

Jurisdiction	Mean Commute Time (minutes)		Percent Change
	2010	2019	
Sky Valley	45.0	29.9	-33.6%
Thermal	22.4	26.0	16.1%
Thousand Palms	20.1	19.3	-4.0%
Vista Santa Rosa	27.1	23.2	-14.4%
Whitewater	26.5	34.2	29.1%
Western Unincorporated Riverside County			
Aguanga	49.0	28.8	-41.2%
Anza	42.9	35.8	-16.6%
Cabazon	31.2	25.7	-17.6%
Cherry Valley	31.4	34.5	9.9%
Coronita	33.0	32.2	-2.4%
East Hemet	30.7	35.7	16.3%
El Cerrito	30.5	35.5	16.4%
El Sobrante	36.2	45.5	25.7%
French Valley	42.0	46.1	9.8%
Good Hope	33.5	33.1	-1.2%
Green Acres	46.0	39.4	-14.3%
Highgrove	23.5	28.6	21.7%
Home Gardens	30.9	32.2	4.2%
Homeland	35.1	34.6	-1.4%
Idyllwild-Pine Cove	25.0	27.7	10.8%
Lakeland Village	39.6	43.8	10.6%
Lake Mathews	41.0	42.0	2.4%
Lake Riverside	47.2	49.4	4.7%
Lakeview	37.2	42.0	12.9%
March ARB	18.3	16.0	-12.6%
Meadowbrook	45.7	52.8	15.5%
Mead Valley	41.4	38.6	-6.8%
Nuevo	31.8	44.7	40.6%
Romoland	46.2	32.9	-28.8%
Temescal Valley	44.6	49.8	11.7%
Valle Vista	32.5	39.6	21.8%
Warm Springs	37.7	41.9	11.1%
Winchester	43.7	40.4	-7.6%
Woodcrest	33.0	35.1	6.4%

Source: 2006-2010 ACS, 2015-2019 ACS

Disproportionate Housing Need and Displacement Risk

As discussed in the Community Profile, overcrowding is a more significant issue among renters in unincorporated Riverside County than among homeowners. Approximately 13.1 percent of renters in the eastern county and 13.0 percent of renters in the western county live in an overcrowded household, compared to 4.8 percent of owners in the eastern portion and 5.5 percent of owners in the western portion. The rates of overcrowding are similar for Riverside County as a whole. In order to address the issue of overcrowding among renters, the County will encourage the construction of both affordable and market-rate housing units with three or more bedrooms (Action H-5).

Similar to overcrowding, while overpayment is an issue for both renters and homeowners, it is significantly more common among renters. Approximately 45 percent of renters and 19 percent of owners in Riverside County are overpaying for housing. Among lower-income households, the issue is more extreme for both tenures, with 79 percent of lower-income renters and 64 percent of lower-income owners overpaying for housing. As shown in Figures H-11 and H-12, overpayment among renters is greatest in the western portion of the county, though it has decreased slightly since 2014 while increasing slightly in the eastern portion of the county. Overpayment among owners, in contrast, has decreased in the eastern portion of the county while remaining relatively stable in the west (Figures H-13 and H-14). The areas with the highest concentration of renters overpaying for housing is the area surrounding Whitewater and Desert Hot Springs and the area southeast of the City of Indio. In these areas, more than 80 percent of renters are overpaying for housing. While the distribution of overpayment in neighboring counties is mixed, many rural communities located outside of incorporated jurisdictions in San Bernardino County and Imperial County see similar levels of overpayment. One of the most common comments the County heard during consultations with fair housing advocates, stakeholder organizations, and public workshops was regarding the availability of affordable housing for a variety of household types. This highlights the importance of developing more affordable housing throughout the county in order to provide more housing opportunities for residents in lower-income households and tenants using Section 8 vouchers and reduce the risk of these residents being displaced due to inability to afford their home (Actions H-5, H-9, H-10, H-11, H-12, and H-22).

Housing condition presents another issue in Riverside County that may increase displacement risk for residents. Approximately 55 percent of housing in the unincorporated areas of the county are older than 30 years, which is typically the age at which housing units begin to need repairs or rehabilitation to meet current standards or fix features that have begun to degrade. Additionally, 22 percent of the housing stock in Riverside County is manufactured homes, which often need more frequent maintenance to remain in good condition or may be unpermitted and in substandard condition (see “Housing Stock Conditions” of the Community Profile). California Rural Legal Assistance and other stakeholders also emphasized the poor conditions of housing for farm workers, including many occupied units that do not have access to running water or other basic features. Given the state of existing housing, especially for lower-income households, the County is committed to working with owners of unpermitted manufactured homes to bring them up to current standards, seeking funding to support construction of complete units for farm workers, and targeting rehabilitation efforts in areas of high need (Actions H-14 and H-16).

Enforcement and Outreach Capacity

The most recent zoning code amendment was adopted in March 2021. It included direction for facilitating the placement of transitional and supportive uses as well as permitting container and tiny homes. The County continues the practice of an ongoing assessment of land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Periodic reviews of the zoning code and policies confirm that, as Riverside County grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing.

In addition to assessing fair housing issues related to development standards, fair housing issues can include housing conditions and discriminatory behaviors by landlords. Riverside County complies with fair housing law regarding complaints by referring fair housing cases to the Fair Housing Council of Riverside County, using their services to complete audits of lenders and rental establishments, and attending the council's annual housing conference to stay current on fair housing issues and practices. Residents of Riverside County also have access to services provided by the California Rural Legal Assistance (CRLA), HUD's Department of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH).

The Fair Housing Council of Riverside County (FHCRC) provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the county regarding discrimination complaints and housing disputes. Between January and September 2020, FHCRC received 1,125 complaints from residents of the eastern county and 1,559 complaints from residents of the western county. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations; however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of vectors and cases of mold. FHCRC confirmed that these issues are not isolated to specific communities and are experienced by residents across their service area.

CRLA serves low-income individuals and provides services for farm workers in Riverside County. In December 2020, CRLA shared that complaints they receive regarding fair housing can range from housing discrimination against farm workers, issues with landlords, to administrative complaints. They emphasized that housing issues such as discrimination by landlords or land use compatibility issues have resulted in undesirable housing conditions for farm workers and substandard housing conditions due to lack of access to water or basic infrastructure for some low-income residents. The shortage of housing for extremely low-income individuals and short-term housing for migrant workers are two of the largest barriers to fair housing for residents that CRLA works with in Riverside County. In order to address the housing condition concerns, the County will promote the availability of rehabilitation and repair funding for homeowners and will survey farmworker housing conditions (Actions H-14 and H-18).

In its 2019 Annual Report, the DFEH reported that it received 36 housing complaints from residents of all Riverside County, not just unincorporated areas. This was nearly 4 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), which is able to identify the specific jurisdiction from which a complaint originates. According to HUD's Region IX FHEO, 15 fair housing discrimination cases were filed with and accepted by HUD from unincorporated areas of Riverside

County from January 1, 2013, through February 8, 2021. As shown in Table P-29, the most common reason for the alleged discrimination was retaliation. The percentages total more than 100 percent because some cases claimed multiple reasons. In addition to these cases, 38 inquiries with known and unknown reasons for the alleged discrimination were sent to HUD to determine their validity. In reviewing these cases, one claimant decided not to pursue the case, 14 failed to respond to HUD's follow up, 20 were found to not have a valid basis, 1 had an information resolution, and 2 had some other disposition. Of these inquiries, 12 were inquiries against a housing authority or the County.

Table P-29 Fair Housing Cases in Unincorporated Riverside County, 2013–2021

Reason for Alleged Discrimination	Case Count	Percentage of Cases
Race	3	20.0%
Disability	2	13.3%
Familial Status	3	20.0%
Retaliation	12	80%
Total Cases	15	..*

Source: HUD FHEO, 2021

*As some cases alleged multiple bases of discrimination, the total reports of each form of discrimination total more than 100%.

FHCRC, CRLA, and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the County was unable to conduct a complete spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the county. Action H-27 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the county.

Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. The California Tax Credit Allocation Committee (TCAC) and HCD prepared opportunity maps that identify resource areas. Areas of high or highest resource have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy).

Figure P-1 shows the distribution of resource categorization throughout the County, as defined by the TCAC/HCD Opportunity Maps. The sites identified to accommodate the lower-income housing need are distributed throughout the County, as shown in Figures 15 through 30. The communities in which sites are located, identified in Table P-33 through H-41, range in location from being immediately adjacent to or between high resource incorporated cities, and thus have higher access to resources themselves, such as Lee Lake Community and Winchester Town Center, to more rural areas, such as the Rushmore Kimdale Community and Cabazon Town Center. Approximately 30 percent of the projected lower-income units are located in high resource areas, approximately 12 percent are in moderate resource areas, 35 percent are in low resource areas, and 15 percent are in areas of high segregation and poverty. These areas of high segregation and poverty align with the R/ECAPs analyzed in this assessment of fair housing and many residents in these

areas face chronic overpayment due to a shortage of affordable housing. The County aims to alleviate this issue by planning for low-income units in these areas to increase housing opportunities.

In order to combat potential segregation based on income by increasing the supply of affordable housing in low resource areas and R/ECAPs, the County has identified several Specific Plans for moderate and above moderate housing that are also located in low resource and high segregation and poverty areas, near low-income sites, to promote mixed income communities and encourage the addition of new resources through specific plan development that would be available to the nearby housing for lower-income units. These specific plans include Kohl Ranch, Desert Dunes, Northstar, Valante, Panorama, Thermal 551, and Travertine Point. Additionally, Travertine Point has a requirement to ensure 10 percent of its units are affordable to low- and moderate-income households, which affirmatively furthers fair housing by providing lower-income households equal access to opportunities as households with higher income levels.

Many of the sites identified in low resource and R/ECAP areas are larger than 5 acres in size and are prime for mixed use development, to encourage construction of services and retail adjacent to high density housing. The County has included Action H-3 to facilitate large lot development to accommodate a mixed-use product to meet the needs of residents in unincorporated communities. The Oasis Villas project is an example of an affordable housing project on acreage to incorporate retail and medical clinics for tenants.

Due to the predominantly rural nature of much of eastern unincorporated Riverside County, where there is a high rate of poverty, many unincorporated communities tend to have relatively longer distances between housing and jobs than western unincorporated Riverside County. However, these areas have a great demand for increase in the supply of affordable housing, including multi-family, ADUs, and manufactured homes. Therefore, the County identified sites in the rural, low resource areas to meet this demand. In order to improve access to resources and encourage economic mobility for residents of these areas, the County has included Action H-2 to expand public water and sewer capacity in unincorporated areas, Action H-3 to encourage large lot development, Action H-12 to adopt an inclusionary housing program, and Action H-14 to assist with rehabilitation and repair of housing for low-income households. Additionally, the County will work with transit agencies to assess demand to expand their routes to connect residents to resources (Action H-28).

The County’s strategies to expand infrastructure and services into underserved unincorporated communities will affirmatively further fair housing by addressing both housing need and improving access to resources.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Riverside County, as shown in Table P-30.

Table P-30 Factors That Contribute to Fair Housing Issues in Riverside County

AFH-Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of farm workers	Shortage of extremely low-income rental units. Shortage of short-term rental units for migrant workers. Length of the permitting process for manufactured homes. Poor housing conditions in affordable units.	Provide rehabilitation and repair funding (Action H-14). Assist prospective owners and renters of mobile homes to purchase the unit (Action H-17). Work with advocacy groups to identify sites for farm worker housing (Action H-18).

AFH-Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Presence of R/ECAPs	<p>Limited economic mobility opportunities.</p> <p>Concentration of non-English-speaking households.</p> <p>Shortage of affordable housing options.</p> <p>Proximity to jobs.</p>	<p>Expedite permitting process for Polanco Parks (Action H-19).</p> <p>Incentivize development of affordable housing (Action H-5).</p> <p>Promote construction of ADUs and alternative housing types (Actions H-9 and H-10).</p> <p>Provide financial and technical assistance for the development of housing for extremely low-income households (Action H-11).</p> <p>Proactively address substandard housing conditions through code enforcement and rehabilitation and repair assistance (Actions H-13 and H-14).</p> <p>Assist prospective owners and renters of mobile homes to purchase the unit (Action H-17).</p> <p>Work with advocacy groups to identify sites for farm worker housing (Action H-18).</p> <p>Work with the Fair Housing Council to provide outreach in both English and Spanish (Action H-28).</p> <p>Improve access to employment centers and training (Action H-28).</p>
Displacement of residents due to economic pressures.	<p>Shortage of affordable rental housing.</p> <p>Lack of a variety of housing types at affordable prices.</p> <p>Dominance of manufactured homes as the affordable option, which does not provide much opportunity for economic mobility.</p>	<p>Incentivize construction of affordable housing (Action H-5).</p> <p>Encourage the construction of a variety of housing types (Action H-10).</p> <p>Work with the Housing Authority to increase facilitate mobility between high and low resource areas (Action H-22).</p>
Access to proficient educational opportunities.	<p>Lack of high-performing schools in unincorporated areas of the county.</p> <p>Size of student body needed to support construction of a school.</p>	<p>Work with transit agencies to increase routes from unincorporated communities to schools during the school year, as needed (Action H-28).</p>
Disproportionate housing need among renters.	<p>Shortage of affordable rental housing.</p> <p>Shortage of appropriately sized housing units, resulting in overcrowding.</p>	<p>Incentivize the construction of larger housing units (Action H-5).</p> <p>Encourage the construction of a variety of housing types (Action H-10).</p> <p>Work with the Housing Authority to increase facilitate mobility between high and low resource areas (Action H-22).</p>
Discriminatory practices by landlords.	<p>Supply of affordable housing that does not meet demand.</p> <p>Lack of knowledge of fair housing issues.</p>	<p>Incentivize construction of affordable housing (Action H-5).</p> <p>Work with FHCRC to provide training to landlords and mortgage lenders on fair housing laws (Action H-27).</p>
Concentration of low-income housing in low resource areas	??	<p>Facilitate large lot development in low resource areas to encourage larger mixed-use developments (Action H-3)</p>

AFH-Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		Coordinate with transit providers to increase mobility for residents (Action H-28). Allow employment centers to be located near housing developments (Action H-28). Work with developers to integrate affordable housing into mixed income settings in new specific plan areas (Action H-28).

Areas with limited access to services and education or with poor housing conditions are most likely to experience fair housing issues. Given that these issues are present throughout Riverside County, the County has identified the above as contributing factors and barriers to fair housing and has included implementation strategies throughout the goals, policies, and actions in this Housing Element to further fair housing and address historical patterns of segregation and poverty beyond just the program required to satisfy AB 686.

Housing Resources

Overview of the Regional Housing Needs Assessment

California’s housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, as determined by the jurisdiction’s Council of Governments, when preparing the state-mandated Housing Element of its General Plan. This fair share allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for those households who might reasonably be expected to reside within the jurisdiction in the future, particularly lower-income households.

Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts, and other factors. Based on statewide projections, HCD allocates regional housing need to individual jurisdictions. These regional housing need assessment (RHNA) allocations are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, SCAG is the agency responsible for assigning fair share need “targets” to each jurisdiction. While jurisdictions are not expected to construct a specific number of units each city or county must be responsive to private, public/private, and non-profit efforts requesting to produce dwelling units in furtherance of the RHNA.

A local jurisdiction’s fair share of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The fair share is allocated by four income categories: very low, low, moderate, and above moderate, defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the county median income, respectively. The allocations are further adjusted to avoid an overconcentration of lower-income households (less than 80% of the AMI).

2021-2029 Riverside County Regional Housing Needs Allocation (RHNA)

Table P-31 presents the RHNA allocation for Riverside County for the eight-year planning period from 2021 to 2029 as adopted by SCAG in March 2021. The unincorporated county was allocated 40,647 housing units for the 2021-2029 planning period. This allocation represents an increase of 10,465 units as compared to the 2014-2021 RHNA planning period. This increase was based upon the reexamination of growth trends in unincorporated areas of the County.

Table P-31 2021-2029 Regional Housing Needs Allocation Unincorporated County

Income Category	Allocation
Extremely Low	5,185
Very Low	5,186
Low	6,627
Moderate	7,347
Above Moderate	16,302
Total	40,647

Source: SCAG 6th Cycle Final RHNA Allocation Plan, 2021

Approved Housing Units

Table P-32 provides approved and entitled units that could be developed during the 6th cycle planning period (2021-2029). In January 2021, Riverside County approved Oasis Villas, a 100 percent affordable 160-unit project for farmworker housing located in the Oasis community. In addition to housing, the project will include a medical clinic, a day care, general retail, and recreation facilities to provide access to resources for tenants. In February 2021, the County approved a Vista Santa Rosa mixed use project that will include 128-units for market-rate senior housing. Specific Plans, described in more detail below, propose a total of 60,135 housing units anticipated to be constructed during the planning period to meet the needs of a range of incomes.

Table P-32 Approved or Entitled Projects as of April 2021

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	60,135	0	1,396	10,384	48,355	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan (refer to Table P-43)
Oasis Villas	160	0	160	0	0	HCD Farmworker Housing Grant Program
Vista Santa Rosa	128				128	Market Rate
Total	60,423	0	1,556	10,384	48,483	

Source: Riverside County Planning Department, 2021

Availability of Sites for Housing

The RHNA process assigned unincorporated Riverside County 40,647 units in new housing need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which specific plans or tract maps have been prepared. These properties include vacant and underutilized lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County’s policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, thereby minimizing development pressures on vacant land on the urban fringe.

In a limited capacity, infill projects throughout unincorporated communities contribute to the County’s future housing stock. County policies recommend that growth be concentrated near or within existing urban and suburban areas or infill projects be prioritized, in order to maintain the rural and open space character of Riverside County to the greatest extent possible, while reducing the cost of development as a result of additional infrastructure costs. Under the General Plan, higher-density residential areas are sited near employment nodes, commercial cores, and major transportation corridors, and in conjunction with resort, recreation, and tourist areas.

Land Analysis

For the 2021-2029 Housing Element update, the County prepared a site inventory using the County's geographical information system to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of vacant and underutilized properties. The discussion below describes how the parcels were chosen and discusses how the County can meet its RHNA.

Area Plans

The County is relying on sites located across 9 area plans, which include 21 communities, to meet its regional housing need. Within each community, different neighborhoods are identified as appropriate for higher-density development.

Site Selection Criteria

The sites identified during the 6th Cycle Housing Element update were selected based on the following evaluation criteria:

1. Land use designation of HHDR/MUA
2. Availability of local community-supportive facilities and services
3. Availability of intra- and interregional transportation facilities
4. Availability of supportive on-site and site-edge land use and environmental characteristics
5. Availability of primary on-site infrastructure (roads, sewer, and water)
6. Flexibility in individual site development options

Determining Capacity

In an effort to determine each site's realistic capacity, the County evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) as well as current development occurring in the County. It was determined that relying on the net acreage accounted for these requirements and was consistent with development.

Underutilized sites make up approximately 3 percent of the total Highest Density Residential (HHDR) and Mixed Use Area (MUA) sites that the County is relying on to meet a portion of its lower-income RHNA. After each area plan in the tables following this discussion, there is further analysis on each underutilized site.

All sites identified in the inventory allow the required default density for Riverside County of 30 dwelling units to the acre. The County determined that the potential for higher density development is more likely on sites located within a sphere of influence of an incorporated jurisdiction due to proximity to jobs, infrastructure, and other resources. Therefore, the County has assumed a realistic capacity of 30 dwelling units per acre on sites within a sphere of influence, and conservatively assumed that sites outside of a sphere of influence the realistic capacity is 17 dwelling units per acre, based on development trends.

Approximately 83 percent of the identified sites have the MUA land use, the remaining are HHDR. The MUA land use designation includes a HHDR requirement at a varying percentage of the site depending on its location within the County. As shown in Tables H-34 through H-42, HHDR percentage requirements on the identified MUA sites ranges from 25 to 75 percent. The County relied on the HHDR requirement for each site to determine the realistic residential capacity on these sites.

For the HHDR designated sites, the allowable density is 20-40 units per acre. The County relied on the default density of 30 units per acre per Government Code Section 65583.2(c)(3)(B) to determine the realistic capacity on the HHDR sites. Thirty units per acre shows a 75 percent realistic capacity.

The County also considered a recent project that included 160 units on approximately 19 acres which calculates to be a 60 percent realistic capacity.

Table P-33 summarizes the area plans based on the capacity. Please refer to Appendix P-2 – Housing Element Maps for maps of all sites included in the inventory.

Within the area plans, many of the sites identified as appropriate to accommodate the County’s lower-income RHNA are large sites, allowing for more than 150 units per parcel. As discussed below, it was determined that larger sites were more appropriate to select because they offered both flexibility in development options, as well as, in the case of MUAs, reasonable opportunities for walkable, mixed-use communities to be developed, preferably in the context of urban infill development. The realistic capacity on large sites makes up approximately 13 percent of the total inventory. To assist in facilitating the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely give high priority and fast track authorization to processing subdivision maps that include affordable housing units. Also, the County will expedite the review process for the subdivisions of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable specific plan, and Program Environmental Impact Report 548. Through adoption of these mechanisms, the County can provide adequate sites to accommodate its share of the region’s housing needs (Action H-1).

Tables H-34 through H-42 shows the capacity for each site in each area plan broken down by community. All sites in these tables are identified to meet the County’s lower-income RHNA. None of the sites identified have been included in the previous two housing elements.

Table P-33 Area Plan Capacity Summary

Area Plan	HHDR Units			MUA Units			Total All Units
	Vacant	Underutilized	Total	Vacant	Underutilized	Total	
Eastern Coachella Valley	164	31	195	1,438,287	0	1,438,287	1,633,482
Elsinore	0	0	0	466	112	558	558
Harvest Valley/Winchester	929	0	929	2,686	0	2,686	3,615
Highgrove	818	29	847	1,673	0	1,673	2,520
Lakeview/Nuevo	394	0	394	2,482	0	2,482	2,876
Mead Valley	507	0	507	955	0	955	1,462
Temescal Canyon	0	0	0	233	96	329	329
The Pass	709	68	777	1,484	0	1,484	2,261
Western Coachella Valley	247	19	266	2,301	0	2,301	2,567

Total	3,768	147	3,915	13,698,547	208	13,906,755	17,824,670
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Source: Riverside County, [June-August 2021](#)

Large Sites

The County's Highest Density Residential (HHDR) General Plan Land Use Designation allows for residential uses with a density range of 20 to 40 units per acre. The Mixed-Use Area (MUA) Land Use Designation allows for flexibility in land usage and is intended to provide greater density for affordable housing. The percent of residential required on each MUA site is specified in Tables H-34 through H-42 in the column labeled HHDR Percentage. The County is relying on 15 sites that are larger than 10 acres in size, with the largest being 15.29 acres.

