing. Housing problems experienced by these groups may include, but are not limited to: insufficient number of bedrooms to accommodate the number of persons residing in the unit; limited availability of studio and one-bedroom units for single persons; monthly housing payments which severely limit remaining expendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segment with the greatest housing assistance needs are households earning less than 50% of the County median income.

Elderly Persons



The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, the elderly also typically need to have access to public facilities (i.e., medical and shopping) and public transit facilities.

As noted previously (Table H-9) about 14% of the unincorporated area population was elderly in 1990. Approximately 80% of the 98,307 elderly households (79,706) were owner occupied. As seen in Table H-26, about 6% of



the elderly had either a mobility or self-care limitation. Either or both of these conditions may indicate a need for special housing.

**Table H-26
Elderly Persons (65+) with Mobility or Self-care Limitation
Riverside County Unincorporated Area 1990**

Planning Area	Total Elderly Persons	Mobility or Self-Care Limitation
Western County	32396	1,900 (6%)
Eastern County	9077	565 (6%)
TOTAL	41473	2,465 (6%)

Source: 1990 Census

The County of Riverside is committed to addressing the special needs of senior citizens. As such, the County offers a variety of resources and housing programs to meet the needs of seniors (Table H-26A).

**Table H-26A
Elderly Persons / Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)**

Housing Need	Program Response
Single family home rehabilitation for disabled access modifications and/or deferred maintenance	Minor Senior Home Repair Program
	Enhanced Senior Home Repair Program
	Housing Rehabilitation Program (RHRP and CHRP)
	Weatherization Program (see Low Income Home Energy Assistance Program)
Utility payment assistance	Home Energy Assistance Program (see Low Income Home Energy Assistance Program)
Housing companionship and security	Shared Housing, a Riverside Experience (SHARE) Program
Meals and other supportive services	Congregate Housing Services Program
New assisted living units	Redevelopment Agency Set-Aside
	HOME Program
	Section 202 Supportive Housing for the Elderly

Source: Table H-2 Housing Resources/Programs Summary



Large Households



In Riverside County, approximately 62% of all large related households are overcrowded, including 75.6% of those with ver low and 74.4% with extremely low incomes, respectively.

The 1990 Census reported 15,207 households in the Riverside County Unincorporated Area with five or more persons, representing 15.8% of all households (Table H-27). Of these, about one-third were renters and about two-thirds were owners. Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households have the highest cost burden and report the highest percentage of housing problems. This is especially true for renter households because multi-family rental units are typically smaller than single-family units.

In addition to space requirements, large households often face a significant cost burden for housing. Large, very-low- income households will continue to be among the most impacted in terms of finding and maintaining affordable and appropriate housing. Market-rate housing options available to this segment often include overcrowded rental units or poorly-maintained single-family homes.

Table H-27
Large Households by Tenure
Riverside County Unincorporated Area 1990

Planning Area	5+ Person Households		
	Owner	Renter	Total
WRCOG Area	8,740	3,440	12,180
CVAG Area	1,562	1,465	3,027
TOTAL	10302	4,905	15,207

Sources: Stanley R. Hoffman Associates, Inc., 1990 Census STF3

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need. However, the majority of these units are offered at rents which are affordable to Moderate-income households and above, with a small proportion affordable to the upper ranges of Low-income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County utilizes local, state and federal resources. The following table provides a summary of resources and programs available to assist this special needs group.



Table H-27A
Large Families and Female-headed Households
Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)

Housing Need	Program Response
Single family home rehabilitation for room additions and/or deferred maintenance	Housing Rehabilitation Program (RHRP and CHRP)
	Weatherization Program (see Low Income Home Energy Assistance Program)
Utility payment assistance	Home Energy Assistance Program (see Low Income Home Energy Assistance Program)
New affordable rental units	HOME Program
	Redevelopment Agency Set-Aside
	Multi-family Housing Program
	Low Income Housing Tax Credits
	Affordable Housing Program
Down payment/mortgage assistance or other home ownership opportunities	HOME Program
	Mortgage Credit Certificate Program
	Riverside – San Bernardino Housing Finance Agency Lease Purchase Program
	CalHOME Program
	CHFA Programs
	Family Housing Demonstration Program
	Mutual Self-Help Program

Source: Table H-2 Housing Resources/Programs Summary

Female-Headed Households

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 1990 Census, a total of 5,390 persons or 5.6% of households were comprised of female households with children in the Riverside County Unincorporated Area. There were an additional 15,094 households headed by females without children. Table H-28 indicates the numbers and percentages, as of 1990, of those female-headed households with related children as determined by the Bureau of Census.

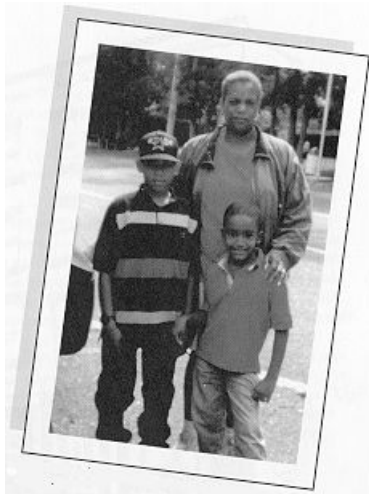


Table H-28
Female-headed Households with Children
Riverside County Unincorporated Area 1990

Planning Area	Total Households	Female-Headed Households w/Children	% of Total
Western County Area	76,349	4,225	5.5%
Eastern County Area	19,435	1,165	6.0%
Riverside Co. Unincorp.	95,783	5,390	5.6%
Riverside Co. Total	402,426	22,753	5.7%

Source: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3A.



Persons With Disabilities



Physical and developmental disabilities can hinder access to housing units of traditional design. Examples of housing design features that may be needed to accommodate persons with disabilities include level entries, wider doorways, larger bathrooms, lever-style door handles, hand-held showerheads, lower kitchen counters, and pull-out shelves.

Table H-29 displays the number and percentage of persons reporting a mobility and/or self care limitation in the unincorporated area. According to the Census, 6,090 persons age 16+ reported a mobility and/or self-care limitation. The breakdown by type of limitation for the eastern and western unincorporated areas is shown in Table H-29.

**Table H-29
Mobility And/or Self-care Limitation
Riverside County Unincorporated Area¹ 1990**

Planning Area	Mobility Limitation Only	Self-Care Limitation Only	Mobility & Self-Care Limitation	Total
WRCOG Area	1,824	957	1,900	4,681
CVAG Area	522	323	565	1,409
TOTAL	2,347	1,279	2,465	6,090

¹ Population Age 16+.

Source: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3A.

To meet the special needs of disabled residents, the County operates programs for home repair, rental assistance and improving accessibility. Table H-29A provides a summary of local, State and Federal programs available in the unincorporated portions of Riverside County.

**Table H-29A
Disabled Persons Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)**

Housing Need	Program Response
Single family home rehabilitation for disabled access modifications and/or deferred maintenance	Minor Senior Home Repair Program
	Enhanced Senior Home Repair Program
	Housing Rehabilitation Program (RHRP and CHRP)
	Weatherization Program (see Low Income Home Energy Assistance Program)
Utility payment assistance	Home Energy Assistance Program (see Low Income Home Energy Assistance Program)
Rental assistance	Mainstream Housing Opportunities for Persons with Disabilities Program



Table H-29A
Disabled Persons Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)

Referrals to accessible housing and other supportive services	SHARE Program
	Continuum of Care (Shelter Plus Care component)
New accessible rental units	HOME Program
	Redevelopment Agency Set-Aside
	Multi-family Housing Program
	Low Income Housing Tax Credits
	Affordable Housing Program
	Section 811 Supportive Housing for the Persons With Disabilities

Source: Table H-2 Housing Resources/Programs Summary

Homeless Population



Enumerating the homeless population is difficult because of the transient nature of this population as well as the existence of hidden homeless or persons that move around in temporary housing situations (e.g. doubling up with another household). Identifying the needs of the homeless in the unincorporated portions only of the County is not available, although the most recent enumeration of the homeless on a County-wide basis was performed for the period July 1, 1996 through June 30, 1997. This study can be used to derive a picture of the homeless situation within the unincorporated portions of the County and derive parallel conclusions.

According to the study, during the period July 1, 1996 through June 30, 1997, there were 8,820 persons in Riverside County who were known to be homeless during part or all of that year. There were additional homeless persons who were not known and therefore not counted. During this same period, there was a total of 473 full-time shelter beds available within the entire region. Each year, between the period of November 1 through March 31, the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons that cannot gain admittance into a regular full-time shelter. California National Guard Armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 125, are operated under this program for an average of 90 nights, providing a total of approximately 25,000 shelter-bed-nights. Three National Guard Armories were closed in March of 1997, which continues to impact the shelter-providing community and the homeless. The County of Riverside, through its Department of Public Social Services, contracts with local community-based organizations to provide this program in appropriate locations.



The homeless account for approximately 0.63 percent of the total population of the County, a fact that is both significant and alarming.



– County of Riverside Consolidated Plan 1999-2004

Table H-30 shows the distribution of the known homeless. The data was gathered through the Emergency Cold Weather Shelters (ECWSP) and the Department of Public Social Services, which contacts homeless families through the Supplemental Payments to Families on or eligible for AFDC Program. The data reveals that the majority (78%) of homeless persons seek resources in the



WRCOG Area, which corresponds with the WRCOG area's proportion of population (77.9%).

Table H-30
Distribution of Homeless Population Riverside County 1997

Location	Percentage
WRCOG Area	
Banning	11.9%
Corona ¹	4.6%
Hemet ¹	15.2%
Lake Elsinore	2.8%
Moreno Valley ¹	12.7%
Perris	7.2%
Riverside ¹	20.6%
Temecula	3.0%
<i>SUBTOTAL</i>	<i>78.0%</i>
CVAG Area	
Blythe	4.2%
Indio	7.5%
Palm Springs ¹	10.3%
<i>SUBTOTAL</i>	<i>22.0%</i>
<i>COUNTY TOTAL</i>	<i>100.0%</i>

Source: 1998 Riverside County Local Emergency Shelter Strategy (LESS)
¹ Indicates Entitlement Jurisdiction

In addition, a 1998 survey of homelessness conducted by the Economic Development Agency revealed the characteristics of homeless persons displayed in Table H-31. The Cities of Rancho Mirage, Indian Wells and Coachella are among the cities whose homeless populations are unknown. By best estimates, the participating jurisdictions not shown in Table H-30 (Beaumont, Calimesa, Canyon Lake, Cathedral City, Desert Hot Springs, Murietta, Norco, Palm Desert and San Jacinto) have an additional 106 homeless persons collectively. The data indicates that the majority of homeless persons were White (54%), male (79%), and educated at the high school level or beyond (70%). Over 40% of homeless were elderly and approximately 11% were veterans. The data also shows that over half of homeless persons have been homeless for less than one year, indicating a particular need for transitional housing.



It is unknown how many homeless mentally ill persons there are in Riverside County over the course of a year. However, according to the California Department of Mental Health, there are 850 homeless mentally ill individuals in mental health treatment at one point in time. According to the Care Gaps Analysis 1998, there are approximately 454 homeless mentally ill persons in the County.



**Table H-31
Characteristics of Homeless Persons
Riverside County 1998**

Characteristics	Percent of Total	Change from Prior Year
ETHNICITY:		
Asian	0.5%	+0.3%
Black	13.8%	+6.3%
Hispanic	27.8%	+6.4%
Native American	1.9%	+0.6%
White	53.9%	-17.2%
LONG TERM RESIDENT	80.3%	+18.9%
ELDERLY	40.1%	+3.4%
PERSONS WITH DISABILITIES	5.9%	+3.4%
WOMEN	21.3%	+1.7%
CHILDREN	5.6%	-0.8%
VETERANS	10.7%	-1.3%
YEARS HOMELESS		
Less than One	50.7%	NA
One to Two	24.2%	NA
Two to Three	9.5%	NA
More than Three	15.6%	NA
EDUCATIONAL ATTAINMENT:		
Eighth Grade or Less	5.1%	NA
Some High School	24.7%	NA
High School Graduate	44.2%	NA
Some College	24.7%	NA
College Graduate	1.4%	NA

Source: 1998 Riverside County Local Emergency Shelter Strategy (LESS)

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters exist in unincorporated areas, the County has recognized the need for these facilities throughout the county, targeting the eastern and mid-county areas due to lack of shelter services in those areas. Through partnerships between the Department of Public Social Services and non-profits, programs such as the Supportive Housing Program (SHP), the Shelter Plus Care Program (S+C), the Emergency Shelter Grants Program (ESG), the Community Services Block Grant Program (CSBG), FEMA and the Emergency Food and Shelter Program (EFSP) are existing resources for the support and development of homeless facilities in the county.

Table H-32 shows some of the shelter resources available to the homeless in the County. It should be noted that there are many organizations and agencies that



provides other services such as emergency food, vouchers, and rental/mortgage payment assistance. All of these facilities are located in cities where services are available. A complete list of these resources can be found in the Riverside County 1999-2004 Consolidated Plan.

**Table H-32
Homeless Shelter Resources
Riverside County 1999**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds ¹
WRCOG Area				
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women & children	15
Armory	Emergency	Riverside	General	125
Corona Men's Shelter	Emergency	Corona	Single-men	50
God's Helping Hand	Emergency	Perris	General	7
I Care Shelter	Emergency	Riverside	Families	30
Operation Safehouse	Emergency	Riverside	Runaway youth	20
Riverside Men's Shelter	Emergency	Riverside	Single-men	50
Tender Loving Missions	Emergency	Lake Elsinore	General	18
Valley Restart Shelter	Emergency	Hemet	Families	85
Friends of Jefferson House	Transitional	Riverside	Substance Abuse/Dually Diagnosed	26
God's Helping Hand	Transitional	Perris	Substance Abuse	33
Inland Aids Project	Transitional	Riverside	HIV/AIDS	6
Lutheran Social Services	Transitional	Riverside	Families	28
Operation Safe House	Transitional	Riverside	Youth	6
Riverside Recovery Resources	Transitional	Hemet	Substance Abuse	12
Salvation Army	Transitional	Corona	General	54
Valley Restart Shelter	Transitional	Hemet	Families	28
Whiteside Manor	Transitional	Riverside	Dually Diagnosed	64
Whiteside Manor	Transitional	Riverside	Substance Abuse	19
Whiteside Manor	Transitional	Riverside	Substance Abuse/Women	12
Friends of Jefferson House	Permanent	Riverside	Substance Abuse/Dually Diagnosed	26
Shelter Plus Care TBRA	Permanent	Temecula	Persons With Disabilities/HIV	10
Valley Restart Shelter	Permanent	Hemet	Families	28



**Table H-32
Homeless Shelter Resources
Riverside County 1999**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds ¹
CVAG Area				
ABC Recovery Center	Emergency	Indio	Women & children	78
Armory	Emergency	Indio	General	125
Coachella Valley Rescue Mission	Emergency	Indio	General	30
Colorado River Community Action	Emergency	Blythe	General	12
Nightengale Manor	Emergency	Palm Springs	Families	40
Richard Allen Community Services	Emergency	Blythe	General	8
Shelter from the Storm	Emergency	Palm Springs	Women & children	30
ABC Recovery Center	Transitional	Indio	Substance Abuse	16
Episcopal Community Services	Transitional	Cathedral City	HIV/AIDS	34
Cathedral City HIV/AIDS	Permanent	Cathedral City	HIV/AIDS	25
Shelter Plus Care TBRA	Permanent	Indio	Persons With Disabilities/ Mentally Ill	17

¹ A total of 473 full-time beds are available in the County. Some of the beds are doubled counted in this table as some shelters provide emergency, transitional, and/or permanent shelter beds.

Source: Riverside County Consolidated Plan 1999-2004

The following characteristics contribute to the at-risk and actual homeless populations.:

- The homeless account for approximately 0.63 percent of the total population of the County;
- The Inland Empire, (northwestern Riverside and southwestern San Bernardino Counties) is ranked number 154 for housing affordability in a rent survey involving 173 communities throughout the nation;
- Based upon the 1995 Department of Community Action needs assessment and data provided by the State of California Report (which places the percentage of persons living below the poverty line at approximately 11.4%), it is estimated that the total number of people living at or below the poverty level is between 150,000 to 200,000 people in Riverside County.

The large numbers of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families. Without comprehensive intervention, the majority of homeless will remain so, while at the same time, more families will fall into the at-risk and actual category of homelessness.



Table H-32A provides a summary of resources and programs available through the County for the homeless. The table represents the County’s commitment to working with area non-profit agencies and attacking homeless problems from all sides, including prevention, outreach and providing shelter.

**Table H-32A
Homeless Persons Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)**

Housing Need	Program Response
Homeless prevention	Once in a Lifetime Homeless and Diversion Payment Program
	Emergency Food and Shelter Program
	Rural Homeless Housing Assistance
	Continuum of Care (Supportive Housing Program)
Emergency food and shelter	Community Development Block Grant Program
	Emergency Cold Weather Shelter Program
	Emergency Housing Assistance Program
	Emergency Food and Shelter Program
	Emergency Shelter Grant Program
	Rural Homeless Housing Assistance
Acquisition, rehabilitation and/or new construction of transitional and permanent supportive housing	Continuum of Care (Supportive Housing Program and SRO Mod Rehab components)
	HOME Program
	Redevelopment Agency Set-Aside

Source: Table H-2 Housing Resources/Programs Summary



Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. They have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Recent trends indicate that a growing number of farmworkers are permanent residents, however.

According to the Department of Health and Human Services Department, there were 34,991 migrant or seasonal farmworkers in Riverside County (including cities) in 2000. When other members of farmworker households are included (e.g. spouses and children) this total rises to over 62,000 (see Table H-33). Disaggregation of the information is not available by unincorporated County area only. Historically, Riverside County’s economy was linked to agriculture. However, as cities annex more agriculturally designated land into their corporate boundaries for development, the majority of operational farm lands remain within the unincorporated portions of the County. Today, many of the incorporated cities are predominantly developing with residential and

★
The average farmworker in Riverside County earns \$6.25 an hour.



commercial/industrial uses, and while Riverside County is increasingly capturing major employers, this growth is not tied to an agricultural base.

**Table H-33
Farmworkers in Riverside County 2000**

Category	Farmworkers	Other Household Members	Total Household Population
Migrant	16,201	5,954	22,155
Seasonal	18,790	21,322	40,112
Total	34,991	27,276	62,267

Note: Data is for the entire county, including cities.
Source: Alice C. Larson, Ph.D., Migrant and Seasonal Farmworker Enumeration Profiles Study, California, September 2000; The Planning Center

According to definitions used by the Migrant Health Program, U.S. Department of Health and Human Services, a seasonal farmworker is “an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months.” A migrant farmworker meets the same definition but “establishes for the purposes of such employment a temporary abode.

Farmworker housing is often substandard or non-existent. Over the past decade much housing has been demolished and not replaced. In addition, in many areas, farmworkers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicle. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities.

As there are continuing agricultural activities occurring in the unincorporated portions of the County, there is a recognized need for farmworker housing. The housing needs of farmworkers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include mobile homes as well as traditional single-family homes or multi-family apartments.

The County has made farmworker housing a priority and has been actively pursuing the provision of farmworker housing opportunities in conjunction with non-profit agencies. Prior to 1989, only 100 multi-family units were developed for farmworkers; however, between 1989 and 2000 the County assisted in the development of 239 farmworker units including a 100-unit migrant farmworker center. Another 295 farmworker units were developed by the Coachella Valley Housing Coalition. Table H-33A provides a summary of additional resources and programs administered by the County to provide farmworkers adequate housing.



Table H-33A
Farmworkers Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)

Housing Need	Program Response
Preservation and rehabilitation of existing mobile home parks and/or units	Mobile Home Park Assistance Loan Fund program
	Mobile Home Tenant Assistance Loan program
	Agricultural Housing Assistance Loan Fund Program
	HOME Program
	Employee Housing Enforcement Program
Replacement of mobile home units	Joe Serna Jr. Farmworker Housing Grant Program
	Mobile Home Tenant Assistance Loan program
New construction of farmworker housing	Redevelopment Agency Set-Aside
	HOME Program
	Rural Development Loan Program
	Farmworker Housing Grant Program
	Joe Serna Jr. Farmworker Housing Grant Program
Temporary Housing and services for migrant seasonal farmworkers	Employee Housing Enforcement Program
	Redevelopment Agency Set-Aside
Home ownership opportunities and other supportive services	First Time Home Buyer Program
	Farmworker Housing Assistance program
	Farmworker Housing Grant Program
	Joe Serna Jr. Farmworker Housing Grant Program

Source: Table H-2 Housing Resources/Programs Summary

GROWTH NEEDS

“

The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various forms of ownership housing. This is being satisfied through a combination of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed.

”

– RCIP Vision Statement

Overview of the Regional Housing Needs Assessment (RHNA)

California’s Housing Element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, as determined by the jurisdiction’s Council of Governments, when preparing the State-mandated Housing Element of its General Plan. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower-income households.

The fair share allocation process begins with the State Department of Finance’s projection of statewide housing need for the 7-1/2-year planning period January 1998 - July 2005, which is then apportioned by the State Department of Housing and Community Development (HCD) among the state’s various regions. Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts and other factors.



These regional housing need allocations are then further allocated to individual jurisdictions and are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, the agency responsible for assigning fair share need “targets” to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction’s “fair share” of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The fair share is allocated by four income categories: Very Low; Low; Moderate; and Above Moderate, defined as households earning up to 50%, 80%, 120% and more than 120% of the county median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower-income households.

The 1998-2005 Riverside County Housing Needs Assessment

Riverside County is represented by two subregional councils of governments: the Western Riverside Council of Governments (WRCOG) and the Coachella Valley Association of Governments (CVAG). Through delegation agreements with SCAG, both of these subregions assumed responsibility for administering the RHNA distribution among the individual jurisdictions within their respective subregions.

Table H-34 presents the RHNA allocation for Riverside County for the 7½ year planning period as approved by SCAG in November 2000. This allocation represents a reduction of approximately 19,600 units as compared to the draft RHNA. This reduction was based upon the reexamination of growth trends and realistic expectations.

**Table H-34
1998-2005 Regional Housing Needs Assessment
Riverside County Unincorporated Area**

	Total Adjusted Need	Income Category			
		Very Low	Low	Moderate	Above Moderate
WRCOG Area	24,626	6,331	3,980	4,478	9,837
CVAG Area	6,051	1,649	1,028	1,150	2,224
Total	30,677	7,980	5,008	5,628	12,061

Note: WRCOG data has been adjusted to equal Total Adjusted Need Adopted SCAG data did not equal the subregional total.

Source: SCAG, Final Regional Housing Needs Assessment, November 2000

SUMMARY AND CONCLUSIONS: HOUSING NEEDS

General Trends



- During the 1990s home values declined with corresponding high default and foreclosure rates.
- Property maintenance has suffered in some areas, due in part to declining values.
- Large numbers of new first-time buyers have entered the market.
- There has been increasing concern about farmworker housing conditions, particularly substandard conditions, overcrowding, and a lack of affordable housing.
- Urban sprawl has continued in the fringe areas while older suburban and urban areas have declined.

Demographics

- Between 1994 and 1999 Riverside County grew by over 96,000 people or approximately 7% compared to 6% for the SCAG Region and California as a whole. The unincorporated growth during this period was only 1.1%
- About 26% of Riverside County's population in 1999 lived in unincorporated areas.
- In 1997 the western county area had approximately 82% of the unincorporated county's population and 88% of employment.

Employment

- According to the California Employment Development Department, there is expected to be an increase of 80,100 jobs (23.7%) between 1995 and 2002, with the largest percentage anticipated to be found in the Professional/Technical, Production/ Construction/Operations/ Materials Handling, and Service occupations.
- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County metropolitan area
- Compared to the County as a whole, the unincorporated area is job-poor, with 0.48 jobs per household in the unincorporated western county and 0.26 jobs per household in the unincorporated eastern county in 1997. The countywide average was 0.90 jobs per household.

Housing Characteristics

- The median County income for a family of four in 1999 was \$47,200. Incomes for owners were higher than that of renters and incomes of western county residents were higher than in eastern county residents.
- Mobile homes represented almost half of all housing units in the unincorporated eastern county in 1999, while 70% of all units in the western county unincorporated area were single-family detached units.
- The unincorporated area experienced an 18% vacancy rate in 1990 and 15% in 1999. These figures are unusually high due to the large number of vacation homes in the Coachella Valley.
- The housing stock in the unincorporated areas is relatively new, with over 85% of all units built after 1960.



- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County areas.

Existing Housing Needs

- In the unincorporated area in 1999, 22% of lower-income renter households were considered overcrowded while only 7% of lower-income owner-occupied units were overcrowded, according to SCAG.
- In the unincorporated county area nearly two-thirds of lower-income renters were estimated to be overpaying for housing in 1999.
- About 14% of the unincorporated area population was elderly in 1990, and about 6% of the elderly had either a mobility or self-care limitation.
- The 1990 Census reported 15,207 households in the unincorporated area with five or more persons, representing 15.8% of all households. Of these, about one-third were renters and about two-thirds were owners.
- According to the 1990 Census, female headed households with children represented about 6% of all households in the unincorporated area.
- According to the 1990 Census, 6,090 persons in the county unincorporated area reported some kind of self-care or mobility limitation, representing approximately 2% of the total population. The elderly (65+) have the largest percentage of persons with some kind of limitation at 15.7%.
- Overall, the general homeless population in Riverside County accounts for approximately 0.6% of the total population of the County. In addition, the estimated total number of people living at or below the poverty line in Riverside County is between 150,000 and 200,000.
- It is estimated that there are nearly 35,000 migrant and seasonal farmworkers in Riverside County (including the cities).

Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, approximately 30,000 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the 7½ year period from January 1998 to July 2005.



Housing Constraints and Resources

CONSTRAINTS

Governmental Constraints

Governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.


Land Use Controls

NOTE: The following discussion is based on the Draft General Plan and is subject to change.

 Also refer to Land Use Designation Policies in the General Plan Land Use Element.

General Plan

Each County must have a General Plan which establishes the policy guidelines for all development within the County. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution, and density of land uses in the County. General Plan densities are expressed as dwelling units per acre. The Riverside County General Plan provides for four General Plan land use designations which are further distinguished by 12 Area Plan land use designations and 2 overlays which accommodate residential land uses, as shown in Table H-35.

 Also see County of Riverside General Plan Land Use Element for description of Community Centers and Rural Village Overlay zone.

The Community Centers category provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic uses, recreational open space, and higher density residential uses. Community Centers are located along transit lines and major circulation facilities in order to enhance accessibility and to create a focal point for the surrounding community. Transit, bicycle and other such facilities that enhance pedestrian movement and civic vitality are prominent features within Community Centers. Housing densities in the Community Centers range from 5 to 40 units per acre.

The Rural Village Overlay allows a concentration of development within areas of rural character. Rural Villages serve a similar function as the Community Centers except that they are of a much smaller scale. Like Community Centers, Rural Villages allow a range of residential and local-serving, employment, shopping, educational, and recreational/cultural opportunities and serve as a focal point for the surrounding community. Limited in their size and scope, Rural Villages allow a mixture of uses that respond to local demand. They are not like conventional suburban subdivisions. This overlay allows for residential development up to a density of 8 dwelling units per acre as well as the uses specified in the Commercial land use designation.



The General Plan identifies the following four types of Community Centers, differentiated by size, scale, and land use emphasis; Village Centers, Town Centers, Employment Centers and Tourist Centers.

A total of 396,080 dwelling units, with potential for an additional 522 dwelling units with the rural village and community center overlays, for a total of up to 396,528 dwelling units are anticipated at “build-out” on vacant lands within the unincorporated County areas, inclusive of incorporated cities’ spheres of influence. About three-quarters of this development capacity (an estimated 291,951 units) is located in the western portion of the county. The build-out forecast includes development potential within community centers and specific plan areas, as well as recycling of some areas currently developed at extremely low densities or agricultural operations.



Table H-35
Residential Land Use Categories

Area Plan Designation	Density Range	Description	Western County		Eastern County		County Total	
			Vacant Acres	Potential Units ¹	Vacant Acres	Potential Units ¹	Vacant Acres	Potential Units ¹
Agriculture	0-0.1 du/ac	Agricultural lands including row crops, groves, nurseries, dairies, hog farms, processing plants, and other agricultural related uses. One single family residence is allowed per 10 acres, up to five dwelling units.	14,710	736	42,085	2,104	56,795	2,840
Agricultural Subtotal	--	--	14,710	736	42,085	2,104	56,795	2,840
Rural Residential	0-0.2 du/ac	Single family residential with minimum lot size of 5 acres. Limited agricultural uses and animal keeping allowed.	109,543	16,431	19,198	2,880	128,741	19,311
Rural Mountainous	0-0.1 du/ac	Single family residential with minimum lot size of 10 acres. Clustered development on smaller lots permitted in some instances.	140,983	7,049	849	42	141,832	7,092
Rural Desert	0-0.1 du/ac	Single family residential with minimum lot size of 10 acres.	2,735	137	17,507	875	20,242	1,012
Rural Subtotal	--	--	253,261	23,617	37,554	3,798	290,815	27,415
Open Space - Rural	0-0.05 du/ac	Single family residential with minimum lot size of 20 acres.	135,951	3,409	1,785,167	44,629	1,921,118	48,038
Open Space Subtotal	--	--	135,951	3,409	1,785,167	44,629	1,921,118	48,038
Very Low Density Residential	0.4-5 du/ac	Single family detached residential with suburban amenities and services, and rural visual character.	50,444	60,533	4,068	4,882	54,512	65,414
Low Density Residential	2-5 du/ac	Single family detached residences.	32,571	113,999	6,502	22,757	39,073	136,756
Medium Density Residential	5-8 du/ac	Single family detached residences with potential for cluster development.	5,427	35,276	2,088	13,572	7,515	48,848
Medium High Density Residential	8-14 du/ac	Single family attached residences, including townhomes, stacked flats, and courtyard homes.	1,922	21,142	701	7,711	2,623	28,853



**Table H-35
Residential Land Use Categories**

Area Plan Designation	Density Range	Description	Western County		Eastern County		County Total	
			Vacant Acres	Potential Units ¹	Vacant Acres	Potential Units ¹	Vacant Acres	Potential Units ¹
High Density Residential	14-20 du/ac	Single family attached dwellings and multi-family residences.	1,455	24,735	265	4,505	1,720	29,240
Very High Density Residential	20-40 du/ac	Multi-family dwellings including apartments and condominiums.	61	1,830	0	0	61	1,830
Residential Subtotal	--	--	91,880	257,514	13,624	53,427	105,504	310,941
Community Centers ²	5-40 du/ac	Includes a combination of small lot single family residences, multi-family residences, and non-residential uses within a unified planned development area.	2,316	6,674	33	172	2,349	6,846
Community Centers Subtotal	--	--	2316	6,674	33	172	2,349	6,846
TOTAL	--	--	498118	291951	1878463	104129	2376581	396,080

Note: The Community Center and Rural Village Overlays offer the potential to develop at different land use densities than permitted by the underlying land use designations as reflected in the table above. There is a potential for an additional 1,646 dwelling units should each rural village overlay option be exercised. There is also a potential loss of 1,124 dwelling units should each community center overlay option be exercised.

¹ Dwelling unit projections were derived from a combination of GIS-based calculations and density ranges based on actual product types. Numbers were adjusted for rounding. The complete methodology can be viewed in the General Plan's *Socioeconomic Build Out Projections Assumptions and Methodology, 2001*.

² The Community Centers land use designation includes residential and non-residential uses. The density range reflects the potential density of only residential land. The vacant acreage and probable dwelling units reflects both residential and non-residential land.

Source: Draft Riverside county General Plan Land use Element, September 2001



Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction while higher density lowers the per unit land cost. More intense residential development can be achieved through a number of mechanisms, including density bonus provisions, clustering of residential development, and zero lot line/small lot development, subject to the development standards of the Development Code. Clustering of housing can produce higher densities on a portion of land while retaining the overall density of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, child care centers, public facilities, and support commercial. The County's MDR, MHDR, HDR, VHDR, and Community Center designations, (which allows the combination of residential and commercial developments), accommodates the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses within areas where the overall density typically would not accommodate housing products which may be affordable to low and moderate income households.

The availability of developable acreage in upper density ranges allows for development of certain types of housing that might be affordable to very low and low income households. For example, stacked flat apartments which may be affordable to lower income households typically require densities of above 18 dwelling units per acre, depending on land costs, to be developed economically. The Very High Density Residential designation with 61 vacant acres and a buildout potential on vacant lands for 1,830 dwelling units provides for densities which accommodate construction above 20 du/ac. As well, the High Density Residential designation with a total of 1,720 vacant acres and potential for 29,240 dwelling units also provides potential for multi-family development at densities of 14-20 du/ac which is generally affordable to low income households. The Medium High Density designation with a total of 2,623 vacant acres and potential for 28,853 dwelling units provides opportunities for single family attached and multi-family development at densities typically affordable to the upper ranges of the low and the majority of moderate income households. Policies and programs have been presented in this Housing Element update to promote mixed-use development with higher density residential components. The Community Center designation incorporates significant potential for high density residential products, with 2,349 vacant acres and a potential for 6,846 dwelling units, ranging from 5-40 du/ac but with the majority occurring in the 14-40 du/ac range. Additional potential for higher density residential development may also be achieved in yet undetermined Specific Plan proposals.

The General Plan land use designations allow for a wide range of development at densities suitable to accommodate all income categories and are therefore not considered a constraint to the provision of housing.

Zoning Code

Zoning, which must be consistent with the General Plan, establishes specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces.

The County of Riverside's Land Use Ordinance contains 16 residential classifications and allows for residential development in 10 other zones. (See Table H-36.) Single-family dwellings are permitted in 15 of the 16 residential



zones while multi-family dwellings are permitted in 3 zones. In fact, single-family dwellings are allowed in 25 of the 40 total zones in the County. A great deal of mixed development is permitted in the residential zones, however, lot sizes are generally no smaller than 7,200 square feet, unless recreational facilities are provided as part of the development. As well, lot sizes within specific plans and PRD developments may vary from the typical 7,200 square foot requirement, particularly for the higher density single family detached and attached product types. Table H-36A summarizes allowable residential uses by zoning district and type of approval.

The Land Use Ordinance also establishes development standards for Planned Residential Developments (PRDs), which are intended to:

- Foster and encourage innovative design, variety, and flexibility in housing types which would not otherwise be allowed in other zoning districts;
- Ensure the provision of open space as a part of the development; and
- Provide a greater diversity in housing choices.

The total number of dwelling units in a project shall not exceed that which would be permitted if the project were a standard lot development. The height of buildings shall not exceed that which is permitted in the zone in which the project is located. Residential buildings shall have a minimum ground floor living area of 1,000 square feet and each dwelling unit in a building shall have the minimum floor living area of 750 square feet. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located. In PRDs for senior citizens, the Land Use Ordinance provides that at least 10% of the residential units are adaptable for persons with disabilities.

The need for affordable housing is recognized as one of the most significant housing problems facing the County. The County has, therefore, established the R-6 Zone (Residential Incentive) that, through incentives and zoning requirements, facilitates the construction of affordable housing. The average price of all dwelling units within the R-6 Zone shall not exceed 80% of the average homes sales price in a market area. In addition, the selling price of 15% of the dwelling units must be affordable to families earning no more than 80% of the County median income. The allowable density within this zone is flexible, but must be no less than 4 units per acre. The density may exceed the density permitted for standard projects as established by the underlying General Plan Land Use Element. Minimum lot size is 5,000 square feet for single family products. Open space requirements of 20% of the net lot area for apartment developments, and 30% of each lot's net area in single family developments shall be designed for open space.

The R-6 Residential Incentive zone was utilized in two County-assisted affordable housing developments. Amendments to the General Plan were made to convert existing commercial zoning to the R-6 zone for the Mission Villas Senior Apartments (1997) and the Mission LaRue Senior Apartments (2002-3). The R-6 zoning allowed the projects to exceed the maximum density of 16-20 du/acre and provide affordable housing at 24 du/acre and 20.5 du/acre, respectively. As part of the General Plan Update process this zone is being reevaluated to increase its effectiveness.



The County also recognizes the importance of multi-family units in meeting affordable housing needs and providing residents with a variety of housing choices. Among the multi-family units permitted in the County are two-family, multi-family, bungalow courts and apartment units. These units are classified as permitted uses "by right" in the R-3, R-4, R-6, and SP zones, with an approved plot plan in the R-2 and R-2A zones and are allowable provided a Conditional Use Permit is obtained in the R-3A zone (Table H-36A).

Mobile homes provide an additional opportunity for affordable housing in the County. Section 65852.7 of the California Government Code requires that the County permit mobile homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (Table H-36A). In all zones where mobile homes are permitted "by right" or through the issuance of a CUP, there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are not onerous and are similar to requirements of surrounding cities and counties.

Mobile home parks are permitted subject to a conditional use permit in the R-T and R-T-R zones.

The zoning code also addresses special needs groups. The Congregate Care Residential Facilities designation provides a variety of alternatives, notably an opportunity for transitional housing and for independent living units. Specifically, Congregate Care Residential Facilities are a housing arrangement where non-medical care and supervision are provided, including meals and social, recreational, homemaking and security services. The Congregate Care Residential Facilities are allowable uses "by right" in the R-3 zone, by an approved plot plan in the R-2 and R-D zones, and with a CUP in the C1 and CP zones.

In accordance with State law, the County also permits homeless and transitional shelters of six beds or less by right and those of seven or more beds with a Conditional Use Permit, in all zones where single-family residential detached units are permitted. The development standards for shelters are the same as for other structures in the applicable zoning district.

Overall, the zoning in Riverside County is flexible in allowable density and development type and is therefore not considered a constraint to the provision of housing. Site development standards are comparable to other communities requirements and ensure a quality living environment for all household income groups in the County including special groups such as lower income households and senior citizens.

