

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
18.1
(ID # 5315)

MEETING DATE:

Tuesday, October 3, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY: PUBLIC HEARING ON THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 1218 (2017 MID-CYCLE HOUSING ELEMENT UPDATE) AND THE ADOPTION OF THE ASSOCIATED RESOLUTION NO. 2017-211 - CEQA EXEMPT - REQUEST: The 2017 Mid-Cycle Housing Element Update ("Update" or "GPA No. 1218") evaluates the various components of the 2013-2021 Housing Element's Eight Year Action Plan, updates current information and data in the Riverside County General Plan Housing Element, and removes duplication of the Eight Year Action Plan from Appendix K. No land use, program, or housing needs strategy modifications are being made at this time. ALL DISTRICTS [\$122,407 Total Cost - 100% General Fund].

RECOMMENDED MOTION: That the Board of Supervisors:

FIND General Plan Amendment No. 1218 exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based upon the conclusion that the project will not have a significant effect on the environment; and,


APPROVE General Plan Amendment No. 1218 as provided in Attachment B, which amends the Riverside County General Plan by evaluating the various components of the 2013-2021 Housing Element's Eight Year Action Plan, updating current information and data in Chapter 8, the Housing Element, and removing duplication of the Eight Year Action Plan in Appendix K; and,

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 3, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2017-211 approving General Plan Amendment No. 1218, which amends the Riverside County General Plan Housing Element; and,

DIRECT the Planning Department to incorporate the changes to the General Plan outlined in General Plan Amendment No. 1218 as shown in Attachment B and consistent with the Board's action.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 23,496	N/A	\$ 122,407	N/A
NET COUNTY COST	\$ 23,496	N/A	\$ 122,407	N/A
SOURCE OF FUNDS: 100% General fund department allocation. No new funds are requested.			Budget Adjustment: No	
			For Fiscal Year: 16/17 - 17/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing element law. Government Code Section 65583 requires jurisdictions to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs for all economic segments of the community based on their Regional Housing Needs Allocation (RHNA). The RHNA consists of a formulaic allocation of housing, with emphasis on affordable housing.

General Plan Amendment No. 1122:

The County adopted the Fifth Cycle 2013-2021 Housing Element on December 6, 2016, pursuant to Government Code Section 65588 as constituting the "fifth revision of the housing element". That effort was a comprehensive update pursuant to State housing element law primarily to address the RHNA, representing a collaborative effort between the County and the Southern California Association of Governments to identify and assess the County's housing needs. The planning process associated with the 2013-2021 Housing Element included an inventory of suitable sites, community outreach efforts, and drafting policies specific to each unique community for the purpose of determining the current and future housing needs of all income groups and formulating goals, policies and programs to address those needs.

On April 27, 2017, HCD determined that the 2013-2021 Housing Element "meets the statutory requirements of State housing element law." However, HCD's letter noted that because the Government Code Section 65588(e)(4) deadline for approval of the 2013-2021 Housing Element within 120 days of October 13, 2013, was not met, the County would be required to "revise its next element by October 15, 2017."

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GENERAL PLAN AMENDMENT NO. 1218

Pursuant to Government Code Section 65588(e)(4) the County is now undertaking a limited scope 2017 Mid-Cycle Housing Element Update without proposing any land use, program, or strategic direction modifications. The Update is limited to the evaluation of the 2013-2021 Housing Element's Eight Year Action Plan (9-20-17 Planning Commission Staff Report, Attachment B). Additionally, tables and related text in the draft Update have been edited primarily in response to demographic information made available by the 2010-2014 American Community Survey (ACS) (9-20-17 Planning Commission Staff Report, Attachment C). The ACS is compiled by the US Census Bureau.

Pursuant to state law, the Update was provided to HCD on June 17, 2017, for a 60-day review. On August 29, 2017, HCD concluded via letter that the "draft element meets the statutory requirements of state housing element law" (Attachment C) with the inclusion of the additional modifications which are summarized as follows:

- Clarifying changes to evaluations associated with Eight Year Action Plan action items 1.1g, 1.3d, 2.1h, 3.3a.
- Clarifying changes to Eight Year Action Plan action items 1.1i, 1.3d, 1.5b, 2.1d, 3.3a, 3.5b, and 4.1b.
- Addition of date headings to Table H-37, H-38, H-39, H-40, H-41, H-42, H-43, and H-44.
- Clarification of compliance with the RHNA on page H-73.
- Clarification of compliance with state law affecting the construction of second units on single family lots on pages H-116 and H-117.

The additional HCD-requested modifications are provided In Attachment D to this staff report and have been incorporated into the Update.

GPA No. 1218 also removes the duplication of the Eight Year Action Plan from General Plan Appendix K. This appendix is a compendium of implementing actions from the various general plan elements. So as to avoid confusion in the future with the Eight Year Action Plan appearing in two places in the General Plan and, therefore, presenting a need to change the same information in two different locations, staff is proposing removal of the Eight Year Action Plan from Appendix K. Nevertheless, the Eight Year Action Plan will remain as a critical component of the Housing Element.

The proposed GPA No. 1218 was submitted to the Airport Land Use Commission (ALUC), pursuant to Public Utilities Code Section 21676, which requires a review of proposed general plan amendments for consistency with the airport land use compatibility plan. On August 3, 2017, ALUC determined that the proposed GPA No. 1218 will not "increase density of residential use or introduce new uses within any zoning classification. Therefore, this

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amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within unincorporated Riverside County.” ALUC concluded that the proposed GPA No. 1218 is “consistent with the 2004 Riverside County Airport Land Use Compatibility Plan and all other applicable adopted Airport Land Use Compatibility Plans.”

PUBLIC AND INTEREST GROUP OUTREACH

The draft Update was posted on <http://planning.rctlma.org/AdvancedPlanning/2017Mid-CycleHousingElementUpdate.aspx>, the Housing Element web page on the County Planning Department website, on June 12, 2017. Additionally, hard copies of the draft Update were provided to the Planning Department public information counters in Riverside and Palm Desert as well as to the main libraries in the city of Riverside and city of Palm Springs. Notification of the draft Update was also provided to the Native American tribes located in the unincorporated county and to the housing interest groups which were notified of the County’s efforts on the 2013-2021 Housing Element.

State law requires that an opportunity for consultation be made available to Native American tribes in the County when the County is considering a general plan amendment and a CEQA project compliance document, Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. An SB 18 mailed notice was sent to the tribes on March 31, 2017. The notice explained that the County was processing a Mid-Cycle Housing Element update which did not propose land use changes. No notification was provided pursuant to AB 52 because the Update is exempt from CEQA and AB 52 consultation is only required when an environmental impact report, mitigated negative declaration or a negative declaration is prepared for a project.

In response to the SB 18 notice, the County received a request for consultation from the Pechanga Band of Luiseño Mission Indians (“the Tribe”). As part of the consultation, the County provided information regarding GPA No. 1218’s limited scope in only updating texts and tables, with no changes to land uses that could otherwise affect tribal lands or tribal cultural resource sites. No additional correspondence was received from the Tribe.

The mailed notice to Housing Element interest groups elicited one comment letter from the Leadership Counsel for Justice & Accountability indicating that the County must complete a comprehensive update to its Housing Element. The County responded that it will be undertaking a limited scope update at this time with the requested comprehensive update to be undertaken in association with the 2021-2029 Housing Element.

An additional notice of the Planning Commission hearing dates was mailed to the Pechanga Band of Luiseño Mission Indians and to the Housing Element interest groups.

PLANNING COMMISSION PUBLIC HEARING

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The Riverside County Planning Commission considered General Plan Amendment No. 1218 at a regularly scheduled public hearing held on September 20, 2017, continued from September 6, 2017, and recommended approval of GPA No. 1218 by a unanimous vote (5-0) without any comments from the Commission. No public comments were provided.

Impact on Residents and Businesses

The Update ensures that the County continues to comply with State housing element law for the provision of market rate, affordable and special needs housing in the unincorporated area.

SUPPLEMENTAL:

Additional Fiscal Information

The total cost to complete this General Plan Amendment is approximately \$122,407. The Planning process for this project started in December 2016. The cost includes funds spent on collecting current data, reviewing and updating the 2014-2021 Housing Element, obtaining necessary approvals, preparation for public hearings and public hearings.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **PLANNING COMMISSION STAFF REPORT PACKET**
- B. **DRAFT 2017-2021 HOUSING ELEMENT WITH TRACK CHANGES**
- C. **AUGUST 29, 2017 LETTER FROM CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
- D. **HOUSING ELEMENT MODIFICATIONS REQUESTED BY CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
- E. **RESOLUTION NO. 2017-211**


Gregory V. Priamos, Director County Counsel

9/21/2017

2
3 **RESOLUTION NO. 2017-211**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**

6 **(2017 Mid-Cycle Housing Element Update/General Plan Amendment No. 1218)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq, notice was
8 given and public hearings were held before the Riverside County Board of Supervisors (“Board”) and the
9 Riverside County Planning Commission (“Planning Commission”) in Riverside, California to consider this
10 proposed amendment to the Housing Element of the Riverside County General Plan; and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed General Plan Amendment No. 1218 was submitted to the California
14 Housing and Community Development (HCD) for a 60-day review on June 17, 2017 and received a
15 determination on August 29, 2017 that the draft element meets the statutory requirements of State housing
16 element law; and,

17 **WHEREAS**, the proposed General Plan Amendment was discussed fully with testimony and
18 documentation presented by the public and affected government agencies; and now, therefore

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside in regular session assembled on October 3, 2017 that:

- 21 1. **General Plan Amendment No. 1218 (2017 Mid-Cycle Housing Element)** (“GPA No.
22 **1218**”) amends the Riverside County General Plan Housing Element (“Housing Element”) pursuant to Government Code Section 65583 and the California Department of Housing and
23 Community Development (HCD) Housing Element Guidelines. GPA No. 1218 includes limited modifications to the 2013-2021 Housing Element adopted on December 6, 2016, as
24 shown in Attachment B of the October 3, 2017 Board of Supervisors Form 11 staff report incorporated herein by this reference.
25
26

27 GPA No. 1218 evaluates the 2013-2021 Housing Element’s Eight Year Action Plan, updates
28 current information and data in the Housing Element tables, and removes the duplication of

FORM APPROVED COUNTY COUNSEL
BY: *Leila J. Moshref-Danesh* 9/21/17
LEILA J. MOSHREF-DANESH DATE

1 the Eight Year Action Plan from Appendix K. No land use, program, or housing needs
2 strategy modifications are being made with GPA No. 1218. GPA No. 1218 was considered
3 at the public hearings before the Planning Commission and the Board of Supervisors. On
4 September 20, 2017, the Planning Commission approved Resolution No. 2017-008,
5 recommending that the Board of Supervisors approve GPA No. 1218. The Board of
6 Supervisors approved GPA No. 1218 on October 3, 2017.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, that:

- 9 1. GPA No. 1218 updates the Housing Element, which provides direction for
10 development of housing in the unincorporated areas of the County of Riverside to
11 meet the housing needs of all economic segments of the community.
- 12 2. GPA No. 1218 updates the Housing Element pursuant to Government Code Section
13 65583 and the California Department of Housing and Community Development
14 (HCD) Housing Element Guidelines.
- 15 3. GPA No. 1218 is an Entitlement/Policy Amendment prepared in accordance with
16 Ordinance No. 348, Section 2.4.C.2 and, therefore, meets the following
17 requirements.
 - 18 a. GPA No. 1218 does not involve a change in or conflict with:
 - 19 i The Riverside County Vision:
20 The Riverside County General Plan Vision discusses fundamental values,
21 which include housing. Specifically, the County's housing value identifies
22 that the County acknowledges "shelter as one of the most basic community
23 needs and value[s] the willingness of our communities and their leaders to
24 accept housing for our growing population in our communities, particularly
25 with respect to the ongoing shortage of affordable housing and its negative
26 impacts on our communities." The County's values drive the County's
27 Vision, and the Housing Element's goals, policy, and actions facilitate the
28 implementation of the County's housing Vision. Updating the Housing

1 Element implements the County Vision by ensuring that implementation
2 programs are pursued in consideration of the most current available
3 information and demographics data. Therefore, GPA No. 1218 does not
4 involve a change in or conflict with the County Vision,

5 ii The General Planning Principles set forth in General Plan Appendix B:

6 Principle I.D.1 provides, "The Housing Element should be revised to adopt
7 policies that address the real-world projections of overall housing growth and
8 demands for housing of varied type, style, price, and density, while
9 encouraging a wide range of choices and opportunities within the framework
10 of the larger economy and the realities of the marketplace." GPA No. 1218
11 evaluates the Eight Year Action Plan and incorporates more current
12 information and demographics data used for program implementation to
13 ensure that housing choices and opportunities respond to identified needs.
14 Therefore, GPA No. 1218 is consistent with the General Planning Principles.