The County has recently worked with affordable housing providers to approve two 100 percent affordable projects on sites larger than 10 acres, Oasis Villa, a farm worker housing project, and a senior housing project in Vista Santa Rosa, both processed in early 2021. These proposals for farm worker and senior housing on large sites demonstrates that affordable housing is feasible. Based on these recent projects, the County assumes larger sites are appropriate to meet a portion of the lower income RHNA.

Oasis Villa

The County worked with the Coachella Valley Housing Coalition (CVHC), an affordable housing developer, to process entitlements including a General Plan Amendment, Change of Zone, Tentative Parcel Map, and Plot Plan to facilitate a mixed-use development including 160 multi-family affordable housing units in the community of Oasis. The housing units will be 100 percent affordable to low-income households with units ranging from one- to four-bedrooms with the intent to serve local farmworkers and their families. The project includes a commercial component consisting of a medical clinic, a market, childcare facility, and retail spaces as well as open space for recreation and retention. The 26-acre site will have approximately 3.57 acres of commercial uses and 19.06 acres of residential and open space uses. The average density of the multi-family development is approximately 8.4 dwelling units per acre.

Vista Santa Rosa

A mixed-use project in the Vista Santa Rosa community proposed the consolidation of 12 parcels for a gross acreage of 26.81 for the project. The County worked with the developer to process a General Plan Amendment, Change of Zone, and Tentative Parcel Map and ensured the project's compliance with the Vista Santa Rosa Design Guidelines. Additionally, as the project site is located within the sphere of influence for the City of La Quinta, County staff coordinated with City staff regarding the project from the time of its submittal and provided documents and exhibits, the mitigated negative declaration, and staff report for their review and comments. The site currently accommodates a variety of commercial buildings, most of which will be demolished to allow for the new commercial uses, which include a gas station, retail, and a pharmacy uses, as well as a multi-unit senior housing assisted living facility. The assisted living facility will have 128 total dwelling units, comprised of one- and two-bedroom units, for a density of approximately 9 dwelling units per acre.

Eastern Coachella Valley Area Plan

Table P-34 Eastern Coachella Valley Area Plan

APN	Status	Acres	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Mecca Town Center									
727100007	Vacant	12.43	MUA	MIXED USE	30	50%	186		Yes - CVWD
727271026 [CW8]	Vacant	11.51	MUA	MIXED USE	30	75%	258		CVWD
727271005	Vacant	3.25	MUA	MIXED USE	30	75%	73		Yes - CVWD
SUBTOTAL (VACANT)							517259	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
North Shore Town Center									
723143003* Bermejo	Vacant	0.62	HHDR	R-7	17	100%		10	Yes - CVWD
723143004* Bermejo	Vacant	0.49	HHDR	R-7	17	100%		8	Yes - CVWD
723162015	Vacant	0.59	HHDR	R-7	17	100%		10	Yes - CVWD
723174017	Vacant	0.6	HHDR	R-7	17	100%		10	Yes - CVWD
723162013	Vacant	0.59	HHDR	R-7	17	100%		10	Yes - CVWD
723174021	Vacant	0.55	HHDR	R-7	17	100%		9	Yes - CVWD
723174020	Vacant	0.55	HHDR	R-7	17	100%		9	Yes - CVWD
723174013	Vacant	0.88	HHDR	R-7	17	100%		14	Yes - CVWD
725160014	Vacant	3.36	HHDR	R-7	17	100%		57	Yes - CVWD
723124004	Vacant	0.55	HHDR	R-7	17	100%		9	Yes - CVWD
723141001	Vacant	1.08	HHDR	R-7	17	100%		18	Yes - CVWD
725150008	Vacant	2.17	MUA	MIXED USE	17	35%	12		Yes - CVWD
725160003	Vacant	2.58	MUA	MIXED USE	17	35%	15		Yes - CVWD
725160002	Vacant	12.26	MUA	MIXED USE	17	35%	72		Yes - CVWD
725160010	Vacant	2.15	MUA	MIXED USE	17	35%	12		Yes - CVWD
725160004	Vacant	8.47	MUA	MIXED USE	17	35%	50		Yes - CVWD

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Housing Background Report

APN	Status	Acreege	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
723240002	Vacant	4.71	MUA	MIXED USE	17	35%	28		Yes - CVWD
725210012	Vacant	11.86	MUA	MIXED USE	17	35%	70		Yes - CVWD
725160001	Vacant	15.29	MUA	MIXED USE	17	35%	90		Yes - CVWD
725150007	Vacant	5.23	MUA	MIXED USE	17	35%	31		Yes - CVWD
723162014	Underutilized	0.6	HHDR	R-7	17	100%		10	Yes - CVWD
723174028	Underutilized	0.74	HHDR	R-7	17	100%		12	Yes - CVWD
723162027	Underutilized	0.53	HHDR	R-7	17	100%		9	Yes - CVWD
SUBTOTAL (VACANT)							380	164	
SUBTOTAL (UNDERUTILIZED)							0	31	
Oasis Town Center									
755162011	Vacant	4.77	MUA	MIXED USE	17	50%	40		Yes - CVWD
755162009	Vacant	9.42	MUA	MIXED USE	17	50%	80		CVWD
755162001	Vacant	5.07	MUA	MIXED USE	17	50%	43		Yes - CVWD
755162004	Vacant	8.2	MUA	MIXED USE	17	50%	69		Yes - CVWD
755162003	Vacant	8.75	MUA	MIXED USE	17	50%	74		Yes - CVWD
755162010	Vacant	4.91	MUA	MIXED USE	17	50%	41		CVWD
SUBTOTAL (VACANT)							347267	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
Thermal Town Center									
757090011	Vacant	2.42	MUA	MIXED USE	30	50%	36		CVWD
757090010	Vacant	2.37	MUA	MIXED USE	30	50%	35		CVWD
757090027	Vacant	8.21	MUA	MIXED USE	30	50%	123		Yes - CVWD
SUBTOTAL (VACANT)							494123	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
Eastern Coachella Area Plan Total							1,382,837	195	

Underutilized sites

There are three 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	GP Land Use	Zoning	MUA Site Capacity	HHDR Site Capacity	Current Use of Site	Description of Site
723162014	0.6	HHDR	R-7		10	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		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.
723162027	0.53	HHDR	R-7		9	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.
755162010	4.91	MUA	MIXED USE	41			A large portion of parcel has a medical center and parking lot.

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Elsinore Area Plan

Table P-35 Elsinore Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
Lee Lake Community									
393070012* Corona Canyon	Vacant	4.03	MUA	MIXED USE	30	30%	36		Yes - WMWD
393070015* Chase	Vacant	11.53	MUA	MIXED USE	30	30%	103		Yes - WMWD
393070008* Sycamore Creek Marketplace	Vacant	2.17	MUA	MIXED USE	30	30%	19		Yes - WMWD
393070009* Sycamore Creek Marketplace	Vacant	2.24	MUA	MIXED USE	30	30%	20		Yes - WMWD
393070010* Sycamore Creek Marketplace	Vacant	5.91	MUA	MIXED USE	30	30%	53		Yes - WMWD
393070007* Sycamore Creek Marketplace	Vacant	1.00	MUA	MIXED USE	30	30%	9		Yes - WMWD
393070013* Dar Inv	Underutilized	12.48	MUA	MIXED USE	30	30%	112		Yes - WMWD
							SUBTOTAL (VACANT)	240	0
							SUBTOTAL (UNDERUTILIZED)	112	0
Meadowbrook Town Center									
345220085	Vacant	7.28	MUA	MIXED USE	30	50%	109		Yes - WMWD
349080070	Vacant	1.4	MUA	MIXED USE	30	50%	21		Yes - WMWD
349100008	Vacant	2.15	MUA	MIXED USE	30	50%	32		Yes - WMWD
349342018	Vacant	1.31	MUA	MIXED USE	30	50%	19		Yes - WMWD
349080077	Vacant	1.67	MUA	MIXED USE	30	50%	125		Yes - WMWD
							SUBTOTAL (VACANT)	206	0
							SUBTOTAL (UNDERUTILIZED)	0	0
Elsinore Area Plan Total							558	0	0

Underutilized sites

There is one underutilized site included in the Elsinore Area Plan within the Lee Lake Community. The table below describes why this site is suitable for redevelopment.

APN	Net Acreage	GP Land Use	Zoning	MU Site Capacity	Current Use of Site	Description of Site
393070013* Dar Inv	12.48	MUA (30% HHDR)	MIXED USE	112	C1 - COMMERCIAL	Large parcel with 2 storage buildings on site. Approximately half of the parcel is vacant and available for additional development.

Harvest Valley/Winchester Area Plan

Table P-36 Harvest Valley/Winchester Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
Winchester Town Center (Western Area)									
462080006	Vacant	9.64	MUA	MIXED USE	30	25%	72		<u>Yes - EMWD</u>
462080009	Vacant	8.75	MUA	MIXED USE	30	25%	65		<u>Yes - EMWD</u>
462080012	Vacant	8.36	MUA	MIXED USE	30	25%	62		<u>Yes - EMWD</u>
462080007	Vacant	9.53	MUA	MIXED USE	30	25%	71		<u>Yes - EMWD</u>
462080008	Vacant	8.63	MUA	MIXED USE	30	25%	64		<u>Yes - EMWD</u>
462080010	Vacant	8.33	MUA	MIXED USE	30	25%	62		<u>Yes - EMWD</u>
462080005	Vacant	5.18	MUA	MIXED USE	30	25%	38		<u>Yes - EMWD</u>
SUBTOTAL (VACANT)							434	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
Winchester Town Center									
462100037	Vacant	0.59	HHDR	R-7	30	100%		17	<u>Yes - EMWD</u>
462100041	Vacant	4.74	HHDR	R-7	30	100%		142	<u>Yes - EMWD</u>
462100005	Vacant	1.93	HHDR	R-7	30	100%		57	<u>Yes - EMWD</u>
462100007	Vacant	3.83	HHDR	R-7	30	100%		114	<u>Yes - EMWD</u>
462100012	Vacant	0.81	HHDR	R-7	30	100%		24	<u>Yes - EMWD</u>
462100014	Vacant	4.14	HHDR	R-7	30	100%		124	<u>Yes - EMWD</u>
462100015	Vacant	5.22	HHDR	R-7	30	100%		156	<u>Yes - EMWD</u>
462100042	Vacant	3.64	HHDR	R-7	30	100%		109	<u>Yes - EMWD</u>
462100010	Vacant	1.75	HHDR	R-7	30	100%		52	<u>Yes - EMWD</u>
462100011	Vacant	1.73	HHDR	R-7	30	100%		51	<u>Yes - EMWD</u>
462100008	Vacant	1.03	HHDR	R-7	30	100%		30	<u>Yes - EMWD</u>
462140012	Vacant	4.67	MUA	MIXED USE	30	50%	70		<u>Yes - EMWD</u>

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APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
462140015	Vacant	2.89	MUA	MIXED USE	30	50%	43		<u>Yes</u> – EMWD
462151001	Vacant	4.05	MUA	MIXED USE	30	50%	60		<u>Yes</u> – EMWD
463060002	Vacant	2.98	MUA	MIXED USE	30	50%	44		<u>Yes</u> – EMWD
463080003	Vacant	2.4	MUA	MIXED USE	30	25%	18		<u>Yes</u> – EMWD
463100006	Vacant	2.14	MUA	MIXED USE	30	25%	16		<u>Yes</u> – EMWD
463100002	Vacant	4.67	MUA	MIXED USE	30	25%	35		<u>Yes</u> – EMWD
462100020	Vacant	2.71	MUA	MIXED USE	30	35%	28		<u>Yes</u> – EMWD
462100019	Vacant	4.62	MUA	MIXED USE	30	35%	48		<u>Yes</u> – EMWD
462100021	Vacant	1.96	MUA	MIXED USE	30	35%	20		<u>Yes</u> – EMWD
462100025	Vacant	2.42	MUA	MIXED USE	30	35%	25		<u>Yes</u> – EMWD
462110002	Vacant	1.85	MUA	MIXED USE	30	35%	19		<u>Yes</u> – EMWD
462110008	Vacant	4.18	MUA	MIXED USE	30	35%	43		<u>Yes</u> – EMWD
462110001	Vacant	2.72	MUA	MIXED USE	30	35%	28		<u>Yes</u> – EMWD
462110004	Vacant	4.74	MUA	MIXED USE	30	35%	49		<u>Yes</u> – EMWD
462110005	Vacant	2.69	MUA	MIXED USE	30	35%	28		<u>Yes</u> – EMWD
462174001	Vacant	3.18	MUA	MIXED USE	30	35%	33		<u>Yes</u> – EMWD
462110013	Vacant	4.33	MUA	MIXED USE	30	35%	45		<u>Yes</u> – EMWD
462110012	Vacant	2.56	MUA	MIXED USE	30	35%	26		<u>Yes</u> – EMWD
462164001	Vacant	2.75	MUA	MIXED USE	30	35%	28		<u>Yes</u> – EMWD
462110003	Vacant	4.27	MUA	MIXED USE	30	35%	44		<u>Yes</u> – EMWD
463118030	Vacant	1.75	MUA	MIXED USE	30	50%	26		<u>Yes</u> – EMWD
463142007	Vacant	1.11	MUA	MIXED USE	30	50%	16		<u>Yes</u> – EMWD
462120001	Vacant	1.77	MUA	MIXED USE	30	50%	26		<u>Yes</u> – EMWD
462120003	Vacant	2.74	MUA	MIXED USE	30	50%	41		<u>Yes</u> – EMWD
462120002	Vacant	4.91	MUA	MIXED USE	30	50%	73		<u>Yes</u> – EMWD

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APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
462120005	Vacant	3.57	MUA	MIXED USE	30	50%	53		<u>Yes</u> - EMWD
462120016	Vacant	4.32	MUA	MIXED USE	30	50%	64		<u>Yes</u> - EMWD
462120004	Vacant	4.93	MUA	MIXED USE	30	50%	73		<u>Yes</u> - EMWD
462120015	Vacant	1.8	MUA	MIXED USE	30	50%	27		<u>Yes</u> - EMWD
463160011	Vacant	4.35	MUA	MIXED USE	30	35%	45		<u>Yes</u> - EMWD
463160010	Vacant	4.77	MUA	MIXED USE	30	35%	50		<u>Yes</u> - EMWD
463160009	Vacant	4.7	MUA	MIXED USE	30	35%	49		<u>Yes</u> - EMWD
463160012	Vacant	4.27	MUA	MIXED USE	30	35%	44		<u>Yes</u> - EMWD
463160021	Vacant	1.72	MUA	MIXED USE	30	35%	18		<u>Yes</u> - EMWD
463160014	Vacant	4.78	MUA	MIXED USE	30	35%	50		<u>Yes</u> - EMWD
463120013	Vacant	4.29	MUA	MIXED USE	30	35%	45		<u>Yes</u> - EMWD
463160023	Vacant	4.78	MUA	MIXED USE	30	35%	50		<u>Yes</u> - EMWD
463160013	Vacant	3.97	MUA	MIXED USE	30	35%	41		<u>Yes</u> - EMWD
463160017	Vacant	4.39	MUA	MIXED USE	30	50%	65		<u>Yes</u> - EMWD
463160015	Vacant	2.94	MUA	MIXED USE	30	50%	44		<u>Yes</u> - EMWD
463160018	Vacant	2.45	MUA	MIXED USE	30	50%	36		<u>Yes</u> - EMWD
463160019	Vacant	2.45	MUA	MIXED USE	30	50%	36		<u>Yes</u> - EMWD
463160020	Vacant	4.33	MUA	MIXED USE	30	50%	64		<u>Yes</u> - EMWD
463130005	Vacant	2.6	MUA	MIXED USE	30	50%	39		<u>Yes</u> - EMWD
463130001	Vacant	4.45	MUA	MIXED USE	30	50%	66		<u>Yes</u> - EMWD
463130008	Vacant	4.32	MUA	MIXED USE	30	50%	64		<u>Yes</u> - EMWD
463160016	Vacant	1.94	MUA	MIXED USE	30	50%	29		<u>Yes</u> - EMWD
463160022	Vacant	2.45	MUA	MIXED USE	30	35%	25		<u>Yes</u> - EMWD
463160048	Vacant	2.27	MUA	MIXED USE	30	35%	23		<u>Yes</u> - EMWD
463080009	Vacant	2.73	MUA	MIXED USE	30	25%	20		<u>Yes</u> - EMWD

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APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
463130007	Vacant	2.05	MUA	MIXED USE	30	50%	30		Yes - EMWD
463160031	Vacant	4.86	MUA	MIXED USE	30	35%	51		Yes - EMWD
463100003	Vacant	4.59	MUA	MIXED USE	30	25%	34		Yes - EMWD
463130012	Vacant	2.03	MUA	MIXED USE	30	50%	30		Yes - EMWD
463130013	Vacant	2.03	MUA	MIXED USE	30	50%	30		Yes - EMWD
462140018	Vacant	1.73	MUA	MIXED USE	30	50%	25		Yes - EMWD
462100047	Vacant	1.80	HHDR	R-7	30	100%		53	Yes - EMWD
SUBTOTAL (VACANT)							2,252	929	
SUBTOTAL (UNDERUTILIZED)							0	0	
Harvest Valley/Winchester Area Plan Total							2,686	929	

Highgrove Area Plan

Table P-37 Highgrove Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Highgrove Town Center									
255060029	Vacant	7.95	MUA	MIXED USE	30	75%		178	<u>Yes</u> – WMWD
255060022	Vacant	6.32	MUA	MIXED USE	30	75%		142	<u>Yes</u> – WMWD
255060016	Vacant	12.87	MUA	MIXED USE	30	75%	289		<u>Yes</u> – WMWD
255060015	Vacant	8.09	MUA	MIXED USE	30	75%	182		<u>Yes</u> – WMWD
255060017	Vacant	6.54	MUA	MIXED USE	30	75%	147		<u>Yes</u> – WMWD
255060018	Vacant	10.8	MUA	MIXED USE	30	75%	243		<u>Yes</u> – WMWD
255110015	Vacant	7.39	MUA	MIXED USE	30	75%	166		<u>Yes</u> – WMWD
255040010	Vacant	8.55	MUA	MIXED USE	30	50%	128		<u>Yes</u> – WMWD
255110003	Vacant	4.9	MUA	MIXED USE	30	75%	110		<u>Yes</u> – WMWD
255110005	Vacant	4.93	MUA	MIXED USE	30	75%	110		<u>Yes</u> – WMWD
255110006	Vacant	4.84	MUA	MIXED USE	30	75%	108		<u>Yes</u> – WMWD
255110004	Vacant	4.87	MUA	MIXED USE	30	75%	109		<u>Yes</u> – WMWD
255040017	Vacant	1.79	MUA	MIXED USE	30	50%	26		<u>Yes</u> – WMWD
255170012	Vacant	0.56	HHDR	R-7	30	100%		16	<u>Yes</u> – WMWD
255170014	Vacant	8.93	HHDR	R-7	30	100%		267	<u>Yes</u> – WMWD
255170005	Vacant	2.19	HHDR	R-7	30	100%		65	<u>Yes</u> – WMWD
255170011	Vacant	5.02	HHDR	R-7	30	100%		150	<u>Yes</u> – WMWD
255040014	Vacant	0.69	MUA	MIXED USE	30	50%	10		<u>Yes</u> – WMWD
255040015	Vacant	3.01	MUA	MIXED USE	30	50%	45		<u>Yes</u> – WMWD
255170013	Underutilized	0.98	HHDR	R-7	30	100%		29	<u>Yes</u> – WMWD
SUBTOTAL (VACANT)							1,673	818	
SUBTOTAL (UNDERUTILIZED)							0	29	
Highgrove Area Plan Total							1,673	847	

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	GP Land Use	Zoning	HHDR Site Capacity	Current Use of Site	Description of Site
255170013	0.98	HHDR	R-7	29	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 P-38 Lakeview/Nuevo Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Lakeview Town Center									
308150003	Vacant	5.14	MUA	MIXED USE	30	25%	38		<u>Yes</u> - EMWD
426060004	Vacant	3.78	MUA	MIXED USE	30	50%	56		<u>Yes</u> - EMWD
426060005	Vacant	10.52	MUA	MIXED USE	30	50%	157		<u>Yes</u> - EMWD
426440007	Vacant	5.63	MUA	MIXED USE	30	50%	84		<u>Yes</u> - EMWD
426060007	Vacant	2.18	MUA	MIXED USE	30	50%	32		<u>Yes</u> - EMWD
426440006	Vacant	2.48	MUA	MIXED USE	30	50%	37		<u>Yes</u> - EMWD
426440008	Vacant	3.51	MUA	MIXED USE	30	50%	52		<u>Yes</u> - EMWD
426060020	Vacant	1.78	HHDR	R-7	30	100%		53	<u>Yes</u> - EMWD
426060002	Vacant	0.64	HHDR	R-7	30	100%		19	<u>Yes</u> - EMWD
426060003	Vacant	4.9	HHDR	R-7	30	100%		147	<u>Yes</u> - EMWD
426091001	Vacant	2.33	MUA	MIXED USE	30	50%	34		<u>Yes</u> - EMWD
426073008	Vacant	1.23	MUA	MIXED USE	30	50%	18		<u>Yes</u> - EMWD
426073009	Vacant	1.31	MUA	MIXED USE	30	50%	19		<u>Yes</u> - EMWD
426101004	Vacant	1.11	HHDR	R-7	30	100%		33	<u>Yes</u> - EMWD
426101003	Vacant	1.52	HHDR	R-7	30	100%		45	<u>Yes</u> - EMWD
426083007	Vacant	1.5	HHDR	R-7	30	100%		45	<u>Yes</u> - EMWD
426060006	Vacant	4.84	MUA	MIXED USE	30	50%	72		<u>Yes</u> - EMWD
426060012	Vacant	1.75	HHDR	R-7	30	100%		52	<u>Yes</u> - EMWD
SUBTOTAL (VACANT)							599	394	
SUBTOTAL (UNDERUTILIZED)							0	0	
Nuevo Community (Western Area)									