County of Riverside General Plan - Final

Housing Element



**Table H-36
Summary of Residential Zoning Regulations¹**

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-R, R-R-0	Single-family dwellings; Water works facilities; Agriculture; Animal husbandry; Mobile home; Home occupations; Planned Residential Developments (PRD) ² ; Public utilities; and Numerous Commercial and Industrial uses allowed with Conditional Use Permit.	½ acre	Average width of 80 feet, including the area to the center of adjacent streets ³	Average width of 80 feet, including the area to the center of adjacent streets ³	Average width of 80 feet, including the area to the center of adjacent streets ³	20 feet	10 feet	10 feet	5 feet	Maximum of: 40 feet for single-family dwellings 75 feet for buildings 105 feet for structures
R-1	Single-family dwellings; Agriculture; Animal husbandry; PRD; Public parks and playgrounds, golf courses, country clubs, horticulture, and horticulture with approved Plot Plan; Place of religious worship with Public Use Permit; and Mobile homes with Conditional Use Permit.	7,200 square feet	60 feet in width and 100 feet in depth for building sites	60 feet in width and 100 feet in depth for building sites; 20 feet width for flag lots	60 feet in width and 100 feet in depth for building sites; 20 feet width for flag lots	20 feet	3 feet minimum 5 feet maximum ⁴	10 feet	10 feet	Maximum of 3 stories and 40 feet in height



Table H-36
Summary of Residential Zoning Regulations¹

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-1-A	Single-family dwellings; Agriculture; Animal husbandry; Home occupations; PRD; Public parks and playgrounds, golf courses, country clubs, horticulture, and horticulture with approved Plot Plan; Place of religious worship with Public Use Permit; and Mobile homes with Conditional Use Permit.	7,200 square feet	none	none	none	20 feet	3 feet minimum 5 feet maximum ⁴	10 feet	10 feet	Maximum of 3 stories and 40 feet in height



**Table H-36
Summary of Residential Zoning Regulations¹**

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-A	Single-family dwellings; Water works facilities; Agricultural & Horticulture; Animal husbandry; Mobile Home; Home Occupations; PRD; Mobile homes; Public parks and playgrounds, golf courses, and country clubs with approved Plot Plan; and Place of religious worship with Public Use permit.	20,000 square feet	100 feet in width and 150 feet in depth	100 feet in width and 150 feet in depth	100 feet in width and 150 feet in depth	20 feet	none	none	none	Maximum of: 40 feet for single-family dwellings 75 feet for buildings 105 feet for structures



Table H-36
Summary of Residential Zoning Regulations¹

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-2	Single-family dwellings; Agriculture & Horticulture; Animal husbandry; Home Occupations; PRD; Multi-family dwellings, Public parks and playgrounds, golf courses, country clubs, horticulture, non-profit institutions, and horticulture with approved Plot Plan; and mobile homes with Conditional Use Permit.	7,200 square feet	none ⁵	none ⁵	none ⁵	20 feet ⁵	3 feet minimum 5 feet maximum ^{4&5}	10 feet ⁵	10 feet ⁵	Maximum of 3 stories and 40 feet in height
R-2A	Single-family dwellings; Animal husbandry; Home occupations; PRD; Multi-family dwellings, horticulture, public parks and playgrounds, and places of religious worship with approved Plot Plan; and Mobile homes with Conditional Use Permit.	7,200 square feet	none	none	none	20 feet	5 feet	10 feet	10 feet	Two stories of 30 feet maximum



**Table H-36
Summary of Residential Zoning Regulations¹**

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-3	Single-family dwellings; Agriculture; Animal husbandry; Home occupations; PRD; Numerous commercial and residential uses with approved Plot Plan; and Mobile homes, childcare facilities, and congregate care residential facilities with Conditional Use Permit.	7,200 square feet	60 feet in width and 100 feet in depth	60 feet in width and 100 feet in depth	60 feet in width and 100 feet in depth	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	50 feet maximum ⁶



Table H-36
Summary of Residential Zoning Regulations¹

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-3A	Single-family dwellings; Agriculture; Animal husbandry; Home occupations; PRD; Non-profit institutions and sports and recreational facilities with approved Plot Plan; and Numerous commercial and residential uses with Conditional Use Permit.	9,000 square feet 20 units/ac for apartments; 15 units/ac for hotels, motels, kitchenettes, & recreational vehicle parks (see §19.91 of Ordinance No. 348 for mobile home park densities).	none	none	none	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	50 feet maximum ⁶

County of Riverside General Plan - Final

Housing Element



**Table H-36
Summary of Residential Zoning Regulations¹**

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-T	Single-family mobile homes and single-family dwellings; Mobile home parks and trailer and boat storage with Conditional Use Permit; and Places of religious worship with Public Use Permit.	(a)7,200 square feet; if part of subdivision with recreational facilities(b), then 3,600 square feet; if in mobile home park(c), then 2,500 square feet	(a) 60 feet in width and 100 feet in depth (b) 40 feet in width (c) 30 feet in width	(a) 60 feet in width and 100 feet in depth (b) 40 feet in width (c) 30 feet in width	(a) 60 feet in width and 100 feet in depth (b) 40 feet in width (c) 30 feet in width	20 feet	5 feet	5 feet	5 feet	Maximum of 3 stories and 40 feet in height
R-T-R	Single-family mobile homes and single-family dwellings; Agriculture; Animal husbandry; and Places of religious worship with Public Use Permit	40,000 square feet	100 feet in width and depth	100 feet in width and depth	100 feet in width and depth	20 feet	5 feet	5 feet	5 feet	Maximum of 3 stories and 40 feet in height



Table H-36
Summary of Residential Zoning Regulations¹

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-4	Single- and multi-family dwellings; Non-profit facilities and community service areas designed for use of residents; Mobile home parks with Conditional Use Permit; and Places of religious worship with Public Use Permit.	3,500 square feet	40 feet in width and 80 feet in depth	40 feet in width and 80 feet in depth	40 feet in width and 80 feet in depth	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	5 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet	10 feet for buildings under 35 feet in height; additional 2 feet for every foot by which the height exceeds 35 feet.	Single-family residences must not exceed 40 feet; all other buildings shall not exceed 50 feet ⁶
R-5	Golf courses; Non-commercial community facilities; Cemeteries; Riding academies & stables with Conditional Use Permit; and Places of religious worship with Public Use Permit.	none	none	none	none	50 feet	50 feet	50 feet	50 feet	50 feet maximum ⁵

County of Riverside General Plan - Final

Housing Element



**Table H-36
Summary of Residential Zoning Regulations¹**

Zone	Permitted Uses	Minimum Lot Area	Minimum Lot Dimensions			Minimum Standards for Yards & Setbacks				Building Height
			Interior & Thru	Corner/ Reverse	Cul-de-sacs	Front	Interior Side	Corner Side	Rear	
R-6	Affordable single- and multi-family dwellings; Mobile homes on permanent foundations; PRD; Home occupations; Community recreation facilities; Places of religious worship with Public Use Permit; and Mobile home parks with Conditional Use Permit.	5,000 square feet (At least 4 du/ac required.)	none	none	none	10 feet	none	none	10 feet	35 feet maximum for single-family dwellings and all other uses must not exceed 50 feet

¹Not meant as an exhaustive list and there are exceptions to all uses and requirements; see Ordinance No. 348 for more detail.

²Planned Residential Developments have separate development standards; see Ordinance No. 348.

³Except Public Utilities, which must have a lot size of at least 20,000 square feet and average 100 feet in lot width and depth.

⁴Except where lot is less than 50 feet wide - yard need not exceed 20% of width of lot.

⁵Single-family residential subdivisions have separate development standards; see Ordinance No. 348 for more detail.

⁶Except when permitted by Section 18.34 of Ordinance No. 348.



Table H-36A
Zoning Use Index Summary

Use Description	R-R	RR O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	C-1	C-P	A-1	A-P	A-2	A-D	N-A	C/V	W-2	W2 M
Accessory Buildings ¹	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	•
Apartment Houses						✓	✓	•	×			✓		•												
Boarding, Rooming, Lodging Houses ²						✓		•							✓											
Congregate Care/Residential Facility ³						✓		•							✓		×	×								
Dwellings - Agricultural Mobilehome ⁴	✓	✓			•										•				✓	✓	✓	✓	✓	✓	✓	✓
Dwellings - Multiple, Apartment ⁵						✓	✓	•	×			•		•		•										
Dwellings - One Family ⁶	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•			•	•	•	•	•	•	•	•
Guest Dwelling ⁷	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•			•	•	•	•	•	•	•	•
Institutions for the Aged ⁸								•																		
Migrant Agricultural Workers Mobilehome Park	×	×																					×		×	
Mobilehome Parks	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×									×	
Mobilehome - Single Family	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•			•		•	•	•	•	•	•
Planned Residential Development	•	•	•	•		•	•	•	•					•												

County of Riverside General Plan - Final

Housing Element



**Table H-36A
Zoning Use Index Summary**

Use Description	R-R	RR O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	C-1	C-P	A-1	A-P	A-2	A-D	N-A	C/V	W-2	W2 M
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KEY

● Permitted ✓ Requires Plot Plan ✕ Conditional Use Permit

RR = Rural Residential; RRO = Rural Residential, Outdoor Advertising; R-1 = One-Family Dwellings; R-1A = One-Family Dwellings – Mountain Resort; R-A = Residential Agricultural; R-2 = Multiple Family Dwellings; R-2A = Limited Multiple Family Dwellings; R-3 = General Residential; R-3A = Village Tourist Residential; R-T = Mobilehome Subdivision and Mobilehome Park; RTR = Mobilehome Subdivision – Rural; R-4 = Planned Residential; R-5 = Open Area Combining Zone - Residential Developments; R-6 = Residential Incentive; R-D = Regulated Development Areas; SP = Specific Plan; C-1 & C-P = General Commercial; A-1 = Light Agriculture; A-P = Light Agriculture with Poultry; A-2 = Heavy Agriculture; A-D = Agriculture – Dairy; N-A = Natural Assets; C-V = Citrus/Vineyard; W-2 = Controlled Development Areas; W2M = Controlled Development Areas with Mobilehomes

NOTES

- ¹ Allowed in all zones when main building exists. Otherwise, allowed in R-3 and R-6 zones.
- ² A building where lodging and meals are provided for compensation for six (6) but not more than fifteen (15) persons, not including rest homes.
- ³ A housing arrangement developed pursuant to Article XIX of Ordinance No. 348, where non-medical care and supervision are provided, including meals and social, recreational, homemaking and security services.
- ⁴ One (1) additional mobile home, excluding principal dwelling, for each 10 acres being farmed.
- ⁵ A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.
- ⁶ A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one-family dwellings in conjunction with a dairy operation.
- ⁷ Guest dwellings are allowed in all zones which permit single family residential units provided the standards of §21.31 are met.
- ⁸ Public Use Permit will allow use in each zone if it is licensed by the State or County.

Note: Please refer to Ordinance No. 348 for specific development requirements.

Source: Riverside County Planning Department – Ordinance No. 348 and Zone Use Index Summary at <http://www.tlma.co.riverside.ca.us/plan/useindex.htm>



 For additional details regarding the County of Riverside Residential Parking requirements, please see the County Zoning Ordinance.

Development Standards

Parking Requirements - Parking is a necessary aspect of any development and can constrain the development of housing. For every parking space that is required, there is that much less land available for development. Excessive parking requirements can thus drive the cost of development up and the amount of housing down. Parking requirements in the County of Riverside, however, are similar to other counties and are not considered to be so demanding as to prevent development. Residential parking requirements for the County are displayed in Table H-37.

The County’s Land Use Ordinance assigns parking standards with the intent to promote efficient land use as well as reduce street congestion and traffic hazards and promote vehicular and pedestrian safety. To ensure these goals are reached, the County requires a parking plot plan for dwelling units containing more than two families. In the case of mixed land uses, the total required number of parking spaces equals the sum of the requirements for the various uses computed separately, unless approved otherwise. The granting of a shared parking provision (allowing uses with different hours of operation to share parking spaces to satisfy parking requirements) would translate into a reduction in acreage required for parking spaces and an associated reduction in land cost. Shared parking could be used as an incentive to the provision of higher density and affordable housing.

**Table H-37
Residential Parking Requirements**

Type of Residential Development	Required Parking Spaces	Comments
Single-Family	2 spaces/unit	
Second Units	2 spaces/unit	May have a carport depending upon compatibility with surrounding uses.
Multi-Family - single bedroom or studio - two bedrooms/unit - three or more bedrooms/unit	1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit	In addition, 1 space/employee ¹
Planned Residential Development - single bedroom or studio - two bedrooms/unit - senior citizen	1.5 spaces/unit 2.5 spaces/unit same as single- and multi-family requirements	
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately-zoned parcel.

¹ On-site employee parking (e.g., manager, landscaper, etc.)

Source: Land Use Ordinance of Riverside County No. 348

Density Bonus - Beyond local requirements, state law allows for a developer to increase the density of a residential development by at least 25% if provisions are made to provide 20% of the units to be allocated for lower- and moderate-income housing. As well, one additional incentive or financial equivalent (such as modified development standards or waiver/reduction application or development fees) is granted to all residential development meeting the 20% density bonus requirement for lower- and moderate-income housing. The County



of Riverside complies with the Density Bonus provisions required by state law in residential zones when requested by the project applicant.

Accessory Units and Manufactured Housing Requirements - For purposes of permit issuance, the County has determined that a mobile home on a foundation system is allowed on all lots zoned to permit single-family dwellings. The installation of mobile homes, not on foundations, is allowed whenever it is specifically so provided in the various zone classifications, and is subject to the requirements and standards set forth in those zones.

A mobile home permitted in the R-R, R-D, W-2, and W-2-M zones must have a floor living area of at least 450 square feet, a lot size of at least 2500 square feet with a width of at least 30 feet, and an opaque skirt screening the area between the ground level and the floor level of the unit. Mobile home parks must have a masonry wall six feet in height erected along the perimeter of the park. Mobile homes outside of these zones must comply with the same standards except that they must have a floor living area of at least 750 square feet.

The County has amended Ordinance No. 348 to permit second units on residential lots zoned for single-family or multi-family residential use, subject to issuance of a second unit permit. This provision was made in response to State of California legislation promoting additional housing opportunities for elderly relatives and rental purposes.

Ordinance No. 348 requires:

- A second unit permit for both attached and detached units;
- Compatibility with existing development in the surrounding area;
- Minimum parcel size of 7,200 square feet, with specific standards for other size parcels;
- Compatible setbacks;
- Maximum unit size to ensure the status of the unit as secondary to the main unit; and
- Adequate water, sewage disposal and circulation capacities.

Building Codes

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance. However, any increased cost is justified by the corresponding protection of public health and safety.

The County of Riverside has adopted the 1996 edition of the National Electrical Code, and the 1997 edition of the Uniform Building, Plumbing, and Mechanical Codes, with minor amendments. None of these amendments increase the cost of housing construction. The County's building codes are based on regulations necessary to protect public health, safety, and welfare. The County adopts updates as the Code is amended. Residential code enforcement in the County of Riverside is performed on a complaint basis.

Americans with Disabilities Act - The County's building codes requires that new residential construction comply with the Federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically persons with



disabilities. Provisions of fully accessible units may also increase the overall project development costs. Unlike the UBC, however, enforcement of ADA requirements is administered under federal law.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current standards. These regulations, however, provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

Development Fees

Various fees and assessments are charged by the County and other agencies to cover the cost of processing development permits and providing services.

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly significant. Most agencies involved in the County's development review process obtain a majority of the revenue for their operations through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee waivers as an incentive to produce affordable housing could adversely affect the General Fund. However, for high priority affordable housing projects, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process. This method of reducing some of the processing costs associated with affordable housing projects will continue to be utilized in the future on a case by case basis to help address barriers to affordability.

The County of Riverside recently completed a Comprehensive Mitigation Fee Review study, which was approved by the Board of Supervisors on September 11, 2001. The ordinance contains exemptions for the following residential uses: a) reconstruction of a residential unit damaged or destroyed by fire or other natural causes; b) rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building; c) the location or installation of a mobile home, without a permanent foundation, on any site; d) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); e) detached second unit permits; f) construction of a single family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989; and g) construction of a residential unit replacing a residential unit which has been acquired by MWD for purposes of constructing Diamond Valley Lake. In addition, the fees would be reduced by 33.3 % for senior citizens' residential units.

Planning, Surveyor and Building Fees

The County Planning Department has an established fee schedule, effective as of July 6, 2000, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, and CEQA.



The environmental review process add to housing development costs in the following ways (not all projects require all these costs):

- Environmental Assessment fees (with initial case submittal);
- Environmental Impact Report review fees;
- Consultants costs for preparing preliminary studies;
- Consultants costs for preparing EIR or other technical studies, if required;
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs; and
- Costs of mitigation of potential environmental impacts.

The Surveyor's Office charges separate fees for surveyance, survey monument field inspection, Ordinance No. 653 (Record of Survey, Recording Fee and Corner Records), and hourly miscellaneous fees. In most cases the land development processing fees are on a deposit based, actual cost basis determined on an established base fee plus additional costs per number of units, acreage or other factors. All fees charged per acre are based on the gross acreage of the project site. All fees, with the exception of Fish and Game Fees, and selected miscellaneous fees, are subject to an additional 1.5% Land Management System Fee surcharge.

The Building and Safety Department does not have a published fee schedule. Deposits for residential building permits are valuation based. The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in December 2000, and will be subsequently revised where applicable. The Mitigation Fees generally address the added demands of growth in population, housing and employment on the County's public facilities and infrastructure.

The County acknowledges that fees of various types and the requirements for conditional use permits are potential constraints to development of housing affordable to farmworkers and very low income households, as are any requirements for expenditures of funds by these persons or households. The fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit-based. If a lower than average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If an higher-than-average number of person-hours is required to process the application, additional funds are required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Board of Supervisors, the Housing Authority, the Redevelopment Agency, or a non-profit entity such as the Coachella Valley Housing Coalition).

Ordinance No. 659 establishing Development Mitigation Fees already exempts: (a) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board; (b) the location or installation of a mobile home, without a permanent foundation, on any site; and (c) construction of any residential units in the Palo Verde Valley. It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a



conditional use permit; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. However, except for the amount of the fee and the review body, the plot plan review process is similar to the conditional use permit review process in that CEQA review occurs and conditions are established that must be fulfilled before the project can be built or occupied.

County Mitigation Fees

In addition to the aforementioned fees, the County assesses five primary types of Mitigation Fees: (1) Development Mitigation Fee; (2) Traffic Signal Mitigation Fee; (3) Road and Bridge Benefit District Fee; (4) Fire Mitigation Fee; and (5) Community Plan Mitigation Fee. Each of these fees is discussed below.

Development Mitigation Fee - One of the primary purposes of the Development Mitigation Fee is to alleviate the impacts created by new residential development in unincorporated areas of the County for the following three basic types of facilities: public facilities; regional parkland and recreational trails; and habitat conservation and open space. Specific facilities impacted include: communication facilities; hospital facilities; health services; mental health facilities; libraries; regional parks; juvenile detention facilities; public social service facilities; transportation; sheriff and jail facilities; courts; County government facilities; and habitat conservation and open space. The Public Facilities Fee was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated to be served. The Regional Parkland/Trails fee and Habitat Conservation/Open Space fees were set fees per unit at \$350 and \$260 respectively. Overall, the combined Development Mitigation Fees ranged from \$2,135 to \$2,883 per unit depending on location, physical terrain, level of service currently in the area, etc.

Traffic Signal Mitigation Fee - The Traffic Signal Mitigation program ordinance established a uniform fee, levied on the basis of land use, to finance traffic signals. Fees are adjusted annually. The 1999-2000 fee was \$240 per single family residential unit and \$224 per multi-family unit.

Road and Bridge Benefit District Fee - The County has created a program establishing areas of benefit and determining fees to be collected to finance the construction (and all preliminary design acquisition and contract administration costs) of bridges and major thoroughfares to serve each area. There are currently four "Districts" established. Fees range from \$638 per single family unit in the Highland Springs District to \$2,336 per single family unit in the Mira Loma District, with the average fee at \$1,041 in the Southwest Area, \$1,484 in the Mira Loma District and \$1,849 in the Menifee Valley. Fees per multi-family residential unit apply only in the Mira Loma District, and range from \$293 to \$662 per unit depending on the zone within the District.

Fire Mitigation Fee - The Fire Mitigation Fee funds the acquisition of land, capital improvements and equipment for fire prevention, suppression and emergency medical services. The County is divided into 12 Fire Management areas, with fees ranging from \$240 to \$1,600 per dwelling unit.

Community Plan Mitigation Fees - Two Community Plan areas require payment of these fees - \$100 within the Jurupa Community Plan and the Mead Valley Community Plan, which varies.



Other Mitigation Fees - In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table H-38.

**Table H-38
Other Mitigation Fees**

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Transportation Uniform Mitigation Fee	CVAG	Fee is based on an equation involving the number of average weekday trips generated by a particular facility.	Engineering, construction and purchasing right-of-way for transportation improvements required by the year 2010 in the Coachella Valley
Temecula Library	County of Riverside Planning Department	\$100 per residential unit	Construction and book purchases for a public library in Temecula
School District	Each of Riverside County's 23 School districts	Fee amount based on square footage of structures	Construction and improvement of school facilities
Quimby Act/Park Fees	County Service Area 145,143 and 85. Park and Recreational District fees identified by Parks Districts. All conditioned by Planning Department.	Fee is based on an equation of: dwelling units X park ratio. Fees vary by CSA region and park district.	Purchase or improvement of recreation and park service lands for area residents.
Stephen's Kangaroo Rat Habitat	County of Riverside Planning Department	Where lot size is greater than 1/2 acre, fees are assessed on a per unit basis. Where lots are less than 1/2 acre, fee is based on gross acreage.	Development and implementation of Habitat Conservation Plan for the Stephen's Kangaroo Rat.
Coachella Valley Fringe Toed Lizard Habitat	County of Riverside Planning Department	\$600 per disturbed acre	Acquisition of land for Fringe-Toed Lizard habitat in two preserves.
Development Agreement	Contractual agreement conditioned by Planning Department.	Based on contractual agreement between the developer and the County. As of 1995, fee was \$5,271 per residential unit.	Fee intended to pay for unfunded portions of public facilities, public services, parks and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	\$12.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General plan and implementing ordinances

Note: Fees in table reflect conditions as of 1994. These fees may have been restructured or revised in the interim. The table is provided to identify potential additional cost sources to development. It is not to be used as a means of calculating development fee costs for a project.

Infrastructure Fees

The County, along with various agencies, charge fees for the provision of drainage, water and sewer services. The fees are generally established based on regional service areas, and vary according to type and level of service provided by each agency and/or the County. The Riverside County Flood Control and Water Conservation District has established 17 Area Drainage Plans (ADP), with fees ranging from \$131 per unit in the Winchester/North Hemet ADP to \$9,262 in the Day Creek ADP. The average fee is approximately \$5,500 per unit.

There are numerous water and sewer providers in Riverside County, the largest being EMWD, WMWD, and Coachella Valley Water District. Each service



provider charges different fee amounts for service, usually as a per unit fee. A complete inventory of fees by individual agency is too extensive to itemize in this document. As an example, however, EMWD, which serves a large proportion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$1,200 per unit. Coachella Valley Water District typically assess \$1,500 per single family unit for water service, and \$9,600 for a multi-family unit.

Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1% and 1.8% to the cost of a dwelling unit for each month of delay. Historically, the length of time it has taken to process housing and other types of projects in the County has varied according to the number of projects submitted and the amount of staff available to administer the processing tasks, as well as the complexity of the project.

Approval for an individual single family home and other minor tenant improvements can usually be processed within weeks of submittal to the County. Other projects requiring Conditional Use Permits, General Plan Amendments, Specific Plans, Planned Development approvals or other discretionary actions necessitate a higher level of review, resulting in a longer processing timeline, particularly if Environmental Impact Reports are required. Table H-39 provides a list of the average processing times for various procedures from application to Board of Supervisors approval of a project.



**Table H-39
Local Development Processing Time Limits**

Item	Approximate Length of Time From Submittal to Public Hearing
Conditional Use Permit	6 months
Plot Plan	6 months
Specific Plan	12 months
Tentative Tract Map/Parcel Map/Subdivision	6 months
Variance	6 months
Zone Change	6 months
General Plan Amendment	6 months
Environmental Documentation (EIR)	12 months

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months. This minimum time frame would be achieved if there are no issues associated with the case and no need for submittal or review of additional information. Plot plans with “fast track” status qualifying for a negative declaration could potentially reach Director’s hearing within five weeks. If the case involves an environmental impact report, the minimum time frame to first hearing would be eight months, if one assumes that the screencheck document review process can be accomplished within the two month timeframe previously discussed. However, the optimum processing times are rarely achieved in the current development environment.

The Deputy Planning Director generally advises applicants for projects with a negative declaration to expect a time period of 180 days (up to six months) between the date of submittal to the first public hearing. This translates to an eight to nine month period to reach the public hearing before the Board of Supervisors for those projects requiring Board action. Factors that may result in a longer time period to first hearing include requirements for additional environmental information or re-design, which may result in a project undergoing several changes (often in the form of amended maps) before consideration at hearing.

A total of 12-15 months is allowed for projects involving a General Plan Amendment. Such projects may reach their first public hearing within six months, but are only tentatively approved at their Board hearings, with final adoptions through resolution cycles which may occur three to six months following the tentative Board action. A time period of one year from submittal to public hearing is typical for projects requiring a specific plan or certification of an Environmental Impact Report. These time frames do not include the actual preparation of the specific plan or EIR documents prior to submission to the County, which may add between 18 to 24 months to the approval process.

As an example in order to determine a representative picture of “time from submittal to first hearing”, a sample using a collection of tract maps in the Eastvale area, submitted prior to February 2000 were analyzed. These tract maps were not filed concurrently with a specific plan, although some required concurrent filing of a General Plan Amendment. In a sample size of 41 tract maps, time to first hearing ranged from 97 days to 477 days, with an average of 244 days.



Non-Governmental Constraints

Environmental Constraints

Throughout the County, physical environmental constraints exist that hamper housing development. The California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) require that new development proposals be reviewed for potential impacts on or from the environment. The Planning Department and other County agencies have the responsibility to enforce County policies, CEQA, NEPA, and ordinances regulating development on flood plains, areas of potential seismic hazard, areas of excessive slope, conservation areas, areas with inappropriate conditions for septic tanks, and other environmental issues. Large portions of the County have one or more of these constraints. These problems usually reduce the density allowed and bring into play mitigation measures and other necessary requirements which add to the cost of the project. The County Planning Department has developed an environmental data base with an extensive mapping system as part of the Comprehensive General Plan to facilitate a timely identification of environmental hazards and resources.

The environmental review process on the one hand can provide useful information for the jurisdiction about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders, and others. On the other hand, the process may also be viewed as an expensive, complex, and time consuming burden.

The environmental review process facilitates housing by:

- Directing housing development to locate away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through mitigation;
- Ensuring that adequate public facilities such as sewer, water, and roads will be available; and
- Ensuring that adequate public services such as schools, fire protection, police, and health services will be available.

The environmental review process add to housing development costs in the following ways (not all projects require all these costs):

- Environmental Assessment fees (with initial case submittal);
- Environmental Impact Report review fees;
- Consultants costs for preparing preliminary studies;
- Consultants costs for preparing EIR or other technical studies, if required;
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs; and
- Costs of mitigation of potential environmental impacts.

The rapid increase in housing prices throughout the 1980s and 90s cannot be attributed solely to environmental regulation; however, there is evidence that this necessary process has played a significant role in delaying housing projects and increasing finished lot costs.



Infrastructure Constraints

The expansion of supporting infrastructure systems is a critical component contributing to the cost of construction and subsequent prices to the owner or renter. Development places demands on all public services. It is the County's policy that infrastructure for roads, water, sewer and drainage should be in place before urban development occurs. Required levels of improvement vary on the location and land use designation of the subject property. One method for controlling the pace of growth is incremental, logical extension of the backbone system necessary to support urban development. If the capacity is not available, private developers will be required to construct the backbone facilities or incremental improvements to the existing system to serve large developments. In many cases some form of County financing may be required to assist in the financing of large front-end capital improvement projects.

The network of man made and public owned facilities, such as roads, water, drainage and sewage facilities form the internal framework of communities in Riverside County. The timing and pattern of the improvement and/or extension of these facilities impacts the distribution and density of land uses. Some infrastructure improvements, most notable roadways, water, and sewer systems, play a major role in the determination of the location, intensity and timing of future development. The General Plan Land Use Element requires that capital facilities be made available to future housing sites. The implementation program of the Housing Element must identify adequate sites that will be made available through appropriate land use designation and zoning/development standards, with adequate supporting public services and facilities to promote and encourage the development of a variety of housing for all income levels. The location of major circulation systems, sewer facilities, water trunk lines and pumping stations, etc. within the County can impact communities and cities both within and adjacent to the County by encouraging or impeding the direction of growth.

The infrastructure required in Riverside County varies widely from region to region. Development in the majority of the western portion of the County and the Coachella Valley is typical of suburban Southern California. Infrastructure requirements in more rural areas of the County, typically on properties with lots over 5 acres, are more flexible. However, large tracts and developments in rural areas are generally required to have urban levels of service.

Supporting infrastructure for farmworker housing presents a special challenge for the County. Mobile homes provide some of the most affordable housing options for farmworkers, but wastewater disposal is often a problem due to the lack of access to sewage trunk lines and treatment facilities. Many of these developments rely on septic systems, which can cause health risks. Wastewater "package plants" may be an option in some instances. The County has a variety of programs that could be of assistance in providing adequate wastewater treatment (see Five-Year Action Plan).

The majority of improvements in the infrastructure backbone systems in the County have been occurring within and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded within and adjacent to existing urbanized areas, usually within the spheres of influence of cities. Areas within a County's sphere of influence have generally been analyzed as part of their General Plans, specific plans, or master plans for infrastructure. Development under a specific plan typically requires plans for infrastructure to be prepared and methods of financing for both on and off-site improvements identified and incorporated into the conditions of approval. In



some instances, unincorporated communities and/or areas may be contained within a service area, most often sewer services, operated by a City.

In primarily developed areas, upgrading of such systems is sometimes necessary to accommodate new development or as a redevelopment/infill improvement. New development in the currently undeveloped areas within the “urban” land use designations will entail the provision of, at a minimum, the following infrastructure: major and local streets; curbs, gutters and sidewalks (if development standards require); water and sewer lines; storm drainage; and street lighting. Such improvements may constitute up to 10% or more of the building permit valuation. In many cases, these improvements may be dedicated to the County, which is then responsible for their maintenance. The costs of such facilities is usually borne by developers, and is typically added to the cost of the new housing units and is eventually passed on to the homebuyer, tenant, or property owner. If these improvements are maintained by a homeowner’s association, the cost of such maintenance is typically assessed to the homeowner on a monthly basis. While these costs do not render a project infeasible, they contribute to the range of factors which affect the affordability of a project.

Water and Sewer

The operation of community water and wastewater distribution, collection and treatment systems is typically undertaken by public agencies. Public water and wastewater services are carried out by a combination of:

- Regional agencies which serve several communities and cities;
- City operated collection and treatment facilities serving the area within the city and sometimes adjacent cities and unincorporated areas;
- Special districts serving unincorporated communities.

There are a number of water and wastewater facilities located throughout the County allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New State water quality requirements and wastewater treatment limitations may have impacts on development potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of State, regional and local agencies and independent districts involved.

The County’s ability to absorb growth in the more urbanized areas has been facilitated by the ability of wastewater agencies to respond to demands for service. In the more rural areas within Riverside County designated as Agricultural, Rural Residential, Rural Mountainous, or Rural Desert, as well as some areas designated for VLDR or LDR, public collection and treatment of wastewater may not be available, and other methods such as septic system, package wastewater treatments plants or alternative systems may be required. The County generally does not require an individual unit which is proposed to be located more than 200 feet from an existing sewer line to connect to the existing system, and instead it is permitted to use a septic system. Residential tracts, however, are generally required to be hooked up to a sewer system unless the costs of system extension are prohibitive to development. In some areas of the County, industrial, commercial and agricultural wastewater may be incompatible with the treatment of domestic wastewater and may require separate collection



Also refer to water policies in the General Plan Open Space Element.



and treatment, which compounds service needs. The following sections summarize the service providers in various subareas of the County.

Northwestern Riverside County - The Northwest Riverside County Analysis Area includes the cities of Corona, Norco, Moreno Valley, and Perris. Significant unincorporated areas include Meade Valley, El Cerrito, and Jurupa.

The principal water and sewer agencies in northwestern Riverside County are EMWD, and WMWD, Home Gardens Sanitary District, and West San Bernardino County Water District. In addition, the Rubidoux Community Service District (CSD), Edgemont CSD, and Jurupa CSD also provide water and sewer services. Both EMWD and WMWD are municipal water districts, and comply with the California Water Conservation Council and Best Management Practices (BMP). Within this area, WMWD provides only water services and does not operate a Sewer Treatment Plant or sewer collection facilities. Storm water runoff and drainage services within their respective service areas are also handled by these districts/agencies.

Water and sewer usage factors vary widely between the different agencies, due to variations in household size, and landscaping patterns within the various districts. Each of the water and sewer districts and CSDs have the current capacity to meet demand, and adequate capacity to expand to meet projected demand. Both the Rubidoux and Edgemont CSDs have already sized their current facilities to meet future development needs. It is reported that current facilities and/or infrastructure are in good operating condition.

Southwestern Riverside County - The Southwest Riverside County Analysis Area encompasses the cities of Lake Elsinore, Murietta, and Temecula. Significant unincorporated areas include Temescal Canyon, El Cerrito and French Valley.

Primary water and sewer providers include EMWD, WMWD, Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and Best Management Practices (BMP). Within this area, WMWD provides only water services and does not operate a Sewer Treatment Plant or sewer collection facilities. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

Central Riverside County - The Central Riverside County analysis area covers the western portion of the County from the Lakeview/Nuevo and Menifee communities on the west and southwest to the cities of San Jacinto and Hemet on the north and east. Significant unincorporated areas include Winchester, Lakeview/Nuevo, Sun City and Menifee.

Water and sewer providers include EMWD and Lake Hemet MWD, both of which are organized as municipal water districts. Both districts provide full water distribution and storage facilities. The Lake Hemet MWD has a tiered water rate system in which costs increase for those customers using more water. As well, the Lake Hemet MWD collects sewage but does not have sewage treatment capabilities. The service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected



development. The current facilities and/or infrastructure are reported to be in good operating condition.

San Gorgonio Pass Area - The San Gorgonio Pass Area encompasses the cities of Banning, Beaumont, and Calimesa, as well as the unincorporated areas of Cherry Valley and Cabazon. Water service is provided by four districts: Beaumont-Cherry Valley Water District; San Gorgonio Pass Water Agency; High Valley Water District; and the Cabazon County Water District. The Beaumont-Cherry Valley Water District is organized as an irrigation district, and serves a limited amount of customers with a 10 square mile area. The San Gorgonio Pass Water Agency provides water for groundwater recharge, as well as supplemental domestic water supplies to the cities of Banning, Beaumont-Cherry Valley Water District, and Yucaipa Valley Water District. The agency was created to be direct contractor to provide State Water Project water to customers as a wholesale agency. Sewage services are not currently available within the unincorporated portions of the Pass area, therefore septic systems are the primary sewage treatment systems used. Each district or agency also handles their service area's storm water runoff and drainage needs.

Each of the water agencies serving the Pass Area currently have, or are projected to have adequate capacity to meet current and future demand (distribution and storage facilities are proposed but not yet constructed for the San Gorgonio Pass Water Agency). The High Valley Water District reports that its infrastructure is currently in the process of being upgraded. The Cabazon Water District recently incorporated with another water agency with facilities that are less than adequate, and will require upgrading and improvement in the future.

Mountains Area - The Mountains Area generally covers the Santa Rosa Mountains and Anza-Borrego desert areas, located between the Coachella Valley on the east and San Jacinto and Temecula valleys to the west. No incorporated cities are located within this area. The significant unincorporated communities are Idyllwild, Pine Cove, Anza, Aguanga and Pinyon Pines.

The principal water agencies in this area are: the Fern Valley Water District; Idyllwild Water District; Pine Cove Water District; and Pinyon Pines County Water District. No sewer agencies exist in the Mountains area. As such, sewer services are provided through septic systems. The Fern Valley Water District operates as a California Water District which is authorized to produce, store, transmit and distribute water for irrigation and domestic uses, as well as acquire or operate any drainage or reclamation works related to the operation of authorize water services. The other three districts are organized as County Water Districts which provides for furnishing sufficient water, including storage, and for the disposal of storm water.

Coachella Valley - The Coachella Valley encompasses the desert region bounded by the Santa Rosa Mountains to the west and south, and the San Bernardino County line on the north. Included in this area are the cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs and Rancho Mirage. Unincorporated communities include Bermuda Dunes, Garnet, Mecca, Thermal, Thousand Palms, and others.

The principal water and sewer agencies serving the Coachella Valley are the Coachella Valley Water District (CVWD), Valley Sanitary District, and the Desert Water Agency. In addition, a number of small agencies with less than 200 water connections serve portions of the Coachella Valley. CVWD and Mission



Springs Water District operate as County Water Districts with authority granted under the California Water Code, and provide both water and sewer services. The Valley Sanitary District provides wastewater collection and treatment to areas in and around Indio. The Desert Water Agency provides full water service and sewer collection service (no treatment facilities) primarily to the Palm Springs area.

All of the water and sewer districts serving the Coachella Valley report that they have the current capacity to meet demand, as well as adequate capacity to expand to meet projected demand. Current facilities and/or infrastructure were reported to be in good operating condition.

Eastern Desert and the Palo Verde Valley - The Eastern Desert and the Palo Verde Valley areas encompasses lands east of the Coachella Valley. The only city in this area is Blythe. The City of Blythe provides domestic water, and wastewater collection and treatment services for the City and surrounding unincorporated areas. The City is considering taking over several County Service Areas that are located in the unincorporated areas of Ripley and Mesa Verde Colonias to provide water and sewer services.

The City facilities are currently adequate to meet current demand. The City currently operates one secondary wastewater treatment plant. Domestic water is obtained by wells. At present a number of conflicts exist between the use of on-site wells and individual septic systems. For additional development to occur within unincorporated areas, a more centralized water and/or wastewater collection system will need to be employed and additional facilities constructed. The City is in the process of analyzing the needs and projecting potential demand.

Adequacy of Current Facilities - With the majority of growth projected to occur in Western Riverside County and the Coachella Valley Region, strong increased demands will be placed on the water and sewer infrastructure of these areas. These regions are able to meet current demands and are prepared to expand to meet future needs. There are, however, three areas within the County where infrastructure improvements may be required. While water demands are currently being met, the Eastern Desert & Palo Verde Valley Area is in need of more centralized facilities for additional development to occur. Sewer infrastructure within the County is less developed. The San Geronio Pass Area and the Mountains Area currently rely solely on septic tanks and the Eastern Desert & Palo Verde Valley Area is in need of a centralized collection facility. The San Geronio Pass and the Mountains Area are projected to experience low to moderate rates of growth, and will need to develop adequate sewer infrastructure to meet projected demand. These infrastructure conditions may pose a constraint to housing development. The Five-Year Action Plan (Chapter 6) includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements (see Actions 1.2d and 4.2d).

Drainage

The Riverside County Flood Control and Water Conservation District (RCFCD) has established 17 Area Drainage Plans (ADPs) to collect fees as a condition of subdivision to finance flood control and drainage facilities as authorized by Ordinance No. 460. ADP fees are levied on a per acre basis, and are paid when a grading permit is issued, or a building permit if no grading permit is necessary. In addition, some of the agencies providing water and sewer system services listed above also provide for drainage systems. In more rural areas, drainage is



primarily provided by surface systems and connection to improved systems not warranted.

Circulation

Current transportation conditions are directly related to a combination of economic events and social changes that have occurred over the past two decades. Residential and industrial land in Los Angeles, Orange and San Diego Counties are nearing saturation. As a result, development has spread outward to Riverside County as it is the next region with undeveloped acreage. The County is growing from a collection of small cities and unincorporated communities with a largely agrarian base to an area with multiple centers of economic activity and a large tourism base. The rapid growth in employment and population has increased the number of trips on the freeway and arterial highway systems. This intense travel demand has reduced level of service on significant portions of the system, causing severe congestion and low travel speeds during peak travel hours in the rapidly developing Western Riverside County and portions of the Coachella Valley.

One of the most visible effects of rapid growth has been in the circulation system. The ability to move on streets and highways is projected by regional planning agencies and Caltrans to become substantially worse as more traffic is generated and the ability to finance improvements is uncertain. While additional facilities are needed, the majority of funding for roads and highways is now being spent on maintenance. As a result, developers are often required to install the needed roadway system upgrades to accommodate development and growth, which significantly adds to the costs of the project and is subsequently passed on the homeowner, renter or property owner.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

Table H-40 illustrates the raw land costs for a hypothetical 100-unit development of single family detached housing units throughout Riverside County. The data indicates that the cost for a 7,200 square foot lot of raw land ranges from \$6,120 to \$38,150, while a finished lot is valued from \$39,120 to \$78,150. Assuming a density of four units per acre, the value per gross acre (includes four lots plus necessary infrastructure such as roads, sidewalks, and right-of-ways) ranges from \$24,480 to \$152,600.