15 iii Any Foundation Component in the General Plan:

16 GPA No. 1218 does not conflict with any Foundation Component because no
17 Foundation Component changes are proposed.

18 b. GPA No. 1218 would either contribute to the purposes of the General Plan, or
19 at a minimum, would not be detrimental to them:

20 One of the purposes of the General Plan is to provide up-to-date planning
21 information to the public. This limited scope update provides current
22 information on the status of implementing the Housing Element's Eight Year
23 Action Plan and brings demographics information current based on the 2010-
24 2014 American Community Survey compiled by the U.S. Census Bureau. GPA
25 No. 1218 provides decision-makers and the public with more current
26 information without affecting land use, program, or strategic direction changes.
27 Therefore, GPA No. 1218 contributes to the purposes of the General Plan.
28

1 c. GPA No. 1218 is required to comply with an update of the Housing Element or
2 change in State housing element law:

3 The County adopted the Fifth Cycle 2013-2021 Housing Element on December
4 6, 2016 pursuant to Government Code Section 65588, constituting the “fifth
5 revision of the housing element.” On April 27, 2017, HCD determined that the
6 2013-2021 Housing Element “meets the statutory requirements of State housing
7 element law.” However, because the Government Code Section 65588(e)(4)
8 deadline for approval of the 2013-2021 Housing Element within 120 days of
9 October 13, 2013 was not met, the County would be required to “revise its next
10 element by October 15, 2017.” Therefore, pursuant to Government Code Section
11 65588(e)(4), the County is now undertaking the 2017 Mid-Cycle Housing
12 Element Update as a limited scope update without any land use, program, or
13 strategic direction changes to comply with the requirement to update the Housing
14 Element pursuant to the State’s housing element law.

15 4. GPA No. 1218 makes limited changes and does not create an internal inconsistency
16 among any of the General Plan Elements.

17 5. GPA No. 1218 will not be detrimental to the public health, safety, or welfare.

18 6. GPA No. 1218 is exempt from CEQA pursuant to State CEQA Guidelines Section
19 15061(b)(3). GPA No. 1218 does not propose any land use, programmatic or
20 strategic direction changes. It only changes the text of the Housing Element by
21 updating tables and text with more current demographic information and updating
22 the implementation status of the Eight Year Action Plan. No development or earth
23 disturbing activities are approved with the adoption of GPA No. 1218. Therefore,
24 GPA No. 1218 is exempt from CEQA pursuant to State CEQA Guidelines Section
25 15061(b)(3) because it can be seen with certainty that there is no possibility that GPA
26 No. 1218 may have a significant effect on the environment.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it, in consideration of the facts
28 and findings set forth above, **FINDS** General Plan Amendment No. 1218 exempt from CEQA pursuant to

1 State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that GPA No. 1218 will
2 not have a significant effect on the environment, and **ADOPTS** General Plan Amendment No. 1218 as
3 described herein and as shown on Attachment B to the October 3, 2017 Board of Supervisors staff report.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
5 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
6 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

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9 ROLL CALL:

10 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
11 Nays: None
12 Absent: None

13 The foregoing is certified to be a true copy of a resolution duly
14 adopted by said Board of Supervisors on the date therein set forth.

15 KECIA HARPER-IHEM, Clerk of said Board

16 By  Deputy

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Chapter 8

Housing Element

Introduction

The Housing Element of the Riverside County (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 over the next eight years. The 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 Riverside County.

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 Housing Element consist 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, location, and maintenance of its 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 2021.

State law also requires that jurisdictions evaluate their Housing Elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and to adopt an updated Housing Element that reflects the results of this evaluation. The 5th Cycle Housing Element statutory update in the Southern California Association of Governments (SCAG) region covers the planning period October 15, 2013, through October 15, 2021.

In 2013, Senate Bill (SB) 375 was amended with an emphasis on timely adoption of the Housing Element. If a jurisdiction subject to an eight-year planning period fails to adopt the element by the statutory due date and does not adopt the housing element within 120 days from the statutory due date, the jurisdiction must update and adopt the element at four-year intervals until at least two consecutive four-year updates have been adopted by the applicable due dates. Riverside County adopted its Housing Element in December 2016 and therefore is now on a four-year update cycle. The 5th Cycle Housing Element due date was October 15, 2013.

This Housing Element represents the County's mid-cycle update, covering the 2014–2017 time frame. Once the County adopts the 2014–2017 mid-cycle update, [and submits the 6th Cycle Housing Element by the required due date](#), the County will return to an eight-year cycle ~~for the 6th Cycle Housing Element~~.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).</p>	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority, TLMA</p> <p>Time Frame: Review resources on an annual basis through 2021.</p>	<p>Between 2013 and 2016, the County provided annual acquisition cost assistance using HOME funds for the 4- phase Blossom Apartments in the unincorporated Valle Vista community. The County will continue to annually review the availability of funding sources for such purpose.</p>	<p>Continue.</p>
<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classifications, including the R-7 classification as provided under the Constraints section of the Housing Element. However, since the inception date of this Housing Element, no projects no private or special needs projects were proposed which would have been considered for expedited processing.</p>	<p>Continue.</p>
<p>1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.</p>	<p>Resources: General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing.</p>	<p>To support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses provisions established by State Law, pursuant to Government Code Section 65915. However, since the inception date of this Housing Element, no private or special needs projects were proposed which would have been considered for a density bonus in return for providing affordable housing. It should be noted that the newly created HHDR General Plan land use designation allows densities of up to 40 units per acre and will likely provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. The concurrently created R-7 zone provides greater flexibility regarding site development standards in order to achieve the higher densities attainable with the HHDR land use designation.</p>	<p>Continue.</p>
<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Resources: HOME</p> <p>Responsible Agency: EDA</p>	<p>A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least</p>	<p>Continue.</p>

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.</p>	<p>Resources: Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside.</p> <p>HOME funds</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.</p>	<p>The County's Mobile Home Tenant Loan (MHTL) program was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. The MHTL program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to \$45,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. In 2013, a total of 180 households were assisted through the MHTL program (60 were extremely low-income and 120 were very low-income.) As a supplement to the MHTL loan, HCD Farm Worker Housing Grants (FWHG) were utilized to provide a matching source of funds. The County supplemented 157 MHTL loans. The County also provided RDA funding to construct the mobile home park, Mountain View Estates, thereby restricting affordability through recorded covenants and regulatory agreements. No MHTL funds were available between 2014 and 2016 because such funds were based on redevelopment agency property tax proceeds which could no longer be encumbered since the legislature eliminated redevelopment agencies in 2012.</p> <p>On September 13, 2016, the Housing Authority of the County of Riverside Board of Commissioners approved funding for the MHTL program to assist approximately 83 households.</p> <p>No HOME funds have been used to assist the development of farmworker housing units.</p>	<p>Continue.</p>
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>	<p>Resources: Department of Mental Health</p> <p>Responsible Agency: Department of Mental Health</p> <p>Time Frame: Ongoing.</p>	<p>Through the Riverside Community Health System - Behavior Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Housing Opportunities Partnerships and Education program (HHOPE).</p>	<p>Continue.</p>
<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Resources: HUD Supportive Housing Program; Shelter Plus Care</p> <p>Responsible Agency: Department of Public Social Services</p>	<p>Between 2013 and 2016, the County provided assistance through the Shelter Plus Care Housing Program to 128 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been between approximately \$925,000 and \$1 million.</p> <p>Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>	<p>Continue.</p>

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>throughout the planning period.</p> <p>Resources: General Fund</p> <p>Responsible Agency: EDAT/LMA</p> <p>Time Frame: Develop a plan by summer 2017.</p>	<p>The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations. Although a formal plan has not yet been created, the County will manage staff resources and will continue to move forward to develop a plan to conduct proactive rehabilitation efforts as budget and staffing permits. A formal process beyond this will not be developed due to significant general fund budget limitations in the foreseeable future.</p> <p>Therefore, the County does not see a need to develop a plan at this time because on-going rehabilitation funding requests and rehabilitation required as a result of code enforcement complaints.</p>	<p>Continue.</p>
<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>	<p>Resources:</p> <p>Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement</p> <p>Time Frame: Ongoing, on a case-by-case basis.</p>	<p>The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.</p>	<p>Continue.</p>
<p>2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.</p>	<p>Resources: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Preserve a minimum of 17 mobilehomes</p>	<p>Because this program was recently approved by the County in November 2015, program implementation has just started so that no mobile homes have been returned to the affordable housing stock.</p>	<p>Continue.</p>

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>3.1a: Continue to use 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.</p> <p>2. Education and training of County staff.</p> <p>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.</p>	<p>Resources: CDBG</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments.</p> <p>Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.</p>	<p>Continue.</p>
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>Resources:</p> <p>Responsible Agency: EDA</p> <p>Time Frame: 2019</p>	<p>The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.</p>	<p>Continue.</p>
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>Resources: First Time Home Buyer Down Payment Assistance Program</p> <p>Responsible Agency: EDA/Fair Housing Council</p> <p>Time Frame: Ongoing, as funding permits.</p>	<p>In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.</p>	<p>Continue.</p>
<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law</p>	<p>Resources:</p> <p>Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p> <p>Time Frame: Ongoing, as projects are processed.</p>	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not</p>	<p>Continue.</p>

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>to be affordable to persons with disabilities or persons with special needs.</p> <p>Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.</p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>	<p>Develop a reasonable accommodation procedure by Spring 2016.</p> <p>Develop an outreach program by Spring 2016.</p>	<p>less than one unit) must be accessible to individuals with sensory impairments. It should be noted that Section XIXe of Ordinance 348.4840, <u>amended in June 2016</u>, addresses reasonable accommodation needs for persons with disabilities, <u>consistent with state law</u>.</p> <p>Additionally, the County's Building Code provides accessibility criteria for disabled persons. There is no separate design criteria provided in the Building Code.</p> <p>The County provides personal and web site assistance to persons with disabilities and therefore requiring special accommodations, specifically for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guide book with procedures for the disabled to pursue Section 8 assistance.</p> <p>There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>	<p>Continue.</p>
<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).</p> <p>2. Family Unification Program.</p> <p>3. Family Self Sufficiency (FSS) Program.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA).</p> <p>5. Veteran's Affairs Supportive Housing Program (VASH).</p> <p>6. Foster Care Youth Program.</p> <p>7. Tenant Based Rental Assistance Program.</p>	<p>Resources: HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p> <p>Responsible Agency: Housing Authority, EDA, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>	<p>The County used the following programs to assist households in 2013:</p> <p>Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$69,973,083 in total Housing Assistance Payments (HAP) assisted 8,713 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 237 households were veterans and 4,554 were disabled and/or elderly including veterans.</p> <p>Family Self Sufficiency (FSS) Program.</p> <p>The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2013, the FSS program served 547 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 1 has purchased their own homes.</p> <p>Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2012-13, the HOPWA program provided a total of</p>	<p>Continue.</p>

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Approved Housing Units

One way of meeting a portion of the County's RHNA is to look at approved, entitled, or built projects' "available units." These units can be subtracted from the total allocation if they were available prior to the 5th Housing Element cycle deadline of October 2014. Table H-34 lists the approved or entitled projects that were available before the deadline.