Housing Background Report

Appendix P

Attachment: Attachment C Appendix P (Housing Element Background Report) (GPA Nos. 180002, 190006,

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District	
307240004	Vacant	9.61	MUA	MIXED USE	30	50%	144		Yes - EMWD	
307240007	Vacant	9.56	MUA	MIXED USE	30	50%	143		Yes - EMWD	
307240060	Vacant	9.79	MUA	MIXED USE	30	50%	146		Yes - EMWD	
307240008	Vacant	9.29	MUA	MIXED USE	30	50%	139		Yes - EMWD	
307240006	Vacant	9.42	MUA	MIXED USE	30	50%	141		Yes - EMWD	
307270026	Vacant	0.88	MUA	MIXED USE	30	75%	19		Yes - EMWD	
307270027	Vacant	0.76	MUA	MIXED USE	30	75%	17		Yes - EMWD	
307270025	Vacant	1.12	MUA	MIXED USE	30	75%	25		Yes - EMWD	
310270012	Vacant	1.81	MUA	MIXED USE	30	75%	40		Yes - EMWD	
310270014	Vacant	15.09	MUA	MIXED USE	30	75%	339		Yes - EMWD	
310270006	Vacant	4.73	MUA	MIXED USE	30	75%	106		Yes - EMWD	
310230027	Vacant	9.67	MUA	MIXED USE	30	75%	217		Yes - EMWD	
310270011	Vacant	1.88	MUA	MIXED USE	30	75%	42		Yes - EMWD	
310270013	Vacant	2.17	MUA	MIXED USE	30	75%	48		Yes - EMWD	
307270029	Vacant	1.75	MUA	MIXED USE	30	75%	39		Yes - EMWD	
307270012	Vacant	1.05	MUA	MIXED USE	30	75%	23		Yes - EMWD	
307270023	Vacant	6.55	MUA	MIXED USE	30	75%	147		Yes - EMWD	
307270019	Vacant	4.83	MUA	MIXED USE	30	75%	108		Yes - EMWD	
SUBTOTAL (VACANT)							1,883	0		
SUBTOTAL (UNDERUTILIZED)							0	0		
Lakeview/Nuevo Area Plan Total							2,482	394		

Mead Valley Area Plan

Table P-39 Mead Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Good Hope Community									
326240061	Vacant	2.20	HHDR	R-7	30	100%		66	<u>Yes</u> – EMWD
326250039	Vacant	3.65	MUA	MIXED USE	30	30%	32		<u>Yes</u> – EMWD
326250029	Vacant	1.33	MUA	MIXED USE	30	30%	11		<u>Yes</u> – EMWD
326250037	Vacant	4.25	MUA	MIXED USE	30	30%	38		<u>Yes</u> – EMWD
326250043	Vacant	4.34	MUA	MIXED USE	30	30%	39		<u>Yes</u> – EMWD
326250011	Vacant	9.96	HHDR	R-7	30	100%		298	<u>Yes</u> – EMWD
326240077	Vacant	2.70	MUA	MIXED USE	30	30%	24		<u>Yes</u> – EMWD
326240079	Vacant	5.91	MUA	MIXED USE	30	30%	53		<u>Yes</u> – EMWD
326250040	Vacant	9.57	MUA	MIXED USE	30	30%	86		<u>Yes</u> – EMWD
326250038	Vacant	1.86	MUA	MIXED USE	30	30%	16		<u>Yes</u> – EMWD
326250001	Vacant	4.77	HHDR	R-7	30	100%		143	<u>Yes</u> – EMWD
326240085	Vacant	1.64	MUA	MIXED USE	30	30%	14		<u>Yes</u> – EMWD
							SUBTOTAL (VACANT)	313	
							SUBTOTAL (UNDERUTILIZED)	0	
Mead Valley Community (I-215/Nuevo Road Vicinity)									
305270030	Vacant	1.62	MUA	MIXED USE	30	50%	24		<u>Yes</u> – EMWD
305270031	Vacant	1.42	MUA	MIXED USE	30	50%	21		<u>Yes</u> – EMWD
305270032	Vacant	2.3	MUA	MIXED USE	30	50%	34		<u>Yes</u> – EMWD
							SUBTOTAL (VACANT)	79	0
							SUBTOTAL (UNDERUTILIZED)	0	0
Mead Valley Town Center									
318160045	Vacant	1.97	MUA	MIXED USE	30	50%	29		<u>Yes</u> – EMWD

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APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
318160047	Vacant	0.07	MUA	MIXED USE	30	50%	1		<u>Yes</u> – EMWD
318160046	Vacant	2.22	MUA	MIXED USE	30	50%	33		<u>Yes</u> – EMWD
318160032	Vacant	0.91	MUA	MIXED USE	30	50%	13		<u>Yes</u> – EMWD
318130005	Vacant	1.13	MUA	MIXED USE	30	50%	16		<u>Yes</u> – EMWD
318160001	Vacant	2.04	MUA	MIXED USE	30	50%	30		<u>Yes</u> – EMWD
318160002	Vacant	2.25	MUA	MIXED USE	30	50%	33		<u>Yes</u> – EMWD
318140007	Vacant	1.13	MUA	MIXED USE	30	50%	16		<u>Yes</u> – EMWD
318130001	Vacant	2.05	MUA	MIXED USE	30	50%	30		<u>Yes</u> – EMWD
318160004	Vacant	1.2	MUA	MIXED USE	30	50%	18		<u>Yes</u> – EMWD
318070005	Vacant	1.3	MUA	MIXED USE	30	50%	19		<u>Yes</u> – EMWD
318130002	Vacant	1.13	MUA	MIXED USE	30	50%	16		<u>Yes</u> – EMWD
318070006	Vacant	1.3	MUA	MIXED USE	30	50%	19		<u>Yes</u> – EMWD
318070010	Vacant	1.16	MUA	MIXED USE	30	50%	17		<u>Yes</u> – EMWD
318100011	Vacant	13.96	MUA	MIXED USE	30	50%	209		<u>Yes</u> – EMWD
318160003	Vacant	1.13	MUA	MIXED USE	30	50%	16		<u>Yes</u> – EMWD
318130012	Vacant	3.2	MUA	MIXED USE	30	50%	48		<u>Yes</u> – EMWD
SUBTOTAL (VACANT)							563	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
Mead Valley Area Plan Total							955	507	

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Housing Background Report

The Pass Area Plan

Table P-40 The Pass Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
Cabazon Town Center									
519180018	Vacant	14.32	HHDR	R-7	17	100%		243	<u>TBD - CCWD</u>
519330001	Vacant	1.97	MUA	MIXED USE	17	35%	11		<u>TBD - CCWD</u>
519180014	Vacant	9.30	MUA	MIXED USE	17	35%	55		<u>TBD - CCWD</u>
519330010	Vacant	1.77	MUA	MIXED USE	17	35%	10		<u>TBD - CCWD</u>
519330007	Vacant	2.49	MUA	MIXED USE	17	35%	14		<u>TBD - CCWD</u>
519330008	Vacant	4.78	MUA	MIXED USE	17	35%	28		<u>TBD - CCWD</u>
526023016	Vacant	1.87	MUA	MIXED USE	17	35%	11		<u>TBD - CCWD</u>
526021008	Vacant	2.53	MUA	MIXED USE	17	35%	15		<u>TBD - CCWD</u>
519240009	Vacant	9.96	MUA	MIXED USE	17	35%	59		<u>TBD - CCWD</u>
519340002	Vacant	9.61	MUA	MIXED USE	17	35%	57		<u>TBD - CCWD</u>
519260003	Vacant	2.5	MUA	MIXED USE	17	35%	14		<u>TBD - CCWD</u>
519350001	Vacant	8.90	MUA	MIXED USE	17	35%	52		<u>TBD - CCWD</u>
519250006	Vacant	4.85	MUA	MIXED USE	17	35%	28		<u>TBD - CCWD</u>
519320012	Vacant	2.74	MUA	MIXED USE	17	35%	16		<u>TBD - CCWD</u>
519260006	Vacant	2.39	MUA	MIXED USE	17	35%	14		<u>TBD - CCWD</u>
519270008	Vacant	3.28	MUA	MIXED USE	17	35%	19		<u>TBD - CCWD</u>
526040008	Vacant	6.71	MUA	MIXED USE	17	50%	57		<u>TBD - CCWD</u>
526050001	Vacant	5.88	MUA	MIXED USE	17	50%	49		<u>TBD - CCWD</u>
526131002	Vacant	4.46	HHDR	R-7	17	100%		75	<u>TBD - CCWD</u>
526131004	Vacant	4.81	HHDR	R-7	17	100%		81	<u>TBD - CCWD</u>
526160009	Vacant	4.38	HHDR	R-7	17	100%		74	<u>TBD - CCWD</u>

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APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
526160008	Vacant	9.23	HHDR	R-7	17	100%		156	<u>TBD - CCWD</u>
526080002	Vacant	9.69	MUA	MIXED USE	17	50%	82		<u>TBD - CCWD</u>
526070001	Vacant	1.07	MUA	MIXED USE	17	50%	9		<u>TBD - CCWD</u>
526060006	Vacant	3.81	MUA	MIXED USE	17	50%	32		<u>TBD - CCWD</u>
526060005	Vacant	1.14	MUA	MIXED USE	17	50%	9		<u>TBD - CCWD</u>
526050013	Vacant	9.08	MUA	MIXED USE	17	50%	77		<u>TBD - CCWD</u>
526080001	Vacant	9.72	MUA	MIXED USE	17	50%	82		<u>TBD - CCWD</u>
526123001	Vacant	9.18	MUA	MIXED USE	17	50%	78		<u>TBD - CCWD</u>
526143023	Vacant	1.18	MUA	MIXED USE	17	50%	10		<u>TBD - CCWD</u>
526132022	Vacant	2.81	MUA	MIXED USE	17	50%	23		<u>TBD - CCWD</u>
526132025	Vacant	1.50	MUA	MIXED USE	17	50%	12		<u>TBD - CCWD</u>
526132003	Vacant	1.04	MUA	MIXED USE	17	50%	8		<u>TBD - CCWD</u>
526150011	Vacant	2.33	MUA	MIXED USE	17	50%	19		<u>TBD - CCWD</u>
526142043	Vacant	1.80	MUA	MIXED USE	17	50%	15		<u>TBD - CCWD</u>
526150015	Vacant	9.52	MUA	MIXED USE	17	50%	80		<u>TBD - CCWD</u>
526150010	Vacant	4.85	MUA	MIXED USE	17	50%	41		<u>TBD - CCWD</u>
526143025	Vacant	1.55	MUA	MIXED USE	17	50%	13		<u>TBD - CCWD</u>
526150001	Vacant	9.70	MUA	MIXED USE	17	50%	82		<u>TBD - CCWD</u>
526150002	Vacant	9.31	MUA	MIXED USE	17	50%	79		<u>TBD - CCWD</u>
526180006	Vacant	4.71	HHDR	R-7	17	100%		80	<u>TBD - CCWD</u>
519250007	Vacant	6.00	MUA	MIXED USE	17	35%	35		<u>TBD - CCWD</u>
519340001	Vacant	9.60	MUA	MIXED USE	17	35%	57		<u>TBD - CCWD</u>
519240010	Vacant	1.85	MUA	MIXED USE	17	35%	11		<u>TBD - CCWD</u>
519260007	Vacant	4.76	MUA	MIXED USE	17	35%	28		<u>TBD - CCWD</u>
519240005	Vacant	6.76	MUA	MIXED USE	17	35%	40		<u>TBD - CCWD</u>

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Housing Background Report

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
526090001	Vacant	6.32	MUA	MIXED USE	17	50%	53		TBD – CCWD
526160011	Underutilized	0.91	HHDR	R-7	17	100%		15	TBD – CCWD
526160010	Underutilized	0.93	HHDR	R-7	17	100%		15	TBD – CCWD
526160012	Underutilized	2.25	HHDR	R-7	17	100%		38	TBD – CCWD
SUBTOTAL (VACANT)							1,484	709	
SUBTOTAL (UNDERUTILIZED)							0	68	
The Pass Area Plan Total							1,484	777	

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	GP Land Use	Zoning	HHDR Site Capacity	Current Use of Site ^[CW10]	Description of Site
526160011	0.91	HHDR	R-7	15	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. <u>Site currently has one unit on the property.</u>
526160010	0.93	HHDR	R-7	15	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. <u>Site currently has one unit on the property.</u>
526160012	2.25	HHDR	R-7	38	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. <u>Site currently has one unit on the property.</u>

Temescal Canyon Area Plan

Table P-41 Temescal Canyon Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District
Temescal Canyon Area Plan									
135102001	Underutilized	6.43	MUA	MIXED USE	30	50%	96		Yes - TVWD
115300049	Vacant	2.16	MUA	MIXED USE	30	50%	32		Yes - TVWD
115300052	Vacant	1.21	MUA	MIXED USE	30	50%	18		Yes - TVWD
135061020	Vacant	0.66	MUA	MIXED USE	30	50%	10		Yes - TVWD
135063020	Vacant	1.31	MUA	MIXED USE	30	50%	20		Yes - TVWD
135061022	Vacant	0.53	MUA	MIXED USE	30	50%	8		Yes - TVWD
135103005	Vacant	2.22	MUA	MIXED USE	30	50%	33		Yes - TVWD
115300051	Vacant	0.56	MUA	MIXED USE	30	50%	8		Yes - TVWD
115300050	Vacant	2.23	MUA	MIXED USE	30	50%	33		Yes - TVWD
135151021	Vacant	2.67	MUA	MIXED USE	30	50%	40		Yes - TVWD
135151023	Vacant	2.04	MUA	MIXED USE	30	50%	31		Yes - TVWD
SUBTOTAL (VACANT)							233	0	
SUBTOTAL (UNDERUTILIZED)							96	0	
Temescal Canyon Area Plan Total							329	0	

Underutilized Sites

There is one underutilized site included in the Temescal Canyon Area Plan. The table below describes why this site is suitable for redevelopment.

APN	Net Acreage	GP Land Use	Zoning	HHDR Site Capacity	Current Use of Site	Description of Site
135102001	6.43	CR	C-1/C-P	96	CR - COMMERCIAL RETAIL	Parcel has two buildings for a religious institution. Approximately three-quarters of the parcel is a parking lot and available for additional development.

Western Coachella Valley Area Plan

Table P-42 Western Coachella Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Thousand Palms Town Center									
650282013	Vacant	0.66	MUA	CD	30	25%	4		<u>Yes</u> - CVWD
693040023	Vacant	2.96	MUA	MIXED USE	30	50%	44		<u>Yes</u> - CVWD
650300011	Vacant	2.31	MUA	MIXED USE	30	25%	17		<u>Yes</u> - CVWD
650300017	Vacant	9.42	MUA	MIXED USE	30	25%	70		<u>Yes</u> - CVWD
650290001	Vacant	4.83	MUA	MIXED USE	30	25%	36		<u>Yes</u> - CVWD
650300013	Vacant	5.00	MUA	MIXED USE	30	25%	37		<u>Yes</u> - CVWD
650290002	Vacant	4.88	MUA	MIXED USE	30	25%	36		<u>Yes</u> - CVWD
651140008	Vacant	2.07	MUA	MIXED USE	30	50%	31		<u>Yes</u> - CVWD
694071017	Vacant	1.18	MUA	MIXED USE	30	50%	17		<u>Yes</u> - CVWD
694060003	Vacant	2.49	MUA	MIXED USE	17	50%	21		<u>Yes</u> - CVWD
694060002	Vacant	2.7	MUA	MIXED USE	17	50%	22		<u>Yes</u> - CVWD
693230019	Vacant	4.83	MUA	MIXED USE	30	50%	72		<u>Yes</u> - CVWD
693230013	Vacant	11.51	MUA	MIXED USE	30	50%	172		<u>Yes</u> - CVWD
693230010	Vacant	8.77	MUA	MIXED USE	17	50%	74		<u>Yes</u> - CVWD
693230011	Vacant	5.92	MUA	MIXED USE	30	50%	88		<u>Yes</u> - CVWD
694060033	Vacant	12.2	MUA	MIXED USE	30	50%	183		<u>Yes</u> - CVWD
SUBTOTAL (VACANT)							924	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
Desert Edge/Southeast Desert Hot Springs Community									
657260008	Vacant	8.98	MUA	MIXED USE	30	50%	134		<u>Yes</u> - CVWD
656330015	Vacant	8.84	MUA	MIXED USE	30	50%	132		<u>Yes</u> - CVWD

Housing Background Report

Appendix P

Attachment: Appendix P (Housing Element Background Report) (GPA Nos. 180002, 190006,

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
Rushmore Kimdale Community									
520080017* SCE	Vacant	2.85	HHDR	R-7	17	100%		48	<u>Yes</u> - DWA
520080016* SCE	Vacant	7.52	HHDR	R-7	17	100%		127	<u>Yes</u> - DWA
520110006	Vacant	0.95	HHDR	R-7	17	100%		16	<u>Yes</u> - DWA
520110013	Vacant	0.99	HHDR	R-7	17	100%		16	<u>Yes</u> - DWA
520080001	Vacant	2.41	HHDR	R-7	17	100%		40	<u>Yes</u> - DWA
520110007	Underutilized	0.6	HHDR	R-7	17	100%		10	<u>Yes</u> - DWA
520105002	Underutilized	0.56	HHDR	R-7	17	100%		9	<u>Yes</u> - DWA
SUBTOTAL (VACANT)							266	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
I-10 Haugen/Lehmann Ave Community									
517300019	Vacant	6.38	MUA	MIXED USE	17	75%	81		<u>Yes</u> - DWA
517290016	Vacant	2.57	MUA	MIXED USE	17	75%	32		<u>Yes</u> - DWA
SUBTOTAL (VACANT)							113	0	
SUBTOTAL (UNDERUTILIZED)							0	0	
North Palm Springs Community									
664200011	Vacant	2.26	MUA	MIXED USE	30	50%	33		<u>Yes</u> - DWA
664200001	Vacant	2.29	MUA	MIXED USE	30	50%	34		<u>Yes</u> - DWA
664200004	Vacant	2.18	MUA	MIXED USE	30	50%	32		<u>Yes</u> - DWA
664200012	Vacant	2.57	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200002	Vacant	2.25	MUA	MIXED USE	30	50%	33		<u>Yes</u> - DWA
664200030	Vacant	2.55	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200014	Vacant	2.51	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA

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Housing Background Report

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District
664200015	Vacant	2.46	MUA	MIXED USE	30	50%	36		<u>Yes</u> - DWA
664200025	Vacant	2.56	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200027	Vacant	2.57	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200033	Vacant	2.55	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200016	Vacant	2.54	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200017	Vacant	2.51	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200031	Vacant	2.51	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200022	Vacant	2.55	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200023	Vacant	2.52	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200036	Vacant	2.56	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200003	Vacant	2.23	MUA	MIXED USE	30	50%	33		<u>Yes</u> - DWA
664200005	Vacant	2.26	MUA	MIXED USE	30	50%	33		<u>Yes</u> - DWA
664200037	Vacant	2.11	MUA	MIXED USE	30	50%	31		<u>Yes</u> - DWA
664200013	Vacant	2.54	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200024	Vacant	2.48	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200026	Vacant	2.53	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200028	Vacant	2.57	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200032	Vacant	2.48	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200034	Vacant	2.53	MUA	MIXED USE	30	50%	37		<u>Yes</u> - DWA
664200020	Vacant	2.54	MUA	MIXED USE	30	50%	38		<u>Yes</u> - DWA
664200018	Vacant	1.27	MUA	MIXED USE	30	50%	19		<u>Yes</u> - DWA
SUBTOTAL (VACANT)							998	0	
SUBTOTAL (UNDERUTILIZED)							0	0	

Western Coachella Valley Area Plan Total

2,301

266

Underutilized Sites

There are two 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 site in the table below with a current site use of “MF – Mobilehome” is not located within a mobile home park.

APN	Net Acreage	GP Land Use	Zoning	HHDR Site Capacity	Current Use of Site	Description of Site
520110007	0.6	HHDR	R-7	10	MF - MOBILE HOME[CW11]	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. <u>Site currently has one unit on the property.</u>
520105002	0.56	HHDR	R-7	9	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. <u>Site currently has one unit on the property.</u>

Projected Housing Units

Another way the County was able to meet a portion of its RHNA was to project the number of units that are assumed to be built based on approvals in past years. The County approves a large number of manufactured homes and second units, and therefore it was appropriate to project these unit types as meeting a portion of the County's lower-income RHNA.

Accessory Dwelling Unit Capacity

-Accessory Dwelling Units (ADUs) are seen as an appropriate housing type for low-income households as either a primary residence or as farm worker housing. Currently, data for ADU rental rates in the County is not readily available and therefore, the County relied on rental rates for one-bedroom units identified in Table P-19 as a proxy for ADU rental rates. As shown in the table, the average monthly rent for a one-bedroom unit in Riverside County varies significantly depending on its location within the County, with lower rents typically available in eastern Riverside County. Low-income households can afford between \$1,055 (one-person) and \$1,506 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates, particularly in eastern Riverside County, with the affordability of low-income households shows that ADUs are appropriate to credit toward the County's lower-income RHNA.

B[CW12]etween 2018 and ~~2019~~2020, the County permitted an average of ~~83-73~~ ADUs per year. The County projects that the annual average will double during the 2021-2029 planning period as a result of increased efforts to promote and encourage construction of ADUs. Therefore, the County projects that 1,328-168 ADUs will be constructed over the course of the planning period. According to SCAG's Regional Accessory Dwelling Unit Affordability Analysis released in December 2020, approximately 15.0 percent of ADUs in Riverside County are affordable to extremely low-income households, 7.7 percent are affordable to very low-income households, 34.8 percent are affordable to low-income households, 34.8 percent are affordable to moderate-income households, and 7.7 percent are affordable to above moderate-income households. Using this analysis of affordability, the County projects that 57.5 percent of ADUs, or 764-672 units, will be affordable to lower income households.