**Table H-40
Land and Construction Cost Analysis**

Cost Factor ¹	Area									
	Northwest	%	Southwest	%	Central West	%	Pass	%	Coachella Valley	%
Average Sales Price	\$215,000	100%	\$200,000	100%	\$138,000	100%	\$138,000	100%	\$260,000	100%
Average Square Feet	2,300 sq. ft.	--	2,300 sq. ft.	--	1,700 sq. ft.	--	1,640 sq. ft.	--	2,250 sq. ft.	--
Cost per Square Foot	\$38/sq. ft.	--	\$38/sq. ft.	--	\$33/ sq. ft.	--	\$34/sq. ft.	--	\$45/sq. ft.	--
Direct Construction	-\$87,400	41%	-\$87,400	44%	-\$56,100	41%	-\$55,760	40%	-\$101,250	39%
Indirect Construction	-\$8,600	4%	-\$8,000	4%	-\$5,520	4%	-\$5,520	4%	-\$10,400	4%
Marketing	-\$8,600	4%	-\$8,000	4%	-\$5,520	4%	-\$5,520	4%	-\$10,400	4%
Selling/Closing Costs	-\$6,450	3%	-\$6,450	3%	-\$4,140	3%	-\$4,140	3%	-\$7,800	3%
Finance	-\$15,050	7%	-\$14,000	7%	-\$9,660	7%	-\$9,660	7%	-\$18,200	7%
Builder Overhead	-\$6,450	3%	-\$6,000	3%	-\$4,140	3%	-\$4,140	3%	-\$7,800	3%
Profit	-\$21,500	10%	-\$20,000	10%	\$13,800	10%	\$13,800	10%	-\$26,000	10%
Finished Lot Value	\$60,950	28%	\$50,600	25%	\$39,120	28%	\$39,460	29%	\$78,150	30%
Fees	-\$23,000	11%	-\$20,000	10%	-\$18,000	13%	-\$18,000	13%	-\$20,000	8%
Grading/Infrastructure	-\$15,000	7%	-\$15,000	7%	-\$15,000	11%	-\$15,000	11%	-\$20,000	8%
Raw Land Value	\$22,950	10%	\$15,600	8%	\$6,120	4%	\$6,460	5%	\$38,150	14%
Value per Square Foot ²	\$3.19	--	\$2.17	--	\$0.85	--	\$0.90	--	\$5.30	--
Value per Gross Acre ³	\$91,800	--	\$62,400	--	\$24,480	--	\$25,840	--	\$152,600	--

¹ per unit

² Assumes 7,200 sq. ft. lot

³ Assumes 4 lots per acre

Source: Market Profiles

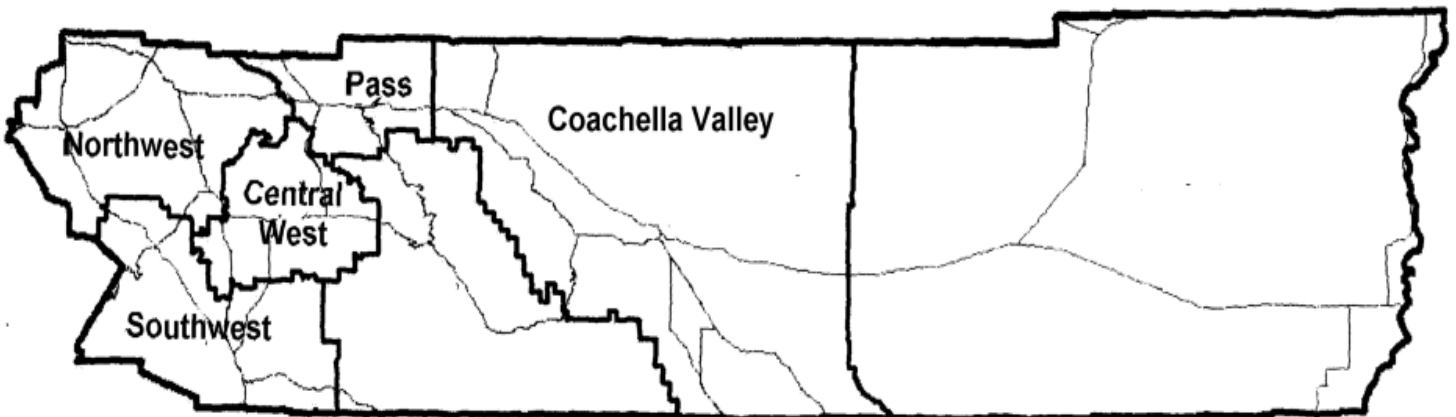


Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has the largest expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the County has been attributed to lower land costs relative to surrounding Orange and Los Angeles County land prices. There are areas within the County where land prices are increasing rapidly, however, particularly in areas close to larger cities such as Riverside and Palm Springs. Rising land costs tend to directly increase housing costs. Developers may respond to this situation by decreasing the size of lots and houses in order to market a lower priced product, or by increasing the size and options of houses in an effort to keep a balance between land costs and the price of a house.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. Labor saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area and the unionization of workers. Labor cost is usually two to three times the cost of materials, thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit.

Figure H-1 - Land and Construction Cost Analysis Areas, Riverside County



The preceding Table H-40 lists the overall development costs per unit, inclusive of: land; infrastructure improvements; materials; labor; construction financing; and indirect costs/assessment fees, for a hypothetical 100-unit project. The data indicates that construction costs can constitute 43% to 48% of the cost of a single family detached housing unit. These figures are even more impressive considering that the cost of raw land constitutes only 4% to 14% of the cost of a housing unit.



The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside area. A reduction in the construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes. The County of Riverside has adopted the latest version of the Uniform Building, Plumbing, Mechanical and Electrical Codes and has made no modifications to the Code which would add to the cost of housing.

In addition, pre-fabricated, factory-built housing may provide lower priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. The County may also implement a variety of programs to write down land costs or provide other incentives such as waivers in development standards or processing fees in order to increase affordability.

Cost and Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

First-time home buyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 6.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on the affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to home ownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first time home buyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential home owner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.



NIMBYism

Public opposition can be a powerful obstacle to the development of low-cost housing or housing for persons with special needs. The “Not In My Back Yard” (NIMBY) syndrome occurs when existing residents feel threatened by new development that is perceived to adversely affect their neighborhood property values or security. One strategy for overcoming NIMBYism is for County staff and project proponents to work with community leaders to improve the level of mutual understanding and attempt to address legitimate concerns during the planning stages of new projects.

Local Efforts to Remove Housing Constraints

It is clear that fees charged as part of the development process add to the ultimate cost of housing, and are typically passed on to the homeowner through the purchase price or rent charged. Although the County does not waive Planning and Building fees, these up front fees may be subsidized wholly or in part by the County through its various financial resources for projects which propose affordable housing components. In addition, publicly subsidized projects constructed as housing for lower income households are specifically exempted from Development Mitigation Fees in Ordinance No. 659. As well, mobile homes not on permanent foundations and units approved through the second unit permit processes are also exempt. The exemption for second units specifically references their role in providing relatively affordable housing for low and moderate income households without public subsidy. Construction of residential units in RSA No. 54, which includes the Palo Verde Valley (generally an area of lower incomes and slower growth rates) is also exempt from Ordinance No. 659 fees. Therefore, although considered a significant contributing factor to the affordability of housing, the fees charged by the County to bring a project through the development process from application to occupancy are not considered an unreasonable constraint to housing.

The County’s development approval process is designed to accommodate, not hinder, development. While the past recession reduced the overall number of projects submitted to the County for review, reductions in County agencies involved in the development review process were also experienced concurrently. In order to address the issue of processing of projects in this context, the County approved a fast track/priority processing system for qualified affordable housing projects. This processing system is administered by the EDA and the Planning Department.

One problem area in the priority processing of affordable housing projects had been experienced at the permit processing/building inspection stage, which follows project approval but occurs prior to final occupancy. During this time period many conditions of approval must be met, paperwork processed, and representatives from a number of County agencies involved. Past experience indicates that this is where a project is most vulnerable to delays on both the part of the County staff and the developer, or the developer’s representative. The fast track processing system has been improved between 1995 and 2000 to address the issues experienced, and the delays in procedure have been improved significantly and/or mitigated completely.

The EDA provides staff that serve as liaisons between developers of affordable housing and the county agencies involved in the development review process. This has been a successful service that is provided on a case by case basis. The



liaison service helps facilitate the development review process by increasing communication between the developer and various County departments, as well as improving the resolution of issues that might arise during the approval, permit and inspection phases of a project. As supported by responsive processing times, and the relative facility of permit procedure, the County's processing and permitting procedures are not felt to constrain the development of housing.

RESOURCES

Availability of Sites for Housing



The Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 30,677 units in new construction need with about 80% of this total allocated to the western county. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next five years within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to, or within service hookup distance from public sewer, water and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

State law requires that zoning be consistent with adopted general plans. The County's undeveloped lands will be rezoned if necessary to the appropriate residential designation to assure consistency with the newly updated General Plan land use designations and any applicable Specific Plans. In a limited capacity, infill projects throughout unincorporated communities will also contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the newly updated General Plan land use designations, higher density residential areas are sited near employment nodes, commercial cores, and major transportation corridors, and in conjunction with resort, recreation and tourist areas.

Vacant Land Analysis

The land analysis demonstrates that the unincorporated County contains over 2.3 million acres of vacant land that allows residential development. It is estimated that approximately 396,000 additional dwelling units could be accommodated at build out under the draft 2001 General Plan residential land use designations. This includes lands for which Specific Plans have been processed under the County's jurisdiction. The Land Use Element provides a mix of unit types and densities, and land use designations which will accommodate residential development affordable to a range of income categories. A summary of residential development potential by income category for the eastern and western portions of the county is presented in Table H-41.



The RHNA allocation is divided into four income categories: Very Low; Low; Moderate and Above Moderate. Most of the potential for Very Low and Low income housing is found in the High Density Residential, Very High Density Residential, and Community Centers categories which allow densities over 14 dwelling units per acre. Units in these categories are assumed to be primarily rental units. As well, there are opportunities for ownership units affordable to Very Low income households to be developed in conjunction with subsidies or assistance in lower density residential designations, or mobile homes which are permitted in a number of residential designations. These assumptions regarding density and affordability category are supported by recent projects built in Riverside County (see Table H-44). The Moderate income category will generally be served by market rate residential development in land use designations which accommodate 5-14 du/ac, which encompasses the Medium Density Residential and the Medium High Density Residential land use designations, as well as potential within the Community Centers designation. Above Moderate income households will be served by market rate development generally under 5 du/ac in the VDLR and LDR designations, as well as the Rural designations with limited, very low density residential potential.

**Table H-41
Summary of Residential Development Potential
by Income Category**

Area Plan Designation	Density Range	Vacant Acreage	Remaining Unit Potential	VL/ Low	Mod	Above Mod
Western Riverside County						
Open Space - Rural	0-0.1 du/ac	135951	3409	0	0	3409
Agriculture (A)	0-0.1 du/ac	14710	736	0	0	736
Rural Residential (RR)	0-0.2 du/ac	109543	16431	0	0	16431
Rural Mountainous (RM)	0-0.1 du/ac	140983	7049	0	0	7049
Rural Desert (RD)	0-0.1 du/ac	2735	137	0	0	137
Very Low Density Residential (VLDR)	0.4 - 2 du/ac	50444	60533	0	0	60533
Low Density Residential (LDR)	2-5 du/ac	32571	113999	0	0	113999
Medium Density Residential (MDR)	5-8 du/ac	5427	35276	0	35276	0
Medium High Density Residential (MHDR)	8-14 du/ac	1922	21142	0	21142	0
High Density Residential (HDR)	14-20 du/ac	1455	24735	24735	0	0
Very High Density Residential (VHDR)	20+ du/ac	61	1830	1830	0	0
Community Centers	5-40 du/ac	2316	6674	3337	3337	0
Western County Subtotal	--	498118	291951	29902	59755	202294



Table H-41
Summary of Residential Development Potential
by Income Category

Area Plan Designation	Density Range	Vacant Acreage	Remaining Unit Potential	VL/ Low	Mod	Above Mod
Eastern Riverside County						
Open Space - Rural	0-0.1 du/ac	1785167	44629	0	0	44629
Agriculture (A)	0-0.1 du/ac	42085	2104	0	0	2104
Rural Residential (RR)	0-0.2 du/ac	19198	2880	0	0	2880
Rural Mountainous (RM)	0-0.1 du/ac	849	42	0	0	42
Rural Desert (RD)	0-0.1 du/ac	17507	875	0	0	875
Very Low Density Residential (VLDR)	0.4 - 2 du/ac	4068	4882	0	0	4882
Low Density Residential (LDR)	2-5 du/ac	6502	22757	0	0	22757
Medium Density Residential (MDR)	5-8 du/ac	2088	13572	0	13572	0
Medium High Density Residential (MHDR)	8-14 du/ac	701	7711	0	7711	0
High Density Residential (HDR)	14-20 du/ac	265	4505	4505	0	0
Very High Density Residential (VHDR)	20+ du/ac	0	0	0	0	0
Community Centers	5-40 du/ac	33	172	86	86	0
Eastern County Subtotal	--	1878463	104129	4591	21369	78169
Riverside County Total						
Open Space - Rural	0-0.1 du/ac	1921118	48038	0	0	48038
Agriculture (A)	0-0.1 du/ac	56795	2840	0	0	2840
Rural Residential (RR)	0-0.2 du/ac	128741	19311	0	0	19311
Rural Mountainous (RM)	0-0.1 du/ac	141832	7092	0	0	7092
Rural Desert (RD)	0-0.1 du/ac	20242	1012	0	0	1012
Very Low Density Residential (VLDR)	0.4 - 2 du/ac	54512	65414	0	0	65414
Low Density Residential (LDR)	2-5 du/ac	39073	136756	0	0	136756
Medium Density Residential (MDR)	5-8 du/ac	7515	48848	0	48848	0
Medium High Density Residential (MHDR)	8-14 du/ac	2623	28853	0	28853	0
High Density Residential (HDR)	14-20 du/ac	1720	29240	29240	0	0
Very High Density Residential (VHDR)	20+ du/ac	61	1830	1830	0	0
Community Centers	5-40 du/ac	2349	6846	3423	3423	0
TOTAL	--	2376581	396080	34493	81124	280463

Source: County of Riverside Draft Land Use Element; The Planning Center

It is not realistic to assume that all of the vacant land suitable for development at densities which accommodate housing at prices affordable to lower income households will develop during this planning period. Given the lead time required to submit and process residential applications, the multiplicity of property owners in the City spheres of influence or proposed Specific Plan areas where the majority of the development activity is anticipated to occur; the fact that the majority of projects already in the pipeline are designed as single family detached subdivisions catering to households with moderate and above moderate



incomes, complete build-out of higher density designated parcels is an unrealistic objective.

Specific Plan Potential

Over 300 Specific Plans have been processed in the County since 1973. The Specific Plan is an important planning tool within the County as it establishes the permitted number of dwelling units and accommodates a variety of housing types which may include densities which are higher than the underlying base zone upon which the Specific Plan is applied. This in turn fosters the clustering concept and allows for attached and multi-family uses in areas designated by the Land Use Map for lower density residential uses, as long as the overall density and dwelling unit capacity is not exceeded. As well, legal Specific Plan requirements call for Infrastructure Plans (water, sewer, drainage and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved Specific Plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the Specific Plan. In some instances, Specific Plan applications have been withdrawn, abandoned, or the terms of approval expired. Other Specific Plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County, and no longer provide potential for additional units within the unincorporated area. At this point in time, it is difficult to determine the remaining Specific Plan dwelling unit capacity of all of the active Specific Plans. As mentioned previously, it is anticipated that a large proportion of future development during the 2000-2005 planning cycle will occur within specific plans.



A specific plan combines policy statements with development regulations, often to address the development requirements for a single project or a planned community. As a result, its emphasis is on concrete standards and development criteria. Zoning, subdivisions and public works must be consistent with the specific plan and the specific plan must be consistent with the general plan.

Underutilized Land

The potential for recycling of residential land typically involves the redevelopment of sites which currently are built out at densities far lower than those designated, such as a single family home on a lot zoned for multi-family, or the development of land currently utilized for agricultural purposes which has been determined, based on a number of factors, not to be retained as a permanent agricultural resource. It may also entail the replacement of existing lower density multi-family units with higher density residential products, or a more creative product type such as small lot detached configurations.

Determining the potential for recycling of underutilized residentially or agriculturally designated lands is a highly speculative, difficult process. The draft 2001 General Plan incorporates the concept of recycling of lands previously designated for low densities for higher density products into the recommended Land Use Concept. This potential, although not specifically calculated separately, is accounted for in the General Plan build-out potential forecasts. Although there are existing areas of the County which are currently developed with lower densities than allowed by the draft General Plan or zoning designations, the primary focus of development is infill in targeted urbanized communities of the unincorporated areas of the County, and development of sizeable parcels of vacant land under the new General Plan designations through Specific Plan or Tentative Tract applications.



Development Potential Compared to New Housing Need



The 1990 Census data reveals that 15.41% of the county housing stock, 74,561 units are mobile homes.

There were approximately 17,600 new dwelling units permitted in the unincorporated area between January 1, 1998 and March 31, 2001. A breakdown of these units by type for the eastern and western portions of the county is shown in Table H-42. This table shows that the Riverside County housing market is heavily weighted towards single-family homes. It is noteworthy, however, that mobile homes represent a significant portion of housing construction – 14% of all new homes permitted during this period. This represents a significant affordable housing resource for the county.

**Table H-42
Residential Building Permits 1998-2001¹
Riverside County Unincorporated Area**

Western Riverside				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	2278	58	431	2767
1999	2868	384	561	3813
2000	3194	7	551	3752
20012	3382	338	285	4005
Totals	11,722 (82%)	787 (5%)	1,828 (13%)	14,337 (100%)
Eastern Riverside				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	678	12	155	845
1999	644	0	116	760
2000	842	101	138	1081
20012	385	40	113	538
Totals	2,549 (79%)	153 (5%)	522 (16%)	3,224 (100%)
Riverside County				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	2956	70	586	3612
1999	3512	384	677	4573
2000	4036	108	689	4833
20012	3767	378	398	4543
Totals	14,271 (81%)	940 (5%)	2,350 (14%)	17,561 (100%)

¹ Number of permits represent housing units, not structures

² Through July 31, 2001

Source: Riverside County Building and Safety Department

Table H-43 shows the income distribution for new home sales in the entire Riverside County market area during 2000. All of these sales were single-family detached units – no condominiums were sold during this time. Separate statistics for the unincorporated area were not available. The table shows that



about three-quarters of all sales were in the Above Moderate category, and only 4% were in the Very Low and Low categories.

**Table H-43
New Home Sales by Income Category
Riverside County 2000**

Category	Price Range	Eastern County	Western County	Total Sales
Very Low	Under \$80,000	69 (3%)	26 (0.4%)	95 (1%)
Low	\$80,000-130,000	103 (4%)	151 (2%)	254 (3%)
Moderate	\$130,000-180,000	352 (15%)	1,568 (25%)	1,920 (20%)
Above Mod	Over \$180,000	1,787 (77%)	4,588 (72%)	6,375 (74%)
Total		2,311 (100%)	6,333 (100%)	8,644 (100%)

Notes: All sales are for sale single-family detached units - no attached products were available
 Data includes sales in both unincorporated area and cities
 Source: DataQuick Information Systems: The Planning Center

Manufactured homes are a vital component of affordable housing in the County. Table H-43A, H-43B and H-43C provide a description of sales price and space rent for manufactured homes along with a national cost comparison. The data shows that about one-quarter of new manufactured homes in the western county and 45% of those in the eastern county were affordable to lower-income buyers, based on typical terms and space rents (see Table H-43B).



**Table H-43A
New Manufactured Home Sales 2001
Riverside County**

Location	Square Feet	Home Sales Price	Mortgage Payment ¹	Monthly Space Rent ²	Total Monthly Cost	Income Category ³
Western County						
Mira Loma	960	\$30,499	\$292	\$400	\$692	L
Corona	960	\$32,499	\$311	\$400	\$711	L
Hemet	1,456	\$50,117	\$481	\$400	\$881	L
Hemet	1,352	\$54,058	\$518	\$400	\$918	L
Moreno Valley	1,176	\$56,970	\$546	\$400	\$946	L
Corona	960	\$59,438	\$570	\$400	\$970	L
Riverside	1,236	\$61,500	\$590	\$400	\$990	M
Riverside	1,176	\$63,105	\$605	\$400	\$1,005	M
Hemet	1,344	\$63,375	\$608	\$400	\$1,008	M
Riverside	1,152	\$64,321	\$617	\$400	\$1,017	M
Temecula	1,560	\$64,587	\$619	\$400	\$1,019	M
Mira Loma	1,200	\$64,700	\$621	\$400	\$1,021	M
Mira Loma	1,508	\$64,950	\$623	\$400	\$1,023	M
Riverside	1,232	\$64,995	\$623	\$400	\$1,023	M
Corona	1,040	\$66,000	\$633	\$400	\$1,033	M
Moreno Valley	1,344	\$67,000	\$643	\$400	\$1,043	M
Mira Loma	1,568	\$68,850	\$660	\$400	\$1,060	M
Riverside	1,456	\$70,100	\$672	\$400	\$1,072	M
Riverside	1,344	\$70,995	\$681	\$400	\$1,081	M
Aguanga	2,016	\$71,811	\$689	\$400	\$1,089	M
Corona	1,356	\$73,180	\$702	\$400	\$1,102	M
Banning	1,782	\$75,920	\$728	\$400	\$1,128	M
Corona	1,456	\$96,450	\$925	\$400	\$1,325	M
Eastern County						
Rancho Mirage	896	\$27,653	\$265	\$300	\$565	VL
Cathedral City	1,080	\$48,995	\$470	\$300	\$770	L
Indio	1,120	\$56,960	\$546	\$300	\$846	L
Rancho Mirage	1,176	\$57,570	\$552	\$300	\$852	L
Indio	1,344	\$58,900	\$565	\$300	\$865	L
Palm Springs	1,560	\$78,407	\$752	\$300	\$1,052	M
Indio	2,015	\$82,900	\$795	\$300	\$1,095	M
Blythe	2,130	\$88,769	\$852	\$300	\$1,152	M
Thousand Palms	1,680	\$94,505	\$907	\$300	\$1,207	M
Desert Hot Springs	1,848	\$99,303	\$953	\$300	\$1,253	M
Palm Desert	2,114	\$124,274	\$1,192	\$300	\$1,492	AM

¹ Monthly payments based on current average loan terms for newly constructed manufactured homes: 7% downpayment, 11% interest rate, and 20-year loan term.

² Average space rental costs based on telephone survey of mobilehome parks and dealers in Riverside county.

³ See Table H-22.

Source: California Manufactured Housing Institute, Sperry Van Ness, San Gabriel Valley Housing, and The Planning Center Survey of Riverside County Mobile Home Park Rents.



Table H-43B
New Manufactured Home Sales Distribution by Income Category
Riverside County

<i>Income Category</i>	<i>Western</i>	<i>Eastern</i>	<i>Countywide</i>
Low	26%	45%	32%
Moderate	74%	45%	65%
Above Moderate	0%	10%	3%

Source; See Table H-43A

Table H-43C
National Cost Comparison for New Manufactured & Single-family Site-built Homes
1993-1999

	1993	1994	1995	1996	1997	1998	1999
Average Sales Price							
New Manufactured Homes	\$39,600	\$41,800	\$44,300	\$45,700	\$47,300	\$48,700	\$50,200
New Single-family Site-Built Homes	\$110,775	\$115,575	\$124,125	\$131,150	\$138,450	\$142,125	\$153,425
Average Square Footage							
New Manufactured Homes	1,525	1,555	1,575	1,580	1,575	1,580	1,605
New Single-family Site-Built Homes	2,095	2,115	2,050	2,090	2,140	2,170	2,230
Cost Per Square Foot							
New Manufactured Homes	\$25.97	\$26.88	\$28.13	\$28.92	\$30.03	\$30.82	\$31.28
New Single-family Site-Built Homes	\$52.88	\$54.65	\$60.55	\$62.75	\$64.70	\$65.50	\$68.80

Source: Manufactured Housing Institute, *Quick Facts: The Latest Trends and Information on the Manufactured Housing Industry 2000-2001*.

Over 900 new units of assisted housing were produced or are programmed in the unincorporated area since 1998. The majority of these (537 units) are at the Very-Low level. Table H-44 shows the characteristics of assisted units, including project type, density and income category. It is noteworthy that 103 lower-income single-family units and 106 very-low-income mobile home units are included in these totals.



Table H-44
New Assisted Units by Income Category
Unincorporated Riverside County
1998-2005¹

		Project Density du/ac	Very Low	Low	Mod	Above Mod	Total
CVAG	Single-Family						
	Las Serenas - Mecca	n/a	21	44			65
	Building Horizons ²	n/a		1			1
	Casas Mirasol Self Help	n/a	31	3			34
	<i>Multi-Family</i>						
	Lincoln St. Las Mananitas	14.8	11				11
	Lincoln St. Las Mananitas Apts ²	14.8	31				31
	MF - Indio/Thermal/DHS ²	n/a	115				115
	Oscar Romero Apts ²	10.0	60				60
	Multi-Family Subtotal	n/a	217	0	0	0	217
	<i>Mobile Homes</i>						
	Lincoln St. Las Mananitas MHP ²	14.8	106				106
	CVAG SUBTOTAL	na	375	48	0	0	423
WRCOG	Habitat – Belltown (SF)	n/a		3			3
	Wildomar Sr Apts (MF) ²	19.1	82	202			284
	Mission/La Rue Sr Apts (MF) ²	20.5*	80	120			200
	WRCOG SUBTOTAL	na	162	325	0	0	487
	COUNTY TOTAL	n/a	537	373	0	0	910

¹ Includes data through March 2001

² Programmed for construction between 2001 and 2005

³ * Developed under the R-6 Residential Incentive Zone. Mission Villas Senior Apartments (1997) was also developed under the R-6 zone at 24 du/acre.

Source: Riverside County EDA

Table H-45 provides an estimate of the income category for all new units added during 1998 - March 2001. This table assumes that the income categories for new for-sale units are similar to the countywide distribution during 2000. (It is generally recognized that home prices in the cities are higher than in unincorporated areas, therefore this methodology is probably conservative in that it underestimates the number of units in the lower income categories.) Due to the time lag between the issuance of building permits and unit completion, these totals do not exactly coincide with building permit totals shown in Table H-42.



Table H-45
New Units Added by Income Category
1998 - 2001¹

Type	Very Low/ Low	Moderate	Above Mod	Total
Western County				
For-sale ²	327	2,903	8,492	11,722
Multi-family	630	157	0	787
Mobile homes	475	1,353	0	1,828
Subtotal	1,432	4,413	8,492	14,337
Eastern County				
For-sale ²	190	388	1,971	2,549
Multi-family	138	15	0	153
Mobile homes	235	235	52	522
Subtotal	563	638	2,023	3,224
Riverside County				
For-sale ²	517	3,291	10,463	14,271
Multi-family	768	172	0	940
Mobile homes	710	1,588	52	2,350
Total	1,995	5,051	10,515	17,561

¹ Through March 2001

² For-sale data assumes income distribution similar to units sold in 2000.

Source: Riverside County EDA; The Planning Center

Since new units added after January 1, 1998 are counted in the current Housing Element cycle, Table H-46 has been prepared to estimate the County's progress toward meeting the new housing need identified in the RHNA. The table shows that 57% of the total need for the planning period has already been met. The lowest production has been in the Very-Low category, where only 15% of the total need has been met. Production in the Moderate and Above Moderate categories has been exceeding need on an annualized basis.



Table H-46
Progress Toward Meeting New Housing Need

	Very Low/ Low	Moderate	Above Mod	Total ¹
Western County				
Housing Need 1998-2005	10,311	4,478	9,837	24,626
Units Built 1998-2001 ²	1,432	4,413	8,492	14,337
% of Need	14%	99%	86%	58%
Remaining Need 2001-2005	8,879	65	1,345	10,289
Eastern County				
Housing Need 1998-2005	2,677	1,150	2,224	6,051
Units Built 1998-2001 ²	563	638	2,023	3,224
% of Need	21%	55%	91%	53%
Remaining Need 2001-2005	2,114	512	201	2,827
Riverside County Total				
Housing Need 1998-2005	12,988	5,628	12,061	30,677
Units Built 1998-2001 ²	1,995	5,051	10,515	17,561
% of Need	15%	90%	87%	57%
Remaining Need 2001-2005	10,993	577	1,546	13,116

¹ Numbers adopted by SCAG do not add to total

² Through March 2001

Sources: SCAG; County of Riverside; The Planning Center

A comparison of the unincorporated area's land inventory to the remaining housing need for the eastern and western portions of the county is provided in Table H-47. Based on the draft General Plan Land Use Element, the table shows that there is a large surplus of vacant land designated for residential development in appropriate density ranges as compared to the County's housing need in both the eastern and western county through 2005. Even in the lower-income category, the land inventory is more than double the remaining need.

While it is impossible to predict with certainty the amount of new housing that will actually be constructed through 2005, a general estimate of the future development potential can be ascertained based on the a review of projects which are currently "in the pipeline" at either application, review, approval, or construction phases. Based on the County's records, there are: 40,239 single family detached residential units with densities ranging from less than one dwelling unit per acre to eight dwelling units per acre; 690 condominium or apartment units at densities generally above 8 du/ac; and 752 mobile home units which are currently in the permit approval or construction phases, for a total of 41,681 potential new dwelling units. In addition, there is also potential for residential projects, homeless transitional shelters, assisted units and other special needs housing resources which have been negotiated with the Riverside County EDA which will provide affordable housing opportunities.



**Table H-47
Vacant Land Inventory Compared to Housing Need**

	Very Low/ Low	Moderate	Above Mod	Total
Western County				
Vacant Land Capacity	29,902	59,755	202,294	291,951
Remaining Need	8,879	65	1,345	10,289
Surplus (Deficit)	21,023	59,690	200,949	281,662
Eastern County				
Vacant Land Capacity	4,591	21,369	78,169	104,129
Remaining Need	2,114	512	201	2,827
Surplus (Deficit)	2,477	20,857	77,968	101,302
Riverside County Total				
Vacant Land Capacity	34,493	81,124	280,463	396,080
Remaining Need	10,993	577	1,546	13,116
Surplus (Deficit)	23,500	80,547	278,917	382,964

Source: Tables H-41 and H-46.

Preservation of Assisted Units at Risk of Conversion

Overview

State Housing Element Law requires the analysis of government-assisted housing units that are eligible to convert from low income housing to market rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.



The following section analyzes the potential conversion of assisted housing units to market rate housing.

Inventory of Assisted Units at Risk

An inventory of assisted, multi-family rental units in the unincorporated communities of Riverside County was compiled based on a review of the 1999 Inventory of Federally Subsidized Low-Income Rental Units At-Risk of Conversion (California Housing Partnership Corporation), the 1999 Consolidated Plan, the 1994 CHAS, the 1989 Housing Element, as amended, and information provided by the Riverside County Economic Development Agency staff. Table H-48 summarizes the results of the inventory. All multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs in the unincorporated portions of the County were reviewed.

**Table H-48
Unincorporated Riverside County
Inventory of Assisted Units**

Project	Location	Type	Form of Assistance	# of Units	Subsidy Termination
Highland Avenue	Highgrove	No	LPRH (Public Housing)	4	until sold
Dr. Clair S. Johnson Apartments	Mecca	No	LPRH (Public Housing)	40	until sold
Mecca Apartments II	Mecca	No	Tax Credits, HOME	60	45763
Nueva Vista Apartments	Mecca	No	Tax Credit	32	45746
Paseo de los Poetas	Mecca	No	Tax Credit	21	2027
Pie de la Cuesta Apartments	Mecca	No	FmHA Farmworker Housing/ Labor Housing (USDA)	68	2022
Thunderbird (Mecca Apts.)	Mecca	No	Tax Credit, Rural Rental Housing (USDA)	54	44560
Country Village	Mira Loma	No	HUD Insured Loan (2312), Seniors Only	1,197	2020
Ripley Migrant Center	Ripley	No	FmHA/ Labor Housing (USDA)	100	2020
Tamarisk Villa Apts.	Ripley	No	FmHA 515/ Section 8	50	38360
Thermal Apartments	Thermal	No	LRPH (Public Housing)	28	until sold
Thermal II Apartments	Thermal	No	LRPH (Public Housing)	25	until sold
Thermal Properties Inc.	Thermal/Coachella	No	Rural Rental Housing	48	43463
Arbol Real	Thousand Palms	No	Tax Credit	1	43463
Callita Bell	Thousand Palms	No	Tax Credit	1	43463
Callita Bonnie	Thousand Palms	No	Tax Credit	1	43463
Los Flores	Thousand Palms	No	Tax Credit	1	43463
Monte Vista Way	Thousand Palms	No	Tax Credit	11	43829



**Table H-48
Unincorporated Riverside County
Inventory of Assisted Units**

Project	Location	Type	Form of Assistance	# of Units	Subsidy Termination
Shangi La Palms 61	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase 3 #197	Thousand Palms	No	Tax Credit	1	12/312021
Thousand Palms Phase 3 Lot 241	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase 3 Lot 242	Thousand Palms	No	Tax Credit	1	44195
Thousand Palms Phase 3 Lot 98	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase II	Thousand Palms	No	Tax Credit	5	44195
Thousand Palms Phase II	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase III Lot 33	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase III Lot 60	Thousand Palms	No	Tax Credit	1	44560
Thousand Palms Phase IV	Thousand Palms	No	Tax Credit	1	44438
Hillside I	Sun City	Yes	Tax Credits/FmHA/ Rural Rental Housing (USDA)	36	44195
Hillside II	Sun City	Yes	Tax Credit/ FmHA	81	44195
TOTAL				1,873	

As shown, there are a total of 1,873 assisted units in the unincorporated County, of which only 50 are units “at risk” of conversion to market rate over the next 10 years. These rental units received assistance under a combination of the FmHA Section 515 Rural Rental Housing program and the Project Based Section 8 program.

The time frame for the analysis of assisted units is ten years. The initial date for the ten year period is typically tied to the statutory update period for jurisdictions within the SCAG region. The initial planning period date of this update of the Riverside County Housing Element is July 1, 2000.

HCD recommends that the inventory be divided into two five-year planning periods, coinciding with the current and subsequent housing element planning period. As shown in Table H-48, one project is at risk of losing its use restrictions within the first five year period (July 1, 2000 - July 1, 2005) for a total of 50 units. These 50 units are included in the Quantified Objectives of the Five-Year Action Plan. There are no units at risk of converting in the second planning period (July 1, 2005 to July 1, 2010).

Table H-49 shows the characteristics of the at-risk project. This project, Tamarisk Villas, was developed with a FmHA Section 515 Rural Rental Housing low interest loan in combination with a HUD Project Based Section 8 subsidy.



**Table H-49
Summary of At-risk Units**

Project	No. of Bedrooms			Program	Potential Conversion Date	Total Units	At-Risk Units		
	2	3	4				VL	L	Total
Tamarisk Villas	22	20	8	Project Based Section 8	01/09/2005	50	50		50
TOTAL	22	20	8			50	50		50

The FmHA Section 515 low interest loan program provides direct, competitive mortgage loans made to provide affordable housing for Very Low, Low and Moderate income households, the elderly and persons with disabilities. Primarily a direct mortgage program, funds may also be used to buy and improve land, and provide infrastructure. Loans are structured with a 50 year term at a 1% interest rate. For-profit operators must agree to operate on a limited profit basis. At the time Tamarisk Villas was constructed, the program required that 75% of the units be reserved for households at 50% or below of the County median income. Tamarisk Villas offers all 50 units to Very Low income households. The restrictions on the use of the structure for Very Low income households are not at risk of expiring during the next 10 years.

The Project Based Section 8 contract for this project will expire during the period of this Housing Element analysis, and will need to be renewed. Under the Section 8 rental subsidy, HUD pays the difference between a tenant’s rent contribution (30% of monthly income) and the Fair Market Rent (FMR) set by HUD for the area. Only Very Low Income households are eligible to occupy Section 8 units. The complex is comprised of 22 two bedroom units, 20 three bedroom units, and 8 four bedroom units. All of the units in the complex have affordability restrictions. Tenants pay 30% of their adjusted monthly income for rent. (Adjusted monthly income is monthly income minus out-of-pocket medical costs). It appears unlikely that the affordability of these units will be threatened based on the determination that HUD is continuing to offer a five year extension with annual renewal, or one year extensions for its Project Based Section 8 program. In order to be eligible for renewal of the Section 8 contract in 2005, the owners must file the extension request under the conditions established by MAHRA and any subsequent legislation 120 days prior to expiration of the contract, including the conduct of a RCS to establish the initial renewal date.

Cost of Preservation Versus Replacement

The Tamarisk Villas project with a total of 50 units is at-risk of conversion to market rate during the July 1, 2000 to July 1, 2005 Housing Element planning period. The cost of preserving these units is estimated to be less in most cases to the County than replacing the units through new construction. Replacing the units with rehabilitated units may be cost effective in some instances. Cost estimates provided in this analysis are intended to indicate an order of magnitude. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability controls on these projects expire.



Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve purchase of the affordable units by a non-profit or public agency, or local subsidies to offset the difference between affordable and market rents. The property owner intends to exercise the extension options and this project will not be converted during the planning period.

Scenarios for preservation depend on the type of project at-risk. As no bond financed projects are at-risk during the 10 year analysis period, two of the three options available for the preservation of bond-financed at-risk units in Riverside County: refinancing, and transfer of ownership, are not summarized in detail in this section. Two options exist for preservation of Tamarisk Villas units at-risk of losing their Section 8 rental subsidies: HUD may offer an extension of the Section 8 contract, or the County may offer rental subsidies.

Local Rental Subsidy

One available option for preservation of at-risk units at Tamarisk Villas would be a local rental subsidy to residents. This option could be used to retain the affordable status of the units, by providing assistance to the residents when their affordable units convert to market rate. Rent subsidies using state, local (Economic Development Agency), or other funding sources can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program.

Under the Project Based Section 8 program, HUD pays owners the difference between what tenants can pay (defined as 30% of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent (FMR) on the unit. Section 8 certificates are only available to Very Low Income households earning less than 50% of the County median income. The 1999 HUD median income for Riverside County is \$47,200. To simplify the analysis, all two bedroom units in Tamarisk Villas are assumed to be two person households, all three bedroom units are assumed to be four person households, and all four bedroom units are assumed to be five person or larger households, although it is probable that some of the units are occupied by larger or smaller households. As Tamarisk Villas is comprised of two, three and four bedroom units, other sized units are not considered at risk during this period and therefore not addressed in this analysis. The analysis also assumes the average Very Low Income household has an actual income of 50% of the County median income, adjusted for household size. Thus, the average income for a two person Very Low Income household in Riverside County would be \$18,900, a four person household would be \$23,600, and a five person household would be \$25,500.

As noted in Table H-49, the earliest date the 50 units at Tamarisk Villas can convert to market rate is 2005. The cost of providing subsidies for the 50 at-risk units to maintain subsidized rents assumes that none of the at-risk units are preserved. The cost of providing subsidies to 50 Very Low-income households is based on a comparison between fair market rents (FMR) and rents which are affordable for Very Low-income households. Affordability is defined as rents that do not exceed 30% of a household's monthly income.

The current FMRs for the Riverside-San Bernardino Metropolitan Area (MSA), which encompasses Riverside County, are shown in Table H-50.



Table H-50
Fair Market Rents for Existing Housing
Riverside County

Efficiency	1 bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$439	\$489	\$597	\$829	\$980

*Efficiency = Studio Apartment

FMRs include utility costs

Source: Federal Register, Vol. 59, #187, Rules and Regulations

At-risk units in the County during the 10 year period include two, three and four bedroom units, and are eligible only to Very Low income households. Therefore, an analysis of the affordability gap between fair market rents and income for households earning between 50% and 80% of the median County income (Low income households) is not warranted at this time.

Table H-51
Estimated Monthly Subsidy to Very Low Income Residents

Unit	FMR	Affordable Rent	Number of Units	Difference	Total Monthly	Annual
2 Bedroom	\$597	\$473	22	\$124	\$2,728	\$32,736
3 Bedroom	\$829	\$590	20	\$239	\$4,780	\$57,360
4 Bedroom	\$980	\$638	8	\$342	\$2,736	\$32,832
		TOTAL	50	\$705	\$10,244	\$122,928

Based on 1999 HCD adjusted HUD income data for Riverside County, affordable rents for Very Low Income households would be approximately \$473 for a two bedroom, \$590 for a three bedroom, and \$638 for a four bedroom unit. This assumes a two person household for a two bedroom unit, a four person household for a three bedroom, and a five person household for a four bedroom unit which are worst case scenarios. All of the Very Low income units at Tamarisk Villas apartments are currently subsidized through the Project Based Section 8 program. The cost of providing a rental subsidy to the 50 Very-Low income households is shown in Table H-51 to be \$10,244 per month, or \$122,928 per year. Actual subsidies required will vary from this estimate, as some households will earn below the assumed 50% of the County median income and therefore require higher subsidies, while other households may be comprised of larger or smaller households than assumed for the analysis and therefore the assumed baseline affordable rent is either higher or lower, which translates to a higher or lower subsidy. For example, if a four person household was renting one of the two bedroom units, the shortfall between the affordable rent and the Fair Market Value would be only \$9.00 per month. This would translate to a significantly lower monthly, and annual subsidy required. As well, it should be kept in mind that the actual rents currently charged at the Tamarisk Villas apartments are not based on a fixed rent, but are calculated based on a payment of 30% of a tenant’s income. It should be noted that local funding will likely not be required to preserve the affordability of the Tamarisk Villas apartments, as HUD funding for Project Based Section 8 assistance is still available and the property owner intends to extend contracts for as long as funding is available.