Table H-34 Approved or Entitled Projects Prior to October 2014

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	59,254		1,626	34,238	23,390	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan
Los Vinedos (Phase 1)	42	41			1	HOME funds
Nuestro Orgullo Self Help Homes	291	44	39		208	RDA Bond Proceeds
Highgrove Blossom Apartments	89	43	45		1	RDA, LIHTC (Built 2014)
Total	59,676	128	1,710	34,238	23,600	

Source: Riverside County Economic Development Agency, August 2015

Remaining RHNA to Accommodate

When looking at the total RHNA the County needs to accommodate, listed in Table H-33, and the approved or entitled projects listed in Table H-35 and the discussion on projected units, the County ~~does~~ not have a shortfall to meet its moderate- and above moderate-income RHNA.

However, the County ~~does have~~ identify a shortfall of 25,174 units in the very low- and low-income categories. Since the County ~~has~~ a shortfall in the very low- and low-income categories, at least 50 percent of the shortfall (12,587 units) ~~needed to~~ must be accommodated on sites designated for exclusively residential uses, at appropriate densities.

Table H-35 Determining RHNA Shortfall

Income Category	RHNA to Accommodate	Approved Projects	RHNA Shortfall to Accommodate
Very Low	17,719	128	17,591
Low	9,293	1,710	7,853
Moderate	5,534	34,238	0
Above Moderate	12,725	23,600	0
Total	45,271	59,676	25,174

Source: SCAG, Riverside County, 2015

Note: With completion of the rezone and land use designation change in December 2016, the County no longer has a RHNA shortfall. This table is included to provide detail on the past shortfall from the first half of the planning period.

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Eastern Coachella Valley Area Plan

Table H-37 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/16/16	Proposed Zoning as of 12/16/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Mecca Town Center										
Vacant Parcels										
727112011	38.69	HDR	A-1-5	HHDR	R-7	30	1161		1	1
727112002	38.59	HDR	A-1-5	HHDR	R-7	30	1158		1	2
727112024	39.75	HDR	A-1-5	HHDR	R-7	30	1192		1	6
727112023	39.52	HDR	A-1-5	HHDR	R-7	30	1186		1	7
727111009	39.32	MHDR	A-1-5	HHDR	R-7	30	1180		1	5
727111008	38.60	MHDR	A-1-5	HHDR	R-7	30	1158		1	4
727100006	39.37	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		591	2	1
727100003	37.48	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		562	2	2
727100007	12.43	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		186	3	1
727250005	42.79	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		642	4	2
727250005	15.46	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		232	4	2
727271019	43.98	AG	W-2	MUA (75% HHDR)	MIXED USE	30		990	5	2
727271020	8.26	CR	W-2	MUA (75% HHDR)	MIXED USE	30		186	5	3
727271005	3.25	MDR	W-2	MUA (75% HHDR)	MIXED USE	30		73	5	5
727271020	6.5	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		146	5	3
727271019	38.52	AG	W-2	MUA (75% HHDR)	MIXED USE	30		867	5	2
727272026	72.7	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		545	6	3
Subtotal							7,035	5,020		

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New- Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
North Shore Town Center										
Vacant Sites										
723143003* Bermejo	0.62	VLDR	W-2	HHDR	R-7	30	18		1	83
723143004* Bermejo	0.49	VLDR	W-2	HHDR	R-7	30	15		1	89
723162008* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	22
723162009* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	25
723162022* Milner	0.41	VLDR	W-2	HHDR	R-7	30	12		1	53
723162023* Milner	0.38	VLDR	W-2	HHDR	R-7	30	11		1	71
723173002* Palacios ¹	0.25	VLDR	W-2	HHDR	R-7	30	8		1	54
723144006* Allen	0.36	VLDR	W-2	HHDR	R-7	30	11		1	84
723144005* Allen	0.37	VLDR	W-2	HHDR	R-7	30	11		1	88
723162003* Miranda ¹	0.3	VLDR	W-2	HHDR	R-7	30	9		1	5
723161009* Roberts ¹	0.35	VLDR	W-2	HHDR	R-7	30	11		1	30
723162007* Zaragoza ¹	0.29	VLDR	W-2	HHDR	R-7	30	9		1	21
723163002* Spooner	0.17	VLDR	W-2	HHDR	R-7	30	5		1	66
72316300* Spooner ¹	0.17	VLDR	W-2	HHDR	R-7	30	5		1	109
723163003* Perez	0.16	VLDR	W-2	HHDR	R-7	30	5		1	10
723163017* Perez	0.17	VLDR	W-2	HHDR	R-7	30	5		1	106
723174005* Schall	0.38	VLDR	W-2	HHDR	R-7	30	11		1	18
723174006* Schall	0.37	VLDR	W-2	HHDR	R-7	30	11		1	32
723174002* Palatof	0.37	VLDR	W-2	HHDR	R-7	30	11		1	6
723174001 Palatof	0.36	VLDR	W-2	HHDR	R-7	30	11		1	28
723162015	0.59	VLDR	W-2	HHDR	R-7	30	18		1	13
723174017	0.6	VLDR	W-2	HHDR	R-7	30	18		1	24
723162013	0.59	VLDR	W-2	HHDR	R-7	30	18		1	27
723174021	0.55	VLDR	W-2	HHDR	R-7	30	16		1	46

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APN	Net Acreage	Land Use	Zoning	Proposed-Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New- Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723174020	0.55	VLDR	W-2	HHDR	R-7	30	17		1	47
723174013	0.88	VLDR	W-2	HHDR	R-7	30	26		1	73
725160014	3.28	VLDR	W-2	HHDR	R-7	30	99		1	100
723124004	0.55	VLDR	W-2	HHDR	R-7	30	16		1	103
723141001	1.08	VLDR	W-2	HHDR	R-7	30	32		1	119
725150008	2.17	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	59
725160003	2.58	CT	W-2	MUA (35% HHDR)	MIXED USE	30		27	2	60
725160002	9.84	CT	W-2	MUA (35% HHDR)	MIXED USE	30		103	2	63
725160010	2.15	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	64
725160004	4.83	CT	W-2	MUA (35% HHDR)	MIXED USE	30		51	2	67
723240002	4.71	MDR	W-2	MUA (35% HHDR)	MIXED USE	30		49	2	69
725210005	21.27	CT	W-2	MUA (35% HHDR)	MIXED USE	30		223	2	77
723240012	59.35	CT	W-2	MUA (35% HHDR)	MIXED USE	30		623	2	79
723221001	6.32	CR	W-2	MUA (35% HHDR)	MIXED USE	30		66	2	81
725210012	11.86	CT	W-2	MUA (35% HHDR)	MIXED USE	30		125	2	82
725210005	7.92	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		83	2	77
725160004	3.7	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		39	2	67
725160002	2.45	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	63
725160001	15.29	CT	W-2	MUA (35% HHDR)	MIXED USE	30		161	2	61
725150007	5.23	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		55	2	80
Subtotal							457	1,677		
Underutilized Sites (see site description following this table)										
723173003* Palacios	0.28	VLDR	W-2	HHDR	R-7	30	9		1	58
723162004* Miranda	0.3	VLDR	W-2	HHDR	R-7	30	9		1	16
723174014* Roberts	0.37	VLDR	W-2	HHDR	R-7	30	11		1	64
723162006* Zaragota	0.29	VLDR	W-2	HHDR	R-7	30	9		1	31

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723162014	0.6	VLDR	W-2	HHDR	R-7	30	18		1	12
723174028	0.74	VLDR	W-2	HHDR	R-7	30	22		1	108
723162027	0.53	VLDR	W-2	HHDR	R-7	30	16		1	45
Oasis Town Center						Subtotal	93	0		
Vacant Parcels										
755142011	38.37	AG	W-2	MUA (50% HHDR)	MIXED USE	30		576	1	1
755162011	2.81	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		42	2	5
755162009	9.42	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		141	2	10
755162011	1.95	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		29	2	5
755162001	5.07	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		76	2	6
755162004	8.2	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		123	2	1
755161010	19.37	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		291	2	14
755161009	18.39	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		276	2	3
755161009	2.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	2	3
755162003	7.02	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		105	2	12
755162003	1.96	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		29	2	12
755161008	17.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		261	2	11
755161008	14.25	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		214	2	11
755161014	8.89	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		133	2	9
755161014	5.6	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		84	2	9
755161014	6.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	2	9
755162010	4.91	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		74	2	4
Oasis Town Center						Subtotal	0	2,581		

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New- Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Thermal Town Center										
Vacant Parcels										
757090027	8.21	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		123	1	3
757090028	20.56	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		308	1	1
757090029	46.32	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		695	1	2
757090004	76.51	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1148	2	2
Eastern Coachella Area Plan Total						Subtotal	0	2,274		
							7,586	11,552		

1. Site is contiguous with an underutilized site.

Underutilized sites

There are seven underutilized sites included in the Eastern Coachella Area Plan within the North Shore Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723173003* Palacios ¹	0.28	HHDR	9	1	58	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162004* Miranda ¹	0.3	HHDR	9	1	16	MF - MOBILE HOME	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174014* Roberts ¹	0.37	HHDR	11	1	64	R2 - RESIDENTIAL	Parcel has a single-family home on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723162006* Zaragota ¹	0.29	HHDR	R-7	9	1	31	R2 - RESIDENTIAL	density will provide an opportunity to join with other parcels for a more viable land use. Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162014	0.6	HHDR	R-7	18	1	12	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174028	0.74	HHDR	R-7	22	1	108	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162027	0.53	HHDR	R-7	16	1	45	R2 - RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

1. Site is contiguous with a vacant site.

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Elsinore Area Plan

Table H-38 Elsinore Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/16/16	Proposed Zoning as of 12/16/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lee Lake Community										
Vacant Parcels										
393070012* Corona Canyon	2.6	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		23	1	3
393070012* Corona Canyon	0.98	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		9	1	3
393070012* Corona Canyon	0.59	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		5	1	3
393070015* Chase	11.53	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		104	1	2
393070015* Chase	0.43	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		4	1	2
393070015* Chase	0.22	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		2	1	2
393070015* Chase	0.04	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		0	1	2
393070006* Sycamore Creek Marketplace	0.09	LI	N/A	MUA	MIXED USE	30			2	1
393070008* Sycamore Creek Marketplace	2.17	LI	M-SC	MUA	MIXED USE	30		0	2	2
393070009* Sycamore Creek Marketplace	1.9	LI	M-SC	MUA	MIXED USE	30		0	2	3
393070010* Sycamore Creek Marketplace	5.9	LI	M-SC	MUA	MIXED USE	30		0	2	4
393070007* Sycamore Creek Marketplace	1.14	LI	M-SC	MUA	MIXED USE	30		0	2	5
393070005* Sycamore Creek Marketplace	0.14	LI	M-SC	MUA	MIXED USE	30		0	2	6
Subtotal							0	147		
Underutilized Parcels (see site description following this table)										
393070013* Dar Inv	12.2	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		110	1	1
393070013* Dar Inv	0.07	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		0	1	1
Subtotal							0	110		

Meadowbrook Town Center

Vacant Parcels

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	MIXED USE	MUA (50% HHDR)	C-P-S	CR	7.28	109	2	1	
345220085								MIXED USE	MUA (50% HHDR)	C-P-S	CR	7.28	30		1	
349080070								MIXED USE	MUA (50% HHDR)	C-1/C-P	CR	1.4	21	1	5	
349100008								MIXED USE	MUA (50% HHDR)	R-A-2	CR	2.15	32	1	8	
349342018								MIXED USE	MUA (50% HHDR)	C-P-S	CR	1.31	20	1	12	
349080077								MIXED USE	MUA (50% HHDR)	C-1/C-P	CR	1.67	25	1	31	
Subtotal													0	207		
Elsinore Area Plan Total													0	464		

Underutilized sites

There are two underutilized sites included in the Elsinore Area Plan within the Lee Lake Community. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
391070056* Dar Inv	12.2	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.
391070056* Dar Inv	0.07	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.