M[CW13]anufactured Home Capacity

As discussed in the "Community Profile" section of the Housing Element, Homes Direct reported that new manufactured housing in April 2020, the most recent available data, ranged in price from \$64,500 to \$120,300, on average.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs as well ability to secure financing and rescale affordability. As identified in Table P-55, the average price per acre in unincorporated Riverside County varies significantly depending on location. In the communities of Aguanga, Homeland, Anza, Desert Center, Sky Valley, Mecca, and North Shore the cost of land is less than \$50,000 per acre, and in some cases less than \$15,00 per acre. In these communities, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks. In other communities, land costs may present a barrier to this type of housing. Financing can be challenging to secure for mobile and manufactured homes, so the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (Action H-29). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table P-20 in the “Community Profile” shows that a four-person, extremely low-income household can afford a maximum sales price of \$163,536, a very low-income household can afford a maximum sales price of \$235,005, and a low-income household can afford a maximum sales price of \$376,070, meaning that manufactured housing is affordable to extremely low- to low-income households. A manufactured home can be used as a second housing unit under Ordinance No. 348 (Land Use Ordinance).

Between 2018 and 2019, there was an average of 233 mobile/manufactured homes added to the County’s housing stock per year. Projecting these 233 units over the RHNA period (eight years) gives the County a projected capacity of 1,864 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on SCAG’s Regional Accessory Dwelling Unit Affordability Analysis to provide the affordability breakdown.

Appendix P Housing Background Report

P1CW141 Progress Towards Meeting the RHNA

Based on the land analysis, the County has sufficient land to accommodate 6th Cycle RHNA, shown in Table P-43. Moderate- and above moderate-income unit allocations are met through specific plans, projected ADUs, and project manufactured homes. As shown in Table P-43, the County has a capacity of 3,915 HHDR units, ~~13,289,996~~ MUA units, ~~1,556,528~~ units approved within Specific Plans and approved projects, ~~764,672~~ ADUs, and 1,072 manufactured homes to meet the lower-income RHNA. This gives the County a total lower-income unit capacity of ~~16,916,211,1850,942~~, resulting in a surplus of ~~3,477,978~~ units for the lower-income category.

Table P-43 Comparison of Regional Housing Need and Available Capacity

Income Category	RHNA	HHDR		MUA		Specific Plans/Approved Projects	Projected ADUs	Projected Manufactured Homes	RHNA Surplus
		Vacant	Underutilized	Vacant	Underutilized				
Very Low	10,371	3,768	147	13,289,996	208	1,556,528	764,672	1,072	3,477
Low	6,627								
Moderate	7,347	--	--	--	--	10,384	462,406	649	4,448,092
Above Moderate	16,302	--	--	--	--	48,483,511	40,290	144	32,427,442
Total	40,647	3,768	147	43,698,13,289	208	60,423	1,328,168	1,864	40,012

Source: Riverside County, April-August 2021

Specific Plans in the County

Over 300 specific plans have been processed in the County since 1973. A residential specific plan is an important planning tool as it establishes the permitted number of dwelling units; accommodates a variety of housing types including attached and multifamily uses; and fosters clustering concepts, leaving room for open space and other amenities, and often including complementary uses and services. Additionally, specific plan requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved specific plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the specific plan. Other specific plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result, they no longer offer potential for additional units within the unincorporated area.

Table P-44 provides a list of the Specific Plans the County is relying on to meet a portion of the RHNA. Table P-45 further breaks down the Specific Plans on which the County is relying on to meet the moderate income RHNA. For all Specific Plans listed, with the exception of Valante and Travertine Point, affordability for the projects listed in Table P-44 has not yet been determined and therefore, affordability is based on Zoning and the General Plan allowable density.

Table P-44 Housing Potential of Specific Plans in Unincorporated Riverside County

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
183	Rancho Nuevo	508	505			505
198	Belle Meadows	440	440			440
212	Mesa Grande	200	200			200
239	Stoneridge	2236	2,236			2236
246	McCanna Hills	3210	3,210			3210
250	Gateway Center	553	553			553
251A1	Lakeview Nuevo Village	315	314			314
260	Menifee North	2025	1,825			1825
284	Quinta Do Lago	1284	523			523
286	Winchester 1800	4720	2,362			2362
288	The Crossroads in Winchester	925	926			926
293	Winchester Hills	5354	4,728			4728
303	Kohl Ranch	7,171	7,171			7171
310	Domenigoni/Barton Properties	4,186	4,186			4186
312	French Valley	1817	450			450
313	Morgan Hill	1,221	394			394
317	The Retreat	540	50			50
322	BSA Properties	421	421			421
323	Spring Mountain Ranches	1,461	889			889
325	Citrus Heights	343	148			148
327	Terramor	1,443	827			827

Appendix P

Housing Background Report

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
330	Springbrook Estates	650	650			650
333	Renaissance Ranch	355	355			355
336	Desert Dunes	1850	1,850			1850
343	Northstar	970	970			970
360	Valante	460	460	243	217	
362	Panorama	2717	2,717			2,717
369	Thermal 551	2,354	2,354			2,354
375	Travertine Point	16,655	16,655			
	MDR 2-5 du/acre	4800				4,800
	MHDR 5-8 du/acre	5646			5,646	
	HDR 8-14 du/acre	2206			2,206	
	HHDR 20+ du/acre	1125		1,125		
	MU 8-20 du/acre	2878			1,439	1,439
	10% affordable requirement	1666		4,366 916	300 750	
380	Keller Crossing	320	320			
	MU 6.4 du/acre	250			250	
	VLDR 0.3 du/ac	3				3
	LDR 1.4 du/ac	25				25
	MDR 3.0 du/ac	42			42	
382	Belle Terre	856	856			
	MDR 2-5 du/acre	272				272
	MHDR 5-8 du/acre	421			421	
	HDR 8-14 du/acre	163			163	
386	Thousand Palms 278	590	590			
	5-8 du/acre	590				590
Total Units		69,816	60,135	1,368	10,384	48,383

Specific Plans with Densities to Meet Lower-Income Housing Needs

There are two specific plans within the unincorporated County that have densities appropriate to meet a portion of the County's lower-income RHNA: Valante and Travertine. The Valante Specific Plan includes densities that allow for up to 30 units per acre. This density is assumed affordable to lower-income. The Travertine Specific Plan calls for at least 10 percent of the units to be affordable to 35 percent to 120 percent of the area median income.

Valante Specific Plan

Valante is an approved plan that will allow for 460 units. Of those units, 243 are planned for very high-density residential development allowing up to 30 dwelling units per acre. In order for this project to move forward, a subdivision map will need to be filed and a public hearing for approval by the Planning Commission. Once the hearing has been held, development can occur through building permits.

Travertine Specific Plan

Travertine is an approved plan that will allow for 16,655 units with densities ranging from 2–20 or more units per acre. The plan has an affordability requirement of 10 percent of the total units, or 1,666 units that must fall between 35–120 percent of the area median income and shall require a minimum of 167 units to be affordable to very low-income households. To determine the affordability breakdown, the County assumed that 50 percent of the remaining affordable unit requirements would be affordable to ~~applied the moderate-income RHNA percentage requirement and then assumed the remaining units would be allocated toward~~ very low and low income households and 50 percent would be affordable to moderate income households. This breaks down to ~~300,916~~ units allocated toward moderate income, and ~~4,366,750~~ allocated toward very low- and low- income.

Housing Constraints

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

Land Use Controls

General Plan

A general plan is a set of long-term goals and policies that the community uses to guide development decisions.

The Land Use Element of the Riverside County General Plan identifies the location, distribution, and density of land uses in the county. Densities are expressed as dwelling units per acre. The Riverside County General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these Foundation Components is subdivided into more detailed land use designations at the area plan level. In addition, the General Plan Land Use Map includes a number of overlays that allow residential uses. Table P-45, Land Use Designations Summary, describes all the land use designations used in the Riverside County General Plan, including those accommodating residential land uses.

The Community Center designation provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic, recreational open space, and higher-density residential uses. Community Centers are located along transit lines and major circulation facilities to enhance accessibility and create a focal point for the surrounding community. Transit, bicycle, and other such facilities that enhance pedestrian movement and civic vitality are prominent features within Community Centers. Housing densities in the Community Center designation range from 5 to 40 units per acre.

The General Plan identifies the following four types of Community Centers, differentiated by size, scale, and land use emphasis: Village Centers, Town Centers, Employment Centers, and Tourist Centers.

The Rural Village Overlay allows a concentration of development within areas of rural character. Rural Villages serve a similar function as the Community Centers except that they are on a much smaller scale. Like Community Centers, Rural Villages allow a range of residential and local-serving employment, shopping, educational, and recreational/cultural opportunities. They also serve as a focal point for the surrounding community. Limited in their size and scope, Rural Villages allow a mixture of uses that respond to local demand. They are not like conventional suburban subdivisions. This type of overlay allows for residential development ranging from Low Density Residential to Medium Density Residential, as well as the uses specified in the Commercial Retail land use designation.

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters is coordinated by the County Office of

Economic Development. The primary streamlining process provided by the County remains the FastTrack Program, in which processing time are expedited and, in some cases, exempted for eligible projects.

Riverside County’s residential development standards have not constrained housing development in the county, nor have they been an obstacle to the development of affordable housing. The densities generally match the zoning categories, and the lot size, setback and height requirements relate well to the densities permitted.

Table P-45 Land Use Designations Summary*

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a Surface Mining Permit (SMP)) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Open Space	Conservation (C)	N/A	The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	Applies to public and private lands conserved and managed in accordance with adopted Multi-Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed, and long-term habitat and riparian values are maintained.
	Recreation (R)	N/A	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Medium Density Residential (MDR)	2–5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5–8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
	Very High Density Residential (VHDR)	14–20 du/ac	Single-family attached residences and multifamily dwellings.
	Highest Density Residential (HHDR)	20-40 du/ac	Multifamily dwellings, includes apartments and condominium. Multistoried (3+) structures are allowed.
	Commercial Retail (CR)	0.20–0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds the amount anticipated to be necessary to serve the county's population at buildout. Once buildout of Commercial Retail reaches the 40% level within any area plan, additional studies will be required before CR development beyond that 40% will be permitted.
	Commercial Tourist (CT)	0.20–0.35 FAR	Tourist-related commercial, including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35–1.0 FAR	Variety of office-related uses, including financial, legal, insurance, and other office services.
	Light Industrial (LI)	0.25–0.60 FAR	Industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15–0.50 FAR	More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25–0.60 FAR	Employee-intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5–40 du/ac 0.10–0.3 FAR	Includes combination of small-lot single family-residences, multifamily residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

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

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3	Notes
Community Development Overlay (CDO)			Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are in the appropriate area plan.
Community Center Overlay (CCO)			Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)			The Rural Village Overlay allows a concentration of residential and local serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted General Plan.)
Historic District Overlay (HDO)			This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay			Permits flexibility in land use designations to account for local conditions. Consult the applicable area plan text for details.
Policy Areas			Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the area plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable area plan text for details.

*Table LU-4 governs over this table, in case of conflict or inconsistencies.

Source: Riverside County General Plan.

Notes:

1. FAR = Floor area ratio, which is the measurement of the amount of nonresidential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the number of residential units in a given acre.
2. The building intensity range noted is exclusive, that is, the range noted provides a minimum and maximum building intensity.
3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 1/2 acre. This 1/2-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction, and higher density lowers the per unit land cost. More intense residential development can be achieved through a number of mechanisms, including amending the land use designation to allow higher-density residential uses, density bonus provisions, clustering of residential development, and zero lot line/small lot development, subject to local development standards. Clustering housing can produce higher densities on part of the land while retaining the overall density of the entire property. This method generally requires the portions of the property not utilized for residential development to remain in open space or be developed as an amenity such as a park. The County's Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Highest Density Residential, and Community Center designations, which allow the combination of residential and commercial developments, accommodate the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses in areas where the overall density typically would not accommodate housing products affordable to low- and moderate-income households.

The General Plan land use designations allow for a wide range of development at densities suitable to accommodate all income categories. Therefore, they are not considered a constraint to the provision of housing.

Typical Densities for Development

Riverside County encompasses approximately 7,400 square miles and extends westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is a family of special communities in a remarkable environmental setting. The eastern and western halves of the county have distinctly different physical characteristics as well as historical growth patterns. The western portion of the county contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula. The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the county is distinguished from the western portion of the county by its desert terrain and less-populated, less-congested communities. The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts.

Much of the unincorporated portions of Riverside County are divided into 19 area plans. As discussed in the Land Use Element of the County's General Plan, unincorporated Riverside County has 109,540 acres available for community development designation, which accounts for 4 percent of available land. Of available land, 9 percent in the western county area plans is designated community development, and 2 percent in the eastern county area plans is designated for community development. With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit, and employment also occurs there. As noted in the Riverside County General Plan Land Use Element, in the western county, a building capacity of 328,304 dwelling units is available, compared to 259,822 dwelling units in the eastern county.

According to the Coachella Valley Housing Coalition, the most appropriate type of housing density for this region is medium density with 1- to 3-story buildings that range from 40 to 60 dwelling units per acre. These

numbers are based on the need for affordable housing. Assumptions include that there is no underground parking, and parking reductions have been provided, especially for senior living development and low-income housing. Typical single-family densities range from one to eight homes per acre. Multifamily densities are typically eight to forty units per acre. In the previous planning period, the County did receive requests for development at densities lower than those listed in the sites inventory during the last planning period. However, the County was able to maintain sufficient sites and was not subject to identifying new sites to ensure there was no net loss due to the approval of lower densities.

Land Use Ordinance No. 348

Under the Riverside County Land Use Ordinance No. 348, the County's Zoning Ordinance, (Ordinance No. 348), development must comply with specific, enforceable development standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses. Table P-45 summarizes residential development standards by zone. Zoning is applied lot by lot, whereas the General Plan has a community-wide perspective. The zoning applied to a lot must be consistent with the General Plan.

Ordinance No. 348 lists the zoning classifications (zones). Table P-46 summarizes residential uses allowed within these zones.

Ordinance No. 348 also establishes development standards for PRDs, which are intended to do the following:

1. Foster and encourage innovative design, variety, and flexibility in housing types that would not be allowed in other zoning classifications.
2. Ensure the provision of open space as a part of the development.
3. Provide a greater diversity in housing choices.
4. Clustering of dwelling units.

The total number of dwelling units in a PRD may not exceed what would be permitted if the project were a standard lot development. The height of buildings may not exceed the height permitted in that zone. There are also minimum standards for living areas. The height limits, setbacks and other standards may be reduced if it is determined to be necessary for a PRD to achieve compatibility with the area. In PRDs for senior citizens, a minimum percentage of the residential units must be adaptable for persons with disabilities.

The need for affordable housing is recognized as one of the most significant housing problems facing the County. The County has, therefore, established the R-6 zone (Residential Incentive). The current requirements of the R-6 zone restrict the selling price to one of the following: 1) the average price of all dwelling units within the R-6 zone shall not exceed 80 percent of the average homes sales price in a market area; 2) the selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the county median income; or 3) the selling price of 15 percent of the dwelling units must be affordable to families earning no more than 80 percent of the county median income. The allowable density within this zone is flexible based on physical and service constraints as well as location but must be no less than 4 units per acre. The density may exceed the density permitted by the underlying General Plan land use designation, which would be determined through the entitlement review process. The zone also has minimum lot size and open space requirements.

The R-7 zone provides increasingly flexible site development standards to facilitate higher residential densities. As discussed above, higher densities allow for reduced construction costs and efficient allocation of utilities and infrastructure. Requirements for the R-7 zone are provided in Table P-47. The R-7 zone allows for multiple family dwellings and apartment houses by-right and has no lot area, lot width, or lot coverage for any project in this zone. Additionally, buildings that do not exceed 35 feet in height have no setback requirement; any portion of the building greater than 35 feet in height has gradual setback requirements. The flexibility of development standards in this zone makes it feasible for affordable housing developers to use the lot to its full capacity to provide as many affordable units as possible.

Development Standards

Table P-46 Summary of Residential Zoning Requirements

Development Standards	R-1, R-1A	R-2	R-2A	R-3	R-3A	R-4	R-5	R-7 (attached)	R-7 (detached)	R-A	R-R	R-R-O	R-R-T ²	R-T-R	R-D	A-1, A-2	A-P	A-P (Operations)	A-D	A-D (Operations)	MU
Minimum Lot Size (sf)	7,200	7,200	7,200	9,000	3,500	5,000	None	None	None	20,000	0.5 acres	0.5 acres	7200	40000	20,000	20,000	5 ac	5 ac	20 ac	None	
Minimum Lot Width (ft)	60	60	60	60	40	30	None	None	None	100	80	80	60	100	100	100	200	200	x	None	
Depth (ft)	100	100	100	100	80	n/a	None	None	None	150	150	150	100	100	150	150	x	x	x	None	
Setbacks																					
Front (ft)	50	20	10 ¹⁰	10 ¹⁰	10	10	None ³	n/a	n/a	20	20	20	20	20	20	20	20	50	20	50	None ³
Side (ft)	5 ⁴	5 ⁴	5 ¹⁰	5 ⁵	5 ⁶	Varies	None ⁷	n/a	n/a	5	5	5	5	5	5	5	10	25	10	25	None ⁷
Rear (ft)	10	10	10 ¹⁰	10 ¹⁰	10	10	None ⁸	n/a	n/a	10	10	10	5	5	5	10	10	25	10	25	None ⁸
Height																					
Feet	40	30	50-75	50-75	40-50	35-50	75	n/a	n/a	40	40	40	40	40	50-75	40	40	50-105	40	50-105	75
Floors	3	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3	3	3	3	3	n/a	n/a	n/a	n/a	n/a	n/a	11 ⁹

Source: Riverside County, April 2021
 Notes: This is a summary table. Refer to Ordinance No. 348 (Land Use Ordinance) for specifics regarding development standards. If there is any inconsistency between this Table P-48 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.

¹Additional setbacks may be required depending on height and adjacent land uses.

²Minimum size of mobile home shall be 450 square feet. Minimum size of conventional one-family house shall be 750 square feet. Mobile home front setbacks may be reduced to 10 feet if community recreational facilities exist in tract. Minimum frontage of 30 feet. If Community Recreation/Open Space is developed as part of the subdivision: (a) A minimum of 500 square feet for each residential lot shall be usable recreational area. (b) Combined square footage of community area and lot area, excluding street right-of-way, shall total no less than 6,000 square feet for each residential lot.

³The minimum size site that may be developed for a mobile home park shall be 5 acres gross.

⁴There is no front setback requirement, except for one-family dwellings or associated structure(s), which shall have a minimum front setback of no less than 25 feet.

⁵10-foot setback on corner lots.

⁶20-foot front setback for single-family. Setbacks are for buildings not over 35 feet in height. See Section 18.18 of Ordinance 348, 4913 for detached accessory building setbacks.

⁷Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side, or rear yard except as provided in Section 18.19 of Ordinance 348, 4913.

⁸There is no side setback requirement except for one-family dwellings or associated structure(s) shall have a minimum side setback of no less than 5 feet or for lots zoned MU that about lots zoned R-R, R-A, R-1-A, on which the minimum side setback shall be no less than 5 feet.

⁹There is no rear setback requirement except for one-family dwellings or associated structure(s) shall have a minimum side setback of no less than 15 feet or for lots zoned R-R, R-A, R-1-A, on which the minimum side setback shall be no less than 15 feet.

¹⁰Minimum floor-to-ceiling height, not number of floors.

¹¹Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet.

Zoning for a Variety of Housing Types¹³

Table P-47 Zoning Use Index Summary

Use Description	R-F	R-R0	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-1-P	R-4	R-6	R-7	R-D	MU	SP	A-1	A-P	A-2	A-D	N-A	C-V	W-1	W-2	W-2-M
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartment Houses						PP	PP	PP	CUP		P	PP	PP	PP		A									
Boarding, Rooming, Lodging Houses ²						PP	PP	PP	PP							A									
Residential Care Facility (6 or fewer persons) ³	P	P	P	P	P	P	P	P	P	P	P	P				A									
Residential Care Facility (7 or more persons) ³	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP													
Employee Housing (6 or fewer persons)																									
Employee Housing (up to 36 beds or 12 units)	P	P			P																				
Dwellings - Multiple, Apartment ⁵						PP	PP	PP	CUP		P	PP	P	PP	P	A									
Dwellings - One Family ⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A									
Mobile Home Parks ⁷	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	A									
Mobile Home - Single Family ⁴	P	P	P	P	P	P	P	P	P	P	P	P				A									
Planned Residential Development ⁹	P	P	P	P	P	P	P	PP	P	P	P	PP				A									
Transitional and Supportive Housing ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A									
Single Room Occupancy Units ¹¹																									
Emergency Shelter																									

Permitted in the I-P Zone

Source: Riverside County Planning Department – Ordinance No. 348 (Land Use Ordinance), Ordinance 348, April 2021
 Key: CUP - Conditional Use Permit, P - Permitted, PP - Plot Plan, PUP - Public Use Permit, SUP - Second Dwelling Unit Permit, A - Allowed
 Note: Please refer to Ordinance No. 348 (Land Use Ordinance) or the respective specific plan for allowable uses and development requirements. If there is any inconsistency between this Table P-49 and the requirements provided for these zones in Ordinance No. 348, the zoning in Ordinance No. 348 shall apply.

1. Any use not specifically listed may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. (Amended March 2021)
2. A residence or dwelling unit, or part thereof, where a room or rooms are rented under two or more separate written or oral rental agreements, leases, subleases or combination thereof, whether or not the owner, agent, or rental manager resides within the residence, on a monthly or greater basis. A boarding, rooming or lodging house does not include sober living homes or residential facilities, residential care facilities, residential care facilities for the elderly, and alcohol or drug abuse treatment facilities serving six or fewer persons.
3. Requirements for establishing these uses and their subcategories are provided in Article XIX(e) of Ordinance 348.
4. One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.
5. A building or portion thereof used to house two or more families, including domestic employees of each such family, living independently of each other, and doing their own cooking.
6. A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one family.
7. A mobile home park is any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Notwithstanding the foregoing definition, any person, not including a mobile home park operator, who owns a mobile home and owns, rents, or leases the land upon which the mobile home is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobile home and the land upon which the mobile home is located, without obtaining a permit to construct or operate a mobile home park.
8. Any building or group of buildings where five or more farm employees are housed.
9. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that is permitted reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities in the development, which may include recreational and public buildings intended primarily for the use of the residents of the project.
10. Supportive and transitional housing are permitted in all zones where single family, multifamily, and mixed uses are allowed.
11. Single Room Occupancy Units are allowed with an approved CUP and in accordance with Section 18.28 of the County's Land Use Ordinance in the C-1/C-P zone districts, in addition to the MU zone district.