Contract Extension

Tamarisk Villas is the only Section 8 subsidized project at-risk of losing affordability restrictions during the Housing Element planning period in the unincorporated county. There is potential for HUD to offer an extension at the time the contract expires in January 2005. Tamarisk Villas is owned and operated by a for profit agency. The owner of this project can terminate its HAP contract when it expires, or renew the contract for another term. The primary incentive for Section 8 property owners to opt-out is the higher rent that would be paid for these units at market value.

New legislation has been passed in association with the renewal procedures for expiring project based Section 8 contracts. In previous years, 1996 and 1997, the status of HUD's continuation of funding was uncertain and the possibility of converting renewals to a tenant based subsidy program was under consideration. The Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) established new policies for the renewal of Section 8 project based contracts based on market rents for projects with contracts expiring in 1999. In 1999, contracts could be renewed under what was called the "Emergency Initiative", which used a methodology to determine status of rent structure termed Mark to Market.

For projects with contracts expiring for the first time in 2000, six renewal options are available. The eligible project was originally assisted with a FmHA low interest loan which limited affordability to lower income households. Therefore, options for renewal are assumed to be one of the following, although other options may apply depending on other project factors: (1) Renew at comparable market levels, possibly adjusted upward by OCAF (operating costs), which is the Mark Up to Market option; (2) Renew at current rents with no adjustments; (3) Notify HUD of intent to opt-out of Section 8 contract. For any project with rents currently exceeding comparable market rents, as a fourth option the owner may request referral to the new Office of Multifamily Housing Assistance Restructuring (OMHAR) for reduction of Section 8 contract rents with or without the restructuring of rents. The fourth option, and two other options, are not applicable to the project at this time.

In FY 2000 and beyond, most owners are required at the initial renewal stage, to conduct a Rent Comparability Study (RCS) in order to determine the baseline rent structure for calculation of housing assistance payments. The conduct of a RCS is used to establish the "initial" renewal term. Based on the RCS, rents can be adjusted up to market, remain the same, or be adjusted to accommodate increased operating costs and costs for rehabilitation, per the first and second option identified in the preceding paragraph, as long as they do not exceed comparable market rents in the area, as determined by HUD. The RCS starts a five year life cycle which upon expiration, requires a new RCS be conducted. During the five year life cycle all subsequent renewals of the first contract, and renewals of other Section 8 contracts or stages (where Section 8's within the same complex expire at different times) will not require a new RCS. For projects renewing for the first time in 2000 (or later), the owner may choose a one or five year term, although other terms are available. HUD now requires 120 days notification to tenants (as compared to previous 90 day requirement) prior to initiation of renewal proceedings.

In order for a property owner to successfully opt-out of a project based Section 8 contract, certain procedural requirements must be satisfied. A Notice of Intent



(NOI) must be filed with HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. As well, they have to notify tenants of their intentions one year in advance of termination of the contracts. In the event the owner opts out and has met all noticing requirements, HUD is committed to protecting the tenant. To protect families living in assisted units, HUD will make vouchers available in the event project based assistance ends as a result of a Housing Conversion Action (i.e opt-out). In order to limit displacement as a result of an opt-out, HUD makes "enhanced" vouchers available to residents. Residents may elect to remain in their unit when issued an enhanced voucher, or if they choose to relocate, a standard housing voucher is issued. The owners of Tamarisk Villas would have to file notice in 2004 to terminate their Section 8 rental subsidy contract in 2005.

Upon filing of a NOI, HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage, and establishing higher rents charged for the project. Pursuant to Section 65863.10 of the Government Code, the property owners must also provide one year advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and anticipated rent increase. The property owner is also required to serve notice to the County of Riverside.

The owners of Tamarisk Villas have indicated that they do not intend to convert the units to market rent. In the future, they intend to continue to renew their contract with HUD for as many years as possible, until HUD funding resources are depleted. It is unknown, however, whether HUD will be able to continue to offer extensions and other incentives indefinitely to owners with expiring Section 8 contracts. At that point, the owners intend to seek other financial resources in order to continue to offer the units at a rent affordable to Very Low income families. If HUD does not continue to offer contract extensions, or if the owner files a notice to opt-out, the County will need to pursue other options to preserve the affordability of the units. The County should confirm in 2004 whether the owners have filed for an extension with HUD for the 2005 to 2006, or 2005-2010 period depending on terms negotiated with HUD.

Replacement Cost

Maintenance of the at-risk housing units as affordable will depend largely on market conditions and the attractiveness of financial incentives that the County can provide to investors. Theoretically, replacement of units as an option is limited only to those at-risk projects owned by "for profit" investors with no long term use restriction by a public entity (such as HUD or County as expiration of the current use restriction on these projects would actually physically reduce the County's affordable housing inventory. Should affordability controls on this project be lost in the County, the County has the option to construct new units to replenish its housing stock. The cost to replace the 50 units at-risk of converting to market rate during the 2000 - 2005 housing element planning period will vary based on the timing of replacement and the economic conditions in the region. Recent construction cost information of an average of \$125 to \$130 per square foot for multi-family units (source: Building Industry Association [BIA]) was used to gauge the cost of replacing the at-risk units. Using average square footages of 750 square feet for two bedroom units, 850 square feet for three bedroom units and 1,000 for four bedroom units, Table H-52 shows the cost of replacing the at-risk units through new construction is



approximately \$5,187,500. The \$125 per square foot estimate is used for this analysis as land in this area of the County is still rather affordable in comparison to other portions of the County.

Again, it should be noted that HUD funding will likely be available to preserve the units. This fact coupled with the high cost for replacement, makes this an unviable option.

**Table H-52
Replacement Cost by Type of Unit**

Unit Size	Square Feet	Cost Per S.F.	Cost Per Unit	Number of Units ¹	Total Cost ²
Efficiency	N/A	N/A	N/A	N/A	N/A
1 Bedroom	N/A	N/A	N/A	N/A	N/A
2 Bedroom	750	\$125	93750	22	\$2,062,500
3 Bedroom	850	\$125	106250	20	\$2,125,000
4 Bedroom	1000	\$125	125000	8	\$1,000,000
				TOTAL COST	\$5,187,500

Note: Cost estimates do include costs of land

Other Replacement Units

The Riverside County Economic Development Agency currently has a number of projects underway which will add affordable housing units to Riverside County's housing stock. These projects will be added during the 2000-2005 housing element planning period and may be considered to offset the number of units which convert to market rate, although the intent is that they augment the existing affordable resources. The pending project(s) is/are expected to add over 500 affordable units to the County's housing stock.

If the County is unable to preserve the at-risk units, these units may be considered to replace the units losing their affordability restrictions. Otherwise, if no units convert to market rate, the County can expect a larger inventory of affordable units.



Resources for Preservation

Funding Sources

The types of resources needed for preserving units at-risk fall into three categories: 1) financial resources available to purchase existing units or develop replacement units; 2) entities with the intent and ability to purchase and/or manage units at-risk; and 3) programs to provide replacement funding for potentially lost Section 8 rent subsidies.

Public Financing/Subsidies - A variety of federal, state and local programs are available for potential acquisition, subsidy, or replacement of units at-risk. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources would be required. The following summarizes financial resources available to the County for preservation of assisted, multi-family rental housing units.

Federal Programs

CDBG — This program is intended to enhance and preserve the County's affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include: acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the County median family income.

HOME Investment Partnership — HOME funding is a flexible grant program which is awarded to the County on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. Also possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Section 8 Rental Assistance Program — This program provides rental assistance payments to owners of private market rate units on behalf of very low income tenants.

Section 811/202 Program — Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of Very Low income rental housing for senior citizens and persons with disabilities persons. Project based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) — LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low-income, or to sell the project to priority



Many of the activities of the Housing Authority and HCD are made possible by Federal funding. The County pledges to work closely with its legislative delegation to ensure that the County's needs are recognized and a fair share of available funding is secured.



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purchasers (tenants, non-profits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would assure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12 month option period, or other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale), and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing, or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs — This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.

Low Income Housing Tax Credit (LIHTC) — This state program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition

California Community Reinvestment Corporation (CCRC) — This private, non-profit mortgage banking consortium provides long term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

Redevelopment Agency Funding — 20% of the agency’s funds are set aside for affordable housing activities governed by state law. Eligible activities include acquisition, rehabilitation, and new construction. The Riverside County Economic Development Agency has set aside approximately \$2,908,000 during FY 1999 in low and moderate income housing funds. Over the total five-year

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period an estimated \$24,770,000 will be expended. These funds are used as a local match for HOME funded programs at a minimum 1:4 ratio. Table H-53 shows the estimated expenditures for RDA funds in the unincorporated area during the period 2000-2005.

**Table H-53
Estimated Redevelopment Agency Expenditures
2000-2005**

	FY 2000/2001		FY 2001/2002		FY 2002/2003		FY 2003/2004		FY 2004/2005	
	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units
RDA (Unincorporated)	\$6,989,069		\$5,090,782		\$5,039,706		\$3,439,779		\$3,416,323	
New SF Construction	\$500,000	25	\$300,000	15	\$300,000	15	\$300,000	15	\$300,000	15
New MF Construction	\$1,000,000	50	\$1,000,000	50	\$1,000,000	50	\$500,000	25	\$500,000	25
MF Rehab	\$500,000	25	\$500,000	25	\$500,000	25	\$250,000	13	\$250,000	13
SF Rehab	\$850,000	57	\$867,000	58	\$867,000	58	\$850,000	57	\$850,000	57
Mobile Home Park Rehab	\$1,000,000	160	\$750,000	120	\$750,000	120	\$500,000	80	\$500,000	80
SF FTHB	\$1,750,000	58	\$1,750,000	58	\$1,600,000	53	\$1,000,000	33	\$1,000,000	33
TOTAL	\$5,600,000	375	5,167,000	326	5,017,000	321	\$3,400,000	223	\$3,400,000	223
									\$22,567,000.00	
									1,466 units	

Non-profit Entities – Non-profit entities based relatively proximate to the County of Riverside can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. A partial listing of entities with resources in the Riverside County area follows:

- Alternatives for Domestic Violence
- Shelter From the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted Very Low income units eligible to convert to market rate. The Riverside County EDA and/or the Planning Department will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.



Monitoring At-Risk Units — The County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in County as well as its desire to preserve the units as affordable. The County will confirm in 2004 that the owners of Tamarisk Villas have filed to continue their Section 8 contracts, and will determine whether HUD will offer the owners a contract extension in 2005.

Rental Subsidies — If HUD funding is discontinued at some point in the future within the planning period to subsidize affordable units, and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to Very Low income tenants to cover the difference between their current rents and market rents. The previous section addressing the cost of preservation describes how a subsidy program would work. If the owners of Tamansk Villas intend to convert their units to market rate, the County will evaluate the feasibility of implementing the options available to preserve bond financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with non-profit entities to evaluate the potential for acquisition of the complex (although, as only a portion of the units are at-risk this may not be feasible); (4) consider County acquisition and rehabilitation of the project using RDA 20% Set-Aside funds.

Housing Corporation — The 1999 Consolidated Plan identifies the possibility of the County exploring the potential of establishing a non-profit housing development corporation as an effective institutional mechanism for increasing the supply of affordable housing. Its establishment and operation, it is believed, would result in a net increase in the County's inventory of very low, low and moderate income housing. The County does not believe that a housing development corporation would be duplicative of existing public and private organizations (with the exception of CVHC's accomplishments), within Riverside County. Due to the primary focus of the CVHC's area in the Coachella Valley, it is considered that another housing development corporation is appropriate.

The County has pledged to support the establishment of an independent, non-profit housing corporation that specializes in applying for funding and creating housing programs and building decent, affordable housing, including mobile home park housing, and repairing housing units for the benefit of individual farmworkers and farmworker families (migrant and seasonal) and other low income individuals and families. To that purpose, the County will provide HOME funds in the amount of \$50,000.

Quantified Objectives

Housing element law requires that cities establish the maximum number of units that can be preserved over the planning period. One assisted project with a total of 50 units in Riverside County is at-risk of losing use restrictions within the 2000-2005 Housing Element planning period. The quantified objective this planning period will be to preserve all 50 at-risk units or replace them with comparable units through acquisition or new construction.



Evaluation of the Previous Housing Element

PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five year update of their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed. As the past planning period extended from July 1, 1989 to June 30, 1998, it is appropriate to evaluate the following:

- The appropriateness of the housing goals, policies and programs in contributing to the attainment of the past element's objectives;
- The effectiveness of the element in attainment of the County's housing goals and objectives; and
- The progress of the County in implementing the previous Housing Element.

Table H-54 contains a summary of the results of this evaluation of the previous Housing Element, along with recommendations for the current element, where appropriate.



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
GOAL A. Conservation of Housing and Communities				
<u>Program A.1 - State and Federal Funding for Housing Rehabilitation</u> The county will pursue all available federal and state funding for housing rehabilitation and improvement programs to conserve the existing housing stock and to provide affordable housing. Specifically, the County will continue to apply for funding through the following sources:				
HUD Section 8 Rental Housing Rehabilitation and Moderate Rehabilitation.	Housing Authority	62 units rehabilitated	46 project based Section 8 units were rehabilitated over the past planning period, all of which were located within incorporated cities. In addition, the Housing Authority utilized City of Riverside HOME funds to rehabilitate 31 Low and Very Low rental units in cities.	
Community Development Block Grant (CDBG) Programs	EDA			
<ul style="list-style-type: none"> • Housing Loan Fund 	EDA		472 low income multifamily rental units were rehabilitated through the Housing Loan Fund in incorporated cities during the planning period.	



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<ul style="list-style-type: none"> Home Improvement Program (HIP) 	EDA	750 units rehabilitated (271 unincorporated)	<p>The Home Improvement Program (HIP) is a 0 to low-interest loan program designed to help with major home repairs. In some cases a deferred payment loan is offered to households who cannot afford to make payments. Eligible participants must be low income. The maximum loan amount is \$30,000 for a maximum of 15 years. Most substandard conditions may be addressed through the program, including code violations. The Housing Authority administered the HIP between 1989-92, after which EDA administered the program. Countywide, 200 single family units were rehabilitated over the planning period, with 108 in unincorporated areas.</p>	<p>The HIP was replaced by the Housing Rehabilitation Program (HRP) in 2000. The HRP has two sources of funding, each of which governs where and how the program can be used. The HRP funded with Agency housing set-aside (RHRP) provides funding grants of up to \$15,000 for rehabilitation of owner-occupied housing units and \$7,500 for owner-occupied mobile homes. The RHRP emphasizes exterior rehabilitation but does allow the repair of specified major systems such as plumbing, heating and air conditioning systems, etc. This program requires a 30 year affordability covenant, and is available to households earning 80% or less of the County's median income. Program participants must reside in the unincorporated County.</p> <p>The HRP funded with CDBG funds (CHRP) provides grants of up to \$15,000 for the rehabilitation of owner-occupied housing units and \$7,500 for owner-occupied mobile homes. The CHRP emphasizes interior rehabilitation, with the</p>



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
				exception of roofing, access modifications and sewer hook-ups. This program requires a 10 year affordability covenant.
<ul style="list-style-type: none"> Mobile Home Repair Program 	EDA/RDA	115 units rehabilitated (40 unincorporated)	<p>There is no separate department program used exclusively for mobile home repair. The CDBG program continues to rehabilitate mobile homes through the Senior Home Repair Program and the CDBG-funded Housing Rehabilitation Program (CHRP). See Home Improvement Program.</p> <p>For other mobile home related programs please see Farmworker Housing Rehabilitation.</p>	
<ul style="list-style-type: none"> Senior Home Repair Program 	EDA	29,089 units rehabilitated (9,892 unincorporated)	The Senior Home Repair program is comprised of two components, the Enhanced and the Minor Home Repair programs. The programs provide for a one-time grant for repairs to homes owned and occupied by seniors and/or persons with disabilities. The maximum level of assistance is \$3,000. The Housing Authority administered the program through 1994, in 1995 EDA assumed the program. For the 97-98 fiscal year only, the maximum income level was reduced from 50% of the median to 30% of the	



**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>median, and beginning in 1997, mobile homes constructed prior to June 1976 were no longer eligible. Over the planning period, more than 13,500 senior households were assisted by both programs, with 4,867 assisted in unincorporated areas.</p>	
HOME Investment Partnerships Program (HOME)				
<ul style="list-style-type: none"> Single and Multifamily Rehabilitation 	EDA		<p>Congress created the HOME Investment Partnerships Program in 1990, which is a formula grant of federal housing funds which affords participating jurisdictions the flexibility to provide gap financing for a wide range of low-income housing activities such as home- ownership assistance, new construction and/or rehabilitation of rental housing. The County received its first allocation of HOME funds in 1992. Three multifamily projects totaling 542 units were rehabilitated, with 59 units assisted with HOME funds. An additional 37 single family units were rehabilitated with HOME funds, all within incorporated County.</p>	



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
Redevelopment Agency for the County of Riverside (RDA) <ul style="list-style-type: none"> • Single and Multifamily Rehabilitation 	EDA/RDA		During the planning period, the RDA provided rehabilitation assistance to 90 multifamily units, 156 mobile home units, and 80 single family housing units. 324 of 326 units rehabilitated were located in unincorporated County. During the planning period, the RDA also implemented the Neighborhood Revitalization Program which provided beautification and minor rehabilitation grants up to \$10,000 to owner-occupied single family properties in three target neighborhoods in unincorporated County. 70 households were assisted, and are included in the single family rehab total above.	The NRP program was replaced in 2000 by the Housing Rehabilitation Program. The Housing Rehabilitation Program consists of an RDA component (RHRP), which provides funding grants up to \$15,000 for rehabilitation of owner-occupied single family homes and up to \$7,500 for owner-occupied mobile homes which are located in unincorporated County.



**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<ul style="list-style-type: none"> Rehabilitation of Farmworker Housing 	EDA/RDA		<p>Four new programs were implemented in 1999 by the Redevelopment Agency to rehabilitate very low and low income farm worker housing and to alleviate substandard existing farm worker housing conditions in Coachella Valley - the Agricultural Housing Assistance Loan Fund (AGHL), the Agricultural Housing Facility Permit Assistance Grant Program (AGHP), the Mobile Home Park Assistance Loan Fund (MHPL) and the Mobile Home Tenant Loan Assistance Program (MHTL). It is estimated that approximately 200 substandard agricultural housing facilities exist. The AGHL provides low interest loans up to \$75,000, secured by a Deed of Trust, to bring the facility up to code compliance. As of March 2000, the County has received 50 loan applications, of which 15 have been approved, representing 84 farm worker units to be rehabilitated.</p> <p>The AGHP provides grants in the amount necessary to complete improvements and repairs to bring an existing facility up to federal, state and local codes. The maximum grant limit is \$10,000. Since its inception, the County has received 21 grant applications. To date, 10 projects</p>	<p>Possibility of a need to increase loan amounts. Change is not recommended until rehabilitation is under way and real construction costs have been determined. To the extent feasible, the RDA will continue to evaluate individual farmworker development projects on a case by case basis.</p>



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>have been approved and will represent 72 farm worker housing units to be rehabilitated.</p> <p>The MHPL offers loans to unpermitted mobile home parks for rehabilitation and improvement. The maximum loan amount is \$6,250 per rental space and is secured by a Deed of Trust. 5 applications have been received which will result in the rehabilitation of 70 farmworker housing units rehabilitated.</p> <p>The MHTL program offers loans to mobile home owners in unpermitted parks up to \$30,000 to replace mobile home coaches which do not have the structural capacity to be rehabilitated. 232 applications have been received with 48 loans approved.</p>	



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
Other State and Federal Programs for housing rehabilitation	While not administered by the County, these State and Federal programs are utilized directly by other private and/or non-profit entities to rehabilitate or preserve existing housing units. Since multiple funding sources may be necessary to develop housing projects, these funds are often used to leverage additional assistance from County housing programs.			
<ul style="list-style-type: none"> HUD Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO) Dwellings for Homeless Individuals 			The federal Section 8 SRO program provides public housing authorities and non-profit organizations rental assistance for a contract term of 10 years in conjunction with moderate rehabilitation of single room occupancy housing units for homeless persons.	
<ul style="list-style-type: none"> Rural Development Section 533 Housing Preservation Grants 			The HPG Program is a Federal grant program which provides qualified public agencies, private non-profit organizations, and other eligible entities grant funds to assist very low and low-income homeowners repair and rehabilitate their homes in rural areas, as to assist rental property owners to repair and rehabilitate their units if they agree to make such units available to low and very-low income persons.	



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<ul style="list-style-type: none"> State HCD Community Code Enforcement Pilot Program 			The State HCD Code Enforcement Pilot Program provides 3-year grants to cities and counties to fund code enforcement teams to work with community residents in targeted areas to identify and abate residential building code violations. Grant funds are matched by a code enforcement officer funded by the applicant.	
<ul style="list-style-type: none"> State HCD Urban Predevelopment Loan / Preservation Program 			The State Preservation Program provides loans local government agencies, non-profits, coops, or limited partnerships to finance initial costs of preserving existing affordable housing developments for their existing tenants.	
<ul style="list-style-type: none"> State HCD CalHome Program 			The State CalHome Program provides grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans or direct, forgivable loans to assist in the rehabilitation of owner-occupied housing units.	
<ul style="list-style-type: none"> Rural Development (formerly FmHA) Section 502 Homeowner Loans 			Available only for housing in rural areas of the County, Section 502 funds finance the purchase, construction or rehabilitation of owner-occupied single family homes for low or very low income households.	In the 2001-2002 Notice of Funding Availability, the Section 502 funds were available only to very low and low income elderly families in North Carolina who lost their housing as a result of a major disaster.
<ul style="list-style-type: none"> Rural Development Section 514/516 Farm 			Available only for housing in rural areas	

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Labor Housing Loans and Grants			of the County, federal 514 Farm Labor Housing loan funds and Section 516 Farm Labor Housing grant funds can be used for new construction and/or acquisition and rehabilitation of off-farm units for farmworker households.	
<ul style="list-style-type: none"> HUD Section 202 Housing for the Elderly and Persons with Disabilities 			This federally-funded Section 811 program (formerly Section 202), provides capital grants and project rental assistance contracts to non-profit-sponsored housing developments for people with disabilities. Funds can be used to acquire, rehabilitate or construct new housing for very low income households.	
<ul style="list-style-type: none"> State HCD Farmworker Housing Grant Program (FWHG) 			The FWHG program provides financing to owner-occupied and rental units for agricultural workers, with a priority for lower income households through homeowner grants for rehabilitation or new construction, rental construction grants, or rental rehabilitation grants.	
<ul style="list-style-type: none"> State HCD Multifamily Housing Program (MHP) 			The MHP program assists in the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households through deferred payment loans. Loan terms are 55 years with 3% simple interest.	



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<p><u>Program A.2 - Riverside County Redevelopment Agency</u></p> <p>The Riverside County Redevelopment Agency was established by the Board of Supervisors on September 16, 1985 by Resolution No. RDA 85-1. The mission of this agency is to function in the interest of the residents of the County to protect their health, safety and general welfare through the elimination of conditions of blight, broadening of employment opportunities for the unemployed, and an expansion of the supply of low- and moderate-income housing.</p>	EDA/RDA	<p>The Agency will continue to identify areas with redevelopment potential and establish specific objectives for the redevelopment of each project area.</p>	<p>The Agency maintains 31 redevelopment project subareas. The Agency has continued to be actively involved in the production of new multi-family, single family and infrastructure to support housing, as well as the rehabilitation of existing affordable housing stock. In 1999, the Agency established three new target neighborhood revitalization areas, and has prepared goals and policies governing the activities and intentions of the individual areas.</p> <p>During the planning period, the RDA assisted in the construction of 377 new multi-family units and 180 single-family units of which 485 were located in unincorporated areas. The RDA also provided rehabilitation assistance to 90 multi-family units, 156 mobile home units and 80 single-family units. 324 of the 326 units rehabilitated were located in unincorporated county.</p>	
<p>Program A.3 - Local Implementation Mechanisms for Housing Rehabilitation</p> <p>The County will continue to coordinate and effect the implementation of housing</p>	County Department Heads; EDA	<p>Identification of program linkages among appropriate departments for the implementation of a</p>	<p>Although the Permanent Substandard Housing Task Force was not formed, the Housing Technical Advisory Committee (HTAC) was formed in 1984 (see</p>	<p>A goal of the EDA over the 1999 to 2004 Consolidated Plan period is to expand the capacity of its housing program development department to</p>



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<p>rehabilitation efforts. Administrative linkages between the activities of various departments including health code enforcement and administering of rehabilitation assistance financing will be reviewed on an on-going basis. The following should be considered in the review:</p> <ul style="list-style-type: none"> • Identification of mechanisms to effectively coordinate and implement County health and safety code enforcement and rehabilitation efforts. • Methods to educate property owners and tenants on their rights and responsibilities concerning substandard housing, and on available sources of funding and assistance for rehabilitation. • Identification of incentives or other methods to promote the consideration and use of available rehabilitation financing by property owners with substandard or hazardous housing. • Consideration of fair housing criteria or other involvement of the fair housing program (Program C.7) in code enforcement problems and rehabilitation efforts. • Identification of potential local funding sources for rehabilitation assistance which might be used in addition to, or in 		<p>unified neighborhood rehabilitation program and the identification and inclusion of additional funding sources as is appropriate.</p>	<p>Program E.5)</p> <p>Building inspection and code enforcement services continue to respond to issues relating to substandard housing and land use violations despite a backlog of cases and lack of staff. County Counsel and the Department of Building and safety continue to work in conjunction with the environmental court program to obtain compliance with state building codes and county ordinances. In addition, bilingual brochures and educational materials delineating landlord-tenant and tenant rights and responsibilities are available through the offices of the Fair Housing Council of Riverside County.</p> <p>In addition, the County has explored and continues to identify potential new sources of funding for rehabilitation activities. The County EDA, in conjunction with each cooperating city, implements the following programs for rehabilitation: Home Improvement Program for single family units; Enhanced Senior Home Repair for very low income senior owners-occupants; Code Enforcement; and the Neighborhood Revitalization Program. HOME, 20%</p>	<p>develop, preserve and rehabilitate affordable housing units and further increase the participation in the CDBG, HOME, Federal, State and other local housing program resources.</p>



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conjunction with, available State and Federal sources.			Set-Aside funds, and CDBG are primary resources of funding for revitalization and rehabilitation of Very Low and Low income multi-family rental units.	
<p><u>Program A.4 - Health and Safety Code Enforcement</u></p> <p>The County will continue to administer a Health and Safety Code Enforcement Program pursuant to County Ordinances Nos. 650 and 657 and any amendments thereafter. The program will eliminate substandard conditions in dwelling units which may be abated by repair, rehabilitation, demolition or removal. Units requiring permits, inspections and follow-up procedures for the abatement of Health and Safety Code violations are identified as follows:</p> <ul style="list-style-type: none"> • Complaint referrals from the public regarding unsafe or unhealthy conditions in a dwelling unit; or • Complaint referrals from state and local agencies. <p>Violations which are life-threatening in nature are given first priority. In conjunction with the</p>	Building & Safety; Environmental Health	<p>Provide necessary staffing levels to respond to all direct and referred complaints in a timely fashion. Continue to give first priority to conditions which create an immediate threat to health and safety.</p> <p>16,685 units conserved</p>	<p>The County administers the Code Enforcement Program per Ordinance No. 457. The number of units cited exceeded the objective established for the planning period.</p> <p>Environmental Health continues to respond to household sanitation complaints in respect to Ordinance Nos. 650 and 657. Environmental Health also continues to administer the inspection and permitting program for the maintenance, use and occupancy of mobile home parks. The employee housing (farm labor camp) enforcement program has been turned over to HCD.</p>	



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Code Enforcement Program, the County will continue to administer inspection and licensing programs for mobile home parks, recreational parks, employee housing and farm labor camps.				
<p><u>Program A.5 - Licensing and Inspection for Multiple Dwellings</u></p> <p>The Department of Building and Safety and the Environmental Health Services Division shall undertake a feasibility study to consider the need to implement a Comprehensive Health and Safety Code Enforcement Program for multiple family dwellings. The proposed program would affect apartments (rental units), hotels, motels, and boarding homes. Program components to be studied include the following:</p> <ul style="list-style-type: none"> • Issuing licenses; • Conducting periodic comprehensive inspections relative to sanitation, maintenance, ventilation, occupancy, use and structural integrity; • Issuing notices and reports prescribing requirements and rendering advice and guidance on correcting hazardous housing 	Department of Building & Safety and Environmental Health	A feasibility study to determine the need for and the ramifications of implementing a revenue generating inspection and licensing program for multiple dwellings will be undertaken in FY 1989-90. In response to AB 1448, the Department of Building and Safety and the Environmental Health Services Division of the County Health Department will develop such a licensing program for commercial/industrial and multiple dwelling units as directed by the County Board of Supervisors. The program will enable the County to recoup costs from landlords for relocation of tenants, rehabilitation of units, and	In the early 1990s, the Environmental Health Division undertook a study to develop a program for the inspection and permitting of hotels and motels. The project included drafting of an ordinance, an inventory of facilities, and a permit fee schedule. However, due to the limited amount of facilities found to exist in the unincorporated areas, establishment of the program was not justified. A program for rental apartment units was determined to be too extensive for the limited resources and existing workload of the Environmental Health Division.	Delete Program



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conditions.		code enforcement costs.		
<p><u>Program A.6 - Community Development Block Grant (CDBG) Funding for Community Facilities</u></p> <p>Continue to improve the quality of neighborhoods throughout the County through the use of Community Development Block Grant funds and subsidies to provide and improve services and facilities in the communities. The CDBG program is especially designed to assist low- and moderate-income families attain safe and decent housing units in viable neighborhoods.</p>	EDA	Provide grant funding for approved project proposals that the citizens and government of the County deem necessary and purposeful for community preservation, enhancement and improvement over the next five years.	The County's long term objectives for expanding economic opportunities and providing a suitable living environment to principally low income persons has included job creation and retention; the establishment, stabilization and expansion of small businesses; access to financing for low income persons; and providing funding for community and redevelopment activities. Funds have been utilized for the construction, reconstruction, rehabilitation or installation of public facilities and improvements for the benefit of low/mod income persons. As well, the County has utilized agencies in the public and private sectors to identify and improve the County's infrastructure to benefit economic development and low/mod income persons. The County has utilized CDBG funds to provide necessary financial and technical resources to support establishment, improvement and/or expansion of a variety of public service activities for the primary benefit of low/mod income persons.	The County has implemented a new economic development strategic plan which utilizes both public and private sector financing to stimulate economic development. The plan will be updated to better reflect the emerging and diverse economic development needs of the County.
Program A.7 - Community Development Block Grant (CDBG) Funding for Housing and	EDA	Continue to provide financial assistance for	The CDBG Housing Loan Fund was established in 1989 to provide low interest	No recommended changes.



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<p>Economic Development The County will utilize the CDBG program to provide financial assistance for housing and economic development projects in an effort to facilitate and promote community improvement and revitalization.</p>		<p>housing and economic development projects over the next five years as funding remains available.</p>	<p>loans to assist private developers and public agencies in the development or rehabilitation of affordable housing. Since inception, HLF has assisted with the infrastructure and offsite improvements in the new construction or rehabilitation of 10 housing projects throughout the County for a total of 755 units. A total of 283 new units were constructed, of which all were for lower income households. An additional 472 units, all of which are for lower income households, were either rehabilitated, or acquired and rehabilitated.</p>	



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<p><u>Program A.8 - Locational Guidelines for Low- and Moderate-Income Housing</u></p> <p>In an effort to promote the conservation of existing communities and the efficient use of land available for residential development, the County shall review locational guidelines for new low- and moderate-income housing including subsidized housing, public housing and lower cost housing on an on-going basis.</p> <p>The intent of these guidelines would be to equitably disperse affordable housing projects throughout the County; minimize the impact of affordable housing developments upon any singular neighborhood or community; and augment housing opportunities in proximity to existing and easily extended public services and facilities.</p>	EDA; Planning	Continue to review locational guidelines for low- and moderate-income housing on an on-going basis.	The County did not establish locational guidelines for new affordable housing. However, sites are reviewed on a case by case basis to assure adequate infrastructure support, compatibility with adjacent land use, and proximity to transportation and other support services.	Do not pursue this program



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<p><u>Program A.9 - Community Conservation Through Community Policies Element</u></p> <p>The Community Policies Element has as its objective the conservation of communities' identity and values. Three programs, <u>Development of Community Area Policies</u>, <u>Development of Sphere of Influence Policies</u>, and <u>Community Plans</u>, comprise this process. Included within this element are seventeen community plan areas and four adopted community plans. Goals for conservation of existing communities will be balanced with the County's need to promote housing opportunities for all economic segments of the County. General plan policies direct growth to occur in a manner compatible with existing development; to attain the orderly and efficient use of land, public facilities and services; and to reflect community values, resources, concerns and aspirations.</p> <p>Proposed for inclusion in the Community Policies Element is a Neighborhood Oriented Community Design Standards Program. This program would develop new concepts for community design, integrating various uses while reorienting resident's focus to neighborhood interaction. These concepts include "pedestrian pockets," "traditional</p>	<p>Planning</p>	<p>Completion of a Neighborhood Oriented Community Design Standards Program to be submitted in FY 1990-1991.</p>	<p>The 1989 Housing Element had indicated as an objective "completion of a Neighborhood Oriented Community Design Standards Program in FY 1990-1991". However, this program was not initiated due to budget constraints. Some of the concepts referenced in this section of the Housing Element may be implemented in the event that the "Vision" alternative for the new General Plan is selected by the Board of Supervisors.</p> <p>The County of Riverside did not add sphere of influence policies to its existing General Plan during this period. However, conformance of County land use designations to designations adopted by cities for their spheres of influence and establishment of special policies for spheres of influence would be central to Alternative No. 2 for Area Plans partially or wholly included within spheres of influence.</p> <p>The County continued work on community plans following adoption of the Housing Element, although at a slower pace than anticipated, due to the budget constraints. The Southwest Area</p>	<p>The remainder of land under County land use jurisdiction is expected to be included in 19 Area Plans being prepared in conjunction with the new General Plan. These Area Plans will also include areas included in existing community plans.</p>



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towns,” “clustered communities,” and “ecocities.” These land use patterns would be incorporated into Community Plans and Community Policy through amendment of the plans or policies during periodic revision or assessment. This program should be prepared and submitted to the Board of Supervisors within FY 1990-1991.			Community Plan, the Lakeview/Nuevo Community Plan, the Temescal/El Cerrito Community Plan, and the Northside Community Plan were each adopted in the 1989-91 time period under the direction of the Community Plans Division of the Planning Department. The Sun City/Menifee Valley Community Plan was adopted in 1992. Subsequent community plans included Mead Valley (1996), Cabazon (1999), and Highgrove (2000). Additionally, planning for re-use of March Air Reserve Base was assigned to a Joint Powers Authority comprised of representatives of Riverside County and cities adjacent to the base.	
<p><u>Program A.10 - Community Conservation Through Development Reviews Process</u></p> <p>Countywide and community policies to conserve existing communities are implemented through County review of new development proposals.</p> <p>Development projects are reviewed for contiguity with existing development to ensure the best and most efficient use of infrastructure and services and to attain a growth pattern which is orderly and enhances the quality of the</p>	Planning	On-going implementation of Countywide and Community Policies to conserve and enhance communities and promote orderly, efficient growth.	The development review process continued to implement policies and standards required by the Comprehensive General Plan. Review of existing policies and standards for appropriateness with respect to land use intensity and density did not occur due to budget constraints.	An update of the General Plan, currently underway, with anticipated completion in 2002 shall establish goals, policies and programs to facilitate orderly, efficient growth.



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<p>area. Projects are also assessed by examining their compatibility with the surrounding land uses and lot sizes, and their consistency with other countywide and community land use standards that promote community conservation.</p>				
<p><u>Program A.11 - Conservation of Federally Assisted Projects</u></p> <p>Federally assisted projects built 15-20 years ago are becoming eligible to prepay their mortgages, thus releasing them from low income housing restrictions. The Southern California region has the highest concentration of these units in the country. Riverside County has 5,608 federally assisted units. Thirty-five percent, or 1,964, of these units will be eligible to convert by the year 1994.</p> <p>The Housing Authority and other public agencies are notified of the availability of units being released from low income housing restrictions. The Housing Authority will place a priority on the purchase of these units.</p>	<p>Housing Authority</p>	<p>Provide funding to purchase federally assisted projects that are eligible to convert to market rate.</p>	<p>Most federally assisted projects in the County are located within incorporated Cities, which have objectives to monitor and assist in the preservation of federally assisted units at risk of conversion to market rate. The HUD insured loans and other programs are typically supplemented with Project Based Section 8 rental assistance payments. During the mid-1990s the status of Project Based Section 8 rental assistance was insecure, and many of these projects converted to market rate. Purchase of units by the County was generally cost prohibitive. HUD funding availability and procedure for contract extension has now been stabilized, and the majority of projects are renewing their Section 8 contracts.</p> <p>Under the HUD Affordable Housing Program, the Housing Authority owns and manages 491 affordable rental units throughout the County. The Housing</p>	



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			Authority receives Federal Comprehensive Grant Funds targeted for modernization of all HUD affordable housing.	
GOAL B. Affordable Housing				
<u>Program B.1 - Funding for Low-Cost Housing Production and Subsidization</u>	The stated objectives for this program cover a number of individual funding programs relating to affordable housing administered by the Housing Authority and the Economic Development Agency. To the extent possible, these programs are leveraged by other funding programs by private and/or non-profit entities.			
HUD Conventional Public Housing	Housing Authority	200 units constructed (68 units unincorporated)	The Housing Authority developed 65 new units of affordable very low income rental housing under the HUD Public Housing Development Program over the planning period, all of which were located in unincorporated areas.	
HUD Section 8 Housing Assistance	Housing Authority	2095 households assisted (712 households unincorporated)	The Section 8 certificates and vouchers have been combined as the Housing Authority is continuously converting all certificates to vouchers. By the end of 2001, all certificates will be converted to vouchers per the Federal Regulations. The two-year total (1999-2001) of certificates and vouchers was 14,209 which represents an annual average of over 7,100 households assisted. Of those on Section 8, 62 percent are at or below 30% median income; the remainder are at	

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California Housing Finance Agency (CHFA) Multifamily Housing Revenue Bonds	Housing Authority	No goals or projections were given in 1989	<p>or below 50% median. In 2000-2001, 567 vouchers and certificates were issued in unincorporated County.</p> <p>The Housing Authority acquired 791 bond financed multifamily rental housing units between 1990 and 2000 in incorporated Riverside County. In addition, the Housing Authority issued bond financing to private developers for the development of 429 new units of multifamily rental housing in incorporated Riverside County. 20% of the units are reserved for low income households.</p>	
CDBG Riverside County Housing Loan Program (HLF)	EDA	No goals or projections were given in 1989	<p>The CDBG Housing Loan Fund was established in 1989 to provide low interest loans to assist private developers and public agencies in the development or rehabilitation of affordable housing. Since inception, the program has provided assistance to 10 housing projects throughout the County for a total of 755 units. A total of 283 new units were constructed, of which all were for lower income households. These units may have also received assistance under other programs, such as HOME. An additional 472 units, all of which are for lower</p>	



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HOME Investment Partnerships Program (HOME)	EDA		<p>income households, were either rehabilitated, or acquired and rehabilitated.</p> <p>Congress created the HOME Investment Partnerships Program in 1990, which is a formula grant of federal housing funds which affords participating jurisdictions the flexibility to provide gap financing for a wide range of low-income housing activities such as home-ownership assistance, new construction and/or rehabilitation of rental housing. The County received its first allocation of HOME funds in 1992. During the planning period, 355 affordable units were developed with assistance from the HOME Program. 244 new construction affordable units were assisted with HOME funds of which 89 were located in unincorporated County.</p>	



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HUD McKinney Continuum of Care Supportive Housing Program and Shelter Plus Care for the Homeless	DPSS		The Continuum of Care approach is intended to help communities develop the capacity to envision, organize and plan comprehensive and long-term solutions to addressing the problem of homelessness. The Supportive Housing Program (SHP) can be used for transitional and permanent supportive housing activities such as acquisition, rehabilitation, leasing and new construction while Shelter Plus Care (S+C) can be used for Project-Based Rental Assistance or Tenant-Based Rental Assistance. In 1996, the EDA was awarded its first Continuum of Care grant. In July 1998, the program was transferred to the Department of Public Social Services. To date, the County has 18 active Continuum of Care projects, which will provide 609 homeless beds in incorporated County when the projects are fully completed.	
Redevelopment Agency for the County of Riverside (RDA)	EDA/RDA		The County has implemented a number of programs funded through RDA 20% Set-Aside funds designed to assist in the development of low and moderate income housing.	