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Harvest Valley/Winchester Area Plan

Table H-39 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Winchester Community (West)										
Vacant Parcels										
462080006	9.64	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		72	1	1
462080009	8.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		66	1	3
462080012	8.36	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		63	1	4
462080007	9.53	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		71	1	7
462080008	8.63	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		65	1	9
462080010	8.33	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		62	1	12
462090001	155.7	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1168	1	14
462080005	5.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		39	1	2
							Subtotal	0		
Winchester Town Center										
Vacant Parcels										
462100037	0.59	MDR	R-R	HHDR	R-7	30	18		1	1
462100041	4.74	MDR	R-R	HHDR	R-7	30	142		1	2
462100005	1.93	MDR	R-R	HHDR	R-7	30	58		1	3
462100007	3.83	MDR	R-R	HHDR	R-7	30	115		1	4
462100012	0.81	MDR	R-R	HHDR	R-7	30	24		1	5
462100014	4.14	MDR	R-R	HHDR	R-7	30	124		1	6
462100015	5.22	MDR	R-R	HHDR	R-7	30	157		1	7
462100042	3.64	MDR	R-R	HHDR	R-7	30	109		1	8
462100010	1.75	MDR	R-R	HHDR	R-7	30	52		1	9
462100011	1.73	MDR	R-R	HHDR	R-7	30	52		1	10
462100008	1.03	MDR	R-R	HHDR	R-7	30	31		1	11
462140012	4.67	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		70	2	1

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462140015	2.89	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	2	3
462151001	4.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		61	2	10
463060002	2.98	CR	R-R	MUA (50% HHDR)	MIXED USE	30		45	3	12
463080003	2.4	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		18	4	7
463100006	2.14	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	4	10
463100002	4.67	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		35	4	14
462100020	2.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	1
462100019	4.62	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		49	5	6
462100021	1.96	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		21	5	7
462100025	2.42	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		25	5	8
462110002	1.85	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		19	5	17
462110008	4.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		44	5	18
462110001	2.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	23
462110004	4.74	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		50	5	33
462110005	2.69	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	34
462174001	3.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		33	5	36
462110013	4.33	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	38
462110012	2.56	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	5	39
462164001	2.75	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	40
462110003	4.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	46
463118030	1.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	6	5
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	6	12
462120001	1.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	1
462120003	2.74	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	7	2
462120002	4.91	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	3
462120005	3.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		54	7	4
462120016	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	7	6

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462120004	4.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	8
462120015	1.8	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	10
463160011	4.35	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		46	8	11
463160010	4.77	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	13
463160009	4.7	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		49	8	19
463160012	4.27	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		45	8	20
463160021	1.72	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		18	8	21
463160014	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	22
463120013	4.29	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	8	24
463160023	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	26
463160013	3.97	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		42	8	27
463160017	4.39	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		66	9	2
463160015	2.93	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		44	9	3
463160018	2.5	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	4
463160019	2.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	5
463160020	4.34	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		65	9	6
463130005	2.6	CR	R-R	MUA (50% HHDR)	MIXED USE	30		39	9	7
463130001	4.43	CR	R-R	MUA (50% HHDR)	MIXED USE	30		66	9	8
463130008	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	9	10
463160016	1.94	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		29	9	12
463160022	2.45	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		26	8	25
463160048	2.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	8	18
463080009	2.73	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		21	4	1
463130007	2.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	9	1
463160031	4.86	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		51	8	5
463100003	4.59	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		34	4	13
							Subtotal	883	2,195	

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Harvest Valley/Winchester Area Plan Total										
						883		3,801		

Highgrove Area Plan

Table H-40 Highgrove Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Highgrove Town Center										
Vacant Parcels										
255060016	12.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		290	3	2
255060015	8.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		182	3	4
255060017	6.54	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		147	3	6
255060018	10.8	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		243	3	8
255110015	7.39	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		166	3	9
255040010	6.99	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		105	1	12
255110003	4.9	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	13
255110005	4.93	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		111	3	14
255110006	4.84	LI	I-P	MUA (75% HHDR)	MIXED USE	30		109	3	15
255110004	4.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	17
255040017	1.79	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		27	1	19
255040010	1.33	LI	I-P	MUA (50% HHDR)	MIXED USE	30		20	1	12
255170012	0.56	LDR	R-1-20000	HHDR	R-7	30	17		2	4
255170014	8.93	LDR	R-1-20000	HHDR	R-7	30	268		2	5
255170005	2.19	LDR	R-1-20000	HHDR	R-7	30	66		2	2
255170011	5.02	LDR	R-1-20000	HHDR	R-7	30	151		2	1
255040014	0.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		10	1	1

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255040015	3.01	LI	M-SC	MUA (50% HHDR)	MIXED USE	30	45	1	22
Underutilized Parcels (see site description following this table)						Subtotal	502	1,675	
255170013	0.98	LDR	R-1-20000	HHDR	R-7	30	29	2	3
Highgrove Area Plan Total						Subtotal	29	0	
Highgrove Area Plan Total						530	1,978		

Underutilized Sites

There is one underutilized site included in the Highgrove Area Plan within the Highgrove Town Center. The table below describes why this site is suitable for redevelopment.

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
255170013	0.98	HHDR	R-7	29	2	3	R-1 RESIDENTIAL	Parcel is part of a 9-acre group of four contiguous parcels owned by the same owner. This parcel will likely be joined with the other three parcels to form a larger project One parcel has a small structure and utility buildings. It is assumed that the parcels would be joined with the other parcels. The other parcels are part of a citrus grove.

Lakeview/Nuevo Area Plan

Table H-41 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lakeview Town Center										
Vacant Parcels										
308150003	5.14	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		39	1	10
308150007	68.34	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		513	1	11
308140006	28.49	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		214	1	21
308140007	16.82	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		126	1	22
308150006	20.01	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		150	1	50
426060004	3.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	1
426060005	10.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		158	3	2
426440007	5.63	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		85	3	5
426060007	2.18	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		33	3	6
426440006	2.48	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		37	3	8
426440008	3.81	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	9
426060020	1.9	CR	C-P-S	HHDR	R-7	30	57		5	1
426060002	0.64	CR	C-P-S	HHDR	R-7	30	19		5	2
426060003	4.9	CR	C-P-S	HHDR	R-7	30	147		5	3
426091001	2.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		35	6	7
426073008	1.23	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	6	11
426073009	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	6	12
426101004	1.11	MDR	R-1	HHDR	R-7	30	33		7	3
426101003	1.52	MDR	R-1	HHDR	R-7	30	46		7	4
426083007	1.5	CR	C-P-S	HHDR	R-7	30	45		7	5
426060022*	29.72	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		446	3	11

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
426060022*	0.27	CR	C-P-S	HHDR	R-7	30	8		5	4
426060006	4.84	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		73	3	4
426060012	1.75	CR	C-P-S	HHDR	R-7	30	52		5	5
Subtotal							407	2,061		
Nuevo Community (Western Area)										
Vacant Parcels										
307240004	9.61	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		144	1	2
307240007	9.56	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		143	1	4
307240060	9.79	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	1	5
307240008	9.29	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	1	6
307240006	9.27	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		139	1	7
307270026	0.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	2	3
307270027	0.76	CR	R-R	MUA (75% HHDR)	MIXED USE	30		17	2	4
307270025	1.12	CR	R-R	MUA (75% HHDR)	MIXED USE	30		25	2	5
310270012	1.81	CR	R-R	MUA (75% HHDR)	MIXED USE	30		41	2	10
310270014	15.09	CR	R-R	MUA (75% HHDR)	MIXED USE	30		339	2	11
310270006	4.73	CR	R-R	MUA (75% HHDR)	MIXED USE	30		107	2	12
310230027	9.67	CR	R-R	MUA (75% HHDR)	MIXED USE	30		218	2	14
310270011	1.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		42	2	17
310270013	2.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		49	2	20
307270029	1.75	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	2	22
307270012	1.05	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	2	23
307270023	6.55	CR	R-R	MUA (75% HHDR)	MIXED USE	30		147	2	27
307270019	4.83	CR	R-R	MUA (75% HHDR)	MIXED USE	30		109	2	30
Subtotal							0	1,889		
Lakeview/Nuevo Area Plan Total							407	3,950		

Mead Valley Area Plan

Table H-42 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/16/16	Proposed Zoning as of 12/16/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Good Hope Community										
Vacant Parcels										
326240061	2.2	MDR	R-R	HHDR	R-7	30	66		2	9
326250039	3.65	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		33	1	10
326250029	1.3	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		12	1	19
326250037	4.25	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		38	1	25
326250043	4.34	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		39	1	26
326250011	9.96	MDR	R-R	HHDR	R-7	30	299		1	27
326240077	2.7	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		24	3	31
326240079	5.91	CR	R-R	MUA (30% HHDR)	MIXED USE	30		53	1	34
326250040	9.57	CR	R-R	MUA (30% HHDR)	MIXED USE	30		86	1	36
326250038	1.86	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		17	1	39
326250001	4.77	MDR	R-R	HHDR	R-7	30	143		2	48
326240085	1.64	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		15	1	14
							Subtotal	508		
Mead Valley Community (I-215/Nuevo Rd. Vicinity)										
Vacant Parcels										
305270030	1.62	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		24	3	1
305270031	1.42	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		21	3	2
305270032	2.3	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		34	3	14
							Subtotal	0		
Mead Valley Town Center										
Vacant Parcels										
318130005	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	4
318160001	2.04	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	9

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
318160002	2.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		34	1	10
318140007	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	16
318130001	2.05	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	21
318160004	1.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	1	24
318070005	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		19	1	28
318130002	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	35
318070006	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	45
318070010	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	49
318100011	13.96	RC-LDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		209	2	1
318160003	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	38
318130012	3.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		48	1	32
Subtotal							0	495		
Mead Valley Area Plan Total							508	891		

The Pass Area Plan

Table H-43 The Pass Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Cabazon Town Center										
Vacant Parcels										
519180018	14.32	CR	C-P-S	HHDR	R-7	30	430		1	1
519330001	1.97	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		21	2	11
519180014	9.3	CR	W-2	MUA (35% HHDR)	MIXED USE	30		98	2	12
519330010	1.77	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		19	2	17
519330007	2.49	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	50

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
519330008	4.78	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		50	2	51
526023016	1.87	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		20	2	71
526021008	2.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		27	2	87
519240009	9.96	HI	M-SC	MUA (35% HHDR)	MIXED USE	30		105	3	2
519340002	9.61	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	5
519260003	1.48	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		16	3	6
519350001	8.9	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		93	3	14
519250006	4.18	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		44	3	18
519320012	2.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		29	3	24
519260006	1.5	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		16	3	26
519270008	3.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		34	3	28
526040008	6.71	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		101	4	6
526050001	5.88	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		88	4	7
526131002	4.46	MDR	R-6	HHDR	R-7	30	134		5	1
526131004	4.81	MDR	R-6	HHDR	R-7	30	144		5	2
526160009	4.38	LDR	R-A	HHDR	R-7	30	131		6	1
526160008	8.28	LDR	W-2	HHDR	R-7	30	249		6	5
526080002	9.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		145	7	1
526070001	1.07	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		16	7	3
526060006	3.81	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		57	7	4
526060005	1.14	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		17	7	5
526050013	8.64	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		130	7	6
526080001	9.72	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		146	7	7
526123001	9.18	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		138	8	1
526143023	1.18	CR	R-1	MUA (50% HHDR)	MIXED USE	30		18	8	2
526132022	2.81	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		42	9	4

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/16/16	Proposed Zoning as of 12/16/16	New-Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
526132025	1.5	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	9	5	
526132003	1.04	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		16	9	8	
526150011	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	10	20	
526142043	1.8	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		27	10	26	
526150015	9.52	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		143	10	27	
526150010	4.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		73	10	30	
526143025	1.55	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	10	35	
526150001	9.7	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		145	10	38	
526150002	9.31	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		140	10	39	
526180006	4.71	LDR	R-A	HHDR	R-7	30	141	0	11	1	
519250007	6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		63	3	33	
519340001	9.6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	27	
519240010	1.85	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		19	3	22	
519260007	4.76	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		50	3	4	
519240005	6.76	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		71	3	1	
526090001	6.32	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		95	7	2	
Subtotal							1,229	2,621			
Underutilized Parcels (see site description following this table)											
526160011	0.91	LDR	R-A	HHDR	R-7	30	27		6	2	
526160010	0.93	LDR	R-A	HHDR	R-7	30	28		6	3	
526160012	2.25	LDR	R-A	HHDR	R-7	30	68		6	4	
Subtotal							123				
The Pass Area Plan Total							1,352	2,621			

Underutilized Sites

There are three underutilized sites included in The Pass Area Plan within the Cabazon Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
526160011	0.91	HHDR	R-7	27	6	2	MF - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160010	0.93	HHDR	R-7	28	6	3	MO - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160012	2.25	HHDR	R-7	68	6	4	R1 - RESIDENTIAL	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.