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.

Mobile home parks are 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 (see Table P-46). In all zones where manufactured homes are permitted by right, there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are reasonable because they are similar to requirements of surrounding cities and counties.

Accessory Dwelling Units

Accessory Dwelling Units (ADU) provide opportunities for affordable units. ADUs are currently permitted by right on lots zoned for one-family or multi-family dwellings as a permitted use and where sufficient water and sewage capacity is available. On lots zoned for one-family dwellings, one attached or detached accessory dwelling unit is permitted; on lots zoned for multi-family dwellings, two detached ADUs are permitted or one interior ADU, or a quantity of interior ADUs that is equal to or less than 25 percent of the existing units, whichever is greater. ADUs offer an opportunity for homeowners to earn additional income and provide an opportunity for affordable housing units. Property owners shall not be required to occupy, or live within, the primary dwelling or ADU located on the same lot, if the ADU is permitted between January 1, 2020, and June 1, 2025. For any ADU permitted after June 1, 2025, the property owner will be required occupy, or live within, the primary dwelling or ADU located on the same lot.

In August 2020, the County adopted an amendment to Ordinance 348 to address new State law concerning accessory dwelling units and addresses barriers to the development of ADUs.

Second Units, Ranchets, MOGs

The County permits second units differently than from ADUs. Second units require that property owners occupy, or live within, the primary dwelling existing on the same lots as the second unit and are permitted in addition to ADUs and JADUs on lots zoned for one family dwellings and are greater than 7,200 square feet. Second units are allowed in any zone that allows one-family dwellings and provide an additional opportunity for a residential unit.

Ranchet units are any type of state-licensed mobilehome or manufactured home that complies with Health and Safety Code section 18214(c) installed on lots larger than or equal to 2 gross acres located in the Eastern Coachella Valley. Multiple Owner Group (MOG) units are any type of state-licensed mobilehome or manufactured home installed on or before May 14, 2013 and were permitted on lots zoned for nonresidential uses in the Eastern Coachella Valley. The first MOG or ranchet installed on a lot is designated as the primary dwelling; a maximum of 12 detached MOGs or four detached ranchets are permitted per lot. The permitted ranchets are in addition to the primary dwelling while MOGs include the primary dwelling.

Farm Worker Housing

Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Employee housing is allowed by right in the R-A, A-1, A-2, A-D, C/V, WC-W, WC-WE, WC-E, and WC-R zone districts as long as the housing meets the requirements set forth in Health and Safety Code section 17021.8 or consisting of no more than 36 beds in group quarters or 12 units. Employee housing not meeting these requirements is allowed with a conditional use permit in all of the same zones with the exception of the WC-WE, WC-E, and WC-R zone districts. The County amended Ordinance No 348 in March 2021 to include employee housing, which, as defined in Health and Safety Code section 17008, consists of housing accommodations provided by an employer for five or more employees that are maintained or connected with any work or place that work is performed. Employee housing also includes housing accommodations provided by someone other than an agricultural employer for five or more agricultural employees that are not maintained or connected with work or a workplace. Housing accommodations may consist of any living quarter, dwelling, boarding house, mobile home, manufactured home, or other accommodations maintained in one or more sites.

To ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Section 17021.5, the County will review and amend Ordinance 348 as needed (Action H-7).

Polanco mobile home parks have 14 units or less and are intended to serve as agricultural worker employee housing. The County permits Polanco Parks in the same manner as Employee Housing. The County has included Program H-19 to review and evaluate the Polanco Park permitting process with the intent of simplifying and expediting the process for new and existing parks to ensure health and safety concerns are addressed. Additionally, in coordination with RCAC, the County provides qualified owners of unpermitted Polanco Mobile Home Parks with an opportunity to apply for and receive a construction loan for the rehabilitation of the unpermitted park. The Polanco Park Rehabilitation Loan Program, provided in cooperation with the county's Housing Authority, provides a second opportunity to ensure farmworkers have access to safe and sanitary housing.

Additionally, the County promotes a fast-track status for farm worker housing and other types of special needs and affordable housing and authorizes projects receiving fast track status to be scheduled for public hearing

within 90 days of application submittal. This is a significant cost savings compared to the average time frame of 9 to 12 months for the average CUP application and an average cost of \$30,000 (Action H-18)

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Government Code Section 65583.(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

Shelters may be subject only to development and management standards that apply to residential or commercial development in the same zone.

The County permits emergency shelters by right, without discretionary review, in the Industrial Park (I-P) zone. The I-P zone is appropriate for an emergency shelter because of its close proximity to municipal services, the uses in the zone are compatible (the main use is service commercial, and there are no manufacturing or industrial uses), and there is sufficient land available in the form of vacant lots. Currently the county has 817 vacant acres in the I-P zone available for an emergency shelter. The parcels range in size from less than an acre to 278 acres, with an average parcel size of 8.2 acres.

The County has objective development and management standards that are designed to encourage and facilitate the development of or conversion to an emergency shelter. These include:

- A minimum of 125 square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One bed shall be provided for each client sleeping at the emergency shelter.
- A minimum interior waiting and client intake area of 125 square feet for a shelter with 14 or fewer beds, a minimum interior waiting of 200 square feet for a shelter with 15 or more beds.
- A minimum exterior waiting and client intake area of 450 square feet for a shelter with 14 or fewer beds; a minimum exterior waiting and client intake area of 900 square feet for a shelter with 15 or more beds.
- One off-street parking space each for the maximum number of employees who will be present on the site at the same time and one space for each six client beds in the shelter, rounded up to the nearest whole number.
- Outdoor lighting in all parking areas, exterior waiting and client intake areas, and outdoor common areas.

- If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
- An emergency shelter shall have a manager and at least one other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
- No client shall be allowed to stay more than 300 total days within any 12-month period or more than 180 consecutive days.
- No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.
- No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport if the runway is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport if the runway is 6,000 feet or more in length but less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is 12,000 feet or more in length.
- The maximum number of beds in an emergency shelter shall be 11 when the emergency shelter is located within 21,500 feet of any point on the centerline of a runway of a public-use airport or located within 43,300 feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be 75.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered “low barrier”, its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Action H-7 has been included to comply with State Law.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The County permits transitional and supportive housing in all zones where one family or multi-family dwellings are allowed, including mixed use zones, and nonresidential zones that allow residential, subject only to the same regulations as similar uses in the same zone, consistent with Health and Safety Code Sections 50675.14 and 50675.2.

Community Care Facilities

As provided in California Health and Safety Code section 1566.3, residents and operators of a Residential Facility that serves six or fewer persons shall be considered a family and the Residential Facility shall be considered a residential use of property. A Residential Facility that serves six or fewer persons shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.

The Land Use Ordinance also addresses special needs groups. It provides for congregate living health facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, community care facilities are a housing arrangement that provide nonmedical care and supervision; meals; and social, recreational, homemaking, and security services. Community care facilities with six or fewer persons are permitted “by right” in all residential zones that permit single-family or multi-family dwellings. Community care facilities with seven or more persons currently require a CUP in the C-1/C-P, C-P-S, C-R, and C-O zone districts. The County has included Action H-7 to allow care facilities for seven or more persons as a residential use subject only to those restrictions that apply to other residential uses in the same zone.

Housing for Persons with Disabilities

Government Code Section 65583 requires that the housing element analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (Section 65583(c)(3)).

In compliance with Government Code Section 65583(a)(5), the County’s zoning laws, practices, and policies were comprehensively evaluated as part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Action H-7 has been incorporated

into the Housing Element to review the County's reasonable accommodation and group home requirements to remove constraints and ensure compliance with State law.

- **Reasonable accommodations**— Ordinance 348 includes 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. A determination to approve, conditionally approve, or deny a request shall be based on the following:
 - Whether the housing in the request will be used by an individual considered disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
 - Whether the request for reasonable accommodations is necessary to make specific housing available to an individual considered disabled.
 - Whether the request would impose an undue financial or administrative burden on the county.
 - Whether the request would require a fundamental alteration in the nature of a county program or law; including but not limited to land use and zoning.
 - Potential impact on surrounding uses.
 - Physical attributes of the property and structures.
 - Other reasonable accommodations that may provide an equivalent level of benefit.
- **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 areas that 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 a 2,000-foot separation 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 in the Land Use Ordinance states: "One or more persons living together as a single housekeeping unit in a single dwelling unit."

The County has included Action H-7 to review the findings of approval for reasonable accommodation requests to ensure they do not present a barrier to housing.

Extremely Low-Income Households

Extremely low-income households typically have 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. Section 65583 of the Government Code 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.

The County amended the Land Use Ordinance to allow SRO units and to encourage and facilitate the development of housing affordable to extremely low-, very-low-, lower, and low-income households. SROs are allowed in the C-1/C-P and MU zones with a conditional use permit. At a minimum, one disabled accessible SRO unit is required for every twenty SRO units. Action H-11 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 write-downs; 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 2021-2029 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 who are mentally disabled. 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 required, that much less land is available for development. Excessive parking requirements can thus drive the cost of development up and the amount of housing down.

Riverside residential parking standards are not deemed a constraint to the development, improvement, and maintenance of housing. The current standards, inclusive of guest parking, (see Table P-48) are similar to other counties, match current vehicle ownership patterns of residents, and do not have an impact on the cost or supply of housing.

Table P-48 Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	Comments
Single Family:	2 spaces/unit	
Second Units:	1 space for one-bedroom units; or 2 spaces for units with two or more units	May have a carport depending upon compatibility with surrounding uses.
Multifamily: Single bedroom or studio Two bedrooms/unit Three or more bedrooms/unit	1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit	In addition, 1 space/employee ¹
Planned Residential Development: Single bedroom dwelling unit	1.5 spaces/unit 2.5 spaces/unit	Senior (parking spaces shall be located no more than 150 feet from the unit they serve)

Type of Residential Development	Required Parking Spaces	Comments
Two or more bedrooms dwelling unit Senior	Same as single- and multifamily requirements	
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces
Emergency Shelters	One space for each employee + one space for each six client beds	

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel. If there is any inconsistency between this Table P-50 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.

1. On-site employee parking (e.g., manager, landscaper)

Source: Riverside County Ordinance No. 348 (Land Use Ordinance).

The County’s Land Use Ordinance assigns parking standards with the intent to promote efficient land use, reduce street congestion and traffic hazards, and promote vehicular and pedestrian safety. To ensure these goals are reached, the County requires a parking plot plan when more than two families live in the same dwelling unit. In the case of mixed land uses, the total required number of parking spaces equals the sum of the requirements for the various uses computed separately, unless approved otherwise. The granting of a shared parking provision (allowing uses with different hours of operation to share parking spaces to satisfy parking requirements) would reduce the acreage required for parking spaces and thus reduce land cost. Shared parking could be used as an incentive to the provision of higher density and affordable housing.

Density Bonus

Government Code Section 65915 requires the County to grant concessions or incentives to the developer for construction of affordable housing. These concessions and incentives may include reductions in zoning standards, development standards, design requirements, mixed-use zoning, or the cost of development. To make a project economically feasible, applicants may also request the waiver of development standards, which are defined as site or construction conditions. The County of Riverside complies with the density bonus provisions required by state law in residential zones when requested by the project applicant.

The County amended the Land Use Ordinance in March 2021 to include and define density bonuses and to comply with Government Code Section 65915. A density bonus is defined in the Land Use Ordinance as an increase over the otherwise maximum density allowed for a housing development. The density bonus for which a development project may be eligible is calculated in accordance with Government Code Sections 65915(f) and 65915(i), as may be amended, or in accordance with Government Code Section 65917.2 as may be amended.

In addition to the density bonus, a developer may also request incentives that result in identifiable and actual cost reductions to provide affordable housing. Incentive examples include, but are not limited to, modifications to site development standards and architectural design requirements.

Appendix P Housing Background Report

The R-6 zone is a specialized zone to facilitate the construction of affordable housing. Flexible development standards and affordability requirements make it so that all developers in this zone have the opportunity to take advantage of the County's density bonus.

Design Standards

In 2014, the County amended the Countywide Design Standards and Guidelines, which was development to supplant design guidelines created for the Second, Third, and Fifth Supervisorial Districts, with the exception of commercial development.

The countywide guidelines were adopted and amended to advance several specific development goals of the districts, including:

- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
- Encouraging efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporating conveniently located neighborhood parks, trails, and open space.
- Providing functional public access to recreational opportunities in relation to the overall open space plan.

The Planning Department has also assisted five communities in the Coachella Valley and three communities in western Riverside County to capture and articulate the communities' visions for themselves and develop guidelines to promote a unique and lasting sense of place for these communities. The communities in the Coachella Valley are Bermuda Dunes, Desert Edge, Mecca, Thermal, and Vista Santa Rosa. The communities or areas in western Riverside County are Citrus Vineyard Policy Area, Lake View Nuevo, and Temescal Valley. Design guidelines are now being developed for the Anza area of western Riverside County.

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the Board of Supervisors. However, the County offers pre-application reviews (PAR) as an optional procedure for development proposals to provide direction for applicants by assessing whether a prospective proposal is consistent with County standards and requirements before a formal application submittal. PARs also aid in shortening processing time for development proposals once they are submitted by limiting requests to those findings made in the PAR letter. Request forms for a pre-application review are available on the County's website.

Generally, affordable housing approved in the unincorporated county has been multiple-family in nature. Mecca Design Guidelines for multiple-family homes encourage techniques that reduce the perceived size and scale of these larger buildings and incorporate features that enliven wall surfaces and facades, preventing

monotonous and blank elevations. The cost of these exterior enhancements may be offset by durable, cost-conscious, interior treatments.

Additionally, the Lakeview Nuevo Design Guidelines provide guidance for the interface between new development and the existing rural areas. The goal is to help accommodate larger projects, like multifamily development, while preserving the rural ambience. Therefore, at present, design guidelines have had little or no effect on affordable housing.

To facilitate the goals of the design guidelines, the County has developed a number of policies that may provide financial incentives, bonus densities, fast-tracking, and fee modifications to developers that include units in their projects that will be sold to low- and moderate-income households.

Building Codes

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance. However, any increased cost is justified by the corresponding protection of public health and safety. The County complies with the 2019 California Building Code. Through the periodic amendment of Ordinance No. 457 (Building Codes and Fees), Riverside County establishes its local building codes, based on international and state standards with minor modifications to fit local conditions. The County's building codes are based on regulations necessary to protect public health, safety, and welfare. The County adopts updates as the code is amended. Residential code enforcement in Riverside County is performed on a complaint basis. A review of all applicable building code amendments approved by the County Board of Supervisors during the previous housing cycle showed that none have impacted the development process, cost, or timing or in any way increased the burden or constraint of government controls on the production of housing. The County has made amendments, listed below, to the local code. These amendments have been made to ensure public health and safety and do not pose a constraint to the development of housing.

Building Code Amendments

1. No building permit shall be issued if it violates any state law or county ordinance.
2. Level lots shall have the finished floor elevated a minimum of 1 foot above the adjacent ground.
3. Sloping lots shall have a finished floor elevated a minimum of 1 foot above the finished pad elevation measured at the upstream edge of the structure.
4. Where the lot drains toward the adjacent road or is subject to water impound behind an adjacent road, the finished floor shall be elevated a minimum of 1 foot above the center line of that adjacent road.

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site

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topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements because these services are required to ensure that development is constructed according to established codes and standards.

The County sets varying levels of improvement standards that are dependent upon the lot size and density of a particular development. Improvement specifications were approved under Ordinance 461, amended in 2007. Typical site improvements for high-density development include half-width street improvements for all frontage streets, built to General Plan standards. A typical local street width is 56 feet with 32 feet of pavement (two lanes). In addition, the appropriate level of right-of-way landscaping, 8-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage.

Street improvements are another need of new housing in unincorporated Riverside County. While roads in agricultural areas provide adequate access within the unincorporated Coachella and Palo Verde Valleys, most are designed to conduct agricultural runoff and are insufficient for the development of housing. Extension of roadways and the construction of curbs, gutters, sidewalks, and retention basins may require project coordination and/or the need for subsidies from the County when constructed in conjunction with housing development.

The parcels identified to meet the County's RHNA are located within several County specific plans and along major transportation corridors which currently provide master planned opportunities for higher densities to occur as well as infrastructure opportunities to facilitate this development.

Development Fees

Various fees and assessments are charged by the County and other agencies to cover the cost of processing development permits and providing services.

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities, as well as road fees, can be particularly significant. Most agencies involved in the County's development review process obtain a majority of their operating revenues through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee modifications as an incentive to produce affordable housing could adversely affect the General Fund. In the past, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process; however, this method can no longer be used, since redevelopment funds are no longer available for any purpose except for continuing legally mandated obligations.

The County also refrains from imposing fees on second units on existing family lots even though they may contribute to the need for public facilities. This policy is based upon second units providing relatively affordable housing for low- and moderate-income households without public subsidy.

The County's development standards and fees are available on the County's website.

Planning, Surveyor, and Building Fees

The County has an established fee schedule, effective as of May 7, 2019, based on the permits and requirements of Ordinance 348, Ordinance 460, and other ordinances and the California Environmental Quality Act (CEQA). These fees are presented in Table P-49. Development standards and fees are available on the County’s website.

Fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit based. If a lower than average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If a higher than average number of person-hours is required to process the application, additional funds are typically required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Housing Authority or a nonprofit entity such as the Coachella Valley Housing Coalition).

Development fees range from \$3,598 to \$6,982 per single-family unit and \$3,039 to \$5,566 per multifamily unit. According to a DQ News and Core Logic report on home sales in Riverside County in January 2021, the median sales price for single-family homes was \$465,500. Therefore, the fees represent 0.7 percent to 1.5 percent of the per-unit development costs for a single-family unit. In terms of multifamily homes, DQ News and Core Logic reported a median sales price for multifamily units of \$355,000 per unit. The fees represent 0.9 percent to 1.6 percent of the per-unit development costs for a multifamily unit.

In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$254.39 (Repeat Garden Wall-Tract) to \$673.59 (Residential Water Tank). Deposits for residential building permits are valuation based, and the permits range from items such as single-family attached permits and multifamily permits and also include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from \$391.48 (Residential Retaining Wall) to \$6,263.00 (Single Family Residential Attached), depending on permit type. Mobile/manufactured home permit fees can either be fixed or deposit-based depending on the type of permit. Mobile/manufactured home (commercial or residential) fixed-fee permits range from \$246.22 (residential-rehabilitate factory built) to \$350.78 (commercial-low profile manufactured building). Mobile/manufactured home deposit-based fee permits range from residential site preparation permits to commercial site preparation built permits, which range from \$583.64 to \$861.22, respectively. Refer to Riverside County Ordinance 671 for further information.

Table P-49 Planning Department Residential Fees

Application or Permit Type		Initial Deposit	Average Cost
Ordinance No. 348 Fees			
Ord. No. 348 Appeal		\$983.28	Flat Fee
Change of Zone		\$3,648.54	\$5,000 to \$9,000
Conditional Use Permit	General	\$9,646.14 + \$5.10 per lot site	\$15,000 to \$30,000
	Mobilehome Park	\$8,686.32 + \$7.14 per lot site	
	RV Park	\$7,042.08 + \$7.14 per lot site	
Extension of Time		\$698.70	Flat Fee

Application or Permit Type		Initial Deposit	Average Cost
General Plan Amendment (General)		\$7,479.66	\$15,000 to \$20,000
Revised Permit	Conditional Use Permit (General)	\$3,882.12	\$15,000 to \$30,000
	Conditional Use Permit (Mobilehome Park)	\$2,846.82	
	Conditional Use Permit (RV Park)	\$2,629.56	
	Plot Plan with Public Hearing	\$1,867.62	
	Administrative Plot Plan	\$217.26	
	Public Use Permit	\$2,645.88	
	Large Family Day Care	\$250.00	
	Variance, Filed Alone	\$2,625.48	
	Variance, Filed with Subdivision, CUP, Commercial WECS or Plot Plan	\$1,375.98	
Certificate of Zoning Compliance		\$670.14	
Plot Plan	CEQA Exempt/Planning Review	\$510.00	\$2,500
	CEQA Exempt/Govt. Agency Review	\$4,023.90	\$15,000 to \$30,000
	Not CEQA Exempt	\$4,791.96	
Public Use Permit		\$7,672.44	\$15,000 to \$30,000
Setback Adjustment		\$245.82	\$1,250.00
Specific Plan		\$18,694.56	\$100,000 to \$300,000
Amendment to Specific Plan		\$9,347.28	\$30,000 to \$50,000
Substantial Conformance	Ord. No. 348 Section 18.43 Circulated	\$1,138.32	\$3,000 to \$4,000
	Ord. No. 348 Section 18.43 Uncirculated	\$771.12	\$3,000 to \$4,000
	Specific Plan	\$2,448.00	\$7,000 to \$8,000
Temporary Use Permit		\$2,701.98	\$9,500
Large Family Day Care Home		\$250.00	\$1,300
Variance, filed w/ Land Division, CUP, PUP, or Plot Plan		\$1,375.98	\$3,000
Variance, filed alone		\$2,625.48	\$7,500
Ordinance No. 460 Fees			
Land Division Unit Map	Tentative Parcel Map, Sewered	\$310.08	Unavailable