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<ul style="list-style-type: none"> Single and Multifamily Construction 	EDA/RDA		During the planning period the RDA assisted in the new construction of 377 new multifamily housing units and 180 new single family units, of which 485 were located in unincorporated County.	
<ul style="list-style-type: none"> New Construction of Farmworker Housing 	EDA/RDA		The RDA assisted in the construction of 11 units, or 88 beds for single migrant farm workers in "LasMananitas". CDBG Housing Loan Funds were also used.	Las Mananitas Phase 2 and 3 are expected to be underway and completed by 2002. To the extent feasible, the RDA will continue to evaluate other individual farmworker development projects on a case by case basis.
Other Federal Funding Programs for Affordable Housing	While not administered by the County, these Federal programs are utilized directly by other private and/or non-profit entities to develop new affordable housing units. Since multiple funding sources may be necessary to develop housing projects, these funds are often used to leverage additional assistance from County housing programs.			
<ul style="list-style-type: none"> Low Income Housing Tax Credit (LIHTC) 			The federal government created the LIHTC program in 1986 in order to create incentives for investment in low-income housing development by giving federal tax credits to investors in affordable low-income housing developments. Affordable housing developers use net proceeds, called equity, from the purchase of tax credits by investors to construct or rehabilitate affordable housing. At least 20% of the units must be reserved for households earning less than 50% of median income or at least 40% of the	



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			units must be reserved for households earning up to 60% median income. LIHTC projects are required to accept applications from households with Section 8 certificates or vouchers provided the household meets other tenant criteria.	
<ul style="list-style-type: none"> Housing Opportunities for People with AIDS (HOPWA) 			The HOPWA program is a HUD program that funds housing and services for people with AIDS and is administered by the City of Riverside for projects in both Riverside and San Bernardino Counties.	
<ul style="list-style-type: none"> Rural Development (formerly FmHA) Section 502 Homeowner Loans 			Available only for housing in rural areas of the County, Section 502 funds finance the purchase, construction or rehabilitation of owner-occupied single family homes for low or very low income households.	In the 2001-2002 Notice of Funding Availability, the Section 502 funds were available only to very low and low income elderly families in North Carolina who lost their housing as a result of a major disaster.
<ul style="list-style-type: none"> Rural Development Section 514/516 Farm Labor Housing Loans and Grants 			Available only for housing in rural areas of the County, 514 Farm Labor Housing loan funds and Section 516 Farm Labor Housing grant funds can be used for new construction and/or acquisition and rehabilitation of off-farm units for farmworker households.	



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<ul style="list-style-type: none"> Rural Development Section 515 Rural Rental Housing Program 			<p>Section 515 funds provide low interest loans to finance affordable multifamily housing or congregate housing for very low, low or moderate households in rural communities. The County assisted in the development of 88 units in the Desert Garden Apartments in Indio through the CDBG Housing Loan Fund.</p>	
<ul style="list-style-type: none"> Rural Development Section 538 Guaranteed Rural Rental Housing Program 			<p>Section 538 funds provide loan guarantees for the development of affordable rental housing in rural areas.</p>	
<ul style="list-style-type: none"> HUD Section 202 Housing for the Elderly and Handicapped 			<p>Section 811 (formerly Section 202), provides capital grants and project rental assistance contracts to non-profit-sponsored housing developments for people with disabilities. Funds can be used to acquire, rehabilitate or construct new housing for very low income households.</p> <p>In the 97/98 fiscal year, Family Services Association of Western Riverside County received funds to construct a 54 unit project in Rubidoux area. The RDA assisted with initial capital and pre-development expenses.</p>	



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<ul style="list-style-type: none"> CDBG Self Help Housing Program (Rural Development Section 523 Mutual Self Help Housing Program) 		<p>No goals or projections were given in 1989</p>	<p>The Mutual Self-Help Housing Program (Section 523) makes homes affordable by enabling future homeowners to work on homes themselves. With this investment in the home, or "sweat equity", each homeowner pays less for his or her home than if it were built by a contractor. This enables very-low and low-income families an opportunity to own their home.</p> <p>Coachella Valley Housing Coalition (CVHC) provided homeownership opportunities through the Self Help program. Between 1989 and 2000, CVHC developed 568 new Self-Help single family housing units, of which 497 were assisted with Section 523 funds. Other financing for Self-Help housing includes the California Housing Finance Agency (CHFA), State of California Housing & Community Development (HCD), local assistance, and private loans.</p>	



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
Other State Funding Programs for Affordable Housing	While not administered by the County, these State programs are utilized directly by other private and/or non-profit entities to develop new affordable housing units. Since multiple funding sources may be necessary to develop housing projects, these funds are often used to leverage additional assistance from County housing programs.			
<ul style="list-style-type: none"> State HCD CalHome Program 			<p>The CalHome Program provides grants to local public agencies and non-profit developers to assist individual households through deferred-payment loans; or provides direct, forgivable loans to assist development projects involving multiple ownership units, including single family subdivisions.</p> <p>In 2000/2001, EDA will apply for CalHome to augment the existing Mobile Home Tenant Assistance Loan Program (MHTL).</p>	
<ul style="list-style-type: none"> State HCD Downtown Rebound Planning Grants Program 			<p>The Downtown Rebound Planning Grants Program provides funding for local planning for infill housing, conversion of commercial and industrial space into residential units, and the development of other forms of high density housing.</p>	<p>The County will pursue grant funds for targeted revitalization areas.</p>



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<ul style="list-style-type: none"> State HCD Farmworker Housing Grant Program (FWHG) 			<p>The FWHG program provides financing to owner-occupied and rental units for agricultural workers, with a priority for lower income households through homeowner grants for rehabilitation or new construction, rental construction grants, or rental rehabilitation grants.</p>	
<ul style="list-style-type: none"> State HCD Multifamily Housing Program (MHP) 			<p>The MHP program assists in the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households through deferred payment loans. Loan terms are 55 years with 3% simple interest.</p>	
<p><u>Program B.2 - Single Family and Multi-Family Tax Exempt Revenue Bond Programs</u></p> <p>The county will continue to support and expand the judicious use of tax exempt revenue bonds, when available, to finance construction and mortgages of affordable housing units and for new rental housing units available to low- and moderate-income residents.</p>	<p>EDA; Housing Authority</p>	<p>The county will continue to utilize tax-exempt mortgage revenue bonds as one method to increase the stock of affordable housing, provided funding is available.</p>	<p>The Housing Authority, in cooperation with various redevelopment agencies, has utilized these local resources for low income housing developments to acquire existing units or negotiate purchases of newly constructed low income multi-family housing units. The Housing Authority used revenue bonds to purchase El Solano Apartments, a 40 unit apartment complex in the City of Blythe and purchased the Nightengale Manor, an emergency homeless shelter in the City of Palm Springs. In addition, five apartment complexes within incorporated cities were assisted with bond financing.</p>	



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			The EDA did not utilize single or multi-family bonds under the Single Family Tax Exempt Revenue Bond Programs during the reporting period. However, the EDA began participating in the Mortgage Credit Certificate Program in 1989, which is funded under the Single-Family Tax Exempt program. (See also Program B.19)	
<p><u>Program B.3 - Redevelopment Funds</u></p> <p>Upon establishment of a Riverside County Redevelopment Agency (under Program A, Conservation of Housing and Communities), at least 20% of tax increment funds accruing to the Redevelopment Agency will be allocated toward increasing and improving the supply of housing for low- and moderate-income households pursuant to State Community Redevelopment Law.</p>	EDA/RDA	Policy guidelines for housing set-aside monies shall be undertaken in FY 1989-90. An annual Redevelopment Agency Report which shall include revenue analysis and housing needs and activities analysis shall be presented to the Board of Directors.	<p>The County EDA prepares the Implementation Plan which outlines goals, objectives, programs, potential projects and estimated expenditures to be made during a five-year period to eliminate blight using the RDA 20% tax increment fund. An Implementation Plan was prepared for FY 1994-99, and has been updated for the 1999-2004 cycle.</p> <p>In December 1994 the Board of Directors approved a Redevelopment Agency Housing Production Plan ("AB 315 Plan") which established priorities for addressing housing needs; creates programs to implement the utilization of housing set-aside funds, and creates an action plan valid through 2004.</p>	

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<p><u>Program B.4 - Regional Corporate Fund for Housing</u></p> <p>The county will consider seeking funds generated through the Corporate Fund for Housing for financial assistance to new housing development projects aimed at low- and moderate-income households. The county will also study methods for contributing to cost savings on planning and construction of projects proposed for Corporate Fund assistance.</p>	<p>Planning Department; EDA</p>	<p>Assessment of the Corporate Fund for Housing, determination of cost-cutting measures in response to project initiation, in FY 1991-92.</p>	<p>This program was not implemented due to the impact of the recession on the private sector.</p>	<p>Do not pursue program.</p>
<p><u>Program B.5 - Non-profit Housing Development Corporation</u></p> <p>A feasibility study shall be prepared relative to the establishment of a non-profit Housing Development Corporation (HDC) or an alternative organization whose purpose shall be threefold:</p> <ul style="list-style-type: none"> • Increase the supply of affordable housing for low- and moderate-income households; • Utilize innovative financial mechanisms to underwrite construction and mortgage financing; and • Reduce the cost of housing production. 	<p>EDA/HTAC</p>	<p>Reconsideration of the feasibility of a Non-profit Housing Development Corporation will be undertaken by the HTAC should conditions warrant it. Reassess in FY 1991-92.</p>	<p>The HTAC continued to contribute to the elimination of barriers to affordable housing through the promotion of interagency public and private sector coordination and cooperation. In 1992, the County Board of Supervisors, serving as the Housing Authority Board of Commissioners authorized the Housing Authority to create a non-profit public benefit corporation to assist the Housing Authority in providing housing assistance to low/mod income households by pursuing funding opportunities which do not currently exist for the Housing Authority. However, the Housing</p>	



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			<p>Authority did not activate the non-profit housing corporation status during the past planning period.</p> <p>The County has pledged to support the establishment of an independent, non-profit housing corporation that specializes in applying for funding and creating housing programs and building decent, affordable housing, including mobile home park housing, and repairing housing units for the benefit of individual farmworkers and farmworker families (migrant and seasonal) and other low income individuals and families. To that purpose, the County will provide HOME funds in the amount of \$50,000.</p>	
<p><u>Program B.6 - Housing Cooperatives</u> The county will study the use of housing cooperatives in Riverside County as a method to give larger numbers of low income residents the opportunity to own their own place of residence, enjoy the tax benefits associated with home ownership, and have greater control over their living environment.</p>	EDA; Housing Authority	There is no apparent need to form a Housing Cooperative Formation Service. Evaluate in FY 1991-1992.	<p>This program was not implemented due to the economic downturn of the 1990s, the County's downsizing of the Planning Department, and subsequent lack of funds for evaluation of program.</p> <p>Response and assistance to tenants groups continued to be available if requested.</p>	Do not pursue this program.

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<p><u>Program B.7 - Density and Design Incentives for Lower Cost Housing Development</u></p> <p>The county will continue to encourage and facilitate the voluntary development of a variety of lower cost housing throughout the county by establishing and providing developer incentives. In support of this intent, the county adopted the R-6 Residential Incentive Zone (Ordinance 348, Section 8f) with the following general provisions: increased densities, reduced lot sizes, flexible or relaxed design standards, and priority permit processing.</p>	<p>Planning</p>	<p>The R-6 zone will be reassessed by the HTAC, with recommendations for its amendment and continuance, or its replacement with some other incentive program for affordable housing. Reassess in FY 1991-1992.</p>	<p>The County has not adopted the State density bonus provisions. However, the Planning Department does implement the state density bonus rules on a case by case basis. The provisions of the R-6 zone remain in Ordinance No. 348.</p> <p>Although HTAC did not reassess the R-6 zone, the Planning Department continues to explore and evaluate other voluntary methods of developer incentives.</p>	<p>Review State Density Bonus provisions as part of the comprehensive General Plan update now underway.</p>
<p><u>Program B.8 - Priority Processing for Low-Cost Housing Projects</u></p> <p>The county will continue to provide priority processing of county permits as an incentive for affordable housing projects which implement Housing element programs.</p>	<p>EDA and Planning</p>	<p>Development of a schedule for priority processing of low cost housing projects by the land use departments: Building and Safety, Environmental Health Services Division, Fire Department, Flood Control District, Planning Department, and Road Department. To be accomplished by January 1991.</p>	<p>The development of a schedule for priority processing was not implemented due to staffing limitations. However, the County does provide priority processing of county permits as an incentive for County-assisted affordable housing projects which implement Housing Element programs through EDA Housing Project Managers. This program has resulted in reduced development costs through lower interest rates and more favorable loan terms, leading to lower financing costs and carrying charges to the developer, ultimately leading to reduced rents and a greater affordability to very low and low income households. This</p>	



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			also serves as an effective marketing tool to induce developers to build affordable housing.	
<p><u>Program B.9 - Review of County Ordinances and Procedures</u></p> <p>The county will review existing ordinances and procedures on an on-going basis in a continuing effort to determine methods for reducing housing costs. The review of ordinances will include consideration of greater design flexibility and changes to development standards to reduce housing costs. The coordination among county departments and their review and processing of development projects will also be evaluated to determine if measures can be taken to streamline the process.</p>	Planning	Review of county ordinances and permit processing procedures on an on-going basis.	<p>On June 20, 1995, the Riverside County Board of Supervisors approved a Fair Housing Impediments Study (Study) pursuant to 24 CFR 570.904(c)(1).</p> <p>The Study found evidence of a number of impediments to fair housing, some of which were deemed significant. Areas of potential concern included discrimination based on race and family status (children) and what appeared to be discriminatory treatment in the rates of housing loan approvals. Furthermore, in relation to housing loan approvals, limited sample field testing conducted by the Fair Housing Council of Riverside County, Inc. (FHCRC) statistically supported the Study's conclusion that there was a problem in the way that some lenders treat their potential customers: differential treatment was found in approximately 40 percent of the tests conducted.</p> <p>When they are present, impediments to housing such as those described above are considered to be substantial barriers to fair</p>	Ordinance No. 348 should be reviewed following adoption of the General Plan update to remove any of the impediments to fair housing noted in the study, and to reflect changes in the General Plan.



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			<p>housing choice for the affected households due to the fact that they potentially prevent access to a basic and vital need; can affect the family social structure in a negative way; can set the stage for health and safety problems by exacerbating overcrowding; and can stifle economic growth.</p> <p>Actions Taken to Eliminate Impediments to Fair Housing: 1) Anti-Discrimination and Enforcement Activities; 2) Training for CDBG Program Grantees, Service Providers and County Residents; 3) Testing, Training and Education for the Mortgage Loan Industry; 4) Training for Rental and Property management Associations; 5) Continuation and Expansion of Existing Outreach Programs to the Hispanic Population; 6) Fair Housing Initiatives Program; 7) Lead Based Paint Program; 8) Fair Housing Moreno Valley Office; 9) Financial Commitment to Support Fair Housing Activities; 10) Affirmative Marketing Actions: County Housing Programs.</p>	



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<p><u>Program B.10 - Incentives for Multi-Family Rental Housing Development</u></p> <p>The county will study the feasibility of amending existing residential zoning provisions or enacting a new zone to provide increased density or other incentives to developers of multi-family rental housing.</p>	Planning	Amend Ordinance No. 348 to include a Density Bonus zone for multi-family rental housing to implement the density bonus provision of Section 65915 of the Government Code. Present to Board of Supervisors within FY 1990-91.	The State Density Bonus provisions have not been adopted by the county. However, state density bonus rules are implemented by the Planning Department as a matter of policy on a case by case basis.	The density bonus issue will be reviewed as part of the General Plan update now underway.
<p><u>Program B.11 - Category V/Specific Plan: Affordable Housing Provision</u></p> <p>The Land Use Element has established the Category V Planned Community Land Use Category to provide for new large-scale planned communities with a balanced mix of land uses, densities and housing types. The Land Use Element has the following Category V housing provisions.</p> <p><i>In exchange for receiving a county approval of a Category V development plan which may create a designation for significant densities and provide an overall number of residential units in the hundreds or thousands, developers provide a commitment for developing a portion of the project as affordable housing. Developers</i></p>	Planning	The county will initiate a study to provide guidelines for the provision of housing in specific plans based on income levels generated by various mixed land uses in FY 1990-91.	<p>This study was not completed nor requirements implemented due to the impact of the recession on staffing levels.</p> <p>As noted in the 1989 Housing Element, the Category V Planned Land Use category has not produced affordable housing, largely because most Specific Plans have been processed as Category II projects, rather than Category V projects. Category V Specific Plans were intended to accommodate "new towns" in undeveloped areas. A few specific plans were subject to conditions requiring that specific percentages of units be affordable to low- and moderate-income households. However, application of this provision lessened as the number of specific plans approved per year declined during the</p>	This issue is being addressed as part of the General Plan update now underway.

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<p><i>prepare a project housing plan to detail the provision of housing for all income ranges based on identified housing needs created by the large-scale urban development. Not less than 25% of the housing units must be affordable to low- and moderate-income households. At the end of each three-year period from the time of approval of the plan, at least 25% of the housing units completed or under construction shall be affordable to low- and moderate-income households.</i></p>			<p>1990s. The ideal that “a full range of housing opportunities be provided for each employment income range associated with the commercial and/or industrial land uses” continued to be discussed, but the “study to provide guidelines for the provision of housing in relation to income levels generated by land uses” was not conducted on a Countywide or subregional basis. Instead, the relationship between income levels at on-site jobs, housing mix, and housing prices was made one of the issues to be discussed in environmental impact reports for individual specific plans.</p> <p>The County did include in the Sun City/Menifee Valley Community Plan provisions allowing density bonuses for affordable housing in much of the area designated for development at urban densities; however, developers have not utilized these provisions to any significant extent.</p>	



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<p><u>Program B.12 - Mobile Homes in Single Family Zones</u></p> <p>In response to legislation amending the California Government Code (Section 65852.3 and 65852.4) the county is no longer requiring Certificates of Mobile Home Compliance. This law states that manufactured homes that have been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and are on a permanent foundation system, cannot be subject to any process or requirement, which is not identical to those required on conventional single-family residences.</p>	<p>Planning and Building & Safety</p>	<p>Provide expanded opportunities for affordable mobile home housing, process approximately 650 Certificates of Mobile Home Compliance applications.</p>	<p>Ordinance No. 348 permits individual mobile homes on permanent foundations in single-family zones and mobile home parks in single-family zones subject to a CUP. Between 1990 and 1999, approximately 800 mobile homes were added to the County's housing stock.</p>	
<p><u>Program B.13 - Second Units in Single Family Zones</u></p> <p>The County has amended Ordinance No. 348 to permit second units on residential lots zoned for single family or multi-family residential use, subject to the issuance of a second unit permit. This ordinance or provision was made in response to State of California legislation promoting additional housing opportunities for elderly relatives and rental purposes.</p>	<p>Planning and Building & Safety</p>	<p>Continue to provide affordable housing for special needs groups and renters. Initiate a review of Ordinance 348 and the Comprehensive General Plan in FY 1989-1990 and provide guidelines for second unit permits if necessary. Process approximately 400 second units permits from 1989 to 1994.</p>	<p>Requirements for second unit permits were reviewed and criteria liberalized as a result of an ordinance amendment. Processing of second unit permits continued.</p>	

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<p>Ordinance No. 348 requires a second unit permit for both attached and detached units; compatibility with existing development in the surrounding area; minimum parcel size of 7,200 square feet, and standards for other parcel sizes; compatible setbacks; maximum unit size to ensure the status of the unit as secondary to the main unit; and adequate water, sewage disposal and circulation capacities.</p>				
<p><u>Program B.14 - Flexible Parking Standards for Multi-Family Housing</u></p> <p>With the inclusion of this program into the Housing Element it was anticipated that a thorough review of Land Use Ordinance No. 348 could generate some appropriate and timely changes in parking requirements which could contribute to reducing housing costs and the needs of special groups such as the elderly and persons with disabilities.</p>	<p>Planning</p>		<p>A study has been conducted by the department which has resulted in the adoption in December 1985 of amendments to Sections 18.6 and 18.12 of said ordinance. In Section 18.6, Subsection 2 Paragraph f amendments were approved which allowed for a maximum reduction of 25% of the total spaces required by Section 18.12 for planned residential developments - senior citizens. In this instance, a developer may be allowed the reduction for the project if proposed alternative senior citizens transportation programs are acceptable to the County.</p> <p>In addition, revisions to Section 18.12c of the ordinance, relating to multi-family housing, were adopted which redesignated parking standards for the number of</p>	<p>This program was deleted in 1989.</p>



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			<p>spaces required as a function of unit size based on the number of bedrooms. Review of a typical project would indicate an overall reduction in parking area requirements by approximately 8.5% when comparing the new, versus the old, standards.</p> <p>The inclusion of Section 18.12e, which contains alternative programs for parking, provides the opportunity for the project proponents to submit for consideration by the county any of the following voluntary programs designed to reduce parking demands:</p> <ul style="list-style-type: none"> • Mass transit: Developments which are located within 150 feet of a mass transit entry way may have their parking requirement reduced by 2% of required parking spaces. • Bicycle parking: Developments which provide additional secure bicycle parking facilities over-and-above the minimum requirements may reduce their parking requirements by one vehicle space for every three additional bicycle spaces 	



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			<p>provided; however, no reduction may exceed 2% of the required parking spaces.</p> <ul style="list-style-type: none"> Request for special review of parking Parking reductions or modifications exceeding the maximum specified in Section 18.12e may be granted as part of a review of any permit. The project proponent is required to submit with the request whatever evidence and documentation is necessary to demonstrate that unusual conditions warrant a parking reduction. <p>The aspect of the amendment that was most significant was the definition and standards for compact automobiles in Section 18.12g. With the reduced standard for compact autos, the parking area needed for multi-family residential projects was reduced approximately 3.7% when the maximum of 20% of the required spaces are designated for use by compact cars.</p>	

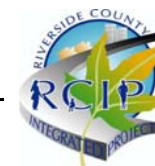


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<p><u>Program B.15 - Funding for Home Energy Cost Reductions</u></p> <p>The county will continue to seek all available federal, state, private, and utility funds to develop home energy conservation programs for county residents in an effort to reduce home energy costs.</p> <p>Weatherization services are provided for families with incomes less than 150% of the poverty level as defined by HHS. Services extend up to \$1,600 in materials and labor. The weatherization program is comprised of the following components.</p> <ul style="list-style-type: none"> • Department of Energy Weatherization Program • Low-Income Home Energy Assistance Program • Weatherization Energy efficiency and Rehabilitation Program (WEEK) 	<p>Department of Community Action</p>	<p>The five year objectives are:</p> <table style="margin-left: 20px;"> <tr> <td>Low Income Weatherization Elderly</td> <td style="text-align: right;">1,500*</td> </tr> <tr> <td>Persons With Disabilities</td> <td style="text-align: right;">500*</td> </tr> <tr> <td>Small Family</td> <td style="text-align: right;">2,500</td> </tr> <tr> <td>Large Family</td> <td style="text-align: right;"><u>2,500</u></td> </tr> <tr> <td>Total Households</td> <td style="text-align: right;">5,000</td> </tr> </table> <p>* Included in the small and large family totals.</p>	Low Income Weatherization Elderly	1,500*	Persons With Disabilities	500*	Small Family	2,500	Large Family	<u>2,500</u>	Total Households	5,000	<p>Approximately 2,999 very low and low income households were assisted through the County Home Weatherization Program between 1994 and 1999. An additional 1,524 units were assisted between 1989 and 1993 for a total of 4,523 households during the planning period.</p>	
Low Income Weatherization Elderly	1,500*													
Persons With Disabilities	500*													
Small Family	2,500													
Large Family	<u>2,500</u>													
Total Households	5,000													

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<p><u>Program B.16 - Building and Design Standards for Residential Energy Conservation</u></p> <p>The State of California legislature created the California Energy Commission in 1974, and the Commission subsequently adopted energy conservation standards for new residential buildings in 1977. In an effort to provide energy conservation and greater flexibility in meeting these standards, the standards were revised (effective June 1983) and are currently referred to as Title 24 of the California Administrative Code.</p> <p>The State adopted new energy standards through Title 24 that became effective July 1, 1988. These new standards are more restrictive and energy package submittals are required to be prepared by certified and licensed energy consultants.</p>	<p>Building and Safety</p>	<p>Continue to reduce energy costs of housing for county residents, and conserve energy resources. Any energy conservation programs applicable to residential design or construction shall be implemented through the Air Quality Element proposed for adoption in 1990.</p>	<p>This Air Quality Element of the General Plan was adopted in 1992.</p>	
<p><u>Program B.17 - Density Provisions for Efficient Growth</u></p> <p>The county will continue to promote orderly and efficient growth by providing for higher density development in in-fill situations and areas where services and infrastructure exist or will exist in the near future.</p>	<p>Planning</p>	<p>Completion of the Growth Management Element by December 1989; on-going development of the GIS; information and analysis provided by the GIS and Growth Management Element will provide direction for new</p>	<p>The County proceeded to develop a Growth Management Element during the time period 1989-1991. At one point during the environmental impact report and public hearing process, five staff members were assigned to this project on a full-time basis. However, the Growth Management Element public hearings at the Planning Commission level became</p>	<p>Integrate growth management concepts into the 2001 General Plan update process.</p>



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<p>In support of the objectives of this program, the Board of Supervisors directed the Planning Department to initiate work on a General Plan Growth Management Element. This element will incorporate regional growth issues; coordinate land use and public facility planning functions with cities, special districts, and the private sector, develop capital improvements plans; establish and update growth targets; develop analysis systems to review consistency between development proposals and regional plans; and implement a development monitoring system. A key instrument of the Growth Management Element will be the Geographic Information System (GIS) by which data will be collected and displayed.</p>		<p>development to occur in an orderly and cost efficient manner.</p>	<p>enmeshed in a controversy regarding ways of mitigating impacts of future growth on the need for school facilities. The Growth Management Element Map was changed to a future program when questions arose regarding the accuracy of its accounting of existing commitments such as approved, but unrecorded, subdivisions. The Element finally reached the Board of Supervisors in the 1993-94 period and was tentatively approved; however, due to budget constraints, by the time the Element received tentative approval, the programs that the Element promised to deliver as follow-up projects no longer appeared to be feasible. In the meantime, three new members were elected to the Board of Supervisors in 1994, and had taken office when the formal resolution of adoption was prepared. The new Board members decided that they were not sufficiently familiar with the project and that it no longer appeared as if the programs therein could be implemented. By this time (1995), it appeared that the Growth Management Element would no longer be needed, since construction had dropped precipitously. The Board,</p>	



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<p><u>Program B.18 - Review of Countywide Development Mitigation Fee</u></p> <p>The Administrative Office (GROFIT) has principal responsibility for this new program which became effective in September 1988. The program was instituted to collect a development mitigation fee on new residential development in the unincorporated County in order to provide a “fair share” of funds for new public facilities, regional parkland and open space needed to accommodate growth.</p>	<p>Executive Office</p>	<p>HTAC will review fees collected at the building permit stage by the Department of Building and Safety for impacts on housing affordable to low and moderate income households, with recommendations to be presented to the Board of Supervisors by January 1991.</p>	<p>therefore, declined to adopt the resolution, and the Element remained unadopted and faded into obscurity.</p> <p>Publicly subsidized projects constructed as housing for low-income households are specifically exempted from development mitigation fees in Ordinance No. 659. Housing for moderate-income households is not specifically addressed in Ordinance No. 659; however, mobile homes not on permanent foundations and units approved through second unit permit processes are also exempt. The exemption for second units specifically references their role in providing relatively affordable housing for low- and moderate-income households without public subsidy. Construction of residential units in Regional Statistical Area No. 54, which includes the Palo Verde Valley, generally an area of lower incomes and lower growth rates, is also exempt from Ordinance No. 659 fees.</p> <p>Staff has found no evidence to confirm that HTAC presented recommendations to the Board of Supervisors regarding the impacts of these fees on housing affordable to low- and moderate-income households. Mr. John Johnson of the</p>	<p>A fee study was recently completed and submitted to the Board of Supervisors. The Board will review this study in March 2001 to determine if changes to the fee structure are warranted.</p>



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			Riverside County Executive Office advises that there have been no substantive changes in Ordinance No. 659 since its adoption.	
<u>Program B.19 - Mortgage Credit Certificate Program</u> Mortgage Credit Certificates (MCC's) were authorized by federal legislation in 1984. The Riverside County MCC program officially began in August 1988. An MCC entitles first-time homebuyers to a tax credit based on a percentage of the interest paid on their mortgage. In Riverside County, the MCC credit was 20% until 1996 when the tax credit was reduced to 15%. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer.	EDA	Riverside County will assist over 340 first-time homebuyers during the reporting period.	The County has operated the MCC program since 1988, assisting 1,291 first time homebuyers.	No recommended changes.

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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p><u>Program B.20 - Fair Share Affordable Housing Program</u></p> <p>The intent of this program is to encourage the production of residential units affordable to the county’s special needs population. The special needs groups included: low- and moderate-income households, the elderly, the persons with disabilities, homeless, migrant farm workers and single parent households. A variety of housing in various locations, with access to public services, must be provided for these special needs households.</p>	<p>EDA</p>	<p>A study will be conducted in FY 1989-90 to determine the method by which the county will develop a land banking program. The program, once developed, will be immediately implemented.</p>	<p>While the County has not established a specific land banking program, in partnership with a non-profit agency, they entered into a master lease agreement to develop two special needs affordable housing projects since 1995 on County-owned land. 35 units for very-low mentally ill SRO units were constructed in 95-96 and 11 farmworker units (88 beds) were constructed in Mecca in 99-00.</p>	<p>Do not pursue this program.</p>
<p><u>Program B.21 - Public Service Opportunity</u></p> <p>This program will provide for public service opportunities by county employees. In that the National Housing Task Force, in its report <u>A Decent Place to Live</u> (March 1988), identified the importance of community partners, i.e., civic or religious groups or nonprofit organizations, in the provision of low- and moderate-income housing, this program would provide county recognition of the importance of volunteerism in meeting the challenge of providing low cost housing.</p>		<p>Establishment of a provision for “matching hours” program in FY 1989-90 by County employees volunteering for non-profit housing projects. Non-profit groups and programs are to receive authorization for employee participation.</p>	<p>This program was not implemented due to staffing limitations.</p>	<p>Do not pursue this program.</p>



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p><u>Program B.22 - Housing Trust Fund</u></p> <p>This program recognizes the importance of creating permanent, annually renewable revenues for existing housing needs and an administration responsible for developing criteria and oversight of their use. This trust fund will be used exclusively for affordable housing. It will generate jobs, income, tax revenues, and profitability for financial institutions. This housing trust could be the recipient of and administer sites or fees dedicated under Program B.20 Fair Share Affordable Housing.</p>	EDA	Develop a proposal for a Housing Trust and dedicated revenue sources to be presented to the Board of Supervisors in January 1992.	This program was not implemented due to the economic downturn of the 1990s and subsequent elimination of staff originally anticipated to administer this program. In addition, the recession impacted the ability of the private sector to contribute resources for housing.	Do not pursue this program.
GOAL C. Housing Opportunity				
<p><u>Program C.1 - Funding for Special Needs Housing</u></p> <p>The county will seek and utilize all available funding programs for the rehabilitation and construction of dwelling units in an effort to accommodate the housing needs which are unique to special needs groups which include persons with disabilities, the elderly, minorities, farm workers, single parent</p>	EDA; Housing Authority; DPSS	Continue to search for funding to meet the housing needs of the special needs groups. The quantified objectives are established throughout Programs A and B.	<p>The County utilizes the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Section 8 certificates to assist households with incomes up to 50% of the County median with rent to provide the opportunity to live in safe, and affordable housing. Approximately 6,000-7,000 certificates per year were issued <p>Countywide, with over 500 per year in the unincorporated areas.</p>	



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<p>households and the homeless. Changes in state and federal grants and loan programs will be closely monitored, and new funding sources for special needs groups will be actively pursued.</p>			<p>2. The Family Unification Program which provides 100 certificates or vouchers per year to families who are in imminent danger of losing their children due to inadequate housing</p> <p>3. The Family Self Sufficiency Program which assists families to become economically independent from governmental services within a five year period. The program is available to those families assisted under the Section 8 program and those who reside in public housing.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA) is administered by the City of Riverside for projects in San Bernardino and Riverside Counties. As a project sub-recipient the Housing Authority is responsible for procuring services such as short term housing, utilities assistance, and home health care for HOPWA participants.</p> <p>5. The Housing Authorities of both Riverside County and San Bernardino County, the City of Upland, and the Volunteer Center of Greater Riverside were selected to participate in the HUD</p>	



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			<p>funded Inland Empire Regional Opportunity Counseling program, which assists Section 8 participants with the process of relocation to identify appropriate housing, educational and employment opportunities in Riverside and San Bernardino Counties.</p> <p>6. In July, 1999, the Housing Authority entered into a collaborative agreement with the Riverside County Department of Mental health in order to provide public housing and supportive services to mentally ill homeless persons residing in eastern Riverside County. The two agencies have agreed to expand the housing and supportive services to include western Riverside County. The Housing Authority will provide housing assistance to eligible homeless mentally ill clients referred by the Department of Mental Health.</p> <p>In 1996 the EDA was awarded its first HUD McKinney Continuum of Care Homeless Assistance grant. The Supportive Housing Program component and Shelter Plus Care Program together provide transitional and/or permanent housing and supportive services to the</p>	



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			homeless special needs population. In July 1998 the program was transferred to the Dept. of Public Social Services (DPSS) and a Continuum of Care Strategy has been developed to further identify gaps in service, priorities for funding, and efficient delivery systems to assist the homeless. To date, the County has 18 active projects, which will provide 609 homeless beds when fully completed.	
<p><u>Program C.2 - Housing Referral Service</u></p> <p>Housing information and referral services will continue to be provided for low- and moderate-income persons and the special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations (CBO's) and other service providers of the requested service or assistance</p>	<p>EDA & Housing Authority</p>	<p>Continue to provide information and referral services on an as-needed basis. Develop a directory of available services and sources for assisting low- and moderate-income persons in FY 1990-91.</p>	<p>In 1992 the Planning Dept. completed a directory of services called the "Riverside County Housing Referral Directory". Although the directory has not been updated, the County continues to provide housing information and referral services to the public 1) through staff and brochures/publications from each respective agency; 2) through the Riverside County website and its related links; 3) through approximately 40 information kiosks located throughout the county; and 4) citizen participation meetings in 14 unincorporated communities held annually and attended by EDA housing staff.</p>	



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p><u>Program C.3 - Mobile Home Park Rent Mediation</u></p> <p>The county has implemented County Ordinance No. 606 which established a Mobile Home Rent Review Commission. The Commission is responsible for arbitrating disputes between mobile home tenants and park owners over proposed rental increases. The program provides voluntary mediation at the park level and affects all mobile home parks located in the unincorporated portion of the county.</p>	<p>County Executive Office</p>	<p>The county will continue to provide mediation services for cases which are appealed to the Mobile Home Rent Review Commission.</p>	<p>The 1989 Housing Element referenced County Ordinance No. 606, adopted on December 6, 1983 and effective on January 5, 1984, which established a Mobile Home Rent Review Commission responsible for arbitrating disputes between mobile home tenants and park owners over proposed rent increases. On February 20, 1996, the Board of Supervisors adopted Ordinance No. 760, which limits rent increases (with specified exceptions) to increases in the Consumer Price Index. Ordinance No. 760 authorizes a commission, but does not mandate a commission. This ordinance allows for implementation through an ordinance director (County Executive Officer or designee). This ordinance is administered by the Executive Office (Theresa Summers, assigned staff).</p>	<p>The County will continue to administer Mobile Home Rent Stabilization Ordinance No. 760, as amended through Ordinance No. 760.2.</p>
<p><u>Program C.4 - Protection of Mobile Home Park and Apartment Tenants</u></p> <p>In an effort to protect mobile home parks and apartment tenants, the county shall consider amendments to the zoning ordinance regarding conversions of mobile home parks and apartments to other uses.</p>	<p>Planning & Fair Housing Council</p>	<p>Proposed amendments shall be submitted to the Board of Supervisors as the need arises.</p>	<p>This program is intended to address conversion of apartment projects and mobile home parks to condominiums. Such conversion has not occurred on a significant level. At this time, an amendment to County ordinances regarding this matter appears unwarranted.</p>	



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p><u>Program C.5 - Riverside County Coordination of Farmworker Housing Issues</u></p> <p>County departments and agencies will work together on an ongoing basis to identify farm worker housing problems and develop solutions to address the problems. Activities will include research to better establish the scope of the problem and coordination with farm workers, growers, agencies and groups involved with farm worker housing in Riverside County.</p>	<p>EDA; Housing Authority; Planning</p>	<p>The county continues to view farm worker housing as one of the most critical areas of need and will continue its emphasis on housing production directed to this segment of the population. The Department of Community Action estimates that assistance to 500 families per year will be made available over the next five years.</p>	<p>Farmworker and Migrant Farmworker housing needs are a priority in the County of Riverside Consolidated Plan. It is estimated that there are over 12,000 farmworkers in Riverside County, almost half of whom are migrant seasonal farmworkers. Because housing for migrant seasonal farmworkers is either non-existent or substandard, many are homeless. In 1996, the 4th District County Supervisor Roy Wilson assembled a Farmworker Housing Taskforce to address the housing issues of both the migrant seasonal farmworkers as well as the permanent farmworkers in Coachella Valley. The Taskforce consisted of representatives from the County Code Enforcement, Housing Authority, Economic Development Agency, California Rural League of Assistance (CRLA), local business owners, non-profit housing developers, local growers, legislative field representatives, and State Housing & Community Development (HCD).</p>	<p>Combine Programs C.5 and C.6 and reconvene the Farmworker Housing Taskforce to continue to address housing needs of the farmworker and seasonal migrant farmworker.</p>



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<p><u>Program C.6 - Review of County Regulations on Farmworker Housing</u></p> <p>The county will review the General Plan Land Use Element and Open Space and Conservation Map, Riverside County Ordinances Nos. 348 and 460, and the county's Building Code to ensure that land use regulations permit an adequate supply of housing to meet the farmworker housing needs of the area.</p>	<p>Housing Authority; Planning; EDA</p>	<p>Continued review of Countywide land use regulations, with emphasis on new community policies affecting the Coachella Valley.</p>	<p>Among the growing concerns of the Farmworker Housing Taskforce was rising code enforcement actions regarding illegal agricultural housing, including mobile home parks ("Polanco Parks") and other types of substandard housing in Coachella Valley which were developed under the Farmworker Housing Protection Act of 1992. In 1992, the Polanco Assembly Bill was passed, which created the Farmworker Housing Protection Act of 1992. The bill established the definition of "employee housing" and exempted certain employee housing from fees in qualifying for permits under the Employee Housing Act. The bill enabled agricultural employers to provide permanent employee housing, however, many types of housing including mobile home parks were established which did not meet Planning nor Health & Safety Code standards. Approximately 200 illegal housing facilities, containing up to 2,000 unpermitted and potential substandard mobile home units are within Coachella Valley. The County has addressed the issue by assigning two ombudsman and redevelopment funds to assist the park owners and residents in bringing the parks and residences up to</p>	<p>Combine Programs C.5 and C.6 and reconvene the Farmworker Housing Taskforce to continue to address housing needs of the farmworker and seasonal migrant farmworker.</p>



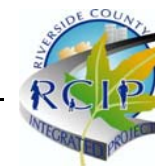
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			<p>code. Ombudsmen will help put together a booklet with a lists of fees, schedules and county permits needed to assist park owners through the bureaucracy. Redevelopment funds have been earmarked for the area to assist in improving the area where residents' health and safety are threatened. Volunteers in the area have agreed to assist the park's owners and families to reduce the cost of upgrading the mobile homes and parks. During the planning period, the County has assisted in the development of 239 farmworker housing units, with an additional 295 units developed by the Coachella Valley Housing Coalition. <i>See Section A.1 under Rehabilitation of Farmworker Housing.</i></p>	