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Western Coachella Valley Area Plan

Table H-44 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Desert Edge/Southeast Desert Hot Springs Community										
Vacant Parcels										
657260008	8.98	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		135	2	1
656330015	8.84	CR	W-2	MUA (50% HHDR)	MIXED USE	30		133	5	1
						Subtotal	0	268		
I-10/Haugen Lehmann Ave Community										
Vacant Parcels										
517300019	6.38	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		144	1	38
517290016	2.57	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		58	1	50
						Subtotal	0	202		
North Palm Springs Community										
Vacant Parcels										
664200011	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	4
664200001	2.29	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	8
664200004	2.18	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		33	1	9
664200012	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	11
664200002	2.25	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	16
664200030	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	22
664200014	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	23
664200015	2.46	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	24
664200025	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	26
664200027	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	27
664200033	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	28
664200016	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	29
664200017	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	30

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200031	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	37
664200022	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	40
664200023	2.52	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	41
664200036	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	42
664200003	2.23	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	43
664200005	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	44
664200037	2.11	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		32	1	45
664200013	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	46
664200024	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	53
664200026	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	54
664200028	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	55
664200032	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	56
664200034	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	57
664200020	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	73
664270001	40.2	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		603	2	1
664270002	40.16	MDR	W-2	MUA (50% HHDR)	MIXED USE	30		602	2	2
664240002	39.79	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		597	2	3
664200018	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	1	47
Subtotal						0		2,815		
Rushmore/Kimdale Community										
Vacant Parcels										
520094005* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	38
520094004* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	69
520106004* Fitzpatrick	0.27	MDR	R-R	HHDR	R-7	30	8		1	68
520106005* Fitzpatrick	0.32	MDR	R-R	HHDR	R-7	30	9		1	111
520094002* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	25
520094001* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	40

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
520091002* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	9
520091001* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	64
520104006* Brossman	0.29	MDR	R-R	HHDR	R-7	30	9		1	92
520104005* Brossman	0.33	MDR	R-R	HHDR	R-7	30	10		1	95
520123001* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	98
520106013* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	140
520080017* SCE	2.85	MDR	R-R	HHDR	R-7	30	86		1	1
520080016* SCE	7.52	MDR	R-R	HHDR	R-7	30	226		1	63
520102008* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	90
520102007* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	139
520110006	0.95	MDR	R-R	HHDR	R-7	30	28		1	7
520110013	0.99	MDR	R-R	HHDR	R-7	30	30		1	12
520080001	2.41	MDR	R-R	HHDR	R-7	30	72		1	17
Subtotal							564	0		
Underutilized Parcels (see site description following this table)										
520121001* Jones	0.27	MDR	R-R	HHDR	R-7	30	8		1	29
520121002* Jones	0.32	MDR	R-R	HHDR	R-7	30	10		1	76
520102009* Rucker	0.3	MDR	R-R	HHDR	R-7	30	9		1	55
520110007	0.6	MDR	R-R	HHDR	R-7	30	18		1	73
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		1	84
Subtotal							62	0		

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New-Allowed Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Thousand Palms Community (I-10/Cook St. Vicinity)										
Vacant Parcels										
694120008	34.39	BP	I-P	MUA (50% HHDR)	MIXED USE	30		516	1	2
694120007	33.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		499	1	3
						Subtotal	0	1,015		
Thousand Palms Town Center										
Vacant Parcels										
693040023	2.96	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		44	2	1
693040022	89.9	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1349	2	5
650270001	19.48	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		146	3	28
650300011	2.31	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		17	3	37
650300017	9.42	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		71	3	43
650290001	4.83	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		36	3	44
650300013	5	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	48
650290002	4.88	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	50
650300018	19.58	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		147	3	53
650300018	9.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		74	3	53
650310001	3.31	CR	C-P-S	HHDR	R-7	30	99		4	1
650310002	3.37	CR	C-P-S	HHDR	R-7	30	101		4	2
650310001	1.03	CR	R-3-6000	HHDR	R-7	30	31		4	1
650310002	0.99	CR	R-3-6000	HHDR	R-7	30	30		4	2
651140006	18.99	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		285	5	1
651140007	2.98	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		45	5	2
651140008	2.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	3
694071017	1.18	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		18	5	13
694060003	2.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		37	5	27
694060002	2.7	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		41	5	30

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APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
694060022	24.07	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		361	5	32	
694060023	18.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		271	5	33	
651140005	9.49	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		142	5	35	
693230019	4.83	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		72	5	36	
693230013	11.51	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		173	5	37	
693230010	8.77	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		132	5	38	
693230011	5.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		89	5	39	
694060022	11.32	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		170	5	32	
694060022	8.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		134	5	32	
694060022	5.41	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		81	5	32	
694060022	1.5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		23	5	32	
694060022	1.36	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	5	32	
651140007	2.09	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	2	
651140005	5.49	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		82	5	35	
694060023	17.99	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		270	5	33	
694060023	5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		75	5	33	
694120010	17.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		257	6	1	
694050001	40.58	MHDR	R-T	MUA (50% HHDR)	MIXED USE	30		609	6	2	
694050012	38.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		578	6	3	
694050011	27.59	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		414	6	4	
694120011	6.92	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		104	6	5	
694120010	1.85	CR	R-3	MUA (50% HHDR)	MIXED USE	30		28	6	1	
694050012	9.28	CR	R-3	MUA (50% HHDR)	MIXED USE	30		139	6	3	
694120011	1.34	CR	R-3	MUA (50% HHDR)	MIXED USE	30		20	6	5	
							Subtotal	261	6,690		
							Western Coachella Valley Area Plan Total		887	10,990	

1. Site is contiguous with an underutilized site.

Underutilized Sites

There are five underutilized sites included in the Western Coachella Valley Area Plan within the Rushmore/Kimdale Community. The table below describes why these sites are suitable for redevelopment. Please note that the sites in the table below with a current site use of “MF – Mobilehome” are not located within a mobile home park.

APN	Net Acreage	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
520121001* Jones	0.27	HHDR	R-7	8	1	29	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520121002* Jones	0.32	HHDR	R-7	10	1	76	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520102009* Rucker	0.3	HHDR	R-7	9	1	55	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520110007	0.6	HHDR	R-7	18	1	73	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multi-family housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520105002	0.56	HHDR	R-7	17	1	84	R1 - RESIDENTIAL	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.

Multifamily Units

The County recognizes the importance of multifamily units in meeting affordable housing needs and providing residents with a variety of housing choices. The multifamily units permitted in the County include but are not limited to two-family, multifamily, bungalow courts, and apartment units.

Mobile Homes and Manufactured Homes

For purposes of permit issuance, a mobile home on a foundation system is allowed on all lots zoned to permit single-family dwellings. The installation of manufactured homes, not on foundations, is allowed whenever it is specifically provided for 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 the following: a floor living area of at least 450 square feet, a lot size of at least 2,500 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 6 feet in height erected along the perimeter of the park. Manufactured 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.

Manufactured homes provide an additional opportunity for affordable housing in the County. Section 65852.7 of the California Government Code requires that the County permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (Table H-49). In all zones where manufactured homes are permitted "by right" or through the issuance of a conditional use permit (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.

Second Units

Second units also provide opportunities for affordable units. Second units are currently allowed where the lot is zoned for a one-family dwelling as a permitted use (without a discretionary permit), and the lot is at least [7,200 square feet](#) ~~1 acre~~ in size, but are not allowed on lots located within a PRD or located within the R-6 zone. Under the Land Use Ordinance, second units may be occupied by any person without rent, but if rented, an annual certification by the property owner is required, certifying that the renter is of low or moderate income as defined by Section 50093 of the Health and Safety Code.

The County has amended Ordinance No. 348 (zoning ordinance) to permit second units on residential lots zoned for single-family or multifamily 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. The ordinance requires property owners to submit an annual certification that the second units are being offered without rent (for relatives, for example) or rents in the low- to moderate-income range based upon HUD statistics.

Ordinance No. 348 does not require any excessive restrictions that would be a constraint to the development of second units.

[In January 2017, SB 1069 \(Chapter 720, Statutes of 2016\) and AB 2299 \(Chapter 735, Statutes of 2016\) made several changes to address barriers to the development of Second Units \(Accessory Dwelling Units\). The County has revised action 3.5b to ensure they are meeting all State Law requirements.](#)

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- **Reasonable accommodations**—~~In June 2016 the County amended Ordinance 348 to~~ ~~Currently, the County's ordinance does not contain a reasonable accommodation procedure. Action 3.3a states that the County will develop a policy to~~ include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- **Separation requirements for congregate care facilities**—The County's ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Separation requirements for parolee-probationer homes**—The County requires that there shall be a 2,000-foot separation requirement between parolee-probationer homes.
- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family**—The County's definition of family states: "One or more persons living together as a single housekeeping unit in a single dwelling unit."

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farm workers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Action 3.5b states that the County will process an amendment of its zoning ordinance to explicitly define and allow for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, Action 1.1i states that the County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

The Riverside County Department of Mental Health has taken steps to hire a mental health housing coordinator, whose responsibilities will include the development of design criteria for housing suitable for the homeless mentally disabled (Actions 1.4a, 1.4c, and 1.4d). The development standards for shelters are the same as for other structures in the applicable zoning designation.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, parking can constrain the development of housing. For every parking space that is required, there is that much

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Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.</p>	<p>General Fund</p>	<p>TLMA</p>	<p>Ongoing, as projects are processed through the Planning Department.</p>
	<p>1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.</p>	<p>General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)</p>	<p>TLMA</p>	<p>Ongoing.</p>
	<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>HOME</p>	<p>EDA</p>	<p>Review on a project by project bases, as projects are proposed.</p>
	<p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting: 11 households to Expand the Affordable Rental Housing Stock; 11 households to Improve the Conditions of Substandard Housing; and 11 households to Address Farmworker Housing Needs.</p>	<p>HOME and other HUD and HCD grants as they become available.</p>	<p>EDA/Housing Authority</p>	<p>Ongoing, as projects are processed, and annual outreach with local developers.</p>
	<p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>EDA</p>	<p>Annually</p>
<p>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 farm workers and other special needs populations.</p>	<p>1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. . Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.</p>	<p>General Fund</p>	<p>TLMA/GIS</p>	<p>Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.</p>

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Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>General Fund</p>	<p>EDA/Housing Authority</p>	<p>Annually meet with developers.</p>
	<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. The County will assist approximately 83 households with the MHTL program.</p>	<p>Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved and Aas loans are processed. Based on HOME funds availability at the time of application.</p>
<p>Policy 1.4: Assist in the development of additional housing for the mentally disabled.</p>	<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>		<p>Department of Mental Health</p>	<p>Ongoing.</p>
	<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>HUD Supportive Housing Program, Shelter Plus Care</p>	<p>Department of Public Social Services</p>	<p>Meet annually with County legislative advocates to address implications of new legislation.</p>
	<p>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p>		<p>Department of Mental Health in conjunction with EDA</p>	<p>Within the two years of adoption of the Housing Element.</p>
	<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>		<p>Department of Mental Health</p>	<p>Ongoing, throughout the planning period.</p>
	<p>1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue 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.</p>	<p>HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill Program, Supportive Housing Program/Shelter Plus Care program</p>	<p>Department of Public Social Services</p>	<p>Ongoing, throughout the planning period.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<p>Policy 1.5: Assist in the development of additional emergency, transitional, and permanent supportive housing for homeless persons and families.</p>	<p>1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p>HUD</p>	<p>Department of Public Social Services</p>	<p>Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.</p>
	<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.</p>	<p>HCD</p>	<p>Department of Public Social Services</p>	<p>Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.</p>
	<p>1.5c: Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>General Fund</p>	<p>TLMA</p>	<p>Within 6 months of adoption of the Housing Element.</p>
<p>Policy 1.6: Support self-help housing programs (e.g., Habitat for Humanity and Coachella Valley Housing Coalition).</p>	<p>1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>HOME, HUD, Rural Development Self Help Program</p>	<p>EDA</p>	<p>Establish an annual meeting with CHDOs to provide policy direction.</p>
<p>Policy 1.7: Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.</p>	<p>1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, 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.</p>		<p>TLMA/Building and Safety</p>	<p>Ongoing, as projects are processed.</p>
	<p>1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees (when funding is available) as an incentive.</p>		<p>TLMA/Building and Safety</p>	<p>Ongoing, as projects are processed.</p>
	<p>1.7c: 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.</p>		<p>TLMA</p>	<p>Ongoing, as projects are processed.</p>