Application or Permit Type		Initial Deposit	Average Cost
	Tentative Parcel Map, Unsewered	\$392.70	
	Tentative Tract Map, Sewered	\$392.70	
	Tentative Tract Map, Unsewered	\$310.08	
Tentative Tract Map - Multi-Family	Residential Condominium, Sewered	\$9,147.36 + \$78.54 per unit + \$19.38 per acre	\$40,000 to \$80,000
	Residential Condominium, Unsewered	\$8,892.36 + \$78.54 per unit + \$19.38 per acre	
	Revised Statutory Condo Map (w/in 2 years)	\$6,164.88 + \$247.86 per additional unit + \$20.40 per additional acre	Unavailable
	Revised Statutory Condo Map (after 2 years)	\$6,482.88 + 78.54 per additional unit + \$20.40 per additional unit	
Tentative Parcel Map	Residential (w/ waiver of Final Parcel Map)	\$5,741.58 + \$97.92 per parcel	\$10,000 to \$30,000
	Residential (w/o waiver of Final Parcel Map)	\$5,622.24 + \$104.04 per parcel	
	Revised Tentative Parcel Map (Residential – w/in 2 years)	\$1,424.94 + \$91.80 per additional parcel	Unavailable
	Revised Tentative Parcel Map (Residential – after 2 years)	\$1,577.94 + \$41.84 per additional parcel	
Tentative Tract Map - Residential	Not in R-2, R-4, R-6 Zones, Sewered	\$9,109.62 + \$94.86 per lot + \$19.38 per acre	\$50,000 to \$75,000
	In R-2, R-4, or R-6 Zones	\$11,368.92 + \$102.00 per lot + \$19.38 per acre	\$25,000 to \$40,000
	Not in R-2, R-4, R-6 Zones, Unsewered	\$9,003.54 + \$94.86 per lot + \$19.38 per acre	
Revised Tentative Tract Map	In the R-2, R-4, or R-6 Zone (w/in 2 years)	\$5,816.04 + \$76.50 per additional lot + \$23.46 per additional acre	Unavailable
	Not in R-2, R-4, R-6 Zones (w/in 2 years)	\$3,978.00 + \$71.40 per additional lot + \$18.36 per additional acre	
	In the R-2, R-4, or R-6 Zone (after 2 years)	\$5,836.44 + \$76.50 per additional lot + \$23.46 per additional acre	
	Not in R-2, R-4, R-6 Zones (after 2 years)	\$3,978.00 + \$76.50 per additional lot + \$18.36 per additional acre	
Vesting Tentative Map	Statutory Condominium Tract Map	\$10,827.30 + \$100.98 per lot + \$19.38 per acre	Unavailable

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Application or Permit Type		Initial Deposit	Average Cost
	Tentative Parcel Map	\$11,063.94 + \$99.96 per lot + \$19.38 per acre	\$12,000
	Single Family Residential Map	\$10,954.80 + \$99.96 per lot + \$19.38 per acre	Unavailable
Ord. N. 460 Appeal	Tentative Tract Map ¹	\$592.62	Flat Fee
	Extension of Time ¹	\$119.34	
Tentative Tract or Parcel Map Extension of Time		\$338.64	Flat Fee
Minor Change	Tentative Tract Map	\$1,105.68	\$10,000 to \$20,000
	Tentative Parcel Map, Residential	\$10,622.92	
Reversion to Acreage		\$996.54	Unavailable
Amendments to Final Map	Condominiums/Single Family Residential Tract Map	\$3,113.04 + \$16.32 per lot + \$9.18 per acre + Recordation Fee	\$10,000
	Parcel Map	\$2,939.64 + \$15.30 per parcel + 9.18 per acre + Recordation Fee	Unavailable
Expired Recordable Tract Map	Single Family Residential Tract	\$3,989.22 + \$36.72 per lot + \$18.36 per acre	Unavailable
	Multi-Family Residential Tract	\$4,175.88 + \$36.72 per lot + \$19.38 per acre	
	Schedule "E" Parcel Map	\$1,675.86 + \$6.12 per lot	
Other Application/CEQA Fees			
Pre-Application Review (PAR)		\$1,501.44	\$3,000 to \$5,000
Removal of Trees		\$265.20	Unavailable
Historic District Alteration Permit		\$719.10	Unavailable
Appeal for Historic District Alteration Permit		\$131.58	Unavailable
Professional Services	Archival Search for Planning Information	\$92.00/hour	Unavailable
	Research Fee for Planning Information	\$92.00/hour	
	Professional Planner	\$179.00/Hour	
County Counsel Services	Review of Covenants, Codes, & Restrictions	\$489.00	Unavailable
	Review of Specific Plan Land Use Ordinance	\$2,445.00	

Riverside County's Surveyor's Office charges separate fees for surveying, survey monument field inspection, Ordinance No. 653 (Record of Survey, Recording Fee and Corner Records), and hourly miscellaneous fees. In most cases the land development processing fees are on a deposit-based system, with the actual cost basis determined on an established base fee plus additional costs per number of units, acreage, or other factors. All

fees charged per acre are based on the gross acreage of the project site. All fees, with the exception of California Department of Fish and Wildlife fees and selected miscellaneous fees, are subject to an additional 2.0 percent Land Management System Fee surcharge.

The Building and Safety Department has divided its fee schedule into three different categories: 1) fixed permit fees, 2) deposit-based fees, and 3) commercial and residential mobile home fees. Building and Safety permit fees vary by the specific type of permit. In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$254.39 (Repeat Garden Wall-Tract) to \$673.59 (Residential Water Tank). Deposits for residential building permits are valuation based and also include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from \$391.48 (Res. Retaining Wall) to \$6,263.00 (Single Family Residential Attached) depending on permit type. Last, mobile/manufactured home permit fees can either be fixed or deposit based depending on the type of permit. Mobile/manufactured home (commercial or residential) fixed-fee permits range from \$246.22 (residential-rehabilitate factory built) to \$350.78 (commercial-low profile manufactured building). Mobile/manufactured home, deposit-based, fee permits range from residential site preparation permits to commercial site preparation built permits, which range from \$583.64 to \$861.22, respectively. Refer to Riverside County Ordinance 671 for further information.

County Mitigation Fees

The County assesses various fees in order to help mitigate development in the county. The most common mitigation fees are: (1) Development Mitigation Fee; (2) Transportation Uniform Mitigation Fee; (3) Western Riverside County Transportation Uniform Mitigation Fee; (4) Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee; (5) Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Ordinance; (6) Traffic Signal Mitigation Fee; (7) Road and Bridge Benefit District Fee; (8) Riverside County Fire Mitigation Fee; and (9) Stephens' Kangaroo Rat Fee.

Development Impact Fee (Ordinance No. 659)— One of the primary purposes of the Development Impact Fee is to alleviate the impacts created by new residential development in unincorporated areas of the county for the following three basic types of facilities: public facilities, regional parkland and recreational trails, and habitat conservation and open space. Specific facilities impacted include communication facilities, hospital facilities, health services, mental health facilities, libraries, regional parks, juvenile detention facilities, public social service facilities, transportation, sheriff and jail facilities, courts, County government facilities, and habitat conservation and open space. The Public Facilities Fee 659² was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated to be served. Overall, the combined Development Mitigation Fees range from \$2,670 to \$3,249 per unit for multi-family construction and \$3,648 to \$4,473 per unit for single family residential construction, depending on location, physical terrain, level of service currently in the area, etc. Refer to Riverside County Ordinance No. 659 for further information.

Transportation Uniform Mitigation Fee (Ordinance No. 673)—The County established the Transportation Uniform Mitigation Fee (TUMF) program for funding the engineering, purchasing right-of-way, and constructing transportation improvements required by the year 2030 in the Coachella Valley. This fee is only required of land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates

are calculated at \$245 per average daily trip for all residential developments. Refer to Riverside County Ordinance No. 673 for further information.

Western Riverside County Transportation Uniform Mitigation Fee (Ordinance No. 824)—Fees collected pursuant to Ordinance No. 824 shall be used to help pay for the construction and acquisition of land associated with enlarging the capacity of the Regional System of Highways and Urban Arterials in Western Riverside County. Such improvements have been identified in the 2016 Nexus Study. The fee is imposed on new developments that create impacts on traffic and the need for improvements. TUMF fees range from \$9,418 per single-family residential unit to \$6,134 per multifamily residential unit beginning January 1, 2021. Refer to Riverside County Ordinance No. 824 for further information.

Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)—The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee was established in order to implement the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to mitigate the impacts caused by new developments in western Riverside County. The fee will supplement financing for the acquisition of lands supporting species covered by the MSHCP and to pay for new development's share of this cost. The fee, commonly referred to as the "Open Space" fee, was revised during the 2020 Nexus Study and, beginning July 1, 2021, will range from \$670 per dwelling unit for residential developments with a density greater than 14 dwelling units per acre to \$2,935 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. The fee for residential developments with a density greater than 14 dwelling units per acre marks a \$491 reduction from the previous fee rate in an effort to support and encourage multi-family development and address housing shortages. Refer to Riverside County Ordinance No. 810 for further information.

Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 875)—The fee was established in order to acquire and conserve lands necessary to implement the MSHCP. The fee shall be paid for each residential unit, development project, or portion thereof to be constructed within the county that is within the boundaries of the Coachella Valley MSHCP. Three categories of the fee are defined for residential development and range from \$254 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and \$1,371 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 875 for further information.

Traffic Signal Mitigation Fee (Ordinance No. 748)—The Traffic Signal Mitigation Program Ordinance was established to fund the installation of traffic signals and related road improvements needed to mitigate the cumulative environmental impacts of additional traffic generated by new development projects. The current fee is \$232 per single-family residential unit and \$216 per multifamily unit. For senior/retirement single-family residential, the current fee is \$155 per dwelling unit, and for senior/retirement multifamily residential the current fee is \$144 per dwelling unit. Refer to Riverside County Ordinance No. 748 for further information.

Road and Bridge Benefit District Fee—The County created a program establishing areas of benefit and for determining RBBBD fees to be collected to finance the construction and project development (preliminary and final design, environmental, right-of-way acquisition and contract administration) costs of major thoroughfares and bridges to serve each designated area. Residential developments within an established area of benefit pay the residential RBBBD fee per dwelling unit. Additionally, commercial developments pay the RBBBD fee per acre or per square foot, depending on classification. There are currently four Road and Bridge Benefit Districts established for Riverside County: Southwest; Mira Loma; Menifee Valley; and Scott Road. Each district is

divided into various zones in which the fee amounts are determined. RBBB fee amounts are adjusted for any TUMF credits that may be eligible for development projects that are included in certain Community Facilities Districts (CFD), which fall within the RBBB boundaries. In addition, development projects that construct RBBB facilities may be eligible to receive RBBB credits/reimbursements. Examples of residential fee amounts include: Menifee Valley RBBB, ranging from \$4,616/unit in Zone E4 to \$4,656//unit in Zone E1; Southwest RBBB ranging from \$1,248/unit in Zone C to \$2,197/unit in Zone D; and Scott Road RBBB, ranging from \$727/unit in Zone A1 to \$1,047/unit in ZoneB1. These fee rates are subject to change. The County no longer collects RBBB fees in the Mira Loma District because the boundaries of this district now fall within the jurisdictions of the City of Eastvale and the City of Jurupa Valley. These cities now collect the RBBB fees in their respective jurisdictions. Refer to Riverside County Ordinance No. 460, Section 10.30, for further information regarding major thoroughfares and bridges fees.

Other Mitigation Fees—In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table P-50.

Table P-50 Other Mitigation Fees

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Library Fees	County of Riverside Planning Department	Fee amount based on location	Construction and book purchases for a public library in Temecula.
School District	Each of Riverside County's 23 School Districts	Fee amount based on square footage of structures—varies district to district	Construction and improvement of school facilities.
Quimby Act/Park Fees	Riverside County Regional Park and Open Space District County Service Area (CSA)	Fees vary by County Service Area (CSA) region and Park District	Purchase or improvement of recreation and park service lands for area residents. Fees can be paid in lieu of the dedication of land for parks.
Development Agreement	Contractual agreement conditioned by Planning Department	Based on contractual agreement between the developer and the County	Fee intended to pay for unfunded portions of public facilities, public services, parks, and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	\$13.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General Plan and implementing ordinances.

Note: Fees in table reflect conditions as of 2006. These fees may have been restructured or revised in the interim. The table is provided to identify potential additional cost sources to development. It is not to be used as a means of calculating development fee costs for a project.

Infrastructure Fees

The County, along with various agencies, charges fees for the provision of drainage, water, and sewer services. The fees are generally established based on regional service areas and vary according to type and level of service provided by each agency and/or the County. The Riverside County Flood Control and Water Conservation District has established 18 Area Drainage Plans (ADP), with fees ranging from \$131 per acre in the Salt Creek (Winchester/North and South Hemet) ADP to \$21,052 in the Homeland/Romoland (Line A Sub-Watershed) ADP.

There are numerous water and sewer providers in Riverside County, the largest being the Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per-unit fee. A complete inventory of fees by individual agency is simply too large to itemize in this document. As an example, however, EMWD, which serves a large portion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$5,224 per unit. Coachella Valley Water District typically assesses \$3,600 (service size of 1 inch) to \$4,940 (service size of 2 inches) for residential connection and meter installation.

Development Impact Fees

The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in September 2001 that has been revised where applicable. The mitigation fees generally address the added demands of growth in population, housing, and employment on the County's public facilities and infrastructure.

The County of Riverside completed a 2010–2020 Development Impact Fee Nexus study, which was approved by the Board of Supervisors on January 13, 2015, amending Ordinance 659. The Development Impact Fee Nexus study and fee exemptions under Ordinance No. 659, including Table P-52, Other Mitigation Fees, center only on fees and exactions that are imposed and collected by the County's Planning Department for new construction in unincorporated areas. The ordinance contains exemptions for the following residential uses: a) reconstruction of a residential unit damaged or destroyed by fire or other natural causes; b) rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building; c) the location or installation of a mobile home, without a permanent foundation, on any site; d) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); e) detached second unit or guest quarters; and f) construction of a single-family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989. In addition, the fees would be reduced by 33.3 percent for senior citizens' residential units.

Table P-51 summarizes the total fees (described above) imposed on residential development by the County. An analysis of developer impact fees charged under Ordinance No. 659, when applied to the county's 19 area plans, indicates that developer impact fees average \$80 more for single-family residential and \$51 more for multifamily residential in the western county area plans than the eastern county area plans. This is due in part to the different population densities of the two regions, but also reflects the countywide effects of Proposition 13, which limited property taxes to 1 percent, resulting in more of the infrastructure costs being borne by the developer. Impact fees remain the same and have not been updated since 2015.

Table P-51 Developer Impact Fee Summary by Area Plan

Developer Impact Fee by Area Plans Commencing 1-13-15	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
Eastern County		
Western Coachella Valley	\$3,669	\$2,704
Desert Center	\$3,648	\$2,670

Developer Impact Fee by Area Plans Commencing 1-13-15	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
Palo Verde Valley	\$3,705	\$2,710
Eastern Coachella Valley	\$4,385	\$3,187
Western County		
Jurupa	\$3,669	\$2,685
Highgrove	\$4,320	\$3,142
Reche Canyon/Badlands	\$4,234	\$3,081
Eastvale	\$3,669	\$2,685
Temescal Canyon	\$4,281	\$3,115
Lake Mathews / Woodcrest	\$4,473	\$3,249
March Air-Force Base*	\$3,669	\$2,685
San Jacinto Valley	\$4,059	\$2,957
Riverside Extended Mountain (REMAP)	\$3,851	\$2,813
Lakeview / Nuevo	\$3,698	\$2,705
Mead Valley	\$4,159	\$3,029
Elsinore	\$3,832	\$2,799
Harvest Valley / Winchester	\$3,669	\$2,685
Sun City / Menifee Valley	\$3,669	\$2,685
Southwest (SWAP)	\$3,669	\$2,685
The Pass	\$3,985	\$2,907

*This area is governed by the March JPA General Plan Land Use Plan, not a County of Riverside Area Plan, although its boundaries are clearly defined.

Source: Ordinance No. 659.13 (Establishing a Development Impact Fee Program), an Ordinance of the County of Riverside amending Ordinance No. 659, effective March 14, 2015

Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan-carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. Historically, the length of time it has taken to process housing and other types of projects in the county has varied according to the number of projects submitted and the number of staff available to administer the processing tasks, as well as the complexity of the project. The typical time frame, depending on the complexity of the project, from application approval to building permit issuance is approximately two to six weeks.

Approval for an individual single-family home can usually be processed within months of submittal to the County; however, timing may vary depending on the complexity of the review. Developments requiring CUPs, general plan amendments, specific plans, planned development approvals, and other discretionary actions require more in-depth review, resulting in a longer processing time, particularly if environmental impact reports are required.

Permit and Entitlement (Development) Processing

Permit and entitlement processing procedures and timelines are often cited by the development community as a primary contributor to housing costs. However, the County has taken several steps to streamline the development review approval process. The County's Planning Department processes all planning and entitlement applications and requests, including design reviews, development and use permits, variances, change of zones, and general plan amendments in accordance with state law (i.e., permit streamlining act). Particularly, Design Reviews were created to expedite approval of multi-family developments. The County requires that construction-level drawings be submitted to the Planning Department for project review. Plans are reviewed to ensure that the project meets County requirements outlined in the Land Use Ordinance and other relevant ordinances. If such requirements are not met, County staff initially notifies the applicant of the necessary revisions within 30 days, and the applicant must re-submit for subsequent review(s); the County does not control the timeline between notification of corrections and resubmittal, which may delay development. Once all entitlement requirements are met and the project is approved, the applicant must apply for any necessary construction permits to ensure that all Building Codes requirements are being met, after which the County may issue a building permit and construction can begin. The County has created an opportunity for concurrent processing of entitlements and building permits to streamline the development process.

Land Use Approval to Building Permit

After a project is approved by the Planning Commission and/or Board of Supervisors, it becomes the applicant's responsibility to initiate the steps to secure building permits and approvals and begin construction in accordance with the approved planning/entitlement plans. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions for the applicant may include:

- Completing construction drawings after project approval (County does not control this timeline)
- Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
- Obtaining utility approvals (not owned by the County); and obtaining required easements and rights of entry

The length of time between a project's entitlement application and building permit issuance in many cases is determined by the applicant. Much of the makeup of a project's timeline includes applicant driven delays with providing the County necessary documentation, plans, or information, etc. The following general timelines can be achieved with responsive applicants:

- Certain Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (mainly projects requiring CEQA compliance), the process could take 9 – 18 months, mainly due to CEQA delays.
- Building permit approval timelines generally take 1-2 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.). Initial corrections and plans reviews are often provided to applicants no later than 10 days after a complete building permit application is submitted.

Table P-52 lists the average processing times for various procedures—from application to the Board of Supervisors’ consideration of a project and approval.

Table P-52 Local Development Processing Timelines

Item	Approximate Length of Time from Submittal to First Public Hearing
Conditional Use Permit	9–12 months
Plot Plan	9–12 months
Specific Plan	12–15 months
Tentative Tract Map	9–12 months
Parcel Maps	6 months
Variance	6 months
Zone Change	9–12 months
General Plan Amendment	9–15 months
Environmental Documentation (EIR)	12–15 months
Design Review	2–3 months

Source: Riverside County Planning Department, April 2021

Senate Bill 330 Processing Procedure

Senate Bill 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan, zoning standards and SB 330 requirements are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Riverside County offers pre-applications meetings with applicants of projects prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and County departments. The County currently defers to HCD for the required application process but will consider creating a County specific process during the planning period.

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months; development processes except design review may require an environmental assessment in some cases. Review times differ depending on the case type and the complexity of the case. Tract maps and changes of zone may run anywhere from six to eight months, and general plan amendments and specific plans with an environmental impact report may run one to two years, respectively. These estimated time frames would be achieved if there are no issues associated with the case and no submittal or review of additional information. The estimated time frames are for the entitlement process and do not take into consideration permits that may subsequently be required from other departments, such as Building and Safety for development of a project, which may take additional time.

A single-family residential unit with the correct zoning and general plan designation does not require a six- to nine-month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about two to three weeks at the maximum. However, as described previously in our responses, the County's Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that qualify as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing approximately 90 days from the date of application. For building permit applications, the permits should be issued within two to three weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety.

Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Riverside County has a SB 35 application available to developers that includes specific requirements for the streamlining procedure. The application is available on the County's website for developers interested in pursuing the streamlined process. This procedure aids in minimizing the review time required for development processes and, in turn, reducing costs to developers that may increase the housing production in the County.

Standard Permit Process and Procedures for Septic Systems

A standard single-family residential home that requires subsurface wastewater disposal is required to conform to this process. An on-site wastewater treatment system (OWTS) report is required for design of an OWTS for all single-lot developments (except for specified areas in the Coachella Valley).

The OWTS reports for single lots will only be accepted by the Department of Environmental Health if they are prepared by certain professionals. Only the grading engineer who has expertise in designing on-site wastewater systems or the professional who performed the actual percolation test can prepare the OWTS report and must have one of the following valid registrations:

- Registered Civil Engineer
- Registered Engineering Geologist
- Registered Environmental Health Specialist

The report must include the necessary property and technical information as specified on pages 13 to 17 of the County's 2016 "Local Agency Management Program for Onsite Wastewater Treatment Systems".

A Land Use Application for a New Conventional OWTS (Onsite Wastewater Treatment System—Septic) with associated documents must be submitted to the County Department of Environmental Health with a \$764.00 fee for review and approval.

Review of Local Ordinances

The County does not have any locally adopted ordinances that hinder the development of housing.

Non-Governmental Constraints

Environmental Constraints

The physical environment can place numerous constraints on just about all types of development, including housing. Development activities both impact the environment and are impacted by it. For example, a housing development may destroy habitat or increase water runoff on neighboring property. Conversely, a housing development built too close to a fault line may suffer damage in an earthquake. Large portions of the county have one or more environmental constraints—floods; potential seismic hazards; excessive slopes; conservation areas; Native American, historic, and/or archaeological resources; inappropriate conditions for septic tanks; and other environmental issues. These problems may reduce the density allowed or bring into play mitigation measures, tribal consultations, or other requirements. Though mitigation measures and other requirements may add to the initial cost of the project, they often reduce the overall cost of the project to the local community. The County Planning Department has developed an environmental database with an extensive mapping system as part of the general plan to facilitate a timely identification of environmental hazards and resources.

CEQA is the foundation of environmental law and policy in the state and performs a number of functions: 1) it informs the decision-makers and the public of significant environmental effects of a proposed project; 2) it identifies ways to reduce or avoid damage to the environment; 3) it prevents or reduces environmental damage through the use of feasible alternatives or mitigation measures; 4) it provides to the public an agency's reasons for approving a project having significant environmental effects; and 5) it brings affected agencies and the public into the review and planning process at an early stage.

The environmental review process provides useful information to the jurisdiction about impacts on local environments and needed mitigation measures as well as useful construction and market information for builders, buyers, lenders, and others.

The environmental review process facilitates housing by:

- Directing housing development away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through avoidance or mitigation.
- Ensuring that adequate public infrastructure such as sewer, water, and roads will be available.
- Ensuring that adequate public services such as schools, fire protection, police, and health services will be available.

The environmental review process can add to housing development costs in the following ways (not all projects require all these costs):

- Environmental assessment fees (with initial case submittal).