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<p><u>Program C.7 - Fair Housing Program</u></p> <p>In order to promote and facilitate the achievement of the goal of fair housing, the county will implement a comprehensive fair housing program. The intent of the program will be to reduce, remedy and prevent housing discrimination and other impediments to equal housing opportunities. The program will include: community outreach and education on rights and responsibilities of home seekers and landlords relative to fair housing laws; affirmative action workshops conducted for the housing industry relative to fair housing laws; landlord/tenant counseling and mediation; and investigation, referral and prosecution of housing discrimination complaints.</p>	<p>Fair Housing Council</p>	<p>Continue to promote the reduction and prevention of housing related discrimination and other impediments to equal housing opportunities.</p>	<p>The County completed a Fair Housing Impediments Study in 1995, which evaluated impediments to fair housing choice in the unincorporated areas and the participating cities. The major focus of the County's strategy to address fair housing impediments has been the utilization of the services of the Fair Housing Council of Riverside County to help implement a number of programs including: (1) audits of lending institutions and rental establishments; (2) education and training of County staff; (3) education and outreach to apartment owners associations, management companies, lending institutions, building industry associations and homebuyers, and residents in homeless emergency shelters and transitional housing programs. EDA provided education and training for mortgage lenders applying for certification or obtaining re-certification to participate in the County's First Time Home Buyer Program for low- and very-low income households.</p>	



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p><u>Program C.8 - Residential Accessibility</u></p> <p>All Riverside County sponsored or funded projects shall be reviewed to ensure the accessibility of residential units to persons with disabilities. This would include residential units rehabilitated and constructed through programs in this element.</p>	<p>Non-Profits and Community Access Center; Housing Authority; Building and Safety</p>	<p>Continue to increase accessibility of residential units for persons with disabilities and implement any additional requirements of the State Building Code.</p>	<p>The Mainstream Housing Opportunities for Persons with Disabilities Program provides Section 8 rental vouchers to 152 persons with disabilities. Vouchers are issued to eligible individuals and families on the Housing Authority waiting list. The Housing Authority works in cooperation with local organizations that provide referral and support services to persons with disabilities in order to help these clients locate affordable and accessible housing.</p> <p>The local organizations providing support services include the Community Access Center, which maintains a registry of apartment complexes in the County with accessible units, and assists persons with disabilities in obtaining housing assistance and locating suitable housing.</p>	
<p><u>Program C.9 - Shared Housing</u></p> <p>Shared Housing, a Riverside Experience (SHARE) is a non-profit entity developed to promote home sharing. SHARE is a voluntary arrangement between participants, offering alternatives to persons unable to afford to maintain safe and suitable housing. The primary objective is to facilitate the matching</p>		<p>To increase housing opportunities for senior citizens and other County residents through shared housing. SHARE projects 7,800 applications with 3,440 matches for the time frame of June 1989 to July 1994.</p>	<p>Shared Housing has been operating since 1984. Its expanded program now reaches out to displaced homemakers, single parents, persons with disabilities, and older foster children, as well as seniors. A total of 1,309 households were assisted during the planning period. An additional 562 participants were assisted between 1998 and 2000. Approximately 33% of</p>	



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of seniors who want to share housing. Home sharing is not limited to the elderly or just two people. Intergenerational matches can be quite successful and many couples are among home sharers. Sharing can be a viable answer to housing companionship and security needs. The City of Riverside and Riverside County participate in this program and countywide expansion is an on-going process			the participants reside in unincorporated county. All participants assisted are very-low or low-income.	
<p><u>Program C.10 - Emergency Shelter Assistance</u></p> <p>Emergency shelter assistance is provided for persons and families needing emergency shelter. Program activities include information and referral services and coordination with community-based organizations, charitable organizations and religious organizations that directly provide emergency shelter assistance.</p>	<p>Department of Public Social Services as staff to the FEMA Local Board for Emergency Food and Shelter Program</p> <p>The Department of Social Services as staff to the designated local board (operational funds) and HCD for the Emergency Housing Assistance Program</p>	<p>Facilitate coordination between the county, cities and community groups to implement emergency shelters and assistance programs throughout the county. Ordinance amendments should be developed in FY 1989-90.</p> <p>Support the Comprehensive Homeless Plan developed by the Department of Community Action and continue to financially support the various shelters within the cities and unincorporated area of the county</p>	<p>There are a number of programs established to meet the emergency shelter needs of the homeless: the Emergency Shelter Grant (ESG) Program, Emergency Cold Weather Shelter, Emergency Food and Shelter Program, Community Development Block Grant Program, and the Emergency Housing Assistance Program.</p>	<p>No changes recommended. Additional facilities are needed.</p>

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<p><u>Program C.11 - County Designated Housing Coordinator</u></p> <p>Riverside County has no “lead person” who specifically coordinates the county’s housing programs, such as those of the Housing Element. During public hearings regarding adoption of the current Housing Element, the Board of Supervisors and Planning Commission expressed the need to create such a position.</p>	<p>EDA</p>	<p>Develop job description and employment criteria for County Designated Housing Coordinator position.</p>	<p>Due to the economic downturn of the early 1990s, a County Designated Housing Coordinator position was not created nor filled. In 1994 the Housing Section of the Economic Development Agency was formed in order to facilitate the program objectives. In 2000 the administration of the Housing Authority was transferred to EDA.</p>	<p>Do not pursue this program.</p>
<p>GOAL D. Provision of Housing Sites</p>				
<p><u>Program D.1 - Housing Lands Inventory/Geographic Information System</u></p> <p>The county will continue to maintain a Housing Lands Inventory in conjunction with the Comprehensive General Plan Mapping System and the county’s Development Monitoring System.</p> <p>The Inventory provides information about suitable sites for housing development through the collection of data concerning environmental conditions, levels of infrastructure and public services, zoning, existing development, and current development activity.</p>	<p>Planning and GIS</p>	<p>The Geographic Information System is targeted for completion in FY 1990-1991. The Comprehensive General Plan Mapping System and Development Monitoring System are on-going programs. Information developed from these sources will be incorporated into this GIS.</p>	<p>Due to budgetary and staff constraints, the County has not maintained a Housing Lands Inventory as originally envisioned. However, the County Planning Department conducted a study in 1995 (updated in 1997) in response to a request for an identification of the number of buildable lots in the unincorporated portion of Western Riverside County. The study revealed that, as of 1997, up to 124,338 additional dwelling units could be built in the unincorporated area of Western Riverside County (counting Specific Plan land use commitments, existing vacant recorded lots, and approved but unrecorded tract maps and parcel maps outside Specific Plans).</p>	



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			<p>The 1989 Objective called for completion of the Geographic Information System (GIS) in Fiscal Year 1990-1991. The parcel layer of GIS has been completed and is regularly updated. This GIS Parcel Info system provides data on a parcel-specific basis or for groups of parcels regarding environmental concerns, zoning, and service agencies. GEO INFO information is available for review or purchase at the three County Permit Assistance Centers.</p> <p>The Development Monitoring System referenced in this program has been replaced by the Land Management System.</p>	
<p><u>Program D.2 - Inventory of Residential Sites in Urban and Rural Areas</u></p> <p>The county will continue to maintain and improve an inventory of potential residential sites in urban and rural areas as a component of the Housing Lands Inventory. This inventory identifies lands in urban and rural county communities which are suitable for residential development based on an analysis of environmental constraints, public service availability and existing zoning.</p>	Planning and GIS	<p>This program will be included within the Housing Lands Inventory/Geographic Information System.</p>	<p>Due to budgetary and staffing constraints the inventory of residential sites in urban and rural areas referenced in the 1989 Housing Element as having been completed in Fiscal Year 1984-1985 was not updated or maintained. The 1997 study referenced above did not distinguish between dwelling units in urban and rural areas. However, the Geographic Information System provides the capability of identifying parcels in both urban and rural areas which are zoned for</p>	



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			residential development and are vacant and the capability of distinguishing urban parcels from rural parcels based on 1990 Census definitions. Information available from this system includes lands designated for residential use on Community and Specific Plans, lands zoned for residential use, and generalized existing land use.	
<p><u>Program D.3 - Inventory of Buildable Residential Sites in Specific Plan Areas</u></p> <p>The county will continue to maintain an inventory of sites within adopted specific plans which are suitable for residential development as a component of the Housing Lands Inventory. Specific plans are large-scale projects proposing a mixture of land uses and densities and generally represent an initial commitment by the county and private developers to allocate certain lands for residential development.</p> <p>The specific plans inventory will classify sites by the following information: acreage designated for residential, commercial, industrial and open space development; number of proposed dwelling units; infrastructure availability and zoning.</p>	Planning and GIS	Information regarding specific plan residential units and the development agreement reports will be incorporated into the Annual Growth Report, and into the Geographic Information System (GIS) on an on-going basis, once completed.	Due to budgetary and staffing constraints, the preparation of the Annual Growth Report was suspended during the 1990-1992 time period and was not subsequently reinstated. Therefore, the updating of the inventory of buildable residential sites in Specific Plans areas did not occur on a regular basis. However, as noted above, the Riverside County Planning Department did prepare a summary of Specific Plan entitlements in Western Riverside County in 1997. The summary revealed that 81,056 dwelling units could be developed in adopted Specific Plans in addition to existing units in those areas. This would include 3,245 dwellings on recorded but undeveloped residential lots, 14,262 dwellings within tentatively approved but as-yet unrecorded maps, and a potential build-out level of	The Specific Plan inventory is under expansion to include the status of unit buildout and identify remaining dwelling unit potential by land use designation.



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			<p>63,549 dwellings within those portions of the Specific Plans not located within recorded or approved maps.</p> <p>In the year 2000, the Riverside County Planning Department established a Specific Plan database which specifies the number of dwelling units approved and constructed in each Specific Plan. (The database may not include dwelling units constructed prior to the establishment of the Gartek and Land Management System monitoring systems.) Additionally, the Riverside County Transportation and Land Management Agency (TLMA) maintains the Land Management System whereby activities such as issuance of building permits, if within a Specific Plan, are attached to that development, so that ongoing totals can be maintained. The number of units approved minus the number of units constructed (which, for older Specific Plans, may need to be supplemented with Assessor's data) would be the number of buildable residential sites in Specific Plan areas.</p>	



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<p><u>Program D.4 - Inventory of Potential Residential Sites on Riverside County Owned Lands</u></p> <p>As a component of the Housing Lands Inventory, the county will identify county-owned lands which may be suitable for residential development. This inventory will analyze county-owned lands for infrastructure availability and environmental constraints to determine suitability for development of low cost housing.</p>	<p>Planning and GIS</p>	<p>On-going provision of additional lands for low- and moderate-income housing. County-owned lands inventory will be updated on an on-going basis. Identification of parcels as federal, state, or county-owned will be a function of the GIS, once completed.</p>	<p>Due to budgetary and staffing constraints, the inventory was not prepared.</p> <p>The Geographic Information System parcel layer was completed, and the GIS section of the TLMA Information Resources Division is capable of generating maps identifying the ownership of publicly owned land (federal, state, and county).</p> <p>Generally, County owned land is maintained in reserve for future uses. Much County land is unsuitable for residential development due to such factors as location within floodways, proximity to airports, or former use as a landfill. The County Economic Development Agency and the Board of Supervisors have taken active roles in the development of housing for low- and moderate-income persons at a number of locations in the County, including encouragement of the siting of senior citizen housing in proximity to senior centers and community centers. The County Economic Development Agency has cooperated with the Coachella Valley Housing Coalition in the development of La Hacienda Apartments located on</p>	



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			<p>County-owned property in the City of Indio.</p> <p>In addition, the County entered into a master lease agreement to develop an 11-unit (88-bed) farmworker project in Mecca in 99-00 in partnership with the Coachella Valley Housing Coalition.</p>	
<p><u>Program D.5 - Inventory of Potential Redevelopment Areas</u></p> <p>Upon the creation of a Riverside County Redevelopment Agency (as per Program A.6. Conservation of Housing and Communities), the county will identify residential areas with potential need for redevelopment as a part of the Housing Lands Inventory.</p>	EDA/RDA	<p>Based on information derived from the upcoming 1990 Census, the county will continue to identify areas subject to substandard housing conditions and other conditions of blight. Existing redevelopment project areas shall be identified as such in the GIS.</p>	<p>The County has established 31 subareas for redevelopment project activities.</p>	
GOAL E. Housing Supply				
<p><u>E.1 - Use of General Plan Standards to Facilitate Varied Housing</u></p> <p>A good housing supply provides a variety of housing to meet the needs and desires of different income groups. The Comprehensive General Plan recognizes the need for a variety</p>	Planning	<p>An annual assessment of these policies will be included in the Annual Housing Status Report. In conducting this assessment, the effectiveness of providing a variety of</p>	<p>Reliance on market forces has resulted in single-family conventionally built residences dominating the unincorporated County's increased number of dwelling units since 1990. To this point, the County has not utilized General Plan standards to facilitate higher density housing.</p>	<p>Incorporate land use designations and incentives to encourage higher density affordable housing in the new General Plan.</p>

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Housing Element

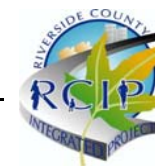


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<p>of housing types and mixes in the future housing supply. Through the provisions of the Land Use Element and the Community Plans, development standards have been adopted which will facilitate the development of varied housing. The range, type and location of housing is dependent upon a number of factors which are encompassed through the Comprehensive General Plan policies, including density, environmental constraints and public facility availability.</p>		<p>housing types and mixes should be thoroughly reviewed.</p>	<p>However, the County recently embarked on the preparation of a new General Plan as part of the a Riverside County Integrated Project. At this time, it is proposed that the new Plan offer incentives to encourage higher density development, especially in mixed-use areas.</p>	
<p><u>Program E.2 - Jobs/Housing Balance</u></p> <p>The county will continue to encourage and promote balanced development on a regional and countywide basis. Through the provisions of the Comprehensive General Plan Regional Element, the county has adopted policies which will promote compatible and mutually supportive land use mixes. The intent of these policies is to facilitate a mix of housing and employment opportunities to achieve jobs/housing balance.</p>		<p>Use the County's established quantified objectives to assess whether the goal of achieving jobs/housing balance is being attained.</p>	<p>The jobs/housing balance assessment has not been conducted on an annual basis in conjunction with each element.</p>	
<p><u>Program E.3 - Residential Design Flexibility</u></p> <p>The county will continue to utilize the land use ordinance and development review process to facilitate and promote design flexibility in residential developments.</p>	<p>Planning</p>	<p>Continue to review and amend the land use ordinance in order to facilitate residential design flexibility. Conduct a feasibility study to</p>	<p>Riverside County's land use ordinance (Ordinance No. 348) continues to be reviewed and amended on an ongoing basis; however, the promotion of residential design flexibility was not a major impetus of ordinance amendments.</p>	<p>The draft 2001 General Plan establishes a Mixed-Use designation which allows for higher density attached and multi-family uses. This land use designation may be applied to non-specific plan areas. One of</p>



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Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
		investigate the potential for mixed use zoning in conjunction with Program A.9. The Planning Department will consider revision of Ordinance No. 348 to provide for mixed use zoning in non-community plan and non-specific plan areas. Any proposals for mixed use zoning would be linked with affordability.	Design guidelines have been adopted for the Second, Third, and Fifth Supervisorial Districts in order to 1) ensure that neighborhoods of new homes are interesting and varied in appearance; 2) create high quality communities that will maintain their economic value and long-term desirability as places to live; 3) encourage the utilization of building materials and enhanced landscaping to promote a look of quality, both at the time of occupancy and in future years; and 4) incorporate conveniently located neighborhood parks, trails and open space. The design and landscape guidelines are summarized below: There are no specific provisions at this time that would exempt low-income housing from these guidelines; however, as the guidelines have not been adopted by ordinance, the applicability of these guidelines to individual projects is subject to the discretion of the Board of Supervisors, and variations from the guidelines do not (as of this time) require a formal variance process. The Second Supervisorial District Guidelines require a minimum average residential lot size within a housing tract to be at least 7,200 square feet and prohibit lot sizes smaller than	the objectives is to locate mixed-use areas in proximity to major transportation corridors. The mixed-use designation is not linked with affordability, although higher density projects may be affordable to lower income households.



**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>6,500 square feet. Tracts of 50 or more homes must consist of minimum five distinct models. For the purposes set forth herein, reversed floor plans shall count as one model. Each model shall be constructed with a minimum of three distinct facades. All new residences shall have at least one fireplace in the living room or family room area. All new residences shall be provided with rollup garage doors. All new residences shall be provided with front yard landscaping with an automatic irrigation system. Landscaping shall include a combination of turf, trees, and shrubs. A minimum of two trees (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted within three foot deep planters along the front of all homes (excluding garage and side yard gate areas). All new residences constructed on lots less than 20,000 square feet shall include rear and side yard slump stone (or equivalent) block walls at least five feet in height. (Powder coated wrought iron, wood, or chain link fences or gates are allowed when a residence is being constructed on a lot of at least 20,000 square feet.) Side yard gates are required</p>	



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>on one side of the home. No wood or chain link fences on lots of less than 20,000 square feet shall be permitted. Powder coated wrought iron sections may be included within tracts where view opportunities and/or terrain warrant its use. Additional standards require curvilinear streets, specify minimum road frontage for lots, encourage meandering sidewalks, recommend "T" intersections rather than four-way intersections, and require neighborhood entry statements, reverse frontage treatments and, where appropriate, landscaped street medians. Design guidelines have also recently been adopted for the Third and Fifth Supervisorial Districts. The residential standards in these guidelines are applicable only to tract maps proposing five or more lots (with the smallest lot size being less than 18,000 square feet in net area) located in the R1, R1A, R2, R2A, R3, R3A, R4, and R6 zones. The standards differ somewhat from the Second District standards; they do not prohibit lots smaller than 6,500 square feet, do not require an average minimum lot size of 7,200 square feet, and do not require fireplaces, but they do include requirements relating to provision of</p>	



**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>single story designs in projects of more than ten homes and maximum lot coverages. The Third and Fifth Supervisorial District guidelines do not apply to mobile home parks (although they do apply to mobile home subdivisions) or apartment projects. Design guidelines have not been adopted for the First or Fourth Supervisorial Districts. The Fourth Supervisorial District includes the areas where farm worker housing is most likely to be required. Compliance with these guidelines will increase the initial costs of housing minimally to some extent; however, it is expected that the amenities and neighborhood features specified in the guidelines will enhance the long-term value of housing so that neighborhoods would be less likely to deteriorate. The guidelines were prepared to address market rate housing developments. Generally, market rate housing is available in Riverside County at a considerably lower price than would be required for a comparable unit in Los Angeles or Orange Counties, and even with the additional requirements, new housing can be developed at a lower price than in the coastal counties. As the</p>	



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			<p>guidelines have only been in effect for a limited time, the actual impact of the guidelines on the price of housing affordable to low-income households cannot be determined at this time, but the application of these guidelines to below market rate housing is a subject that merits additional study during calendar year 2002.</p> <p>Due to budgetary and staffing constraints the County Planning Department did not conduct any feasibility studies to investigate the potential for mixed-use zoning in conjunction with locational guidelines for low- and moderate-income housing. Mixed-use has been proposed in Specific Plan and Specific Plan Amendment proposals files with the County; however, none of these proposals has been adopted to date. The County has now embarked on the preparation of a new General Plan as part of the Riverside County Integrated Project. At this time, it is proposed that the new Plan provide for mixed-use centers.</p> <p>Ordinance No. 348 presently does not provide for mixed-use zoning except through the use of special SP zoning. In</p>	

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**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
			the event that the mixed-use center concept is adopted in conjunction with the new General Plan, amendments to Ordinance No. 348 to accommodate this land use would be necessary.	
<p><u>Program E.4 - Condominium Conversion</u></p> <p>In order to assess the impact of condominium conversions in the county, conversions will be monitored by the Development Monitoring System. The county will evaluate the results of the monitoring effort and consider adoption of a condominium conversion ordinance to establish uniform condominium standards.</p>	<p>Planning and Building & Safety</p>	<p>If monitoring results warrant consideration of a condominium conversion ordinance, an ordinance should be prepared and submitted to the Board of Supervisors.</p>	<p>The 1989 Housing Element stated that “Monitoring of land division applications...disclosed that condominium conversions are rare and therefore have had virtually no negative impact on the existing rental housing stock. The indication is that an ordinance and uniform standards are not warranted at this time due to an absence of condominium conversion hereto in Riverside County.” These conclusions remain valid, and there is no need for an ordinance to address this issue in the County of Riverside.</p>	<p>Eliminate Program in 2001 Housing Element update.</p>
<p><u>Program E.5 - Housing Technical Advisory Committee</u></p> <p>The Housing Technical Advisory Committee (HTAC) is comprised of county agencies and departments that are responsible for implementing the county’s housing program and interested private sector groups.</p>	<p>EDA/HTAC</p>	<p>Facilitate the implementation and coordination of the county’s housing programs; objectively evaluate the county’s total housing program and propose appropriate recommendations for improvement; and</p>	<p>HTAC continues to facilitate the implementation and coordination of the County’s housing programs and make recommendations for improvement. HTAC continues to serve in an advisory capacity in the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), the Consolidated Plan, the Fair Housing Impediments studies, the Redevelopment</p>	



Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
		collaborate on the preparation of each annual housing report and subsequent Housing Element.	Housing Plan (AB 315 Plan), and Housing Element update. In order to bring more diversity to the planning efforts, HTAC expanded in April 1994 to include additional County departments: Mental Health, Veterans, Public Social Services, Health Services and Planning.	
<u>Program E.6 - Coordination With State and Federal Agencies</u> The county will continue to work with State and Federal housing agencies that assist the county in providing housing funds and programs. Interaction with these agencies will continue to be strengthened by providing information and input regarding the state of housing in Riverside County and by continuing to pursue available housing funds and programs.	EDA	On-going interaction with federal and state governmental agencies.	The County continued to coordinate with state and federal agencies in the provision of housing programs and funding.	Consolidate this program under Program A.1and B.1.
<u>Program E.7 - Coordination With Local Governments and Organizations</u> The county will continue to work with local governments, neighboring counties, community groups and regional councils of governments (Southern California Association of Governments and Coachella Valley Association of Governments) in coordinating local and regional housing programs and in reaching	SCAG, WRCOG, CVAG, EDA	On-going interaction with governmental and non-governmental bodies and organizations.	The County continued to coordinate with local participating jurisdictions, counties within the SCAG region, community groups and other relevant agencies in coordinating local and regional housing programs.	

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**Table H-54
Progress in Implementing Housing Goals, Programs and Objectives
July 1, 1989 to June 30, 2000**

Goal/Program	Responsible Agency	Countywide Objectives	Progress	Recommended Changes
<p>common housing goals. The county will also continue to interact with public interest groups, the building industry and citizens in an effort to improve countywide housing programs.</p>				
<p><u>Program E.8 - Annual Housing Status Reports</u></p> <p>Annual housing status reports on the state of housing in Riverside County shall be prepared and submitted to the Planning Commission and the Board of Supervisors. The reports will contain updated information on housing costs, vacancy rates, household income, housing conditions and any other pertinent housing information. The reports will assess the county's total housing program based on its effectiveness in meeting the goals, policies and program objectives stated in the adopted Housing Element for the issues of conservation of housing and communities; affordable housing; housing opportunity; provision of housing sites; and housing supply.</p>	<p>EDA</p>	<p>The next annual housing status report will be prepared and submitted to the Planning Commission and the Board of Supervisors within FY 1990-91. Subsequent reports will follow in each fiscal year thereafter.</p>	<p>Consolidated Plan Action reports are compiled annually. A Housing Element status report was compiled in 1993/1994 to assess the progress of the 1989-1994 Housing Element in attaining its objectives.</p> <p>The Annual Housing Status Report was last prepared covering Fiscal Year 1993-1994. EDA prepares an annual consolidated performance and evaluation report (CAPER) which discusses implementation of the Consolidated Plan.</p>	<p>Prepare annual Housing Element status reports.</p>



PROGRESS IN ACHIEVING THE PAST ELEMENT QUANTIFIED OBJECTIVES

The County's past Housing Element established a housing production objective of 58,508 new market rate housing units. It is not clear, however, from the past Element if this number was assigned to unincorporated County only, as the RHNA established a new construction need of 39,843 new units. As well, the Element established objectives for the rehabilitation and preservation of housing units, as specified in the previous matrix. While the Element's production objectives originally covered the 1989-1994 planning period, these objectives have been extended to June 30, 1998 based on direction from the State Department of Housing and Community Development to reflect the revised Housing Element cycle.

Table H-55 summarizes the County's progress in reaching its affordable housing targets through the mechanisms available during the period of July 1, 1989 through June 30, 1998. The fiscal years are reflected in this table to correspond to the County's system of annual performance records.

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**Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
NEW CONSTRUCTION							
MARKET RATE							
Market Rate Single Family	N/A ¹	21,546	21,546	2,155	4,310	6,500	8,581
Market Rate Multi-Family	N/A ¹	1,196	1,196	300	600	296	
Mobile Homes	N/A ¹	800	800	500	200	100	
SINGLE FAMILY AFFORDABLE							
Redevelopment Agency							
Village at Mecca		91	91	31	60		
Las Serenas I and II		22	22	8	14		
HOME							
Brown Street (Habitat for Humanity)	3		3	3			
Third Street	4		4	1	3		
Cathedral City Self-Help (Habitat for Humanity)	2		2	2			
Casas Mirasol Self Help (CVHC)		11	11	10	1		
Paseo de los Poetas (CVHC)		21	21	19	2	0	
Blythe Self Help Homes (CVHC)	16		16	15	1		
Other							
CVHC Self help Homes	259	132	391	235	156		
SUBTOTAL	284	23,819	24,103	3,279	5,347	6,896	8,581



Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
MULTIFAMILY AFFORDABLE PROJECTS							
<i>CDBG Housing Loan Fund</i>							
Oaktree Apartments	40		40		40		
Indio Desert Palms	144		144		144		
<i>HOME</i>							
Mecca II Apartments		118	118	10	108		
Nueva Vista Apartments		32	32	11	21		
Miles Avenue La Hacienda Apartments SRO	35		35	35			
Mission Villas Senior Apartments (Section 202)		54	54	11	43		
<i>Housing Authority</i>							
Jasmine Springs Apartments	59		59		12	47	
Villa de Corona Apartments	36		36		7	29	
French Quarter Apartments	14		14		3	11	
Racquet Club Apartments	8		8		2	6	
Calle de Carlos Apartments	9		9		2	7	
Thermal II Apartments		25	25	25			
Dr. Clair S. Johnson Apartments		40	40	40			

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**Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
<i>Other New Construction</i>							
Coyote Run	140		140	70	70		
Tlaquepaque Apartments	76		76	38	38		
Las Casas 3	52		52	26	26		
Ripley Migrant Center		100	100	100			
Las Casas 2 (FmHA)		78	78	40	38		
SUBTOTAL	613	447	1,060	406	554	100	0
TOTAL NEW CONSTRUCTION	897	24,266	25,163	3,685	5,901	6,996	8,581
RHNA Allocation 1989-94			39843	7570	9044	7371	15858
REHABILITATION							
CDBG PROGRAMS							
<i>CDBG Housing Loan Fund Acquisition/Rehabilitation</i>							
Christenson Apartments	144		144		144		
Coachella Community Homes Rental Complex	100		100		100		
Date Palm Mobile Home Park		65	65		65		
<i>Senior Home Repair Programs</i>							
Enhanced Senior Home Repair	2,088	1,284	3,372	2,851	521		
Minor Senior Home Repair	5,727	3,029	8,756	8,756			
Home Improvement Program - Single Family	80	96	176	124	52		



Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
REDEVELOPMENT AGENCY							
Single Family Rehabilitation	2	6	8		8		
Mobile Home Park Assistance Loan Fund	73		73	19	54		
HOUSING AUTHORITY REHABILITATION/ACQUISITION							
HUD Section 8 Rehabilitation	46		46	46			
El Solano Apartment Complex	40		40	40			
HOME							
BPRC Single Family Rehabilitation	2		2		2		
Jordan Street Single Family Rehabilitation	3		3	3			
Cathedral City Duplex Conversion	32		32	22	10		
Rancho West Apartments	150		150	43	107		
TOTAL REHABILITATION	8,487	4,480	12,967	11,904	1,063	0	0
PRESERVATION							
Public and Affordable Housing 3		1,681		1,681			
TOTAL PRESERVATION		1,681		1,681			
ASSISTANCE							
Tenant Based Rental Assistance		15	15	15			
Home Weatherization Program	600	3,923	4,523	4,523			
Mortgage Credit Certificate Program	975	117	1,092	62	379	651	
Section 8 Certificates and Vouchers	6,677	133	6,810	6,810			
Family Unification Program	100		100	100			

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**Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
HOPWA	?? Need data	Need data	--				
First Time Homebuyers Program	214	76	290	65	225		
Persons with Disabilities Section 8 Certificates	152 ³			152			
HELP (Lease/Purchase)	14		14		14		
Shared Housing	878	431	1,309	785	524		
Transitional & Permanent Housing (SHP & S+C)	54		54	54			
TOTAL ASSISTANCE	9,512	4,695	14,359	12,566	1,142	651	

¹ Market rate housing in the incorporated cities is not provided in this table as it does not contribute towards meeting the RHNA established for the unincorporated County, nor does it reflect projects which have been assisted with County funding and/or programs.

² Includes 491 units of public housing, 1,038 units subsidized with bonds and multi-family tax exempt bonds, 100 migrant farmworker units, 50 permanent homeless beds, and 2 Redevelopment Agency homes. Information not provided by jurisdiction

³ Information not provided by jurisdiction

⁴ Includes 166 units where jurisdiction is not known



As shown in the Summary Matrix table, overall the County was not able to meet the majority of its quantified objectives for the 1989-1998 planning period, primarily due to the economic downturn and subsequent development activity slowdown of the early 1990's. Riverside County was impacted more severely than some of the other County areas in the Southern California region, although the Riverside County region as a whole has generally recuperated strongly in recent years. In addition, the objectives established in the past Element, particularly for new construction, appear to be extremely high. This may be based on part on the extreme development activity experienced in the latter part of the 1980's "boom" period, which was used as the baseline to forecast the anticipated housing growth for the upcoming planning period. As such, the future growth objectives were not founded on actual projects in the development pipeline, but on a continuation of past growth trends. The effects of the recession significantly reduced development activity, and therefore the extreme growth projections were not realized, both in terms of housing units constructed, and population growth. A secondary effect of the economic turndown, based in part upon the decreased construction activity throughout the County, was the reduction in staffing in the County departments affiliated with the development and monitoring of housing, which affected not only construction activities, but also sources of funding and staffing levels to administer project assistance for new construction, redevelopment, rehabilitation and financial subsidies. Many housing programs virtually came to a standstill during the early 1990's. In addition, a number of activities, studies, preparation of elements, development of ordinances or standards, or creation of housing assistance entities as proposed by the 1989 Housing Element did not occur as anticipated. As of the mid-1990's, staffing levels and funding resources have been re-instituted, and housing programs administered by EDA, (including Redevelopment activities), the Housing Authority, the Planning Department, and other County agencies have been active in the provision, conservation, and assistance of housing for all economic segments of the community.

During the recessionary period, the most cost effective, efficient and politically feasible approach to meet the demand for affordable housing included the cultivation of existing housing resources through acquisition and/or rehabilitation, clearing of blighted conditions and neighborhood improvements, provision of financial support to bridge the gap between market rate and rates affordable to lower income households when feasible, and approval of new development projects as the market could support.

In terms of new construction, only 60 percent of the 39,843 new dwelling units established by the RHNA were achieved over the planning period. In all income categories except for the Moderate income group, the number of units constructed was approximately one-half of the need established by the RHNA. The number of units constructed in the Moderate income category closely approximated the target established by the RHNA. According to the Annual Housing Status Report 1992-94, a total of 52,362 units were produced for 1988-1994, which exceeded the RHNA by 31% or 12,519 units. Most, if not all, of those units were constructed for upper income households. In contrast, the production of housing units meeting the needs of very low and low income households fell short of RHNA-established goals for a combined deficit of 14,584 very low and low income units. In general, the shortfall in new construction of housing units can be attributed to the depressed economic climate in the Southern California housing market in the early 1990s. As discussed previously, during this time development activity severely slowed



down, County funding sources were impacted, and staffing levels reduced. Reduced developer interest and the limited ability of non-profit organization resources to provide affordable housing, combined with diminished Federal, State and local funding opportunities all contributed to the shortfall in new units affordable to households with incomes below 80% of the county median, as well as impacting rehabilitation activities. The drop in land values and residential real estate lending practices following the national savings and loan scandal, changes in the residential insurance market related to earthquakes and fires, increasing foreclosure rates associated with the impacts of the recession on the job market, and increasing construction defect litigation which, when combined resulted in an economic downturn of the Southern California development market. Despite these conditions, however, the County exceeded their established objective of 1,018 “affordable assisted” units, completing 616 units in the Very Low income category, and 832 units in the Low income category. In light of the economic conditions of the past, the County has made progress in establishing programs to meet their objectives for the upcoming planning period.

The County was successful in meeting their quantified objective for rehabilitation and conservation of units. The EDA/Redevelopment Agency’s proactive rehabilitation programs have been significant in the substantial progress made during the past period, given the environment of decreased funding resources and staffing. As well, the County’s existing stock of single and multi-family homes served as a valuable resource for providing affordable housing during this period. The specific objective for the Senior Home Repair Programs was slightly exceeded, as was the objective for Mobile Home Repair, although the programs changed over the planning period and funding sources varied from those proposed in the past element. Additional funding sources came into play in the acquisition and rehabilitation of dwelling units, particularly through CDBG resources.

Specific objectives were not established for projects assisted with County, State or Federal funding resources, with the exception of the MCC program. The MCC program was extremely successful over the planning period, nearly doubling the established objective. Other assistance programs were implemented as feasible and funding available, including the First Time Homebuyers Program, Section 8 rental assistance vouchers or certificates, and emergency shelter grants for provision of emergency or transitional facilities for the homeless.

A comprehensive housing strategy for the future 2000-2005 planning period has been developed by reviewing the progress in implementation of the adopted programs, the effectiveness of the present element, and the continued appropriateness of these identified programs. This strategy, and the associated goals, policies and housing program plan, are presented in Section 2 of this Housing Element.



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9. Air Quality Element





Chapter 9: Air Quality Element

Introduction



Air quality attainment goals established by the South Coast Air Quality Management District have been more than met despite the substantial growth in the region in the last 20 years. Most of this is a result of significantly improved engine technology and the replacement of more polluting vehicles. However, local initiatives that expanded transit options, concentrated development more efficiently, and increased local employment opportunities have also contributed to air quality improvement.



– RCIP Vision

WHY IS AIR QUALITY IMPORTANT?

The quality of the air we breathe directly affects our health, environment, economy and our quality of life. Because the inside of our bodies are in constant contact with the outside world through the oxygen we inhale, air pollutants make their way to our lungs and into our blood stream. An overabundance of pollutants in the air can cause mild to severe health effects, including increased hospitalization and emergency room visits, respiratory illnesses, increased risk of developing cancer, decreased breathing capacity, lung inflammation, difficulty in exercising and even a reduction in life-span.

Just as we are affected by air pollution, so too are plants and animals. Animals must breathe the same air and are subject to the same types of negative health effects. Certain plants and trees may absorb air pollutants which can stunt their development or cause premature death. There are also numerous impacts to our economy including lost work days due to illness, a desire on the part of business to locate in areas with a healthy environment, and increased expenses from medical costs. Pollutants may also lower visibility and cause damage to property. Certain air pollutants are responsible for discoloring painted surfaces, eating away at stones used in buildings, dissolving the mortar that holds bricks together, and cracking tires and other items made from rubber.

WHAT CAN WE DO ABOUT AIR QUALITY?

Air quality is a regional issue, effecting and affected by every city and county. Although Riverside County generates the lowest emissions of any county in the South Coast Air Basin, air quality in the County is among the Basin's worst due to onshore winds transporting vast amounts of pollutants from Los Angeles and Orange Counties into the Inland Empire.

While the County and the region have made great strides in reducing air pollution, it is committed to meeting state and federal air quality guidelines. Policies and programs addressed in this element will focus on the two main sources of air pollutant emissions: mobile sources and stationary sources. Mobile sources include automobiles, motorcycles, trucks and airplanes. Motor vehicles constitute the largest generator of air pollutant emissions in Riverside County. Stationary sources produce significant amounts of pollutants and include electrical power-generating facilities, manufacturing, fabrication, miscellaneous industrial processes and combustion of natural gas.



Ambient Air - Outside air, any portion of the atmosphere not contained by walls and a roof.

It is an intent of this Air Quality Element to provide background information on the physical and regulatory environment affecting air quality in the County. This element also identifies goals, policies and programs that are meant to balance the County's actions regarding land use, circulation and other issues with their potential effects on air quality. This element in conjunction with local and regional air quality planning efforts addresses ambient air quality standards set forth by the Federal Environmental Protection Agency and the California Air Resources Board (CARB).



The Setting

Riverside County is located within three air basins, as can be seen on Figure AQ-1, Riverside County Air Quality Basins. They are the South Coast Air Basin (SOCAB), Salton Sea Air Basin (SSAB) and the Mojave Desert Air Basin (MDAB). Air quality within each basin is not only affected by various emissions sources (mobile, industry, etc.), but also by atmospheric conditions such as wind speed, wind direction, temperature and rainfall. The following provides a description of each air basin and its relevant climate and meteorological conditions affecting air pollution.

SOUTH COAST AIR BASIN

Western Riverside County (west of the San Geronio Pass) is located within the South Coast Air Basin (SOCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties. Air quality conditions in the SOCAB are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

According to the Air Quality Management Plan (AQMP), the worst air quality problem in the nation occurs in the South Coast Air Basin. With very light average wind speeds, the basin atmosphere has a limited capability to disperse air contaminants horizontally. The dominant daily wind pattern is a daytime sea breeze (onshore breeze) and a nighttime land breeze (offshore breeze), broken only occasionally by winter storms and infrequent strong Santa Ana winds from the Great Basin, Mojave, and deserts to the north.

On virtually all spring and early summer days, most of the pollution produced during an individual day is moved out of the basin through mountain passes, or is lifted by the warm, vertical currents produced by the heating of mountain slopes. In those seasons, the basin can be “flushed” of pollutants by a transport of ocean air during the afternoon. From late summer through the winter months, the flushing is less pronounced because of lower wind speeds and the earlier appearance of offshore winds. With extremely stagnant wind flows, the drainage winds may begin near the mountains by late afternoon. Remaining pollutants are trapped and begin to accumulate during the night and the following morning. A low average morning wind speed in pollution source areas is an important indicator of air stagnation potential.

The vertical dispersion of air pollutants in the South Coast Air Basin is hampered by the presence of a temperature inversion in the layers of the atmosphere near the surface of the Earth. In a normal situation, as temperatures decrease with altitude, air continues to rise as it remains warmer than the surrounding air. With an inversion layer, air cannot continue to expand upwards, as it is trapped by the warmer air above.

However, as the day progresses and the sun warms the ground, the surface layer of air approaches a temperature equal to that of the inversion layer. When these temperatures become equal, the inversion layer begins to erode at its lower edge. If enough warming takes place, the inversion layer becomes weaker and weaker and finally “breaks.” The surface air layers can then mix upward without limit.



Santa Ana Winds - Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore) occurring predominantly between the months of December and February. The winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra Mountains and west of the Rocky Mountains including most of Nevada and Utah) and move locally across the Mojave Desert and then over and through passes in the San Gabriel, San Bernardino and San Jacinto Mountains.



Inversion layer - A layer of warm air that traps the cooler air and any pollutants it carries below.



This phenomenon is frequently observed in the middle of late afternoon on hot summer days when the smog appears to clear up suddenly. Winter inversions frequently break by mid-morning, thereby preventing contaminant build-up.

The combination of low wind speeds and low level inversions produces the greatest concentration of pollutants. On high wind days other air pollutants including particulate matter such as dust and soil are swept and carried in the air. On days of no inversion or on days of winds averaging over 15 miles per hour, there will be no important smog effects, during either summer or winter.