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Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.</p> <p>1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.</p>	<p>General Fund</p> <p>General Fund</p>	<p>EDA/TLMA</p> <p>EDA/TLMA</p>	<p>Consider adopting provisions within two years. Continue to pursue on an ongoing basis.</p> <p>Explore options by the end of 2017 consider adopting an ordinance by the end of 2018.</p>
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.				
Policy 2.1: Continue to pursue all available federal, state, and local funds to assist housing rehabilitation.	<p>2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.</p> <p>2.1b: 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.</p> <p>2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p> <p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting 85 households.</p> <p>2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.</p>	<p>HOME and other HUD and HCD grants as they become available.</p> <p>HUD Capital funds</p> <p>Tax-exempt private activity bonds</p> <p>CDBG</p> <p>Department of Energy, Southern California Gas, California Conservation Corp.</p>	<p>EDA</p> <p>Housing Authority</p> <p>EDA/Housing Authority</p> <p>EDA/</p> <p>DCA</p>	<p>Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.</p> <p>Ongoing, throughout the planning period.</p> <p>As projects come forward assist with the process for applying for funding on the developers behalf.</p> <p>Continue program when funding becomes available.</p> <p>As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.</p>

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Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved. Assist at least 5 households during the planning period.</p>
	<p>2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>CDBG</p>	<p>EDA</p>	<p>Provide grants to at least 5 households throughout the planning period.</p>
	<p>2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>General Fund</p>	<p>EDA/TLMA</p>	<p>Develop a plan by summer-2017, before the end of the <u>planning period (2021)</u>.</p>
<p>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.</p>	<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>		<p>Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>	<p>Ongoing, on a case-by-case basis.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<p>at risk of conversion to market rate, or other affordable housing resources.</p>	<p>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>			<p>coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>
<p>GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX, ETC.</p>				
<p>Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.</p>	<p>3.1a: Continue to use 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.</p> <p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>CDBG</p>	<p>EDA/Housing Authority</p>	<p>EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>
<p>Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.</p>	<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>		<p>EDA</p>	<p>2019</p>
<p>Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.</p>	<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily 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.</p>	<p>First Time Home Buyer Down Payment Assistance Program</p>	<p>EDA/ Fair Housing Council</p>	<p>Ongoing, as funding permits.</p> <p>Ongoing, as projects are processed. Develop a reasonable accommodation procedure by early-2018. Develop an outreach program by early 2018.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p><u>Develop a</u>Continue to review the County's policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities to ensure consistency with state law.</p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>			
	<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.</p>	<p>HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p>	<p>Housing Authority, EDA, DPSS</p>	<p>Programs will continue as funding is obtained.</p>
	<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p>	<p>HUD</p>	<p>Housing Authority</p>	<p>Ongoing as interested persons contact the Housing Authority.</p>
	<p>3.3d: 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 the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p>	<p>HUD Shelter Plus Care</p>	<p>Housing Authority/ DPSS</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	<p>HUD Housing Choice Voucher Program</p>	<p>Housing Authority</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	<p>FEMA, ESG, EHAP</p>	<p>DPSS</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p>	<p>HUD Supportive Housing program, Shelter Plus Care</p>	<p>DPSS</p>	<p>Ongoing.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p> <p>3.3d: 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 the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p> <p>3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p> <p>3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p> <p>3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p> <p>3.3h: 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.</p>	<p>HUD</p> <p>HUD Shelter Plus Care</p> <p>HUD Housing Choice Voucher Program</p> <p>FEMA, ESG, EHAP</p> <p>HUD Supportive Housing program, Shelter Plus Care</p>	<p>Housing Authority</p> <p>Housing Authority/ DPSS</p> <p>Housing Authority</p> <p>DPSS</p> <p>DPSS</p> <p>County Executive Office</p>	<p>Ongoing as interested persons contact the Housing Authority.</p> <p>Ongoing, throughout the planning period.</p> <p>Ongoing, throughout the planning period.</p> <p>Ongoing, throughout the planning period.</p> <p>Ongoing.</p> <p>Ongoing.</p>
<p>Policy 3.4: Support programs that offer low- and moderate-income households the opportunity for homeownership.</p>	<p>3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.</p> <p>3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.</p>	<p>CDLAC</p> <p>HOME</p>	<p>EDA</p> <p>EDA</p>	<p>Ongoing. Funding will be available once the Housing Element is in compliance.</p> <p>Ongoing. Funding will be available once the Housing Element is in compliance.</p>
<p>Policy 3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.</p>	<p>3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily 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.</p> <p>3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested.</p>	<p>HOME and other HUD and HCD grants as they become available., CDBG, HUD</p> <p>HUD, HCD</p>	<p>EDA</p> <p>EDA</p> <p>DPSS, nonprofits</p>	<p>Ongoing. Annually meet with interested developers.</p> <p>Within six months of adoption of the Housing Element.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<p>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., Safety Element or Circulation Element—but are considered essential ingredients of balanced communities.)</p>	<p><u>Assist with available housing for extremely low and lower income households by: (1) In addition, the County will process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2). Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.</u></p>	<p>General Fund</p>	<p>TLMA</p>	<p>Annually.</p>
<p>Goal 4 Establish Adequate Planning, Administrative and Fiscal Tools to Implement Housing Policies</p>				
<p>Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.</p>	<p>4.1b: Update the <u>Continue to review the</u> definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p> <p>4.2a: 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 that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p>	<p>General Fund</p>	<p>TLMA</p>	<p><u>Within six months of adoption of the Housing Element. Ongoing</u></p>
<p>Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.</p>	<p>4.2a: 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 that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p>	<p>General Fund</p>	<p>EDA/ Housing Authority Executive Office/TLMA</p>	<p>Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.</p>

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Approved Housing Units

One way of meeting a portion of the County's RHNA is to look at approved, entitled, or built projects' "available units." These units can be subtracted from the total allocation if they were available prior to the 5th Housing Element cycle deadline of October 2014. Table H-34 lists the approved or entitled projects that were available before the deadline.

Table H-34 Approved or Entitled Projects Prior to October 2014

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	59,254		1,626	34,238	23,390	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan
Los Vinedos (Phase 1)	42	41			1	HOME funds
Nuestro Orgullo Self Help Homes	291	44	39		208	RDA Bond Proceeds
Highgrove Blossom Apartments	89	43	45		1	RDA, LIHTC (Built 2014)
Total	59,676	128	1,710	34,238	23,600	

Source: Riverside County Economic Development Agency, August 2015

Note: For more detailed information regarding the affordable units within the specific plans, refer to page H-105 and H-106.

Remaining RHNA to Accommodate

When looking at the total RHNA the County needs to accommodate, listed in Table H-33, and the approved or entitled projects listed in Table H-35 and the discussion on projected units, the County ~~does~~ not have a shortfall to meet its moderate- and above moderate-income RHNA.

However, the County ~~does have-identify~~ a shortfall of 25,174 units in the very low- and low-income categories. Since the County ~~has~~ a shortfall in the very low- and low-income categories, at least 50 percent of the shortfall (12,587 units) ~~needed to must~~ be accommodated on sites designated for exclusively residential uses, at appropriate densities.

Table H-35 Determining RHNA Shortfall

Income Category	RHNA to Accommodate	Approved Projects	RHNA Shortfall to Accommodate
Very Low	17,719	128	17,591
Low	9,293	1,710	7,853
Moderate	5,534	34,238	0
Above Moderate	12,725	23,600	0
Total	45,271	59,676	25,174

Source: SCAG, Riverside County, 2015

Note: With completion of the rezone and land use designation change in December 2016, the County no longer has a RHNA shortfall. This table is included to provide detail on the past shortfall from the first half of the planning period.

Chapter 8

Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.</p> <p>1.1g: Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.</p> <p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p> <p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 11 households to Expand the Affordable Rental Housing Stock; 11 households to Improve the Conditions of Substandard Housing; and 11 households to Address Farmworker Housing Needs.</p> <p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>General Fund</p> <p>General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)</p> <p>HOME</p> <p>HOME and other HUD and HCD grants as they become available.</p> <p>SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>TLMA</p> <p>TLMA</p> <p>EDA</p> <p>EDA/Housing Authority</p> <p>EDA</p>	<p>Ongoing, as projects are processed through the Planning Department.</p> <p>Ongoing. Within 6 months of adoption of the Housing Element.</p> <p>Review on a project by project bases, as projects are proposed.</p> <p>Ongoing, as projects are processed, and annual outreach with local developers.</p> <p>Annually</p>
<p>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 farm workers and other special needs populations.</p>	<p>1.2a: To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. .</p> <p>Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.</p>	<p>General Fund</p>	<p>TLMA/GIS</p>	<p>Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.</p>

Chapter 8 Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p> <p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. <u>The County will assist approximately a minimum of 83 households with the MHTL program.</u></p>	<p>General Fund</p> <p>Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside.</p> <p>HOME funds</p>	<p>EDA/Housing Authority</p> <p>EDA/Housing Authority</p>	<p>Annually meet with developers.</p> <p>Once funding has been approved and As loans are processed. Based on HOME funds availability at the time of application.</p>
Policy 1.4: Assist in the development of additional housing for the mentally disabled.	<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p> <p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p> <p>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p> <p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p> <p>1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue 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.</p>	<p>Department of Mental Health</p> <p>Department of Public Social Services</p> <p>Department of Mental Health in conjunction with EDA</p> <p>Department of Mental Health</p> <p>HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill Program, Supportive Housing Program/Shelter Plus Care program</p>	<p>Department of Mental Health</p> <p>Department of Public Social Services</p> <p>Department of Mental Health in conjunction with EDA</p> <p>Department of Mental Health</p> <p>Department of Public Social Services</p>	<p>Ongoing.</p> <p>Meet annually with County legislative advocates to address implications of new legislation.</p> <p>Within the two years of adoption of the Housing Element.</p> <p>Ongoing, throughout the planning period.</p> <p>Ongoing, throughout the planning period.</p>

Chapter 8

Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.</p>	General Fund	EDA/TLMA	Consider adopting provisions within two years. Continue to pursue on an ongoing basis.
	<p>1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.</p>	General Fund	EDA/TLMA	Explore options by the end of 2017 consider adopting an ordinance by the end of 2018.
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK. PARTICULARLY AFFORDABLE HOUSING.				
<p>Policy 2.1: Continue to pursue all available federal, state, and local funds to assist housing rehabilitation.</p>	<p>2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.</p>	HOME and other HUD and HCD grants as they become available.	EDA	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.
	<p>2.1b: 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.</p>	HUD Capital funds	Housing Authority	Ongoing, throughout the planning period.
	<p>2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p>	Tax-exempt private activity bonds	EDA/Housing Authority	As projects come forward assist with the process for applying for funding on the developers behalf.
	<p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. <u>The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.</u></p>	CDBG	EDA/	Continue program when funding becomes available.
	<p>2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.</p>	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.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved. Assist at least 5 households during the planning period.</p>
	<p>2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>CDBG</p>	<p>EDA</p>	<p>Provide grants to at least 5 households throughout the planning period.</p>
	<p>2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>General Fund</p>	<p>EDA/TLMA</p>	<p>Develop a plan by summer 2017-2019.</p>
<p>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.</p>	<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>		<p>Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>	<p>Ongoing, on a case-by-case basis.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<p>Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.</p> <p>Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.</p>	<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p> <p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily 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. Develop aContinue to review the County's policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities to ensure consistency with state law. Specifically review section 8.6 of the current procedure and revise as necessary.</p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>	<p>First Time Home Buyer Down Payment Assistance Program</p>	<p>EDA/ Fair Housing Council</p>	<p>Ongoing, as funding permits.</p>
	<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.</p>	<p>HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p>	<p>Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p>	<p>Ongoing, as projects are processed. Develop affordable the County's reasonable accommodation procedure by early 2018. Develop an outreach program by early 2018.</p> <p>Programs will continue as funding is obtained.</p>

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



PC STAFF REPORT ATTACHMENT D
August 29, 2017 Letter from HCD

August 29, 2017

Charissa Leach, Assistant Director
Transportation and Land Management Agency
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Dear Ms. Leach:

RE: Riverside County 5th Cycle (2013-2021) 4 Year Update Draft Housing Element

Thank you for submitting the Riverside County's four year update draft housing element which was received for review on June 30, 2017. The Department also received revisions on August 22 and 28, 2017. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review.