- Environmental impact report review fees.
- Consultant costs for preparing preliminary studies.
- Consultant costs for preparing environmental impact report or other technical studies, if required.
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs.
- Costs of mitigation of potential environmental impacts.

Overall, the benefits of thoughtful environmental regulation to the public outweigh its costs.

Environmental Constraints on the Housing Sites Inventory

Environmental factors may also adversely affect a parcel's potential for development. Factors, such as land with slopes greater than 25 percent, may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in the County's General Plan as well as in the County's adopted Multiple Species Habitat Conservation Plan. The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other facility improvements.

Water and Sewer Availability

Availability for Specific Plans

As mentioned above, specific plan requirements call for the preparation of infrastructure plans (water, sewer, drainage, and circulation) to support the proposed development to ensure that the community will be adequately served by infrastructure systems. However, a significant portion of vacant parcels in Winchester Valley in the southeast portion of the Western Riverside Council of Governments (WRCOG) and the vast majority of vacant parcels in Coachella Valley Association of Governments (CVAG) areas do not lie within a specific plan. The impact of infrastructure on the overall capacity and timing of development is critical for service in these areas.

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements, and fire protection. The HHDR density exceeds two units per acres; therefore, all sites identified with this land use will have available infrastructure.

Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67 percent of vacant parcels in WRCOG and 49 percent of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Idyllwild, the Palo Verde Valley, and portions of Winchester Valley rely on septic systems.

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's

agricultural areas, the development of mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current Department of Environmental Health requirements.

As previously indicated, all parcels listed in the site inventory are located within water districts, which provide the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table P-43 have the appropriate infrastructure available for development.

The impact of infrastructure on the overall capacity and timing of current and future development is therefore minimal given the capacity of the County to:

- Provide coordination and/or financial assistance for the construction of street improvements.
- Permit the construction of subsurface sewage disposal systems as an interim measure when sewer lines are unavailable or infeasible to construct.
- Permit the drilling of wells to provide on-site water supply when water lines are unavailable or infeasible to construct.

Infrastructure Availability

The expansion of supporting infrastructure systems is a critical component contributing to the cost of construction and subsequent prices to the owner or renter. Development places demands on all public services. It is the County's policy that infrastructure for roads, water, sewer, and drainage should be in place before urban development occurs. Required levels of improvement vary based on the location and intensity of development. One method for controlling the pace of growth is the incremental, logical extension of the backbone system necessary to support urban development. If the capacity is not available, private developers will be required to construct the backbone facilities or incremental improvements to the existing system to serve large developments. In many cases, some form of County financing may be required to assist in the financing of large front-end capital improvement projects.

The infrastructure required in Riverside County varies widely from region to region. Development in the majority of the western portion of the county and the Coachella Valley is typical of suburban Southern California. Infrastructure requirements in more rural areas of the county, typically on properties with lots over 5 acres, are more flexible. However, large tracts and developments in rural areas are generally required to have urban levels of service.

Supporting infrastructure for farm worker housing presents a special challenge for the County. Manufactured homes provide some of the most affordable housing options for farm workers, but wastewater disposal is often a problem due to the lack of access to sewage trunk lines and treatment facilities. Many of these developments rely on septic systems, which can cause health risks. Wastewater "package plants" may be an option in some instances. The County has a variety of programs that could be of assistance in providing adequate wastewater treatment, discussed in the "Water and Sewer" section of the Housing Element, below.

Appendix P Housing Background Report

There are a number of water and wastewater facilities located throughout the county, allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New state water quality requirements and wastewater treatment limitations may have impacts on development potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional, and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of state, regional, and local agencies and independent districts involved.

The county's ability to absorb growth in the more urbanized areas has been facilitated by the ability of wastewater agencies to respond to demands for service. In the more rural county areas designated as Agricultural, Rural Residential, Rural Mountainous, or Rural Desert, as well as some areas designated for Very Low Density Residential or Low Density Residential, public collection and treatment of wastewater may not be available, and other methods such as septic systems, package wastewater treatments plants, or alternative systems may be required. The County generally does not require an individual unit that would be located more than 200 feet from an existing sewer line to connect to the existing system; rather, it is permitted to use a septic system. Residential tracts, however, are generally required to be hooked up to a sewer system unless the costs of system extension are prohibitive to development. In some areas of the county, industrial, commercial, and agricultural wastewater may be incompatible with the treatment of domestic wastewater and may require separate collection and treatment, which compounds service needs.

The following sections summarize the service providers in various subareas of the county.

Northwestern Riverside County—The Northwestern Riverside County Analysis Area includes the cities of Corona, Eastvale, Jurupa Valley, Norco, Moreno Valley, and Perris. Significant unincorporated areas include Mead Valley and El Cerrito. The cities of Eastvale and Jurupa Valley incorporated in 2010 and 2011, respectively.

The principal water and sewer agencies in northwestern Riverside County are EMWD, WMWD, Home Gardens Sanitary District, and West San Bernardino County Water District. In addition, the Rubidoux Community Service District (CSD), Edgemont CSD, and Jurupa CSD provide water and sewer services. Both EMWD and WMWD are municipal water districts and comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. Stormwater runoff and drainage services are also handled by these districts/agencies within their respective service areas.

Water and sewer usage factors vary widely between the different agencies because of variations in household size and landscaping patterns within the various districts. Each of the water and sewer districts and CSDs currently have the capacity to meet current demand and adequate expansion capacity to meet projected demand. It is reported that current facilities and/or infrastructure are in good operating condition.

Southwestern Riverside County—The Southwestern Riverside County Analysis Area encompasses the cities of Lake Elsinore, Murrieta, Temecula, and Wildomar. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley.

Primary water and sewer providers include EYMWD, WMWD, Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EYMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides

only water services and does not operate a sewer treatment plant or sewer collection facilities. According to all service districts, they have adequate capacity to meet current demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. [A\[CW17\]dditionally, EVMWD has plans to expand a wastewater treatment plant to increase capacity by 4 million gallons per day, with expected completion of the expansion by 2026.](#)

Central Riverside County—The Central Riverside County Analysis Area covers the western portion of the county from the Lakeview/Nuevo communities on the west and southwest to the cities of San Jacinto and Hemet on the north and east. Significant unincorporated areas include Winchester and Lakeview/Nuevo.

Water and sewer providers include EMWD and Lake Hemet MWD, both of which are organized as municipal water districts. Both districts provide full water distribution and storage facilities. The Lake Hemet MWD has a tiered water rate system in which costs increase for customers using more water. The Lake Hemet MWD collects sewage but does not have sewage treatment capabilities. The service districts stated that they have adequate capacity to meet current demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

San Gorgonio Pass Area—The San Gorgonio Pass Area encompasses the cities of Banning, Beaumont, and Calimesa as well as the unincorporated areas of Cherry Valley and Cabazon. Water service is provided by four districts: Beaumont-Cherry Valley Water District, San Gorgonio Pass Water Agency, High Valley Water District, and the Cabazon County Water District. The Beaumont-Cherry Valley Water District is organized as an irrigation district and serves a limited number of customers within a 10-square-mile area. The San Gorgonio Pass Water Agency is a state water contractor for groundwater recharge and identifies the Beaumont-Cherry Valley Water District as the primary domestic water service provider in the area. The agency was created to be the direct contractor to provide State Water Project water to customers as a wholesale agency. Sewage services are not currently available in the unincorporated portions of the Pass Area; septic systems are therefore the primary sewage treatment systems used. Each district or agency also handles their service area's stormwater runoff and drainage needs.

Each of the water agencies serving the Pass Area currently has or is projected to have adequate capacity to meet current and future demand (distribution and storage facilities are proposed but not yet constructed for the San Gorgonio Pass Water Agency). The Cabazon Water District recently incorporated with another water agency with facilities that are less than adequate and will require upgrading and improvement in the future.

Mountains Area—The Mountains Area generally covers the Santa Rosa Mountains and Anza-Borrego desert areas, located between the Coachella Valley on the east, and the San Jacinto Valley and Temecula Valley to the west. No incorporated cities are in this area. The significant unincorporated communities are Idyllwild, Pine Cove, Anza, Aguanga, and Pinyon Pines.

The principal water agencies in this area are: the Fern Valley Water District, Idyllwild Water District, Pine Cove Water District, and Pinyon Pines County Water District. No sewer agencies exist in the Mountains Area, and sewer services are provided through septic systems. The Fern Valley Water District operates as a California water district that is authorized to produce, store, transmit, and distribute water for irrigation and domestic uses. Additionally, the Fern Valley Water District may acquire or operate any drainage or reclamation works related to the operation of authorized water services. The other three districts are organized as county water districts and provide for sufficient water, including storage, and for the disposal of stormwater.

Coachella Valley—The Coachella Valley encompasses the desert region bounded by the Santa Rosa Mountains to the west and south and the San Bernardino County line on the north. Included in this area are the cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Unincorporated communities include Bermuda Dunes, Garnet, Mecca, Thermal, and Thousand Palms.

The principal water and sewer agencies serving the Coachella Valley are the Coachella Valley Water District (CVWD), Valley Sanitary District, and Desert Water Agency. In addition, a number of small agencies with fewer than 200 water connections serve portions of the Coachella Valley. The CVWD and Mission Springs Water District operate as county water districts, with authority granted under the California Water Code, and provide both water and sewer services. The Valley Sanitary District provides wastewater collection and treatment to areas in and around Indio. The Desert Water Agency provides full water service and sewer collection service (no treatment facilities) primarily to the Palm Springs area.

In May 2021, the County Planning Commission approved a General Plan amendment and change of zone for a proposed American Hockey League arena in the community of Thousand Palms. The arena is part of the NorthStar Specific Plan which proposes approximately 455 acres of mixed commercial, retail, and office development including a golf course, a retail village, industrial park, and the arena and event center. Construction of the arena and other uses will require the developer to expand capacity of the water and sewer infrastructure to accommodate the extent of commercial uses and associated growth in the community. CVWD is planning to absorb the NorthStar project into expansion plans for water and sewer capacity to increase the capacity to the region; therefore, while CVWD reports that there is not currently capacity for new development in most of the district, the introduction of the RHNA will support development in Thousand Palms.

Eastern Desert and the Palo Verde Valley—The Eastern Desert and the Palo Verde Valley areas encompass lands east of the Coachella Valley. The only city in this area is Blythe. The City of Blythe provides domestic water and wastewater collection and treatment services for the city residents and surrounding unincorporated areas.

Blythe's facilities are currently adequate to meet current demand. The City currently operates one secondary wastewater treatment plant. Domestic water is obtained from wells. At present, a number of conflicts exist between the use of on-site wells and individual septic systems. For additional development to occur within unincorporated areas, a more centralized water and/or wastewater collection system will need to be employed and additional facilities constructed.

Adequacy of Current Facilities—With the majority of growth projected for western Riverside County and the Coachella Valley region, the greatest increases in demands on water and sewer infrastructure will be in these areas. For the most part, these areas can meet current demands and are prepared to expand to meet future needs. However, three areas may require infrastructure improvements. Though water demands are currently being met, the Eastern Desert and Palo Verde Valley areas are in need of more centralized facilities before additional development can occur. Sewer infrastructure here is also less developed. The San Gorgonio Pass Area and the Mountains Area currently rely solely on septic tanks, and the Eastern Desert and Palo Verde Valley areas are, again, in need of a centralized collection facility. The San Gorgonio Pass Area and the Mountains Area are projected to experience low to moderate rates of growth and will need to develop adequate sewer infrastructure to meet the projected demand. These infrastructure conditions may pose a constraint to

housing development. The Housing Element includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements.

Conclusion

The majority of improvements in the county’s infrastructure backbone systems have been in and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded in and adjacent to existing urbanized areas, usually in the spheres of influence of cities. Areas under the County’s jurisdiction that are within a municipal sphere of influence have generally been analyzed as part of that city’s general plan, specific plans, or master plans for infrastructure. Development under a specific plan typically requires plans for infrastructure to be prepared and methods of financing for both on- and off-site improvements identified and incorporated into the conditions of approval. In some instances, unincorporated communities and/or unincorporated areas may be in a service area, most often sewer services, operated by a city.

In already developed areas, upgrading of such systems is sometimes necessary to accommodate new development or as a redevelopment/infill improvement. New development in the currently undeveloped areas within the “urban” land use designations will entail the provision of, at a minimum, the following infrastructure: major and local streets; curbs, gutters, and sidewalks (if development standards require); water and sewer lines; storm drainage; and street lighting. Such improvements may constitute up to 10 percent or more of the building permit valuation. In many cases, these improvements may be dedicated to the County, which is then responsible for their maintenance. The cost of such facilities is usually borne by developers and is typically added to the cost of the new housing units and eventually passed on to the homebuyer, tenant, or property owner. If these improvements are maintained by a homeowner’s association, the cost of such maintenance is typically assessed to the homeowner on a monthly basis. While these costs do not render a project infeasible, they can affect its affordability.

The County only identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure in the county. In Table P-53, the County has summarized the capacity of each water district providing services to the unincorporated county compared to the units assumed for each area plan to meet the County’s RHNA. Table P-Though full capacity is difficult to quantify, the County believes that, based on current development trends and its plans for the need of future water and wastewater capacity as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. It is also safe to assume that affordable housing projects are typically built where public services are available, thus, also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not a constraint to development, the County has included Action H-2 to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

Table P-53 Water and Sewer Providers, 2021

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District	0	20,588	3,080
Blythe Water Agency	0	1,200	1,300
Temescal Valley Water District	329	3,184	3,184

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Coachella Valley Water District	2,513	<i>Pending</i> ¹	<i>1 Pending</i>
Mission Springs Water District	1,377	<i>Pending</i>	<i>Pending</i>
Western Municipal Water District	2,074	34,325	15,930
Desert Water Agency	0	²	²
Yucaipa Valley Water District	0	<i>Pending</i>	<i>Pending</i>
Elsinore Valley Water District	467	<i>Pending</i> 46,346	<i>Pending</i> 37,190
Rubidoux Community Services District	0	12,600	6,300
Beaumont Cherry Valley Water District	0	7,000	N/A ³
Pine Cove Water District	0	500	-
Lake Hemet Municipal Water District	0	⁴	⁴
Eastern Municipal Water District	6,672	320,000	320,000
Cabazon County Water District	2,261	<i>Pending</i>	<i>Pending</i>

Source: Riverside County 2021

1. [CVWD plans to utilize water and sewer expansions as part of NorthStar Specific Plan in Thousand Palms to increase capacity to serve this region during the planning period.](#)

4.2. *New developments pay a fee to DWA to expand system capacity as needed to prevent a shortage of available service.*

2.3. *Service provided by City of Beaumont and individual septic systems.*

3.4. *While a specific number of available connections is unavailable, LHMWD confirmed sufficient capacity to accommodate the proposed area plan units.*

Water and Sewer Priority

Government Code Section 65589.7 requires that upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. To comply with Government Code Section 65589.7 the County of Riverside will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

- Electricity: Southern California Edison, Imperial Irrigation District, Anza Electric Cooperative Inc.
- Telephone: AT&T, Spectrum, Verizon, Comcast, Optimum, and Cox
- Fiber Cable: AT&T, DISH, DirectTV, HughesNet, Spectrum, Frontier, Viasat, Ultimate, SoCalTelCo

Drainage

The Riverside County Flood Control and Water Conservation District has established 18 area drainage plans (ADP) to collect fees as a condition of subdivision to finance flood control and drainage facilities as authorized by Ordinance No. 460. Flood control and drainage facilities are under the direct control of either the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District (CVWD). ADP fees are levied on a per acre basis and are paid when a grading permit is issued, or a building permit if no grading permit is necessary. In addition, some of the agencies providing water and sewer system services, listed above, also provide for drainage systems. In more rural areas, drainage is primarily provided by surface systems, and improvements are not warranted.

On-site drainage facilities can range from 24 inches to 72 inches in diameter depending upon site conditions, although the Riverside County Flood Control and Water Conservation District typically does not have drain inlets or pipes smaller than 36 inches in diameter. These and other site improvement costs are typical of unincorporated jurisdictions in California and do not impose a significant constraint on housing development in the unincorporated areas of Riverside County. The County does not impose any unusual requirements as conditions of approval for new development.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices, even within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and in larger tracts. Smaller and more expensive parcels are closer to urbanized areas.

Land costs in the unincorporated county typically reflect their location within the western or eastern part of the county, availability or presence of infrastructure, and are similar to incorporated jurisdictions within the same area. Table P-55 shows average land costs in unincorporated communities of Riverside County where land is listed for sale as of March 2021. Residential land prices ranged from \$281 per acre for a site in Desert Center to \$725,000 per acre for a site in Bermuda Dunes.

Table P-55 Land Costs in Unincorporated Riverside County

Jurisdiction	Average Price per Acre	Number of Sites Surveyed
Aguanga	\$14,640	52
Homeland	\$47,779	43
Cabazon	\$93,991	41
Anza	\$26,030	38
Thermal	\$67,538	57
Idyllwild	\$190,723	21
Desert Center	\$11,786	15
Sky Valley	\$15,393	11
Mecca	\$31,288	10
Thousand Palms	\$164,597	10
Cherry Valley	\$127,004	10
Winchester	\$122,494	9
Bermuda Dunes	\$407,660	6
North Shore	\$47,766	5
Pine Cove	\$89,093	6
Lakeview	\$95,382	8
Woodcrest	\$151,358	4
Romoland	\$107,279	4

Source: Landwatch.com, March 2021

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the county has been attributed to its lower land costs compared to surrounding Orange, Los Angeles, and San Diego counties. Though land prices increased rapidly during the last planning period through 2020, current land prices have declined during the economic recession that affected housing and building nationwide as a result of the COVID-19 pandemic. However, as of May 2021 this trend has begun to reverse. Land costs in the next several years may actually help to keep the cost of some new housing affordable. Though rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and the quality of the product being produced. Labor-saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on numerous factors, including housing demand, the number of contractors in the area, and the unionization of workers. The typical construction costs for wood frame, single-family construction of average to good quality is approximately \$140 per square foot, and custom homes and units with extra amenities may run higher. Using current pricing sources, the average cost for a newly constructed 2,000-square-foot single-family home (not including land) in the Riverside County region would be \$281,671. Table P-56 summarizes the construction costs for a single-family home in Riverside County.

Table P-56 Construction Costs

Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$111,420	\$5,096	\$229,691
Indirect Job Costs (e.g., insurance, plans and specifications)	\$18,054	\$1,769	-	\$19,823
Contractor Markup	\$32,157	-	-	\$32,157
Total Cost	\$163,386	\$113,189	\$5,096	\$281,671

Source: Building-Cost.net, accessed September 2020

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside area. A reduction in construction costs can be brought about in several ways. A reduction in amenities and the quality of building materials in new homes (still above the minimum requirements of the building codes acceptable for health, safety, and adequate performance) may result in lower sales prices. State housing law allows local building departments to authorize the use of materials and construction methods if the proposed design is satisfactory and the materials or methods are at least equivalent to what is prescribed by the applicable building codes. The County of Riverside has adopted the latest version of the Uniform Building, Plumbing, Mechanical, and Electrical Codes and has made no modifications to the code that would add to the cost of housing.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at the same time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. The County may also implement programs to write down land costs or provide other incentives, such as modification of development standards or processing fees, in order to increase affordability.

Mortgage and Rehabilitation Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

Table P-57 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans in Riverside County in 2019. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete. An originated application is one that is approved by lender and accepted by the applicant.

Appendix P Housing Background Report

Table P-57 Disposition of Home Loans, Riverside County, 2019

Disposition	Home Purchase				Refinance		Home Improvement	
	Government-Backed		Conventional		Number	Percentage	Number	Percentage
	Number	Percentage	Number	Percentage				
Approved, Originated	12,168	73%	22,475	69%	45,185	56%	2,704	36%
Approved, Not Accepted	442	3%	1,052	3%	2,319	3%	136	2%
Denied	1,398	8%	3,038	9%	12,085	15%	3,735	49%
Withdrawn	2,128	13%	4,338	13%	14,164	18%	658	9%
Incomplete	504	3%	1,436	4%	6,678	8%	376	5%
Total	16,640	100%	32,339	100%	80,431	100%	7,609	100%

Source: Home Mortgage Disclosure Act (HMDA) data, accessed March 2021

Conclusion

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County, subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the most significant constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.

Energy Conservation

Although the County of Riverside implements various housing programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, "utility bills burden the poor and can cause homelessness." Table P-58 summarizes the County's programs related to energy conservation that can be considered and used in the production of affordable housing.

Table P-58 Energy Conservation Programs Summary

Housing Program	Program Intent/Description	Sponsor
Neighborhood Housing Services (NHS)	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. NRG provides direct	Applied for by others

Housing Program	Program Intent/Description	Sponsor
	technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Applied for by others
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to a population.	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Applied for by others
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Applied for by others
Community Facilities Loans	To provide loans and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities up to a population of 20,000.	Applied for by others, including community-based non-profit organizations and tribes
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural, substandard housing.	Applied for by others, including nonprofit organizations, tribes, and state and local governments
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Applied for by owners of multifamily projects of facilities already subject to a mortgage insured by or held by HUD
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	County EDA Housing, Homelessness Prevention and Workforce Solutions (HHPWS) Department , or applied for by nonprofit agencies
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	County EDA HHPWS , or applied for by nonprofit agencies
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	County of Riverside
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.	County of Riverside Department of Community Action

Housing Program	Program Intent/Description	Sponsor
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is a federally funded assistance program overseen by the California Department of Community Services and Development funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)the Weatherization Program, which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program, which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program, which provides payments for weather-related emergencies.	County of Riverside Department of Community Action
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	County of Riverside Department of Community Action
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	County of Riverside Economic Development Agency (EDA) HHPWS
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Department of Community Action

Housing Program	Program Intent/Description	Sponsor
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.	Department of Community Action
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Department of Community Action
Energy Assistance Fund	Provides \$300 to eligible Southern California Edison customers once per year to assist with energy costs.	Southern California Edison
Energy Savings Assistance	Provides energy efficient appliances to low-income Southern California Edison customers.	Southern California Edison
Energy Assistance Fund	Provides \$300 to eligible Southern California Edison customers once per year to assist with energy costs	Southern California Edison
Energy Savings Assistance	Provides energy efficient appliances to low-income Southern California Edison customers to	Southern California Edison
Energy Savings Assistance Program	Provides energy efficient home improvement services at no cost to eligible customers of Southern California Gas.	Southern California Gas
Energy Savings Assistance Program	Provides energy efficient home improvement services at no cost to eligible customers of Southern California Gas	Southern California Gas

Appendix P-1 Public Participation

Efforts to Achieve Citizen Participation

The public participation effort during the drafting of the 6th Cycle Housing Element update included attendance at Municipal Advisory Committees and Community Council Meetings, stakeholder interviews, virtual community outreach meetings, and an on-line survey. Due to the COVID-19 Pandemic and restrictions related to in-person public meetings, the majority of the project meetings were primarily held on-line.