Smog - A combination of smoke, ozone, hydrocarbons, nitrogen oxides, and other chemically reactive compounds which, under certain conditions of weather and sunlight, may result in a murky brown haze that causes adverse health effects. The primary source of smog in California is motor vehicles.

In the winter, the greatest pollution problems are carbon monoxide and oxides of nitrogen because of extremely low level inversions and air stagnation during the night and early morning hours. Smog levels are much lower during this season due to the lack of strong inversion during the daylight hours and the lack of intense sunlight which is needed to produce photochemical reactions.

In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and oxides of nitrogen to form more smog. Carbon monoxide is not as great a problem in summer because inversions are not as low and intense in the surface boundary layer (within 100 feet of the ground) as in winter and because horizontal ventilation is better in summer.

The basin-wide average occurrence of inversion at the ground surface is 11 days per month; the averages vary from two days in June to 22 days in December and January. The potential for high concentration varies seasonally for many contaminants. During late spring, summer and early fall, light winds, low mixing heights and brilliant sunshine combine to produce conditions favorable for the maximum production of photochemical oxidants, mainly ozone. During the spring and summer, when fairly deep marine layers are frequently found in the Basin, sulfate concentrations are at their peak.

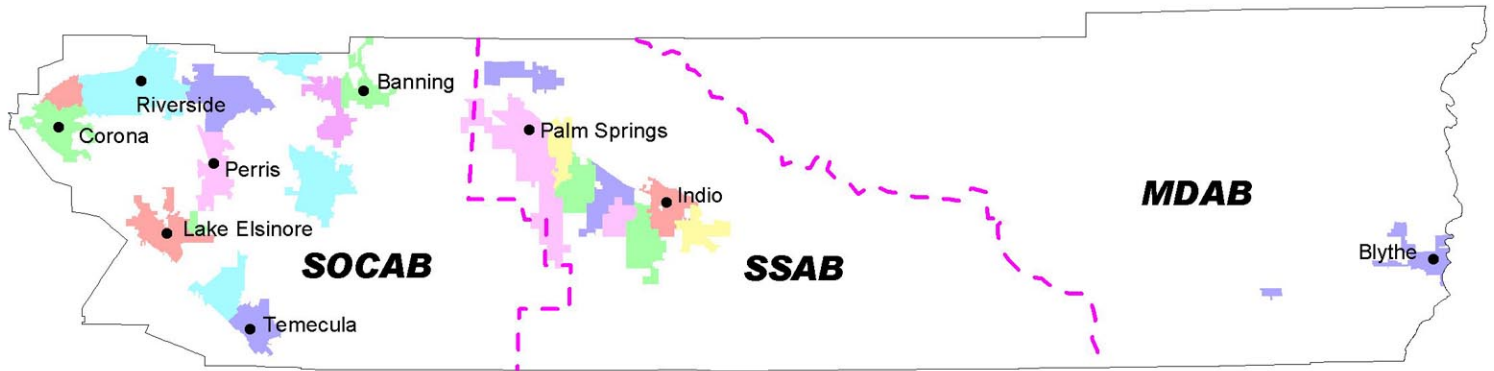
SALTON SEA AIR BASIN



Subtropical High Cell - An area of atmospheric high pressure located at approximately 30 degrees north and south latitude. Air tends to sink near high-pressure centers, which inhibits precipitation and cloud formation. This is why high-pressure systems tend to bring bright, sunny days with calm weather.

The middle part of Riverside County (between San Geronio Pass and Joshua Tree National Monument), belongs in the Salton Sea Air Basin (SSAB), along with Imperial County. Air quality conditions in this portion of the County, although in the SSAB, are also administered by the SCAQMD. The SCAQMD is responsible for the development of the regional Air Quality Management Plan and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the SOCAB region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.



Source Information: SCAQMD.
 The oldest data shown on this map is 1990.

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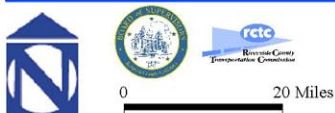
-  Air Basin Boundary
- SOCAB - South Coast Air Basin
- SSAB - Salton Sea Air Basin
- MDAB - Mojave Desert Air Basin

Figure AQ-1



RIVERSIDE COUNTY AIR QUALITY BASINS





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MOJAVE DESERT AIR BASIN

The Mojave Desert Air Basin (MDAB), comprised of 21,000 square miles, encompasses the eastern portion of Riverside County consisting of the Palo Verde Valley along with portions of Los Angeles, Kern and San Bernardino Counties. Air quality conditions in the Riverside County MDAB are partly under the jurisdiction of the SCAQMD and partly under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD).

The MDAB consists of an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the presence of the Sierra Nevada mountains, which pose as a natural barrier to the north; air masses pushed onshore in southern California by differential heating are channeled through the MDAB. The MDAB is separated from the southern California coastal and central California valley regions by mountains whose passes form the main channels for these air masses.

During the summer months, the MDAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, with desert moisture arriving from infrequent warm, moist and unstable air masses from the south. The MDAB averages between three and seven inches of precipitation per year.



County of Riverside General Plan

Air Quality Element

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Regulatory Restrictions

The combination of geographical features and high levels of pollutants produced in the region have resulted in the Environmental Protection Agency (EPA) designating the air basins in Riverside County as non-attainment areas (Table AQ-2). This means that due to the high level of pollutants in the region, the area is not expected to meet National Ambient Air Quality Standards in the near future.

The Federal Clean Air Act (1977 Amendments) requires that designated agencies in any region of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards by December 31, 1987. In response, the Governor of California designated agencies to develop these plans.

For the South Coast Air Basin and the Salton Sea Air Basin, the agencies designated to develop regional air quality plans are the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and have revised it several times subsequently, as earlier attainment forecasts were shown to be overly optimistic. Equivalent regional air quality plans were created for the Mojave Desert Air Basin by the Mojave Desert Air Quality Management Basin (MDAQMD) in conjunction with SCAG.

In 1998, the California Legislature enacted the California Clean Air Act (CCAA). The CCAA requires regional emissions to be reduced by 5% per year, averaged over a 3-year period, until attainment can be demonstrated. Each region that did not meet a national or state air quality standard was required to prepare a plan which demonstrated how the 5% reductions were to be achieved. In response, the SCAQMD and MDAQMD revised their air quality plans to meet CCAA requirements.

The latest AQMP, approved in 1997, was designed to meet both federal and state air quality planning guidelines. Strategies for controlling air pollutant emissions in the AQMP are grouped into three “tiers,” based on their anticipated timing for implementation. Tier 1 consists of the implementation of best available current technology and management practices that can be adopted within five years. Tier II is based on anticipated advancement in current technology and vigorous regulatory action, while Tier III controls consist of implementation measures which first require the development of new technologies.

The MDAQMD adopted its Air Quality Attainment Plan in 1995 to meet state ozone standards and the Attainment Demonstration Plan in 1996 to meet federal ozone standards. While the Mojave Desert Air Basin is classified by the state as a non-attainment area for PM₁₀ (coarse particles larger than 2.5 but smaller than 10 micrometers), state law does not require an air quality plan to meet this standard, and as such, no plan has been adopted.



Indirect Source – A facility, building, structure, installation, property, road, or highway which attracts, or may attract, mobile sources of pollution such as cars and trucks.

To achieve the goals and objectives of the air quality plans at the local level, all cities and counties must adopt air quality elements or other elements/plans that fully address air quality as well as implement these plans to achieve compliance with state and federal standards. Local responsibilities for achieving compliance primarily focus on measures that control “Indirect Sources” such as facilities, buildings, structures, installations, real property, roads or highways that attract mobile sources of pollution.



Issues and Policies

AIR QUALITY

“

Air quality is viewed as such an important factor in the quality of life that its measurements are used as a major factor in evaluating the Plan's performance.

”

– RCIP Vision

Six criteria air pollutants have been established for every air basin within the State of California. These are pollutants for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set. As shown in Table AQ-1, Ambient Air Quality Standards, federal and state standards have been developed for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and PM₁₀. Federal primary standards for air pollutants have been established to protect the public health, while secondary standards protect the public welfare by preventing impairment of visibility and damage to vegetation and property.

**Table AQ-1
Ambient Air Quality Standards**

Pollutant	Averaging Time	State	Federal	
			Primary	Secondary
Ozone	1 Hour	0.09 ppm	0.12 ppm	Same as Primary Standard
	8 Hour	0.08 ppm	0.08 ppm	
Nitrogen Dioxide	Annual Average	0.053 ppm	0.053 ppm	Same as Primary Standard
	1 Hour	0.25 ppm	–	
Carbon Monoxide	8 Hour	9.0 ppm	9.0 ppm	–
	1 Hour	20.0 ppm	35.0 ppm	–
Suspended Particulate Matter (PM ₁₀ & PM _{2.5})	Annual Geometric Mean	30 µg/m ³	65 µg/m ³ (PM _{2.5})	–
	24 Hour	50 µg/m ³	150 µg/m ³ (PM ₁₀) 15 µg/m ³ (PM _{2.5})	Same as Primary Standard
	Annual Arithmetic Mean	--	50 µg/m ³	
Sulfur Dioxide	Annual Average	--	0.03 ppm	Same as Primary Standard
	24 Hour	0.04 ppm	0.14 ppm	
	3 Hour	--	--	0.5 ppm
	1 Hour	0.25 ppm	–	–
Lead	30 Day Average	1.5 µg/m ³	--	--
	Calendar Quarter	--	1.5 µg/m ³	Same as Primary Standard

Notes: ppm = parts per million; µg/m³ = micrograms per cubic meter of air
Source: California Air Resources Board Fact Sheet 39, 1998.



Riverside County has made great strides in achieving state and federal air quality standards. The following provides a description of the six criteria air pollutants and their attainment status in each of the three Riverside County air basins.

Ozone

Ozone is a pungent, colorless gas typical of southern California smog. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. Ozone levels peak during the summer and early fall months.

The SOCAB is designated as a non-attainment area for both federal and state ozone standards, meaning that air quality standards are being exceeded. The Environmental Protection Agency (EPA) has classified the entire Southern California Association of Governments region as an “extreme” non-attainment area, and has mandated that the South Coast Air Quality Basin achieve attainment by 2010. The SSAB and MDAB are both designated as non-attainment areas for federal and state ozone standards.

Carbon Monoxide

Carbon monoxide (CO) is formed by the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a colorless, odorless gas that can cause dizziness, fatigue and impairments to central nervous system functions.

The SOCAB is designated as a non-attainment area for federal CO standards. However, the Riverside County area of SOCAB has not exceeded either federal or state CO standards in the past five years. The SSAB and MDAB have both been designated as attainment areas for federal and state Carbon Monoxide standards.

Nitrogen Oxides

Nitrogen dioxide (NO₂), a reddish brown gas, and nitric oxide (NO), a colorless odorless gas, are jointly referred to as nitrogen oxides or NO_x. NO_x is a primary component of smog and also contributes to other pollution problems such as high concentration of fine particulate matter, poor visibility, and acid deposition. NO₂ decreases lung function and may reduce resistance to infection.

The SOCAB has not exceeded either federal or state standards for nitrogen dioxides in the past five years. It is designated as a maintenance area (an area that was once classified as non-attainment but has recently shown achievement of air quality standards) under federal standards and as an attainment area under state standards. The SSAB and MDAB are designated as attainment areas for both federal and state NO₂ standards.

Sulfur Dioxide

Sulfur dioxide (SO₂) is a colorless irritating gas created mainly by industrial facilities. SO₂ irritates the respiratory tract, injures lung tissue when combined with fine particulate matter and reduces visibility and the level of sunlight.

The SOCAB, SSAB and MDAB are all designated as attainment areas for both federal and state sulfur dioxide standards.



Fugitive Dust - Dust particles that are introduced into the air through certain activities such as soil cultivation, off-road vehicles, or any vehicles operating on open fields or dirt roadways.

Lead

Lead is a gray-white metal that is soft, malleable, and resistant to corrosion. Sources of lead resulting in concentrations in the air include industrial sources and weathering of soils, followed by fugitive dust emissions. Health effects from exposure to lead include brain and kidney damage, learning disabilities, seizures and death. Fetuses, infants and children are more sensitive than others to the adverse effects of lead exposure. Exposure to low levels of lead can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands and a lower intelligence quotient.

The SOCAB, SSAB and MDAB are all designated as attainment areas for both federal and state lead standards.

Particulate Matter

Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air. Coarse particles (larger than 2.5 but smaller than 10 micrometers, or PM_{10}) come from a variety of sources, including windblown dust and grinding operations. Fine particles (less than 2.5 micrometers, or $PM_{2.5}$) often come from fuel combustion, power plants and diesel buses and trucks. Fine particles can also be formed in the atmosphere through chemical reactions. PM_{10} and its health affects are discussed in greater detail later in the Particulate Matter section of this Element.

The SOCAB and SSAB are designated as non-attainment areas for both state and federal PM_{10} . The MDAB is designated as a non-attainment area for state PM_{10} standards, but as an attainment unclassified area for Federal standards (after meeting attainment standards, the MDAQMD discontinued monitoring efforts; consequently it cannot be given full attainment status).

The following table summarizes the attainment status for these six pollutants within each of the three air quality basins covering Riverside County.



Table AQ-2
Attainment of State and Federal Criteria Air Pollutant Standards

Air Basin	Ozone	Carbon Monoxide	Nitrogen Oxides	Sulfur Dioxide	Lead	Particulate Matter
SCAQMD	Non-attainment (State and Federal)	Non-attainment (Federal) Has not exceeded State standards in 5 years	Maintenance Area ¹	Attainment (State and Federal)	Attainment (State and Federal)	Non-attainment (State and Federal)
SSAB	Non-attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Non-attainment (State and Federal)
MDAQMD	Non-attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Attainment (State and Federal)	Non-attainment (Federal) Attainment Unclassified ² (State)

Notes:

1. An area once classified as non-attainment but has recently shown achievement of air quality standards.

2. After meeting attainment standards, the MDAQMD discontinued monitoring efforts; consequently it cannot be given full attainment status.


Source: Southern California Air Quality Management District and the Mojave Desert Air Quality Management Basin

Multi-jurisdictional Cooperation

Air pollutants are not limited to jurisdictional boundaries. Local land use patterns, emission sources, and airflow patterns throughout southern California contribute to the air quality of Riverside County. While the County can enact policies that limit emissions within its boundaries, it is necessary to support efforts to decrease region-wide pollution emissions as surrounding jurisdictions significantly impact Riverside County’s air quality. The following policies are designed to establish a regional basis for improving air quality.

Policies:

- AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality. (AI 111)
- AQ 1.2 Support the Southern California Association of Government’s (SCAG) Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments (WRCOG), the Coachella Valley Association of Governments (CVAG), sanitation districts, water districts, and those subregional entities identified in the Regional Growth Management Plan. (AI 111)
- AQ 1.3 Participate in the development and update of those regional air quality management plans required under federal and state law, and meet all standards established for clean air in these plans. (AI 110)



The General Plan policy and implementation item reference system:

Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

LU 1.3

Neighborhood commercial uses should be located near residential uses.

(AI 1 and AI 4)

Reference to the relevant Action Items contained in the Implementation Program.



- AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced. (AI 111)
- AQ 1.5 Establish and implement air quality, land use and circulation measures that improve not only the County's environment but the entire region's. (AI 111)
- AQ 1.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element
- AQ 1.7 Support legislation which promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels. (AI 113)
- AQ 1.8 Support the introduction of federal, state or regional enabling legislation to permit the County to promote inventive air quality programs, which otherwise could not be implemented. (AI 113)
- AQ 1.9 Encourage, publicly recognize and reward innovative approaches that improve air quality. (AI 113)
- AQ 1.10 Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible. (AI 111)
- AQ 1.11 Involve environmental groups, the business community, special interests, and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.

Sensitive Receptors



Children may suffer from asthma or other chronic diseases as a result of exposure to polluted air.

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the County's sensitive receptors.

Policies:

- AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)
- AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)



- AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114)
- AQ 2.4 Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)

Mobile Pollution Sources

Mobile sources are subdivided into two categories: on-road (generally motorized vehicles like automobiles, motorcycles and trucks) and non-road sources (trains, boats, jet skis and all-terrain vehicles). The County's land use distribution, proximity to Orange and Los Angeles Counties, and subsequent auto-generated traffic have had a tremendously detrimental impact on air quality. Vehicle miles traveled (VMT) have doubled over the past 20 years, with mobile pollution sources constituting approximately 60% of air pollution in the region.



Transportation Management Associations - Non Profit organizations formed so that employers, developers, building owners, local government representatives, and others can work together and collectively establish policies, programs, and services to address local transportation problems.

Policies:

- AQ 3.1 Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.
- AQ 3.2 Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.
- AQ 3.3 Encourage large employers and commercial/industrial complexes to create Transportation Management Associations. (AI 115)
- AQ 3.4 Encourage employee rideshare and transit incentives for employers with more than 25 employees at a single location.




Stationary Pollution Sources

Stationary pollution sources are generally divided into two subcategories for analysis: point sources (such as power plants and refinery boilers) and area sources (including small emission sources such as residential water heaters and architectural coatings). Agricultural and industrial land uses are generally the main stationary pollution sources in Riverside County, though most urbanized land areas and their associated activities also contribute to poor air quality in the region. While industrial sources are addressed here, agricultural source impacts, due to their primary emissions of PM₁₀, are addressed in the Particulate Matter section of this element.

Policies:

- AQ 4.1 Encourage the use of building materials/methods which reduce emissions.
- AQ 4.2 Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.



- AQ 4.3 Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.
-  AQ 4.4 Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.
- AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:
- Design features;
 - Operating procedures;
 - Preventive maintenance;
 - Operator training; and
 - Emergency response planning
- AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.
- AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.
-  AQ 4.8 Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.
-  AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.
- AQ 4.10 Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111)

Energy Efficiency and Conservation

Recycling and conservation efforts established and encouraged by the County can reduce the amount of pollutants emitted within the County. Efforts to recycle wastes can reduce the amount of pollutants emitted from the production of new materials while preserving raw materials. Conservation measures minimize the impacts of not only the consumption of, but also the production of energy sources.

Policies

- AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- AQ 5.2 Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)



- AQ 5.3 Update, when necessary, the County's Policy Manual for Energy Conservation to reflect revisions to the County Energy Conservation Program.
- AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

JOBS AND HOUSING

Imagine commuting in the morning and driving only a few short miles to work. There would be no commutes over an hour, no crowded freeways that resemble parking lots and no fighting traffic. This is the life of people who live near work. And as more residents are able to live and work within the County, this will be the commuting pattern of most residents. This will save fuel, ease congestion, speed traffic, cut emissions and improve air quality. However, if nothing is done, the risks are great. SCAG predicts that by the year 2010 commutes between Riverside County and Los Angeles County may increase by 600% over 2000 levels.

Part of the solution to the region's air quality problems is a better jobs-to-housing ratio. The objective of the jobs to housing ratio concept is to reduce Vehicle Miles Traveled (VMT) by locating jobs and housing closer together. In the ideal situation, the appropriate number of housing units in various income categories are provided to house the County's workforce. While this does not ensure that residents will live and work within Riverside County, the likelihood of it occurring does increase.

As stated in the General Plan Housing Element, traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies approximately 18% of the labor pool for the Los Angeles-Orange County metropolitan area (Table AQ-3, Home County by Work County). Statistics for 1990 to 2000 show that Riverside County's jobs-household ratio is slowly improving, however, from 0.80 jobs per household in 1990 to 0.90 in 1997 and 0.94 in 2000. The unincorporated area shows a severe shortage of jobs, however, with only 0.48 jobs per household in the western County and 0.26 jobs per household in the eastern County in 1997. This is the reverse of the jobs to housing ratio experienced in Los Angeles and Orange Counties where there were approximately 1.46 and 1.52 jobs per household respectively in the year 2000.



A "household" consists of all the people occupying a dwelling unit, whether or not they are related.

Whenever possible, the County should offer incentives to businesses and individuals to control emissions and implement the AQMP. In job-poor areas, the County should stress job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods. Among the positive approaches available to the County to encourage job creation in job-poor areas are: education; job training and placement services; technical assistance to incoming businesses; reducing regulation and paperwork on businesses; fast-tracking and fee waivers; and low interest loans.



**Table AQ-3
Home County by Work County**

Home County						
Work County	Los Angeles	Orange	Riverside	San Bernardino	Ventura	Imperial
Los Angeles	90%	17%	8%	16%	18%	0%
Orange	6	79	10	7	0	0
Riverside	0	0	68	9	0	1
San Bernardino	2	2	8	68	0	0
Ventura	2	0	1	0	80	1
San Diego	0	1	4	0	1	1
Imperial	0	0	1	0	0	97

Source: 1999 SCAG State of the Commute Report

Education and Job Training

To stay competitive, the business community requires an educated and trained work force. While County residents are among the most talented and skilled in southern California, job training and education programs should be provided as an incentive for businesses to locate within the County. This will help ensure residents are trained and qualified to meet the specific needs of the business community.

Policies:

- AQ 6.1 Assist small businesses by developing education and job training programs, especially in job-poor areas. (AI 124)
- AQ 6.2 Collaborate with local colleges and universities to develop appropriate educational programs to assist residents in obtaining job skills to meet market demands.

Business Development

To the extent possible, the Air Quality Element will be an economic development program designed to enhance employment opportunities in Riverside County. Attempts to improve air quality should not prevent business development, especially within job-poor areas. In fact, business development should be identified as a critical factor in increasing air quality. Increasing employment opportunities within the County will allow residents to obtain jobs locally and decrease commute times. Decreased commute times mean less time spent in air polluting vehicles.



Policies:

- AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations. (AI 18)
- AQ 7.2 Work with SCAQMD and MDAQMD to develop a means to encourage the location of new commercial and industrial development in those localities where jobs are most needed. (AI 18)
- AQ 7.3 Create a loan program to encourage small businesses to locate within the County. (AI 18)
- AQ 7.4 Offer incentives to businesses to control emissions and implement the AQMP. (AI 18)
- AQ 7.5 Reduce regulations on small businesses wherever possible and thereby encourage small business development and job creation. The County shall set performance standards as well as design standards, thus giving small business owners as many options as possible to comply with County regulations. (AI 18)
- AQ 7.6 Adopt policies freeing small businesses from unnecessary and duplicative paperwork. (AI 18)
- AQ 7.7 Assemble information collected from County agencies and departments concerning the business community to develop programs that better serve their needs. (AI 18)


Jobs-to-Housing Ratio

One of the challenges facing the County is to provide the appropriate quantity of residential and employment-generating uses within close proximity to each other in order to reduce the amount of vehicle miles traveled and minimize impacts on air quality. In addition to providing incentives for businesses to locate within Riverside County, it is important to consider the jobs-to-housing ratio when approving the construction of new developments, including the use of mixed-use land patterns and the placement of new public facilities.


Policies:

- AQ 8.1 Locate new public facilities in job-poor areas of the County. (AI 18)
- AQ 8.2 Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods. (AI 18)
- AQ 8.3 Time and locate public facilities and services so that they further enhance job creation opportunities. (AI 18)
- AQ 8.4 Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency. (AI 14)



 Please see the **General Plan Land Use Element Land Use Designation Policies** section and Appendix J, *Community Center Guidelines for additional information.*

- AQ 8.5 Develop community centers in conformance with policies contained in the Land Use Element. (AI 14)
- AQ 8.6 Encourage employment centers in close proximity to residential uses. (AI 14)
- AQ 8.7 Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)
- AQ 8.8 Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)
- AQ 8.9 Promote land use patterns that promote alternative modes of travel. (AI 26)

 Please see the **General Plan Circulation Element Planned Circulation Systems** section for further policies regarding alternative modes of travel.


Multi-jurisdictional Coordination

The County of Riverside recognizes the regional context of the policies it creates. Because air pollutants do not recognize political boundaries, often the policies of one community may adversely impact residents of another. This is particularly true with respect to pollutants emitted by motor vehicles, which underscores the importance of regional and subregional cooperation.

Policies:

- AQ 9.1 Cooperate with local, regional, state and federal jurisdictions to reduce vehicle miles traveled and motor vehicle emissions through job creation. (AI 18)
- AQ 9.2 Attain performance goals and/or VMT reductions which are consistent with SCAG's Growth Management Plan. (AI 26)

TRANSPORTATION DEMAND MANAGEMENT

 Please see the **General Plan Circulation Element Transportation Demand Management** section for additional information.

Vehicles are an essential part of life in California. People use them to go to work, run errands and transport goods all across the state and nation. However, while they serve a valuable function, many streets and freeways are increasingly overburdened with traffic. Everyday, cars and trucks jam onto the freeway at the beginning and end of each workday. Inching along the average twenty-two mile commute for Riverside County residents, automobiles spew pollutants into the air, while long sunny days change these pollutants into other noxious compounds. Most cars carry a single occupant, adding to the congestion and smog. When traffic does move, accidents often involving large trucks bring traffic to a grinding halt.

The good news is that our commute times and distance traveled to and from work have been stable over the last decade. The bad news is that Riverside County residents drive the furthest distance and have some of the longest commute times in all of southern California (Tables AQ-4, AQ-5 and AQ-6).



Table AQ-4
Commute Distance by Home County

Home County	1992	1993	1994	1996	1998	1999
Los Angeles	15.8 miles	13.3 miles	15.3 miles	14.6 miles	15.3 miles	14.9 miles
Orange	14.9	14	15.8	15.7	14.2	16.1
Riverside	20.9	22.8	22.2	24.1	21	21.6
San Bernardino	20.4	20	21.3	25	22.4	21.3
Ventura	17.7	15.4	16.2	17.8	15.9	16.3
Imperial*	NA	NA	NA	11.8	12.1	14.5

* Imperial County was included for the first time in the 1996 study.
Source: 1999 SCAG State of the Commute Report

Table AQ-5
Commuting Time for Trip to Work by Home County

Home County	1992	1993	1994	1996	1998	1999
Los Angeles	37 minutes	33 minutes	30 minutes	33 minutes	31 minutes	34 minutes
Orange	32	29	30	30	31	33
Riverside	38	37	36	38	36	37
San Bernardino	35	36	36	38	37	35
Ventura	28	26	28	28	26	27
Imperial	NA	NA	NA	20	23	24

* Imperial County was included for the first time in the 1996 study.
Source: 1999 SCAG State of the Commute Report

Table AQ-6
Commuting Time for Return Trip Home by Home County

Home County	1992	1993	1994	1996	1998	1999
Los Angeles	42 minutes	36 minutes	34 minutes	36 minutes	38 minutes	41 minutes
Orange	35	34	38	37	34	41
Riverside	41	43	43	46	40	38
San Bernardino	42	39	42	47	39	41
Ventura	32	30	31	32	30	33
Imperial	NA	NA	NA	21	24	23

* Imperial County was included for the first time in the 1996 study.
Source: 1999 SCAG State of the Commute Report



Transportation Demand Management (TDM) - Low-cost ways to reduce demand by automobiles on transportation systems, such as programs to promote telecommuting, flextime and ridesharing.

Transportation Demand Management (TDM) can help unclog freeways and reduce commute times, thereby improving air quality. However, it means planning driving patterns to reduce the number of cars and trucks using the roads at any one time. This in the essence of TDM.

As stated in the Circulation Element, TDM strategies help reduce work-related trips by encouraging individuals who now drive alone to form carpools and



vanpools, and to take the bus or light rail. Alternatively, workers may work longer hours and so eliminate a trip to the office once or twice a week. Two other TDM strategies that eliminate work trips are telecommuting and work-at-home programs. When individuals must drive, TDM calls for changes in their work schedules to avoid peak traffic periods. A similar TDM strategy encourages large trucks to operate at night. Because traffic at night is lighter, accidents are less likely, and when they do occur, they may not tie up the freeway for hours as they would during the day.

TDM strategies for reducing trips that are not work related are also important. Among these are merchant transportation incentives, such as discounts to customers who use public transit and free bus passes. Some measures reduce both work and non-work related trips. For example, by pricing parking spaces and providing convenient parking for people who rideshare, parking management encourages the use of carpools, vanpools and public transit. It also eliminates on-street parking which adds to congestion.

TDM alone, however, is not the answer. Transit improvements and facility development must accompany these changes. Efforts to encouraging a shift to transit will fail unless transit operators make convenient, safe and reliable transit service available. Similarly, a lack of work centers now blocks the development of telecommuting. The County can take steps to foster the development of such work centers. Changing transportation demand will also require facility development, such as park-n-ride lots, bus turnouts, off-site parking, and facilities for bicycles and pedestrians.

The County's Transportation Demand Management Ordinance for new developments, designed to meet the requirements of the Riverside County Congestion Management Program and the Air Quality Management Plan, promotes the development of TDM strategies early in the development review process. The ordinance sets goals for reducing vehicle trips generated by new developments, a minimum road level-of-service for all new development projects and a reduction in overall vehicle trips emanating from the County. This ordinance also establishes potential TDM measures to be used where appropriate including off-site telecommunications facilities, carpooling, alternative work schedules, transit ridership incentives, and an enhanced pedestrian and bikeway circulation system.

Trip Reduction

As the automobile is the major source of air pollution in the region, the County recognizes the importance of reducing the number of vehicle trips and miles traveled. Policies in this section are not intended to create additional regulation, but to create incentives to reduce vehicle trips, encourage alternative schedules and conform to policies created by regional governments.

Policies:

- AQ 10.1 Encourage trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education and preferential parking. (AI 47)



- AQ 10.2 Use incentives, regulations and Transportation Demand Management in cooperation with surrounding jurisdictions when possible to eliminate vehicle trips which would otherwise be made. (AI 47)
- AQ 10.3 Assist merchants in encouraging their customers to shift from single occupancy vehicles to transit, carpools, bicycles, or foot. (AI 48)
- AQ 10.4 Continue to enforce the County’s Transportation Demand Management Ordinance and update as necessary.

Special Events

Temporary special events provide recreational and retail opportunities for residents. However, these events may also result in traffic congestion on roadways adjacent to the event. The following policies are designed to alleviate traffic congestion and the accompanying pollution caused by excess vehicle travel times.

Policies:

- AQ 11.1 Establish requirements for special event centers to provide off-site parking and park-n-ride facilities at remote locations. Remote parking should be as close to practicable to the event site and the operator should supply shuttle services. (AI 116)
- AQ 11.2 Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates to peripheral parking with tickets sold for non-ridesharing patrons. (AI 116)
- AQ 11.3 Encourage special event center operators to advertise and offer discounted transit passes with event tickets (AI 116)
- AQ 11.4 Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with two or more persons per vehicle, for on-site parking facilities. (AI 116)

TRANSPORTATION SYSTEMS MANAGEMENT

Transportation systems management improves traffic flow through modification in the operation of existing transit facilities and fleets. This increases mobility and thereby improves air quality. Commerce, industry and public welfare require adequate mobility. Poor transportation systems management, on the other hand, creates congested highways, perpetuates poorly maintained and polluting fleets, weakens the County’s economy and diminishes its citizens’ health and well-being.



*An **at-grade railroad crossing** is one where the street and the rail line form an intersection, and physically cross one-another.*

The County’s rapidly growing population combined with unsynchronized traffic signals, delays at grade-level rail crossings, non-uniform street widths, inadequate roadway maintenance and poor emergency response, has resulted in increased congestion. Increased congestion means stop-and-go traffic and longer



travel and idling time for cars, buses and trucks. Congestion increases transportation costs and vehicle emissions, and frays nerves. Moreover, a lack of fleets using alternative fuels adds to poor air quality.

Because transportation systems management provides an important weapon for relieving congestion, improving mobility, and enhancing air quality, the County should use it extensively in its fight for cleaner air.

Traffic Flow

It is a goal of the County to manage its transportation systems in a manner in which mobility and efficiency are enhanced. Improving the flow of traffic promotes mobility on our streets, resulting in decreased impacts on air quality.

Policies:

- AQ 12.1 Manage traffic flow through signal synchronization, while coordinating with and permitting the free flow of mass transit vehicles, when possible. (AI 117)
- AQ 12.2 Synchronize signals throughout the County with those of its cities, adjoining counties and the California Department of Transportation. (AI 117)
- AQ 12.3 Construct and improve traffic signals with channelization and Automated Traffic Surveillance and Control systems at appropriate intersections (AI 117)
- AQ 12.4 Eliminate traffic hazards and delays through highway maintenance, rapid emergency response, debris removal, and elimination of at-grade railroad crossings, when possible. (AI 119)
- AQ 12.5 Encourage business owners to schedule deliveries at off-peak traffic periods.



Channelization - Involves the separation or regulation of conflicting traffic movements into definite paths of travel by traffic islands or pavement markings, to facilitate the safe and orderly movement of vehicles and pedestrians.



High Occupancy Vehicles (HOV) Lanes -Carpools, vanpools, buses and motorcycles are the only vehicles allowed to use HOV lanes. Generally, HOV lanes require two-person carpools, though there are some roadways that require a minimum of three (with the exception of super-ultra-low-emission vehicles, which may use HOV lanes with only a single occupant).

Transportation System Management Improvements

Proper management and oversight of the County-owned fleet can provide a highly effective tool for reducing direct and indirect impacts on air quality. It is therefore a goal of the County to continually improve its own transportation system and cooperate with officials in all levels of government to enhance regional efforts to improve transportation systems management.

Policies:

- AQ 13.1 Manage the County of Riverside transportation fleet fueling standards to achieve an appropriate alternate fuel fleet mix. (AI 118)
- AQ 13.2 Cooperate with local, regional, state, and federal jurisdictions to better manage transportation facilities and fleets.



AQ 13.3 Encourage the construction of high-occupancy-vehicle (HOV) lanes whenever possible to relieve congestion, safety hazards and air pollution as described in the AQMP.

TRANSPORTATION FACILITY DEVELOPMENT



Please see the **General Plan Circulation Element, Planned Circulation Systems** section for additional information and policies.

Regionally, transportation facility development means increasing capacity through the expansion of highway and transit systems to meet population and land use demand. Though major construction projects often require massive capital investment, mobility and capacity are increased. These projects include: major highways in high growth regions, construction of high occupancy vehicle (HOV) lanes where severe traffic problems occur, and the construction of rapid transit corridors and facilities. Unfortunately, this strategy responds slowly to changing demands on the transportation system and may burden the region with debt.

Estimates for the development of additional facilities and systems over the next twenty years call for billions of dollars in investment. While federal government spending will account for a large portion of the funding required, additional revenues will have to be raised through a variety of means, including the gas tax, sales tax, user fees, tolls and bonds.

The costs of regional transportation projects also include growth in population, housing and services, and their impact on the transportation system. This raises traffic volume to or above the system's designed capacity while decaying air quality. When major transit corridors become congested, for example, daily commuters take alternate routes to avoid traffic delays. Once a new route becomes operational, commuters abandon these alternative routes for the new or improved systems until they too become congested. However, trying to build out of this situation does not solve the problem because it fuels an unbridled cycle of more growth, traffic, transportation facility development and smog. Continued transportation facility development results in increased growth, higher taxes, and minimal net gains in mobility for each dollar spent. All of this only lessens the chances for good air quality.

Just as there is a need regionally, capital improvements are also required locally to keep traffic moving and reduce emissions. It is the intent of the County to continue such improvements. However, the County recognizes that large construction projects are not always the best option for meeting transportation demands and that other, less expensive alternatives, are sometimes available. These alternatives include demand management, transportation systems management, and strategies to improve the job/housing ratio. While the County cannot meet all of its mobility and air pollution challenges using these alternatives, they may supplement needed capital improvements to help meet the County's transportation demands.

The transportation facility development required must improve mobility by encouraging multiple-occupancy vehicle use and alternative travel modes for both short and long trips. Therefore, the County must emphasize construction projects such as single purpose, high occupancy vehicle lanes, park-n-ride lots, light rail and bus routes. It should also give priority to bicycle paths and trails,



pedestrian overpasses, and bus turnouts. These projects improve mobility and air quality by encouraging efficient transportation use.

Policies:

- AQ 14.1 Emphasize the use of high occupancy vehicle lanes, light rail and bus routes, and pedestrian and bicycle facilities when using transportation facility development to improve mobility and air quality.
- AQ 14.2 When developing new capital facility improvement plans, also consider measures such as Transportation Demand Management, Transportation Systems Management, or job/housing balance strategies.
- AQ 14.3 Monitor traffic and congestion to determine when and where the County needs new transportation facilities to achieve increased mobility efficiency.
- AQ 14.4 Preserve transportation corridors with the potential of high demand or of regional significance for future expansion to meet project demand. (AI 53)

PARTICULATE MATTER

The Environmental Protection Agency (EPA) defines particulate matter (PM) as either airborne photochemical precipitates or windborne dust. Consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols, common sources of PM are manufacturing and power plants, agriculture, diesel trucks and other vehicles, construction sites, fire and windblown dust. Generally PM settles from atmospheric suspension as either particulate or acid rain and fog that has the potential to damage health, crops, and property. Particulate of 2.5 microns or smaller (2.5 microns is approximately equal to .000098 inches) may stay suspended in the air for longer periods of time and when inhaled can penetrate deep into the lungs. Among the health effects related to PM_{2.5} are premature death, decreased lung function and exacerbation of asthma and other respiratory tract illnesses.

Particulate sized between 2.5 and 10 microns (10 microns is approximately equal to .0004 inches), known as PM₁₀ also pose a great risk to human health. PM₁₀ can easily enter the air sacs in the lungs where they may be deposited, resulting in an increased risk of developing cancer, potentially changing lung function and structure, and possibly exacerbating preexisting respiratory and cardiovascular diseases. It can also irritate the eyes, damage sensitive tissues, sometimes carry disease, and may even cause premature death. PM_{2.5} and PM₁₀ are especially hazardous to the old, young and infirm.

Although it produces less than 10% of the South Coast Air Basin's particulate matter, western Riverside County, which is part of the SOCAB, exceeds federal standards more than any other urban area in the nation, and has the highest particulate concentration in the SOCAB. These high levels of particulate matter are largely imported from the urbanized portions of Los Angeles and Orange Counties. This imported particulate is generally composed of photochemical



precipitates rather than dust, smoke or soot. Riverside County is also responsible for generating large amounts of particulate matter from sources such as agriculture, warehousing operations, and truck traffic.

While Riverside County is dedicated to implementing policies to control particulate matter produced within its own boundaries, it has no control over particulate imported from beyond its boundaries. The solution to the problem of imported particulate matter in western Riverside County is the adoption of adequate control measures by those responsible jurisdictions in Los Angeles and Orange Counties. By adhering to the control measures contained in the AQMP, these jurisdictions can have a positive impact on particulate matter pollution in the SOCAB portion of Riverside County.

The air quality concerns in the Salton Sea Air Basin (SSAB) portions of the County differ somewhat from those in western Riverside County. Unlike the SOCAB region, particulates in SSAB are primarily dust, smoke and soot. While in 1993 and 1994, PM_{10} concentrations were under the federal standard, concentrations in 1995 were slightly above federal limits. The maximum annual average PM_{10} concentration in 1995 was recorded at 4% above the federal standard; however, the measurement included one day with high winds without which the SSAB would have been under the federal standard. The far more stringent state standards were exceeded on 44% of the days in 1995.

The Mojave Desert Air Basin (MDAB), like the SOCAB and SSAB, is designated as a non-attainment area for PM_{10} . Particulates in the MDAB are primarily fugitive caused by high winds or vehicle travel on unpaved roads. Particulates in the area are generally not caused by exhaust stacks or primary emission points.