The draft element meets the statutory requirements of State housing element law. This finding is based on, among other things, the County completing various zoning amendments in early 2018, such as amending zoning for employee housing and transitional and supportive housing and adopting a density bonus ordinance in compliance with GC Section 65915. The element will comply with State housing element law (GC, Article 10.6) when it is adopted and submitted to the Department, in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and cooperation of Robert Flores and Peter Hersh and your consultants in preparation of the housing element and looks forward to receiving Riverside County's adopted element. If you have any questions or need technical assistance, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Seeger". To the right of the signature, the word "for" is written in a smaller, cursive font.

Jennifer Seeger
Assistant Deputy Director



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 19, 2017

THE PRESS ENTERPRISE and
LA PRENZA
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 1218 (2017 Mid-Cycle Housing Element)
CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, September 22, 2017.**

Also, please publish the Spanish version of the Notice in La Prensa.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO 1/8 PAGE DISPLAY AD.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, September 19, 2017 8:46 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1218 2017 Mid-Cycle Housing Element Update

Received for publication on 9/22 as 1/8 ad. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
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****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Tue, Sep 19, 2017 at 8:37 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning Nick,

Attached is a Notice of public hearing, which needs to be published in both Press Enterprise and La Prensa, for Friday, Sept. 22, 2017.

Please publish into a 1/8 PAGE DISPLAY AD. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 19, 2017

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92501

TEL : (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: GPA 1218 (2017 Mid-Cycle Housing Element)
CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, September 22, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8 PAGE DISPLAY AD.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Tuesday, September 19, 2017 8:42 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: GPA 1218

Good Morning!

Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

Lobby hours are 9am-noon (closed for lunch) 1:30p-4pm

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@RIVCO.ORG>]
Sent: Tuesday, September 19, 2017 8:39 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: GPA 1218

Good morning!

Attached is a Notice of Public Hearing, for publication on Friday, Sept. 22, 2017. Please publish on a 1/8 PAGE DISPLAY AD. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>



CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 19, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1218 – 2017 MID-CYCLE HOUSING ELEMENT UPDATE

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: October 3, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: September 19, 2017
Cecilia Gil

Gil, Cecilia

From: Garrett, Nancy <ngarrett@asrclrec.com>
Sent: Tuesday, September 19, 2017 9:46 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1079 etc. & GPA 1218

Good Morning Cecilia,

Filings have been received and will be posted.

Have a great day,



ASSESSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

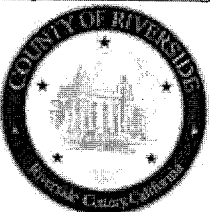
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, September 19, 2017 9:21 AM
To: Buie, Tammie <tbuie@asrclrec.com>; Garrett, Nancy <ngarrett@asrclrec.com>; Kennemer, Bonnie <bkenname@asrclrec.com>; Meyer, Mary Ann <MaMeyer@asrclrec.com>
Subject: FOR POSTING: GPA 1079 etc. & GPA 1218

Good morning!

Notices of Public hearing, for posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-WIDE GENERAL PLAN AMENDMENT – 2017 MID-CYCLE HOUSING ELEMENT UPDATE AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 3, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1218 – 2017 Mid-Cycle Housing Element Update**, which proposes to amend the Riverside County General Plan by updating Chapter 8, the Housing Element, and removing duplication of the Housing Element's Eight Year Action Plan from General Plan Appendix K, subject to a resolution of adoption. Nevertheless, the Eight Year Action Plan will remain as a critical component of the Housing Element. No land use, program, or housing needs strategy modifications are being considered at this time within the context of this limited scope.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PETER HERSH, PROJECT MANAGER, AT (951) 955-8514 OR EMAIL Phersh@rivco.org, or ROBERT FLORES, PLANNER, AT (951) 955-1195 OR EMAIL Rflores@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: September 19, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 19, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1218 – 2017 MID-CYCLE HOUSING ELEMENT UPDATE

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: October 3, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: September 19, 2017
Cecilia Gil

California Rural Assistance League, Inc.
(CRLA), Attn.: Mariela Magana/Illene Jacobs
1460 6th Street
Coachella, CA 92236

Leadership Council for Justice and Accountability,
Attn.: Phoebe Seaton/Michele Hasson
764 P Street, Suite 12
Fresno, CA 93721

Pueblo Unido Community Development
Corporation, Attn.: Sergio Carranza
78-115 Calle Estado, Suite 204
La Quinta, CA 92275

Líderes Campesinas
Attn.: Suguet López
2101 South Rose Avenue, Suite A
Oxnard, CA 93033

Inland Congregations United for Change
Attn.: Karen Borja
1441 N. D Street, Suite 208
San Bernardino, CA 92405

Public Interest Law Project
Attn.: Valerie Feldman
449 15th Street, Suite 301
Oakland, CA 94612

Pechanga Band of Luiseño Mission
Indians, Attn.: Tuba Ebru Ozdil
Post Office Box 2183
Temecula, CA 92593



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A late payment fee of 1%, 12% per annum, will be added to past due amounts

RETURN THIS SECTION TO ENSURE PROPER CREDIT.
PLEASE MAKE YOUR PAYMENT PAYABLE TO:

Desert Sun Publishing Co.
P.O. Box 677368
Dallas, TX 75267-7368

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE, CA 92502-1147

CUSTOMER NO	INVOICE NO.
RIV069	0006060944
DUE DATE	AMOUNT DUE
10/9/2017	15,131.70
FOR THE PERIOD	THRU
08/28/17	09/24/17
AMOUNT PAID	

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	EDT	CLASS	DESCRIPTION	TIMES RUN	DEPTH	COL	TOTAL SIZE	RATE	AMOUNT	
0828			BALANCE FORWARD						15,679.50	
0922			PMT XFER FROM #366913						5,878.47-	
0922			PMT XFER FROM #366913						503.73-	
0902	CLS	0001	NO 1226: PUB HEARING	1	5.50	3	16.50	30.80	508.20	
0906	CLS	0001	NO. 1242	10	65.00	2	1,300.00		1,436.60	
0910	CLS	0001	NO 1268: BOARD OF SUPERVISOR	2	177.00	2	708.00		785.40	
0914	CLS	0001	NO 1284: NOTICE BEFORE THE B	2	39.00	2	156.00		178.20	
0920	CLS	0001	NO 1305: BOARD OF SUPERVISOR	2	40.00	2	160.00		182.60	
0921	CLS	0001	NO 1313: BOARD OF SUPERVISOR	2	58.00	2	232.00		261.80	
0921	CLS	0001	NO 1314: BOARD OF SUPERVISOR	2	242.00	2	968.00		1,071.40	
0921	CLS	0001	NO 1315: BOARD OF SUPERVISOR	2	193.00	2	772.00		855.80	
0922	CLS	0001	NO 1312: GPA 1218	1	6.00	3	18.00	30.80	554.40	
CURRENT		OVER 30 DAYS		OVER 60 DAYS		OVER 90 DAYS		OVER 120 DAYS		TOTAL DUE
5,834.40		7,623.00		1,674.20		.10		.00		15,131.70
									SALESPERSON OPEN STEPHANSON	

Planning 18-1 of 10/3/17

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE

For your records:

CUSTOMER NO	NAME	INVOICE NUMBER	AMOUNT PAID
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0006060944	
THE DESERT SUN PUBLISHING CO. ADVERTISING INVOICE/STATEMENT ADVERTISING INVOICE/STATEMENT		DUE DATE	
		10/9/2017	

13/2

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

RECEIVED RIVERSIDE COUNTY
CLERK OF BOARD OF SUPERVISORS
2017 OCT -3 AM 10:30

State Of California ss:
County of Riverside

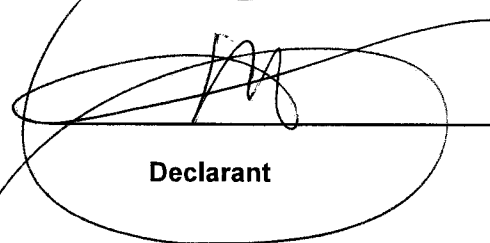
Advertiser: RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE , CA 92501
Order # 0002419058

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun
9/22/2017

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that foregoing is true and correct. Executed this 22nd day of SEPTEMBER, 2017 Palm Springs, California.


Declarant

Public Notices

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-WIDE GENERAL PLAN AMENDMENT - 2017 MID-CYCLE HOUSING ELEMENT UPDATE AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 3, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1218 - 2017 Mid-Cycle Housing Element Update**, which proposes to amend the Riverside County General Plan by updating Chapter 8, the Housing Element, and removing duplication of the Housing Element's Eight Year Action Plan from General Plan Appendix K, subject to a resolution of adoption. Nevertheless, the Eight Year Action Plan will remain as a critical component of the Housing Element. No land use, program, or housing needs strategy modifications are being considered at this time within the context of this limited scope. The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PETER HERSH, PROJECT MANAGER, AT (951) 955-8514 OR EMAIL Phersh@rivco.org, or ROBERT FLORES, PLANNER, AT (951) 955-1195 OR EMAIL Rflores@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at lwagner@rivco.org, at least 72 hours prior to the hearing.

Dated: September 19, 2017

KECIA HARPER-IHEM, Clerk of the Board
By: Cecilia Gil, Board Assistant



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
9/22/17	0011012466		PE Riverside	4 x 89 Li	462.80
9/22/17	0011012466		PE Riverside	4 x 89 Li	-7.80

Invoice text: GPA 1218 2017 Mid-Cycle Housing Element Update (PE)

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2017 SEP 28 AM 10:58

*Planning
18-1 of 10/3/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

455.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	09/22/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/22/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
455.00	0011012466	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1218 2017 Mid-Cycle Housing Element Update (PE) /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/22/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 22, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011012466-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-WIDE GENERAL PLAN AMENDMENT - 2017 MID-CYCLE HOUSING ELEMENT UPDATE AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 3, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1218 - 2017 Mid-Cycle Housing Element Update**, which proposes to amend the Riverside County General Plan by updating Chapter 8, the Housing Element, and removing duplication of the Housing Element's Eight Year Action Plan from General Plan Appendix K, subject to a resolution of adoption. Nevertheless, the Eight Year Action Plan will remain as a critical component of the Housing Element. No land use, program, or housing needs strategy modifications are being considered at this time within the context of this limited scope.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PETER HERSH, PROJECT MANAGER, AT (951) 955-8514 OR EMAIL Pherish@rivco.org, or ROBERT FLORES, PLANNER, AT (951) 955-1195 OR EMAIL Rflores@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: September 19, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

9/22

RECEIVED RIVERSIDE COUNTY
CLERK/HOUSE OF SUPERVISORS
2017 SEP 28 AM 10:58

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
9/22/17	0011012486		PE Riverside	3 x 96 Li	374.40

Invoice text: GPA 1079 CZ 7799 PP 25337 PM 36564

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2017 SEP 28 AM 10:57

*Planning
 19.1 of 10/3/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
374.40

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
NAME	PHONE	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller	951-368-9229	09/22/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/22/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
374.40	0011012486	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1079 CZ 7799 PP 25337 PM 36564 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/22/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 22, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011012486-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLOT PLAN, AND PARCEL MAP, IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 3, 2017 at 1:30 P.M.** or as soon as possible thereafter, to consider an application submitted by William A. Shopoff - Urban Environs, on (FTA 2008-24) **General Plan Amendment No. 1079**, which proposes to change the land use from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:L1) (0.25 - 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum); **Change of Zone No. 7799**, which proposes to change the zoning from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2, or such other zones as the Board may find appropriate; **Plot Plan No. 25337**, which proposes an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site);, and **Parcel Map No. 36564**, which proposes to subdivide 229 gross acres into four parcels ("the project"). The project is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan, Fifth Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and recommended certification of Environmental Impact Report No. 534, which can be viewed at: <http://planning.rctlma.org/Home/PlanningNotices/EIRNo534-SanGeronio.aspx>

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL Bdawson@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 19, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

9/22

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CLERK OF BOARD OF SUPERVISORS
2017 SEP 28 AM 10:57



THE PRESS-ENTERPRISE

CALL: (951) 368-9222
EMAIL: legals@pe.com

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
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09/22/17	0011012472		Unidos / La Prensa	4 x 90 Li	748.80
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Invoice Text: GPA 1218 2017 Mid-Cycle Housing Element Update (La Prensa)

*Planning
18.1 of 10/03/17*

Place by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
\$748.80

SALES/CONTACT INFO		ADVERTISER INFORMATION		
SALES/CONTACT INFO	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	9/22/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
9/22/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
\$748.80	0011012472	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

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Riverside Press-Enterprise
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LOS ANGELES CA 90054-0880

Empleos Empleo Oportunidades de empleo Empleos y Oportunidades	Empleos Empleo Oportunidades de empleo Empleos y Oportunidades	Real Estate Propiedad inmobiliaria LACUNA HOGAR	Services Servicios Aire acondicionado de zonas Bathco Bathco
Charles Cline A - DR Vale semanal CA-TX Lerne 6300 788-718	Custodial - Multiple positions! OC County Libraries Custodians: Need FT & PT (Instructors, floor crew, supervisors). Work available for all of OC, mostly night shift, some day & weekend work. Competitive wage & benefits. Please send resume with experience & references to orangecountylibrary@gmail.com or fax to 909-426-0700.	REVERSE SALE Sept. 23-24, 9a-3pm Beautiful, 4 BR Condo Designer Furniture, High End Kitchen, Sat. Sels, Office Table, Stools, etc. You can find out call me at 3878 LA PLUMERIA	APARTHEC Bathco P.O. Box 5149 Foster City, CA 95034 951-878-0254
Environmental Scientist, MS in Environmental Eng/Sci. 6 months exp. Mail: Jette EN-17-0029, USA Associates, Inc. 20 Executive Park #200, Irvine, CA 92614	Medical Transcription and Medical Billing familiar with Medical Legal work. Please send resume with contact Estrella at 714-331-3962 fax 714-741-2926	REVERSE CORP Sept. 23-24, 9a-3pm Beautiful, 4 BR Condo Designer Furniture, High End Kitchen, Sat. Sels, Office Table, Stools, etc. You can find out call me at 3878 LA PLUMERIA	WE REPAIR STUDIO Auto Care Center P.O. Box 5149 Foster City, CA 95034 951-878-0254
COOK - Head Cook wanted. Must have Advanced Degree Training for Rational/Combi Ovens, plus 1st level sommelier training. \$24.08 an hour. Email resume to Pr.Drenance@OCmail.com	Medical Transcription and Medical Billing familiar with Medical Legal work. Please send resume with contact Estrella at 714-331-3962 fax 714-741-2926	REVERSE CORP Sept. 23-24, 9a-3pm Beautiful, 4 BR Condo Designer Furniture, High End Kitchen, Sat. Sels, Office Table, Stools, etc. You can find out call me at 3878 LA PLUMERIA	WE REPAIR STUDIO Auto Care Center P.O. Box 5149 Foster City, CA 95034 951-878-0254
WIND TECHNICIAN Night Shift M-F Must have 10 years exp. w/minimum 5 years in wind turbine. Must have legal work permit. Call/Email: 714-331-3962	Medical Transcription and Medical Billing familiar with Medical Legal work. Please send resume with contact Estrella at 714-331-3962 fax 714-741-2926	REVERSE CORP Sept. 23-24, 9a-3pm Beautiful, 4 BR Condo Designer Furniture, High End Kitchen, Sat. Sels, Office Table, Stools, etc. You can find out call me at 3878 LA PLUMERIA	WE REPAIR STUDIO Auto Care Center P.O. Box 5149 Foster City, CA 95034 951-878-0254
ATTN: Nuevo Negocio Le yed estalal requiere qe dentro de 30 dias despus de una Declaracion de Honorare Comercial Ficticia se lo desvinculo el registrante deberso realizar su copia de la declaracion en el circulo general en el condaio en que se encuentra la sede puobal del negocio. Marketplace.com SEC. 0000, ET WFO, GOV CODE	Medical Transcription and Medical Billing familiar with Medical Legal work. Please send resume with contact Estrella at 714-331-3962 fax 714-741-2926	REVERSE CORP Sept. 23-24, 9a-3pm Beautiful, 4 BR Condo Designer Furniture, High End Kitchen, Sat. Sels, Office Table, Stools, etc. You can find out call me at 3878 LA PLUMERIA	WE REPAIR STUDIO Auto Care Center P.O. Box 5149 Foster City, CA 95034 951-878-0254

Did you hire someone through the Register?

If you hired an employee through an ad in the Register, share your story with us.

Contact: Karen Hogan
khogan@ocregister.com
714.796.7006

ORANGE COUNTY REGISTER
In the Service of Orange County

PUBLIC NOTICE

Orange County
Call 1-714-796-2209
Fax 714-796-2238 • ocregister.com

Riverside County

Call 1-951-368-9222
Fax 951-368-9018 • marketplace.pe.com

Unidad de Lote
Fecha: 20 de septiembre de 1991
CIUDAD DE LAKE FOREST
NOTIFICACION DE AUDIENCIA PUBLICA

Nobody Beats Our Coverage. REGISTER

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
LAWRENCE JUSTICE
AGOSTO 18, 2017
DAVID M. YAMASAKI, CLERK OF THE COURT
BY: DYL DEPUTY

CORTE SUPERIOR DEL ESTADO DE CALIFORNIA
COUNTY OF ORANGE


MARY LUZ PINEDA Petitioner Número de Caso TAD0000194
GABINO BELTRAN Demandado

EL PUEBLO DEL ESTADO DE CALIFORNIA
A: GABINO BELTRAN

Por orden de este tribunal se le notifica que usted puede comparecer ante el Jefe de Juicio en el Departamento L11 de este Tribunal el 18 de Septiembre de 2017 a las 10:00 am en donde se celebrará la audiencia pública y se podrá presentar la causa, si es que tiene, por que Gaby Beltran no se ha declarado responsable de un crédito y deuda. La audiencia informará a los Jueces y procedimientos relacionados con el procedimiento para la terminación de la custodia y el control de dicho menor como se establece en el Código de la Familia Sección 8940 et seq. Si usted no comparece en la audiencia de este Tribunal el día de la audiencia pública se le quedará el niño menor a su cargo y no el procedimiento de la audiencia pública. Si usted no comparece en la audiencia pública antes de las 10:00 am de la fecha de la audiencia pública, usted perderá el derecho a ser representado por un abogado. El tribunal no nombrará al mismo abogado para representar al menor presente en la corte a menos que usted se presente en la audiencia pública. Si el tribunal puede nombrar el defensor público o un abogado particular si se designa un abogado privado, incluya una suma razonable de indemnización y gastos. Una cuota sea determinada por el Tribunal. Ese costo debe ser pagado por las partes antes de comparecer a la audiencia pública. Si usted no puede pagar el costo de un abogado de familia, debe solicitar el defensor público. Si usted no puede pagar el costo de un abogado de familia, debe solicitar el defensor público. Si usted no puede pagar el costo de un abogado de familia, debe solicitar el defensor público. Si usted no puede pagar el costo de un abogado de familia, debe solicitar el defensor público.

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NOTIFICACION: ESTA DADA que una audiencia pública se llevará a cabo ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta "Board Chambers" ubicada en el primer piso del Centro de Administración del Condado ("County Administrative Center"), ubicado en 4000 Lemon Street, Riverside, el Martes, 3 de Octubre, de 2017 a las 10:00 A.M., o en otro sitio, como considere la Junta de Supervisores. El elemento de la Ley de Cálculo Medio 2017, que propone emendar el Plan General del Condado de Riverside actualizando el Capítulo 6.8 del Elemento de Vivienda, y eliminando la cualificación del Plan de Acción de Cucha Abso del Elemento de Vivienda del Anexo K del Plan General, sujeta a una resolución o adopción. Sin embargo, el Plan de Acción de Cucha Abso se encuentra siendo un componente crítico del Elemento de Vivienda. No se considerará cambio en las leyes de la tierra, el programa o la estrategia de necesidades de vivienda en este momento dentro del contexto de este espacio limitado.

La Comisión de Planificación recomendó que la Junta de Supervisores apruebe el proyecto de cambio de legislación que el proyecto está sujeto a las disposiciones de la Ley de Calidad Ambiental de California ("California Environmental Quality Act").

El expediente del proyecto puede ser visto desde la fecha de este aviso hasta la audiencia pública, de lunes a viernes, a partir de las 8:00 de la mañana a las 6:00 de la tarde en el Secretario de la Junta de Supervisores ubicada en 4000 Lemon Street, 1st Floor, Riverside, CA 92501, o en la oficina del Departamento de Planificación, ubicada en 4000 Lemon Street, 1st Floor, Riverside, CA 92501.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR PONGANSE EN CONTACTO CON ROBERTO FLORES, POR TELEFONO AL (951) 955-1110 O POR CORREO ELECTRÓNICO A RFlores@rivco.org

Cualquier persona que desea testificar en apoyo o en oposición al proyecto puede hacerlo por escrito antes de la fecha de la audiencia pública, o puede aparecer y ser escuchado en el tiempo y lugar indicados anteriormente. Toda correspondencia recibida antes de la audiencia pública será presentada a la Junta de Supervisores, si los consideramos tales como tal, además de las instrucciones orales, antes de tomar una decisión sobre el proyecto.

Si usted tiene alguna pregunta antes de la audiencia pública, puede contactar a la oficina de la Comisión de Planificación en el primer piso del Centro de Administración del Condado, ubicada en 4000 Lemon Street, Riverside, CA 92501, o al teléfono (951) 955-1110. La Comisión de Planificación puede proporcionar información adicional sobre el proyecto, pero no puede proporcionar asesoramiento legal. Si usted necesita asesoramiento legal, debe consultar con un abogado antes de tomar una decisión sobre el proyecto.

Por favor, envíe toda la correspondencia por escrito a: Secretario de la Junta, 4000 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Formados alternativos de admisión: baird@rivco.org o personas con discapacidades. Si necesita un acomodo razonable, comuníquese con J. Wayne al (951) 955-1110 o envíe un correo electrónico a JWayne@rivco.org, por lo menos 72 horas antes de la audiencia.

Fecha: 19 de Septiembre de 2017
Ricardo Harpón, Jefe, Secretario de la Junta
Por: Cecilia Gil, Asistente del Consejo

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 10.3.17 Agenda #: 18.1

SPEAKER'S NAME: Rebecca Zaragoza
(Print Name)

Address: 83350 Camino Las Brisas
(Only required if follow-up mail response is requested)

City: Coachella, CA. Zip: 92236

Phone #: 760.774.3528 Email: rzaragoza@leadershipcounsel.org

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes.

Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**