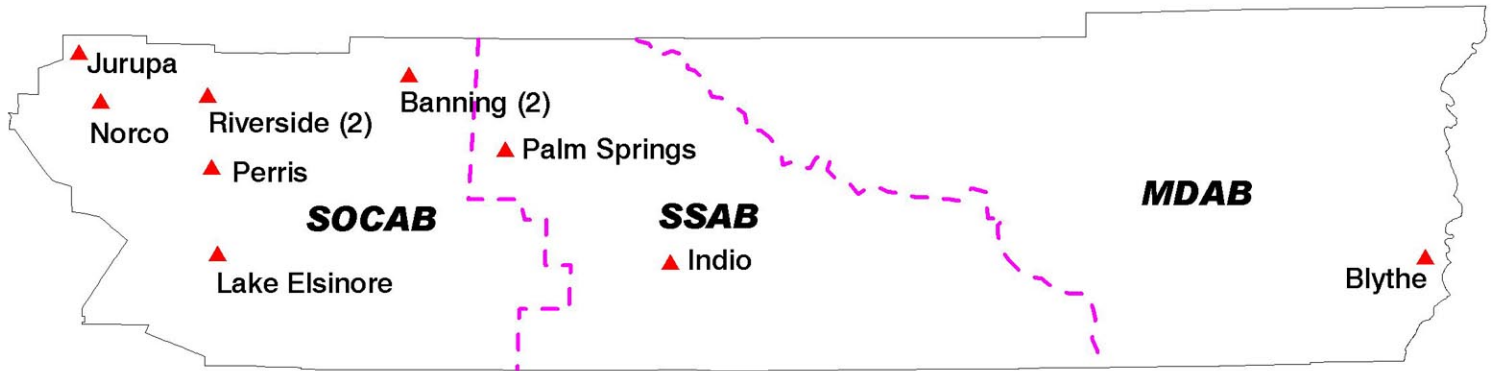
While sources and severity of particulate pollution differ in subareas of the County, it is the County's objective to control particulate matter throughout all of Riverside County. However, where necessary, the County shall tailor its control measures and implementation procedures to best address the unique situations found in each area. One example of such an area is the Mira Loma community, where particulate pollutant levels are among the worst in the nation. In such an area, strong measures must be taken immediately to protect the health and welfare of residents, especially children, the elderly and those with respiratory illnesses.

Monitoring

Air quality monitoring stations are locating throughout Riverside County (Figure AQ-2). However, at times it may be necessary to locate additional monitors in those areas of the County suspected of producing excessively high levels of particulates. This more localized data may then assist control and law enforcement efforts in reducing and minimizing particulate matter levels.

Policies:

AQ 15.1 Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.



▲ Monitoring Sites

--- Air Basin Boundary

SOCAB - South Coast Air Basin

SSAB - Salton Sea Air Basin

MDAB - Mojave Desert Air Basin

Source Information: SCAQMD.
The oldest data shown on this map is 1990.

The County of Riverside or the RCIP consultants have no reason or indication to believe that this map contains any inaccuracies, defects or misinformation. The County of Riverside and the RCIP consultants assume no warranties or legal responsibility, however, as to the absolute accuracy of any data or information contained within this map, regardless the location, subject and size. Data and information represented on this map is subject to update and modification without prior notification. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording, except as expressly permitted in writing by the County of Riverside.

Figure AQ-2



RIVERSIDE COUNTY AIR MONITORING NETWORK





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Multi-jurisdictional Cooperation

Particulate matter concentrations are a regional issue. In addition to those created in Riverside County, particulates originating in surrounding cities and counties are transported into Riverside County by prevailing winds. Therefore, any meaningful attempt to decrease particulate concentrations in the County will involve cooperation with local and regional governments and a tightening of state and federal standards.

Policies:

- AQ 16.1 Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.
- AQ 16.2 Encourage stricter state and federal legislation on bias belted tires, smoking vehicles, and vehicles that spill debris on streets and highways, to better control particulate matter. (AI 113)
- AQ 16.3 Collaborate with the SCAQMD and MDAQMD to require and/or encourage the adoption of regulations or incentives to limit the amount of time trucks may idle. (AI 120)
- AQ 16.4 Collaborate with the EPA, SCAQMD, MDAQMD, and warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operations. (AI 121)

Control Measures

Riverside County can implement simple control measures to reduce the amount of particulates produced within its borders. Strict enforcement of these and current regulations can then lead to a substantial decrease in particulate concentrations in the County and neighboring areas.

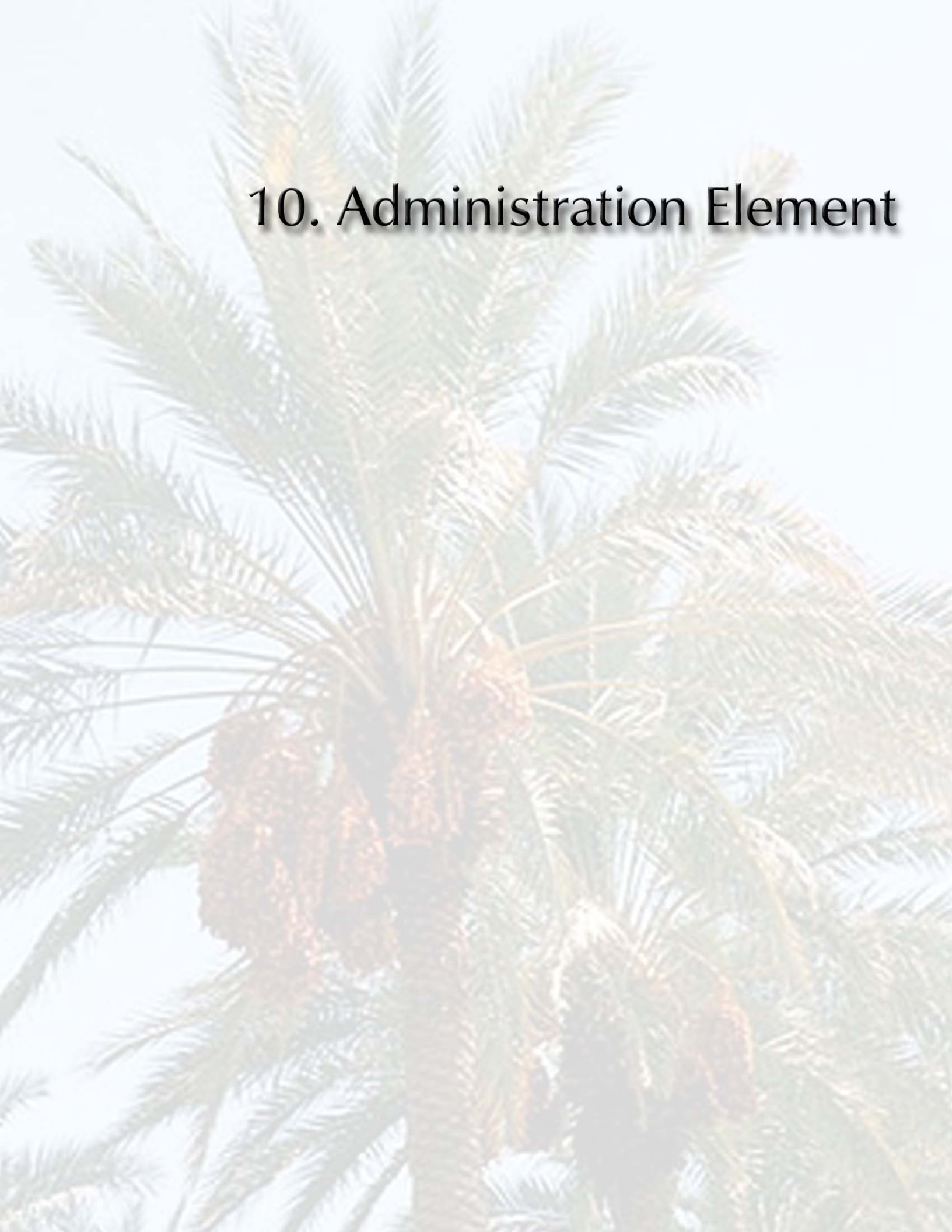
Policies:

- AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible. (AI 123)
- AQ 17.2 Enforce regulations against illegal fires.
- AQ 17.3 Identify and create a control plan for areas within the County prone to wind erosion of soil.
- AQ 17.4 Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates (AI 111)
- AQ 17.5 Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)



- AQ 17.6 Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.
- AQ 17.7 Separate trucks from other vehicles in industrial areas of the County with the creation of truck-only access lanes to promote the free flow of traffic. (AI 43)
- AQ 17.8 Adopt regulations and programs necessary to meet state and federal guidelines for diesel emissions. (AI 121)
- AQ 17.9 Encourage the installation and use of electric service units at truck stops and distribution centers for heating and cooling truck cabs, and particularly for powering refrigeration trucks in lieu of idling of engines for power. (AI 120)
- AQ 17.10 Promote and encourage the use of natural gas and electric vehicles in distribution centers.
- AQ 17.11 Create and implement street-sweeping plans, as appropriate, in areas of the County disproportionately affected by particulate matter pollution.

10. Administration Element





Chapter 10: Administration

Introduction

This chapter focuses on the administration of the General Plan. Administration is not the same as implementation, though the two are closely related. Administration of the General Plan is the sole responsibility of the County of Riverside, under the authority of the Board of Supervisors. It is a function strictly within the purview of the Transportation and Land Management Agency. Implementation, on the other hand, may involve a variety of responsible parties including, but not limited to, a variety of County agencies and departments as well as entities outside the County organization. Administration applies provisions of the General Plan directly to the land, while implementation may involve a whole array of actions that may or may not apply directly to the land.

Administration of the General Plan policies includes establishing, maintaining, and applying tools and procedures for interpreting the intent of the General Plan and applying that interpretation to:

1. Proposed private development projects;
2. Proposed public works projects in support of land development or preservation (Government Code Section 65401);
3. Proposed acquisition or disposal of public land (Government Code Section 65401);
4. Adoption of ordinances and standards for implementing General Plan land use designations, especially through the Zoning and Subdivision Ordinances;
5. Coordination with other jurisdictions in approving land development actions of mutual interest that take place within or adjacent to unincorporated territory;
6. Establishing systems and procedures for tracking development activities in response to the General Plan;
7. Amending the General Plan;
8. Providing accurate information regarding the General Plan to individuals who have a need for such information; and
9. Compliance with provisions of the California Government Code requiring an annual report to the Board of Supervisors, the Office of Planning and Research, and the Department of Housing and Community Development on progress in implementing the General Plan (Government Code Section 65400(b)(1)).

A basic premise regarding the County's administrative responsibilities is that it maintains adequate staff, space and funding for the proper conduct of these functions. That extends, as well, to the maintenance of appropriate local codes, especially zoning and subdivision ordinances.

The administrative function, however, does not just include processing private or public development projects. It extends to providing information about and interpretations of the General Plan to those who have need for such information.



The clientele for this service includes property owners, project proponents, other jurisdictions that have an interest in unincorporated land development, other governmental agencies, and any member of the general public who may have an interest in how General Plan policies are being applied to the land.

Because a number of governmental agencies have a legal and functional interest in facilitating the development of a project once it is approved, a considerable amount of coordination must take place during the project review process. It is not the purpose of this portion of the General Plan to detail how that coordination must take place; it is only to establish the point that this coordination must occur.

A major thrust of this General Plan is that the County of Riverside is involved not just in approving projects, but in community building in the truest sense. That is expressed clearly in the Riverside County Vision that is the foundation for the General Plan. Accordingly, the considerations that must be brought to bear in evaluating proposed development projects and designing implementation programs and actions are numerous and challenging. This perspective is an essential basis for conducting the administrative duties performed by the County.

This chapter provides more specific direction on several aspects of General Plan administration. In addition to this introduction, which sets the stage for the General Plan's administration, further sections deal with:

1. The General Plan Structure;
2. Interpreting the General Plan's Intent;
3. Monitoring Development and Conservation;
4. General Plan Certainty System (Amendment Procedures);
5. Project Processing and Appeal Procedures; and
6. The Incentives System.

GENERAL PLAN STRUCTURE

Because of the unprecedented thoroughness with which this General Plan was prepared and the active involvement of numerous stakeholders in its content, it is essential to appreciate how the special structure of the General Plan contributes to its role in guiding development and conservation of land under authority of the Board of Supervisors. The following topics that make up the key structural ingredients in the General Plan demonstrate this point:

1. A Vision for Riverside County;
2. General Planning Principles;
3. Countywide Elements and Planning Policies;
4. Area Plan Policies; and
5. Appendices (especially the Implementation Program).

Two additional resources merit mention as useful resources in understanding the rationale and intent of the General Plan, even though they are not part of the General Plan structure, per se. The first is a set of Community Center Guidelines, which provide suggestions (not rules) for ways of implementing a key feature of the General Plan: community centers that serve as focal points for unincorporated communities. These guidelines are described more fully below and are contained in Appendix J to the General Plan. The second is the



Environmental Impact Report. This document contains a wealth of information on background data and policy implications that provides a valuable reference for users of the General Plan.

A Vision for Riverside County

A Vision for Riverside County, presented in Chapter 2 of this General Plan, sets the stage for the entire General Plan. It describes the County that is envisioned to exist some 20 years in the future. While it is not policy directly, the Riverside County Vision should be referred to on any General Plan topic as an indication of General Plan intent, and as a description of the context in which any General Plan issue should be considered. The key question to be asked when relating a proposed project to the Vision is: will this proposed action move the County toward the Vision to the maximum extent possible?

General Planning Principles

Considerable effort was expended in deriving a set of planning principles from the Vision. They are presented in Appendix B of this General Plan. These principles reflect extensive deliberation by the General Plan Advisory Committee to translate the Vision ideas into more specific direction for preparation of the General Plan policies. Consequently, reference to these principles will provide further insight into the intent of the General Plan. Moreover, these principles and, in fact the Vision as well, derive from 15 Consensus Planning Principles that were developed by a voluntary coalition of diverse interest groups who invested considerable effort in setting direction for the entire Riverside County Integrated Project, one major portion of which was the preparation of this General Plan. So there is a long history of direction and intent that flows from that original thinking.

Countywide Elements and Planning Policies/Area Plans

The General Plan provides policy direction at two levels: 1) Countywide for the entire unincorporated portion of the County under Board of Supervisors' Authority; and 2) for 19 sectors of the County in the form of Area Plans. The intent of this tiered system of policy direction is to distinguish between policies that apply uniformly everywhere in unincorporated territory and those that apply explicitly in distinct geographic areas. In this version of the General Plan, 19 Area Plans provide this more detailed policy direction. A large portion of the eastern desert area of the County is not covered by area plans and thus falls under direction of the countywide policies. March Air Reserve Base is also excluded from any area plan because the policies guiding the base are contained in a general plan prepared by the March Joint Powers Authority (JPA).

The countywide policy direction is captured in traditional topical elements as depicted in the California Government Code: Land Use, Circulation, Multipurpose Open Space (Open Space and Conservation as specified in the law), Safety, Noise and Housing. An additional optional element, Air Quality, also operates at the countywide level. Policies at this level apply to all Area Plans in addition to the localized policies contained in them, but do not have to be duplicated in the area plan documents.



A new feature of this General Plan in comparison to past versions is that only five categories of land use apply at the countywide scale:

- Multipurpose Open Space;
- Agriculture;
- Rural;
- Rural Community; and
- Community Development.

These are defined as Foundation Components. They are basic to the entire process of land management in the County. Each foundation component is intended to accommodate a prescribed array of uses, with Multipurpose Open Space being the least intensive, followed by Agriculture, then Rural, and finally, Community Development. Please see Chapter 3, Land Use Element, for more extensive description of the components. The designation that is intended to accommodate the greatest amount of anticipated growth is the Community Development component, with the Multipurpose Open Space component providing most of the "remarkable environmental setting" that encompasses Riverside County's "family of special communities", as reflected in the Vision for Riverside County.

Area Plan land use designations are based on a consistent system of land use definitions that specify desired and undesired uses. These are the land use designations to be used in evaluating proposed development or conservation projects. Rules for considering land use changes at both the countywide and area plan levels are specified below in the General Plan Certainty System.

Community Center Guidelines

One of the central concepts in this General Plan is the selective identification of community centers: focal points for a number of the unincorporated communities found within the system of area plans. These locales are intended to be compact, self-sufficient combinations of uses that share a distinct identity and function with a powerful synergy.

The closest example to this idea is the small, traditional downtown or focused, highly urban neighborhood in which living, working and recreation/entertainment all flourish in close proximity to each other. Certainly not all essential services and functions occur in such places, but they typically enable residents and employees to satisfy a significant number of their daily needs without having to leave the area. This typically involves the ability to walk or bicycle within the community center core and does not depend exclusively on the automobile for mobility.

In some cases transit opportunities are also a part of the mix, making mobility options even more diverse. Particularly in community centers served by transit, the degree of compactness and attraction of the area to more remote visitors becomes even greater. However, the key point is that these are not envisioned solely as major commercial or employment centers to which the only means of access is an automobile commute.

The Community Center Guidelines (Appendix J) are designed to aid in the translation of this key planning concept into reality. The most important factor to keep in mind regarding these interpretive ideas is that they are guidelines, not



regulations. In other words, their purpose is to aid in achieving vibrant community centers but not to mandate certain solutions. A key ingredient in the success of community centers is to open them up to maximum creativity in their mix of uses and physical design for accommodating those uses. Artificial constraint would therefore be counterproductive. These guidelines, then, are to be used as a source of positive ideas to achieve optimum results from development activity in these locales.

Application of reasonable judgement and balance in applying these guidelines cannot be reduced to a formula: their use is a matter of judgement and, as with all matters involving reasoning, many different interpretations are possible. However, they do provide a rich resource for use in planning for these areas, and judicious use of them will contribute toward their attraction for the kind of investment and living experience envisioned in the General Plan.

Appendices

The Appendices to the General Plan are important tools in its administration. The following points illustrate how that is so.

Appendix A Glossary of Terms/Acronyms

This is a comprehensive reference for General Plan terminology. Even though acronyms are fully defined within the text the first time a particular acronym is encountered, this is a simple, alphabetical source for such information.

Appendix B General Planning Principles

These principles, as noted above, take the Vision a step further in providing guidance as to the General Plan's intent. These principles should be used in combination with the Vision to establish a comprehensive understanding of how policies should be interpreted.

Appendix C Public Opinion Survey Report

During the early stages of the RCIP, a public opinion survey was conducted involving several hundred Riverside County residents. The purpose of this survey was to assess residents' attitudes concerning growth and related issues in the County. The results of this survey were compiled into a report, which helped serve as the basis for the subsequent preparation of the Riverside County Vision.

Appendix D Summary of Community Workshops

The first series of community workshops was held in June/July of 1999 at selected locations throughout the County. The purpose of these workshops was to engage the public in dialog with the County about issues relating to the County's future and to introduce them to the RCIP planning process. Workshop discussion and comments were captured in a report, which also served to aid in the creation of the Vision and provide some focus to the policy direction contained in this General Plan.

Appendix E General Plan Socioeconomic Buildout Projections Assumptions & Methodology

This section describes the assumptions and methods used to determine housing, population, and employment projections for the General Plan Land Use Plan..



Appendix F Riverside County Population and Employment Forecasts

This report details the projected population and employment figures for the County of Riverside, including each of the 19 Area Plans and March ARB, to the year 2020. This report serves four purposes:

- To test alternative scenarios for the Riverside County update;
- To develop a consistent set of projections to achieve an integrated County General Plan;
- To develop a consistent set of projections for ancillary studies; and
- To develop a framework to test the implications of alternative policies.

Appendix G Fiscal Analysis

This documentation presents the fiscal implications for the area plans. It should be referred to especially in the case of amendment proposals to assess whether the proposed change is positive, negative or neutral from a fiscal standpoint.

Appendix H Safety Element Technical Background Report

This report is a comprehensive assessment of natural and man-made hazards in the County, including but not limited to: earthquakes, landslides, subsidence/settlement, floods, inundation, and wildland fire. The report served as the foundation for the Safety Element and had a significant impact on the pattern of land uses and policies for its implementation. This data should be the basis for more focused geotechnical analysis and clarity as projects are considered.

Appendix I Noise and Air Data

Technical data that did not need to be incorporated into the Noise Element has been included here. Information regarding studies, data collection, statistical projections, or relevant research are included here.

Appendix J Community Center Guidelines

As discussed more fully above, these guidelines should be the basic reference in devising quality development strategies for community center development.

Appendix K Implementation Program

This appendix details the major implementation commitments associated with the General Plan. Since this program is intended to be updated annually, it will be necessary to make sure that any reference to it is the current version. Certain actions within the program may have an impact on project review, such as, for example, zone changes or zoning ordinance revisions that have recently occurred.

Two levels of implementation are expressed here, both of them in matrix format. The first is a summary of major implementation initiatives called Administration Activities/Programs that are central to achieving the potential represented by the General Plan. The second is a more extensive list of actions organized by General Plan Element, derived from the policies in each element. Taken together, these commitments respond to the intent of the California Government Code that implementation is a logical and necessary obligation of public policy.

The structure of this appendix sets up a process to be expanded and maintained by the County. This process will require completion of the implementation



matrices described above, dealing with target date(s) for completion, funding sources, designation of the entity with primary responsibility for carrying out the action, and identification of support responsibilities. The process also entails annually reviewing the Implementation Plan and updating it based on accomplishments achieved, work not yet completed, and new initiatives stimulated by changing conditions and circumstances.

The focus here is on initiatives to be taken by the County in creating, updating or facilitating tools needed to enable the County to achieve its Vision. This focus is predicated on the fact that most of the General Plan policies will be implemented on an incremental basis as part of the ongoing project review process for public and private development/preservation projects. In other words, these policies are designed to influence how development and preservation occur through the normal land use management procedures conducted by the County.

Appendix L Airport Land Use Compatibility Plans

This appendix is available in electronic form on CD Rom and contains the text of each of the airport land use compatibility plans for the public use airports within the County whose influence areas affect County territory.

The Environmental Impact Report

While this document is not an integral part of the policy document, it is a valuable and critical resource in administering the General Plan. It contains a wealth of information that will help anyone proposing or reviewing a project do a better job of analysis. Moreover, it specifies an extensive list of mitigation measures and monitoring requirements that may apply to a particular project.

INTERPRETING THE GENERAL PLAN'S INTENT (DETERMINING CONSISTENCY)

Because of the straightforward structure of the General Plan, the process of interpreting its intent is relative simple. As with any general plan that encompasses a huge territory characterized by a remarkable diversity of conditions and aspirations, this document contains a great deal of information and policy direction. Despite this, the following steps are aimed at defining a path that will lead to a clear understanding of the General Plan's intent.

Note that this discussion does not address zoning. The focus here is strictly on understanding the General Plan direction. Zoning designations and regulations are required by law to be consistent with the General Plan. Determining the zoning should be a first step to see what current regulations apply, but this should always be followed up by referring to the General Plan to confirm that the zoning is consistent. If the zoning is inconsistent with the General Plan, as required, then it needs to be changed or the General Plan needs to be amended (or sometimes both, depending on the situation and the uses being proposed).

1. Read the Summary Vision for Riverside County to understand the essence of the General Plan's intent. Refer to the complete version at a later stage in the analysis as noted below.



2. Determine the Foundation Component in the General Plan Land Use Element and read its description to understand the basic direction for development.
3. Be familiar with the countywide policies that relate to that designation because they apply in all area plans.
4. Determine the land use designation(s) from the area plan (or Land Use Element if not in an area plan).
5. Read the description of the designation(s) in the Land Use Element. This establishes the basic guidance regarding the General Plan's intent.
6. Read the policies of the area plan to understand the applicable local guidance.
7. Determine if the property in question is covered by other policies than those applicable throughout the area plan. Some area plans have such policies and others do not.
8. If the Community Center Guidelines apply, read those and determine a strategy for responding to them as thoroughly as possible.
9. At this point sufficient knowledge of General Plan direction should be assembled to determine if further reference to the full Vision (Chapter 2) or the General Planning Principles (Appendix B) is required to add dimensions to guidance for the proposed project.
10. Determine if background in the Safety Element Technical Background Report (Appendix H), Traffic Report, or the Environmental Impact Report applies to the proposed project. Note: It may be possible to tier off of the General Plan EIR and reduce the scope of project-related environmental documentation.

MONITORING OF DEVELOPMENT AND CONSERVATION

Proper administration of the General Plan requires a contemporary and consistently maintained monitoring system to provide an ongoing understanding of the progress being made in implementing the General Plan. Given the solid GIS-generated, property-based mapping system and documentation of the General Plan's land use designations, this should not be a technically challenging process. The purpose of this discussion is to provide general guidance for the monitoring system, not to design it in detail. Complete design, initiation and operation of the monitoring system is a critical task identified in the Implementation Program, Appendix K.

These numbers can and should be aggregated in any General Plan amendment package that encompasses several amendment proposals to facilitate an understanding of their cumulative effect. The County will need to prepare appropriate procedural materials to enable the proper information to be developed in conjunction with General Plan amendment applications.

GENERAL PLAN CERTAINTY SYSTEM

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making and sustains the General Plan's policy direction over time. Circumstances will change, imperfections in the General Plan will be discovered, and events will occur that require changes in the General Plan. Despite these probabilities, the



intent is to maintain a high level of confidence in the General Plan and enable people affected by it to have reasonable expectation regarding how it will impact them. Its interpretation, application and amendment are very important matters, not to be taken lightly. Therefore, the Certainty System consists of four parts:

1. **Presentation.** To the maximum extent possible, provisions of the General Plan are clearly mapped. Further, the language of the General Plan seeks to be clear, simple and deliberate, with intent indicated for each provision of the General Plan (see Interpreting the General Plan's Intent section, above).
2. **Interpretation.** Guidelines for interpreting the intent of the General Plan where conflict arises are provided for resolution of the issue, including a defined process for making the interpretations and determining their potential for future changes in the General Plan (see Interpreting the General Plan's Intent section, above).
3. **Monitoring.** A responsive, highly automated system for monitoring implementation of the General Plan, including documentation of development and land preservation activities, is established and maintained. Reference to this monitoring information is an essential ingredient in the consideration of any change in the General Plan, especially regarding land use designations. The information in this system is maintained in such a way that basic development activity can be summarized at any time, including status as part of an annual report on General Plan progress (see Monitoring of Development and Conservation section, above).
4. **Amendment.** It is clear that the timing, rationale, and process for amending the General Plan are critical ingredients in maintaining the long term viability of the General Plan. That is why carefully crafted descriptions of this aspect of the Certainty System are included in the General Plan.

Objectives

The General Plan Certainty System seeks to satisfy the following objectives.

1. Maintain the integrity and confidence level in the new Riverside County General Plan.
2. "Stay the Course" regarding its direction long enough to be able to determine its workability.
3. Define categories of amendment activity so they are universally understood.
4. Establish a set of rules and procedures for amending the General Plan that are fair, firm and equitable.
5. Empower any property owner to seek an amendment according to established procedure.
6. Avoid erosion of the foundation components upon which the General Plan is structured by requiring consideration of any changes to them to be conducted in a comprehensive manner.
7. Provide for extraordinary and unpredictable circumstances.
8. Establish clarity in assessing proposed amendments at the earliest possible time in the process.
9. Clarify the findings appropriate to each amendment category.
10. Monitor progress in implementing the General Plan and correct its direction where necessary.



11. Promote coordinated long-range planning and implementation between the Cities and the County.
12. Strike a sustainable balance between certainty in critical aspects of the General Plan, and flexibility in response to changing conditions and opportunities where such flexibility contributes to achieving the Vision.

Amendment Categories

Four amendment categories are part of the system:

1. Technical Amendment - involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Some Entitlement Amendments may occur under this category if they are required to correct a documentable error in the General Plan. They may include:
 - a. Corrections to statistics;
 - b. Mapping error corrections;
 - c. Changes in spheres of influence and city boundaries;
 - d. Changes in Unincorporated Communities or Communities of Interest;
 - e. Editorial clarifications that do not change the intent of the General Plan;
 - or
 - f. Appendix information useful in interpreting the General Plan but which does not change the General Plan's intent.
2. Entitlement/Policy Amendment - involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change the Riverside County Vision, Foundation Component, or a General Plan Principle. It may be proposed by:
 - a. The Board of Supervisors;
 - b. The Planning Commission;
 - c. A private property owner; or
 - d. An individual or organization with an interest in the General Plan.
3. Foundation Amendment (For amendments to property designated in the General Plan as Agriculture, please see Category 4, Agriculture Foundation Amendment below) - involves changes in:
 - a. The Riverside County Vision
 - b. The General Plan Planning Principles
 - c. A Foundation Component of the General Plan. These include any change to or from:
 - (1) Open space conservation or open space designated as a result of the Multiple Species Habitat Conservation Plan (MSHCP) or previously established open space policy.
 - (2) Community Development: areas slated for development.
 - (3) Rural development designations that are not included as an integral part of Community Development: country towns/villages and rural services, with a clear intent to maintain a rural character, and are so designated on the General Plan Land Use Map.
4. Agriculture Foundation Amendment - involves amendments to property designated in the General Plan as Agriculture.



Note that a special rule applies to eastern portions of the County not covered by an Area Plan. Four land use designations are used in these areas as indicated in Chapter 3, Land Use Element: Open Space - Rural, Open Space-Conservation Habitat, Open Space-Water, and Rural Residential. A proposed change in these designations shall be considered a Foundation Component amendment. This is in contrast to the general rule which provides that designation changes within a Foundation Component may be proposed on the standard annual amendment schedule. This rule shall not apply for property where, as a result of a General Plan Amendment, a new or expanded area plan is enacted where before it did not.

Required and Optional Findings

Findings must be commensurate with the significance of the amendment decision sought. In addition to information submitted by applicants or initiators of proposed amendments, findings will be informed by information generated by the General Plan Monitoring Program. This data will be updated periodically with the intent of enabling decision-makers to understand the status of the General Plan and the implications of proposed changes to it. The following findings are associated with the proposed amendment categories.

1. Technical Amendment Findings. The first finding and any one or more of the subsequent findings would justify a technical amendment:
 - a. The proposed amendment would not change any policy direction or intent of the General Plan.
 - b. An error or omission needs to be corrected.
 - c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
 - d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
 - e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.
2. Entitlement/Policy Amendment Findings. The first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment:
 - a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or
 - (3) Any Foundation Component designation in the General Plan.
 - b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
 - c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
 - e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
 - f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic



- base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.
3. Foundation Amendment Findings. The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the Riverside County Vision and its implementation. A Foundation Amendment may occur in two ways. The first would be as part of a regular five-year comprehensive review. The first finding is required for this type of amendment. The second means of making a Foundation Amendment would be as a result of extraordinary events. The first two and any one or more of the subsequent findings will be necessary to justify an Extraordinary Amendment, which does not have to comply with the General Plan Review cycle:
- a. The foundation change is based on ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
 - b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.
 - c. An unconstitutional taking of property would occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.
 - d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.
 - e. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
 - f. A component change is required to comply with an update of the Housing Element or change in State Housing Element law.
 - g. A General Plan component amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
 - h. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.
4. Agriculture Foundation Amendment Findings. To justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.



Amendment Cycles

Four types of amendment cycles are provided, as discussed below. Table A-1, Amendment Matrix, summarizes the amendment categories and their timing frequency.

**Table A-1:
Amendment Matrix**

Type of Change	Amendment Category					Amendment Potential Frequency
	Technical	Entitlement/ Policy	Foundation			
			2 ½ -year Review	5-year Review	Extraordinary	
Correction/ Clarification	X ¹					Quarterly ²
Map Designation (Within Component)	X ³	X		X ⁵	X	Quarterly ² Every 5 years or Random ⁴
Agriculture to Other Designation			X		X	Every 2½-years.
Policy Change		X		X	X	Quarterly ² Every 5 years or Random ⁴
Principle Change				X	X	Every 5 years or Random ⁴
Component Boundary or Definition Change				X	X	Every 5 years or Random ⁴
Vision Change				X		Every 5 years

Notes:

¹ may be clustered with any other amendment package.

² Has priority in each amendment package; thus, may occur as frequently as 4 times each year in compliance with the Government Code. Amendments are scheduled on an 18-month cycle.

³ May involve change in map designation only in the case of an error in the original General Plan determination.

⁴ Extraordinary amendments have no predetermined schedule.

⁵ Changes in the land use designation in areas not covered by an area plan shall be treated as a foundation amendment. This is the only situation in which designations within a component are considered the same as a foundation component.



1. **General Plan Review Cycle.** This cycle occurs every five years after adoption of this General Plan. It:
 - a. Is initiated by the County.
 - b. Is primarily intended to assess General Plan progress and issues related to its implementation.
 - c. Is the only time, other than a declared extraordinary amendment or an Agriculture Foundation Component amendment, that a Foundation Component of the General Plan may be considered for change.
 - d. May include policy, entitlement and technical amendment proposals determined to be an appropriate part of this cycle.
 - e. Extends planning projections another five years into the future, identifying required adjustments in the General Plan, if any, to accommodate anticipated needs.
 - f. Includes special considerations to reassess the Vision and Planning Principles and recommit to them. This five-year interval also permits a comprehensive evaluation of CETAP and MSHCP progress, with refinements as necessary to enable further implementation of these programs as they relate to the General Plan.

2. **General Plan Amendment Cycle.** This cycle occurs every January and extends for 18 months into the future to permit effective scheduling and clustering of amendment proposals and enable current staffing to plan for necessary workloads. Administrative decisions regarding the cycle involve only scheduling of amendment activity. Approval, conditional approval, or denial of an amendment request occurs only through the public hearing process. Scheduling the Cycle:
 - a. Involves policy amendment and changes in entitlement within Foundation Components, but not between them (except for some types of Rural Development).
 - b. Provides for amendment packages four times a year (in accordance with state law).
 - c. Is administered and approved by the Director of the Transportation and Land Management Agency.
 - d. May be appealed to the Planning Commission if any party is aggrieved by the determination of the Director.
 - e. May be appealed to the Board of Supervisors if any party is aggrieved by the determination of the Planning Commission.
 - f. Is accompanied by a pre-application conference that results in an assessment of the inconsistencies or the proposal with the General Plan, including the appropriate amendment category into which it fits and an indication of the degree of difficulty in achieving amendment approval.
 - g. Addresses all applicable General Plan Elements to the extent that they are involved.
 - h. Establishes application deadlines and hearing dates for each amendment package.
 - i. Clusters amendments by geographic area to the extent possible.
 - j. Includes Technical Amendments as appropriate.
 - k. Does not permit changes in the Riverside County Vision, Foundation Categories, or Principles.

3. **Extraordinary Amendment Event.** This type of amendment does not operate on a cycle. It may be initiated at any time, but must also have extraordinary justification. This type of event is properly considered an exception to



normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan. It:

- a. May be initiated by the Board of Supervisors or requested by others who believe such a consideration is needed. Upon such a request by others, the Board must make a determination that the degree of urgency justifies an amendment consideration and, upon such determination, set a date for its consideration.
 - b. May be included in the next scheduled amendment cycle, and has priority in that amendment package.
 - c. Must be accompanied by extraordinary findings as described in Section 3, above.
4. Agriculture Foundation Amendment Cycle. The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. At the end of the first 2 ½ year period, properties may only be removed from the Agriculture designation. Properties which are proposed to be added to the Agriculture designation would have to wait until the end of the second 2 ½ year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2 ½ year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2 ½ years or whether a 5 year amendment cycle, like those for the other Foundations, would be more appropriate. The 7% conversion can occur anytime within the 2½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:
- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
 - b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
 - c. The area covered by all other Area Plans.

An Agricultural Task Force in each of the three areas comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would: (1) annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and (2) make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

Agriculture Foundation General Plan Amendments in Excess of 7%: Should the 7% agricultural conversion amount be met within a period shorter than the 2 ½-year Agriculture Foundation General Plan Amendment Cycle, any additional requests to file a Foundation Amendment would occur on a case-by-case basis. The request to file a Foundation Amendment would



first be submitted to the Agricultural Task Force. After the Agricultural Task Force recommendation, the request to file a Foundation Amendment would proceed to the Board of Supervisors for consideration. The Agricultural Task Force and the Board would consider the following criteria in considering requests to file a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

- a. Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships;
- b. The availability of adequate infrastructure to serve the proposed land use designation.

If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing.

If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2 ½ -year General Plan Review cycle.

Pre-Application Process

This process enables any party to an application for General Plan amendment to get clear direction on the potential implications of that amendment request at the earliest possible point in time. It involves the following procedures.

1. An amendment application form and process description will be available through the Transportation and Land Management Agency at all County central and regional offices.
2. A General Plan Amendment Team will be established to expedite authoritative guidance on proposed amendments, consisting of only senior County officials and, if desired, representatives from the Board of Supervisors and Planning Commission. Other members may be considered, such as representatives from WRCOG and CVAG and public members representing the General Plan Advisory Committee. (Note: A balance needs to be struck between comprehensiveness in review, on the one hand, and efficiency/timeliness on the other. This will require some careful thought, and the scope mentioned here is intended only to suggest some possibilities.)
3. The General Plan Amendment Team will be expected to rigorously respect the Riverside County Vision and the General Plan and maintain their integrity in all of its findings. At the same time, it will be expected to view



proposed applications as a legitimate pursuit of Constitutional rights, irrespective of the merits of the case.

4. The amendment description section of an amendment application (pre-application form) must be completed in sufficient detail to know exactly what is being requested. This may be modified at the applicant's initiative before submitting a completed application.
5. Upon receipt of the preliminary application form, a pre-application conference will be scheduled at the earliest possible time.
6. The General Plan Amendment Team is expected to insure clarification of what is being sought and provide guidance on completion of the application. If the applicant decides to go forward with the process, the Team will advise the applicant on the extent to which the proposed amendment departs from the provisions of the General Plan. The Team will then declare a finding and so advise the applicant, including documentation of the rationale for its findings.
7. Upon being advised that the application involves serious departures from the General Plan (such as, for example, modification of a Foundation Component outside the five-year review cycle), the applicant may still proceed with the application. This is the case, even in the knowledge that a strong recommendation against it will come from the General Plan Amendment Team and that there is considerable likelihood that the request will not be granted.
8. The findings of the General Plan Amendment Team will be documented in writing and submitted to the applicant. These written findings will be attached to the application throughout the remainder of the process.
9. No appeal is provided. If the findings of the General Plan Amendment Team are overturned, that will occur through the remaining Planning Commission and Board of Supervisors hearing process.
10. Any subsequent staff report associated with a proposed amendment that goes forward for formal consideration must include documentation from the General Plan Monitoring System applicable to the type of amendment proposed (see Monitoring of Development and Conservation section, above).

PROJECT PROCESSING AND APPEAL PROCEDURES

The procedure for processing includes the following steps. This is a general guide and may be modified and/or supplemented from time to time by the Transportation and Land Management Agency.

1. Locate the property involved and determine how the zoning and General Plan apply to the property in question. This can be done at the planning counter in the Transportation and Land Management Agency. Note that special rules apply to the land use designations within areas not covered by



area plans. See sections on Interpreting the General Plan's Intent and the General Plan Certainty System, above.

2. Obtain the necessary application(s) and discuss any questions/concerns with the planning staff. Confirm the issue of General Plan consistency to the maximum extent possible at this time.
3. Obtain copies of the necessary zoning and General Plan documents, or arrange access to them for purposes of documenting required information in the application forms (especially if amendment to Foundation Components or Extraordinary Circumstances are involved - see the General Plan Certainty System section, above).
4. Schedule a pre-filing meeting with County staff to ensure that there is a clear understanding of what is involved in processing the project. Resolve any consistency questions and related procedures at this time.
5. Submit the required application materials and schedule a filing conference, if advised to do so, at the pre-filing meeting.
6. Proceed with the hearing process as specified by the County.

The Transportation and Land Management Agency will advise regarding those actions that can be handled administratively (that is, by County staff) and those that must proceed through Planning Commission and Board of Supervisors hearings. Other decision-making entities may be established in the County system as well.

In the event a finding at the staff level is unacceptable to an applicant, it may be appealed to the Planning Commission according to the rules and procedures specified by the Agency. Particular attention should be paid to the time limits for such appeals.

If the applicant does not find the Planning Commission decision acceptable, it may be appealed to the Board of Supervisors. Again, special note should be taken regarding time limits for such an appeal.

THE INCENTIVES SYSTEM

Considerable discussion occurred during the RCIP process regarding an incentives system to stimulate desired compactness of development in certain areas, to generate funds for preserving permanent multipurpose open space and selected infrastructure improvements. There are three tiers to the Incentives Program; the most intense of which is within Community Centers, followed by an application of the program within Community Development areas, and finally in Rural designations. Increasing density within Community Centers would promote transit use and provide a compact, efficient, and unique living environment. Using the incentives program within the Community Development category (with the exception of Very Low Density Residential) encourages community separators and promotes clustering. Finally, a rural incentives program has also been discussed that would allow location of development on a portion of rural and agricultural parcels in exchange for some increase in overall residential yield. To do this, permanent preservation of remaining open space



would be required on the parcels involved, and that open space would have to contribute to a larger open space area or continuous linkage to adjacent open space preserves. At this writing, the details of this system are drafted but not resolved. Prior to the hearing process, a determination will be made regarding direction to be included in the General Plan and commitments to be made in the Implementation Program as a means of testing such a system.



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