Municipal Advisory Committees and Community Council Meetings

Between October and December 2020, the County of Riverside held a series of outreach meetings with County Municipal Advisory Committees and Community Councils in relation to the 6th Cycle Housing Element. Outreach was intended to inform the community about the proposed project; answer questions; elicit feedback and input on housing needs, constraints and opportunities, and community goals; and determine whether the existing 5th Cycle Housing Element sites were still feasible and appropriate. The County attended meetings in 12 unincorporated communities of the Riverside County 1st, 2nd, and 4th districts. Due to scheduling conflicts, the County was unable to attend meetings in the 3rd district but invited residents of this district to participate in other outreach efforts.

The meetings were held both in person and virtually, as Municipal Advisory Committees allowed, to give residents as many opportunities to participate as possible. The County provided notice of these meetings through the agendas for each community meeting that are distributed in advance and provided an overview of the Housing Element process prior to opening the meeting to questions and discussions. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project, as well as to submit comments and questions throughout the process.

The following Municipal Advisory Committees and Community Council meetings were attended at part of the community outreach for the 6th Cycle Housing Element. Brief summaries of the comments provided at each meeting are also provided.

- Highgrove - October 28, 2020 (Virtual meeting)
- The Municipal Advisory Council requested to continue to be notified on the progress of the Housing Element.
- The community expressed concerns related to recent population growth and the project's potential to exacerbate this condition. Other concerns included constraints on infrastructure capacity as well as a lack of services and commercial uses to support additional housing. The community expressed a general desire for land use was a mix of housing and commercial. Questions were posed about school planning/capacity in regard to new housing.
- Mead Valley - November 4, 2020 (In-Person Meeting)
 - The Municipal Advisory Council had no comments on the project.
 - Members of the community expressed concern about affordable housing being developed.
- Good Hope/Meadowbrook - November 5, 2020 (In-Person Meeting)

- The Municipal Advisory Committee had no comments on the project.
- Members of the community expressed concern that new housing would interfere with emergency response times.
- Desert Edge - November 10, 2020 (Virtual Meeting)
 - The Community Council requested the community is renamed from “Desert Edge/Southeast Desert Hot Springs Community” to “Southeast Desert Hot Springs Community” in the 6th Cycle Housing Element.
 - The community expressed concerns regarding the project’s potential to exacerbate existing traffic conditions along Dillon Road.
- Sky Valley - November 10, 2020 (Virtual Meeting)
 - The Community Council requested the location of 5th Cycle materials for information purposes related to the 6th Cycle Housing Element. The Community Council asked a question about the jurisdictional extent of the 40,000-unit allocation, and County staff explained that the 40,000 unit allocation encompasses all of the County’s unincorporated areas. The Community Council requested that the project be discussed during their January 12, 2021 meeting to provide additional opportunities for public input.
 - Community members expressed a desire to keep Sky Valley rural and non-commercial.
- Woodcrest - November 12, 2020 (In-Person Meeting)
 - The Community Council stated that the general consensus of the community members would be for little to no new growth.
 - A member of the public suggested the project team reach out to the Residents Association of Greater Lake Matthews (RAGLM). The community expressed concern that the existing lack of sewage infrastructure will naturally lead to higher housing costs, and raised issue that housing built in community will simply be annexed by the City of Riverside, such as what happened along Wood Road. Community members questioned whether accessory dwelling units (ADUs) could be used to achieve Regional Housing Needs Allocation (RHNA) targets.
- Bermuda Dunes - November 12, 2020 (Virtual Meeting)
 - The Community Council had very few questions on the project and spoke on the challenges the County faced of siting over 40,000 units based on existing land use constraints (i.e., MSHCP cells) and without the infrastructure and jobs to support housing. The Community Council asked general questions about the RHNA appeal process. The Community Council looks forward to reviewing the Draft Land Use Inventory and requests to be notified of future meetings related to the project. Community Council suggests stakeholder outreach with Desert Valley Builders Association (called “CVHA” meeting) and Habitat for Humanity.

- One resident expressed concern that the project would allow for housing next to cell towers and major generators of pollution. County staff explained regulations in place by the federal government regarding where cell towers could be sited and Michael Baker staff explained that site specific development would be responsible for preparation of a Health Risk Assessment if proposed near uses that could impact sensitive receptors.
- Mecca-North Shore - November 16, 2020 (Virtual Meeting)
 - The Community Council requested the County facilitate additional outreach opportunities for the community in addition to the Community Council meetings.
 - Community members opined that the website was not particularly useful for understanding the project. There was a question regarding the availability of project-related materials online. The County stated the website was in process and let community members know that a main Housing Element website and an Esri StoryMap website were available.
- Lakeland Village - November 18, 2020 (In-Person Meeting)
 - The community had limited comments on potential future sites but requested to be informed if land use changes would occur in the community.
 - Public comments were limited, the community asked general questions about the project, but did not have specific guidance on future sites in Lakeland Village.
- Vista Santa Rosa - November 18, 2020 (Virtual Meeting)
 - Meeting Notes: The Community Council asked questions about the region's overall housing requirements and how developers and zoning work in tandem with fulfilling the Housing Element requirements. There was also concern about how new housing may not be concentrated around jobs and higher intensities of uses.
 - Public Comments: None.
- Thousand Palms - November 19, 2020 (Virtual Meeting)
 - Community Councilmembers were primarily concerned that the existing sites selected for the 5th Cycle Housing Element do not have the infrastructure in place to support HHDR/MUA Neighborhoods. Traffic-related impacts were a major concern for all Councilmembers. Specifically, the Councilmembers opined that the candidate sites along Varner Road between the two existing residential golf communities are no longer viable since the existing roadway infrastructure is deficient and would not be able to support high density development in addition to existing and cumulative development (there is a proposed indoor stadium project that would also be located along this road). Overall, they indicated that the Candidate Sites along Ramon Road were appropriately sited. However, the Councilmembers expressed concern that project would allow for projects that are much denser than surrounding communities and would turn the community into a "ghetto." A Councilmember also noted that Cathedral City is considering annexation of the community and wondered how that would factor into RHNA calculation/site selection. Suggested re-locating HHDR near the County's

Sphere of Influence in Cathedral City by the new Rio del Sol development since infrastructure serving that development could also service site-specific development related to the Housing Element. The Councilmembers also asked if Cathedral City and the two Thousand Palms HOAs had been included in the County's Outreach Process.

- There were no public comments.
- Indio Hills - December 1, 2020 (Virtual Meeting)
 - The Community Council stated that there is a general lack of infrastructure in the community.
 - There was a question regarding if a developer was interested in developing within the community of Indio Hills, or if the community would be included in the 6th Cycle Housing Element. The County informed that there are no specific developments planned, and that the Housing Element is a Countywide effort regarding the identification of sites to allow for the construction of new housing. The Community stated there is no public transportation in the community.

Stakeholder Meetings

Two on-line stakeholder meetings were held to gather the input of organizations, service providers, and interest groups throughout the county regarding the Housing Element. These stakeholder meetings were held on January 11 and January 14, 2021 via Video Call (Zoom). The first stakeholder meeting was attended by 11 stakeholders and the second stakeholder meeting was attended by 22 stakeholders.

At the first of these meetings, stakeholders raised the following issues:

- The selection process to meet the County's RHNA,
- The value of mixed-use development, implications of the COVID-19 Pandemic on housing and work conditions, and
- Displacement risk and environmental justice considerations, and additional outreach opportunities.

The County fielded an open question and answer discussion between staff and stakeholders to identify primary concerns and potential solutions and to discuss additional opportunities to connect with residents of unincorporated communities.

At the second meeting, stakeholders raised concerns about the following issues:

- Barriers to affordable housing, including the cost of land and methods of mitigating this,
- The benefits of establishing an inclusionary zoning policy,
- Potential partnerships with the County on affordable housing, and
- Additional methods of supporting and incentivizing affordable development.

The following stakeholder groups were contacted as part of the public outreach process:

- Abode Communities
- Albert A. Webb Associates
- Alianza Coachella Valley
- Building Industry Association – Riverside Chapter
- California Rural Legal Assistance Foundation
- Center for Community Action and Environmental Justice
- Cesar Chavez Foundation
- City of Corona
- City of Riverside
- Coachella Valley Housing Coalition
- Coachella Valley Water District
- Community Housing Opportunities Corporation
- Desert AIDS Project
- Desert Valley Builders Association
- Desert Valley Builders Association
- Diversified Pacific
- Economics and Politics, Inc.
- Habitat for Humanity of the Coachella Valley
- HomeAid Inland Empire
- Inland Congregations United for Change
- Inland Counties Legal Services, Inc.
- Inland Equity Partnership
- Interactive Design Corporation
- Leadership Counsel for Justice and Accountability
- Lewis Group of Companies
- Lideres Campesinas
- Lift to Rise
- MSA Consulting, Inc.
- National CORE
- Public Interest Law Project
- Pueblo Unido CDC
- Quality Management Group
- Raincross Hospitality Corporation
- Richland Communities
- Riverside County Economic Development Agency
- Riverside County Housing Authority
- Schindler Real Estate
- Torres Martinez Band of Desert Cahuilla Indians
- United States Veterans Initiative
- University of California, San Diego

Stakeholder Consultations

To try gain additional insight from County Stakeholders, Stakeholder consultations were conducted with a number of stakeholders. In December 2020, Riverside County reached out to 23 agencies. Of these, 7 responded, and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- California Rural Legal Assistance, on December 2, 2020
- Economics & Politics, on December 3, 2020
- Coachella Valley Housing Coalition, on December 7, 2020
- Pueblo Unido Community Development Corporation, on December 7, 2020

- Lift to Rise, on December 11, 2020
- Habitat for Humanity Coachella Valley, on December 17, 2020
- County of Riverside Housing, Homelessness Prevention, and Workforce Solutions, on December 21, 2020

In each of the consultations, the stakeholders were asked the following questions:

1. **Opportunities and concerns:** What are the three top opportunities you see for the future of housing in Riverside County? What are your three top concerns for the future of housing in Riverside County?
2. **Housing preferences:** What types of housing types do your clients prefer? Is there adequate rental housing in Riverside County? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. **Housing barriers/needs:** What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in Riverside County?
4. **Housing Conditions:** How would you characterize the physical condition of housing in Riverside County? What opportunities do you see to improve housing in the future?
5. **Equity and Fair Housing:** What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID affected the housing situation?

The responses of each participating organization were as follows:

California Rural Legal Assistance

California Rural Legal Assistance (CRLA) serves low-income individuals residing in over 22 California counties, while maintaining specialized programs that focus on services for farmworker populations. Below is a summary of main discussion points held during the meeting.

Fair Housing: CLRA does receive fair housing complaints, but they could not confirm how complaints are tracked or how many had been received since 2014. Complaints range from housing discrimination against farmworkers, issues with landlords, to administrative complaints.

Housing Conditions: Habitability and housing affordability are a serious need for low-income farmworkers. CRLA explained that habitability is the symptom and not the cause of undesirable housing options. Causes of undesirable housing conditions range from issues with landlord discrimination or land use compatibility.

Barriers: Farmworkers face issues with inaccessible housing, sometimes only being able to afford a room or a bed. Some residents, many of which are farmworkers, live in sub standardized conditions, without access to water, waste disposal and other infrastructure services. The subsidized housing waitlist is decades long and

closed. Farmworkers move around a lot and may change their phone number or have their phone disconnected which makes it harder for county programs and community organizations to reach out to them for sharing resources or providing services and assistance.

Housing Types: Housing types needed for farmworkers vary in degree of priority. For example, the health risk of agricultural jobs is high, reflecting a higher degree of disabled population and need for housing people with disabilities. However, providing adequate housing for disabled populations falls short of addressing health conditions for farmworkers.

Housing owned and managed by non-profits are in good shape and of adequate size, but subsidized housing may be undesirable to some who decline being scrutinized for their financial decisions or having an annual financial review. CRLA explained that while subsidized housing does meet urgent needs for farmworkers, we should be prioritizing a stable private market so that diverse housing options are provided.

A diversity of housing is needed. Farmworkers do want to become homeowners. Sometimes farmworkers are offered rental units in a multifamily complex, but owning a mobile home is a better option for them. The only limitation for owning a mobile home is the lack of equity in homeownership. The county's mobile home trade-in program offers opportunities to trade in a mobile home by allowing the demolition of the existing mobile home and purchasing another one.

Opportunities: Funding is needed to construct more affordable housing, and for meeting the needs of people who need housing the most. In some areas of Riverside County, the only jobs available are agricultural and the housing market needs to reflect the needs of these communities.

Economics & Politics, Inc.

Economics & Politics, Inc. is an economic consulting and research firm specializing in the analysis of economic trends, and statistical data and job forecasting in the Inland Empire. Their method of research is compiling statistical data followed by interviewing the principles responsible based on their decision-making to get a better understanding of all the entities involved to ultimately create a solution.

Barriers: The barriers to affordable, decent housing are the lack of housing supply and the high prices of housing. One study found that even if housing is built at market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. CEQA enables the public to delay or reject housing development if they feel it threatens their community.

The 2008 recession had a significant impact on housing supply. Absentee homeowners listed their single-family homes on the rental market, and this injected a massive migration of low-income renters into communities such as Hemet, Coachella Valley, Desert Hot Springs, Mecca, and Sky Valley. The lack of housing affordability forces marginally educated people to migrate to Riverside, resulting in the housing demand to grow while the supply has not changed. One credible survey gathered 13,000 responses from people living in Riverside and revealed that they did not prefer to live in their current region.

Physical conditions: In some areas such as Indio, the high deserts, Coachella Valley, and Indian reservations where traditional neighborhoods are established, gentrification has changed the physical conditions of homes.

Prior to the incorporation of western areas, housing development was built to stop industrial development and the result was poorly planned neighborhoods.

Opportunities: The solution to accelerate housing production is to subsidize the land for developers. Another is to expedite the permit approval process for developers to build.

COVID Challenges: Due to the uncertainty of COVID impacts, homeowners are not listing their homes on the market which is restricting the housing supply that is already limiting.

Coachella Valley Housing Coalition

In its single-family division, the Coachella Valley Housing Coalition (CVHC) serves families who have a strong motivation to become homeowners but are unable to purchase housing on the open market. Through its rental housing, CVHC serves families and individuals looking for housing as a steppingstone to homeownership, and individuals with special needs who are not accommodated by the private market. Through its many community services programs, CVHC provides much-needed services for children and adults.

CVHC's fundraising strategy for building affordable housing is through low-income tax credit projects and additional funding from Riverside County and its jurisdictions. All housing projects are through public-private partnerships, presenting CVHC the opportunity to obtain public owned land. Their most recent project is in Oasis.

Barriers: Barriers to decent, affordable housing are summarized below:

- There are not enough low-income housing tax credits or funding for utilities and infrastructure needed to improve housing for people who need it the most.
- Local jurisdictions do not have adequate funding for supporting housing development.
- The politics of local government processes and decision-making, priorities and regulations prevent or delay housing production.
- There may be lack of support from community members, such as NIMBYs, slowing down or objecting to housing production.
- Local banks are not providing loans needed for housing stability.

Opportunities: Opportunities for decent, affordable housing are summarized below:

- Local jurisdictions need to give more entitlements.
- Local government needs financial support for increasing staff capacity.
- Funnel more funding for low-income tax credits to help rural regions.

- Local jurisdictions could release more RFPs that focus on developer experience (i.e., understanding the local needs and specific funding models).
- More enforcement and penalties for jurisdictions who do not meet their RHNA allocation.

Housing Type: The most effective type of housing could be broken down into three models: smaller units, lower rents, and programming and services for seniors; permanent supportive housing to support houseless and disabled population; and affordable housing with larger units of 2-to-4-bedroom units and services to support families with kids and teens.

Housing Density: The most appropriate type of housing density for this region is medium density with 1-to-3 story buildings that range from 40-60 dwelling units per acre. This amount is based off the need for affordable housing. Assumptions include there is no underground parking and parking reductions have been provided, especially for senior living development and low-income housing.

COVID Challenges: Despite the impacts COVID has had on low-income families, 90% of the population they serve have been able to meet their rent. Since rents are affordable, the rental housing assistance program has been able to support families who have lost their job due to COVID. In terms of housing construction, the process has slowed its pace as new safety and social distancing guidelines were put in place. Yet, the most important impact that prevents CVHC from directly serving their communities is the lack of in-person outreach.

Pueblo Unido Community Development Corporation

Pueblo Unido specializes in supporting and assisting the mobile home parks in the County unincorporated rural communities of Thermal, Oasis, Mecca, and North Shore. The majority of residents are agricultural worker families and represent about 20% of the population in Coachella Valley.

Opportunities: The following indicators summarize why mobile home ownership serves as a great model for meeting housing needs and how they serve farmworkers.

- Owning a mobile home helps families become homeowners rather than continue to rent.
- Under the Employee Housing Act, development of mobile homes is exempt from conditional use permits and CEQA as long as they are on agricultural land, thus helping serve housing needs of farmworkers.
- Mobile home ownership has proven itself a self-sustaining model. Farmworkers have established mobile home communities for themselves and by themselves without any subsidies. Culturally, this model is the best option for farmworkers. Technology today has also improved for mobile home construction.
- In efforts to support a more diversified portfolio of affordable housing, Riverside County should support mobile homes a viable source of equitable and accessible housing. If the Housing Element includes policy for finance and construction of mobile housing, it validates this housing type when seeking funding.

Barriers: The following indicators summarize the barriers to mobile home

- The permit process takes a long time and the urgency for housing is immediate. There is an interagency lack of capacity to expedite the permit process. For example, at the County three departments are involved in the approval of plan reviews and permits (Fire; Environmental Health; and Planning and Safety) and there is no way to consolidate the process in one department. Simple structural changes are needed, and it can be achievable and cost-effective.
- There is no solid financial assistance for funding mobile homes as compared to multifamily development.
- The entitlement process is needed in mobile home parks.
- Families would use an informal co-operative approach to meet their housing needs through the construction of their mobile homes. But because they had no permits, they were in violation and many were displaced.

Physical Condition: Some mobile homes that were built decades ago without financial assistance are deteriorating. A common problem is that the AC does not work and given the already poor air quality in these locations, the rates of asthma and respiratory illness increases.

COVID Challenges: Due to impacts of COVID, there is an urgency to build more affordable housing and a strong need for community engagement.

Lift to Rise

Lift to Rise convenes private, public, and nonprofit partners for collaborative action networks focused on three indicator areas: housing stability, community health and social connection in the Coachella Valley. They report having helped reduce housing burden by 30% by increasing housing production and supply and have the goal of meeting 10,000 units in 10 years. Their main strategy is to help developers and consultants get informed or share information about accelerating housing production.

Barriers: In East Coachella Valley, the following barriers to decent, affordable housing are summarized below.

- There is a lack of investment, state funding, and scarce resources to produce housing. Although the rents are lower in these areas, the costs to construct housing remains the same, thereby producing a lower return rate for developers.
- There is a lack of infrastructure for housing development to happen, such as water and power supply. This is particularly a problem in Mecca, Oasis, and in Polanco parks. Producing affordable housing with utilities is the biggest challenge for developers in these areas.
- Land use is designated for lower density in the area, limiting the supply of housing possible.

Opportunities: In East Coachella Valley, the following opportunities to decent, affordable housing are summarized below.

- There is land available to develop, compared to other urban places.
- Support an increase in investment for developers and target infrastructure improvements for attracting housing development.
- Strengthen coordination between the County and housing developers to make the process more efficient.
- Improve the development process with strategies like fee referrals or cost reductions.
- Developers need to understand the financial mechanisms for affordable housing.

Types of Housing: For farmworkers, there is a preference for mobile home parks and establishing a community amongst neighbors. In Oasis, the tribal communities residing along areas of polluted water are fighting from being displaced. Overall homeownership is preferred, and single-family housing is favored.

Density: Housing density to meet supply in Eastern Coachella Valley should be a minimum of 20 units per acre, including density bonuses. The ideal housing density should be closer to 30 units per acre in Eastern Coachella Valley.

COVID Challenges: Due to COVID, housing rental assistance has been priority. There is over a 2,000-person waitlist for rental assistance.

Habitat for Humanity Coachella Valley

Habitat for Humanity Coachella Valley is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating, and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions. In the past four years the organization has developed affordable housing for 10 families residing in Desert Hot Springs, La Quinta, Indio, and Palm Desert.

Barriers: Barriers to produce decent, affordable housing is summarized below.

- Since redevelopment funding went away, the challenge has been securing funding. They have been able to use money left over from the Neighborhood Stabilization Act to producing housing.
- Impact fees required for the development of the project has increased the cost to build.
- The cost of land is high, and cost of supplies has also increased.
- New state mandates for housing development has driven up the cost to produce, such as requirements for adding sprinklers or solar panel technology to every new home. Although the intentions are good and environment-friendly, the costs to produce housing increases.

Physical Conditions: Single family homes are the most desirable type of housing for the low-income families served by the organization. Habitat for Humanity CV has helped residents with home rehabilitation on a case-by-case basis and when funding is provided.

Appendix P Housing Background Report

Opportunities: Opportunities to produce decent, affordable housing is summarized below.

- There is sufficient land available for housing development, unlike more urban areas.
- With so many diverse housing needs, there are opportunities to get creative with the type of housing that would best fit a community. For example, some people would prefer to live in a tiny home or a multifamily complex. By creating housing development with nice aesthetics and attractive features, diverse housing options could be more available.
- Accessing funding for housing development is the key issue and opportunity. We already have the people to get the job done; it is not a lack of labor or knowledge.

Housing Equity: The goal is not to build as many units as possible with subsidized government funding, but to create well-designed and attractive homes for low-income families. If market rate housing is developed, some units should be allocated for low-income to desegregate low-income communities and affluent communities (e.g., promote mixed-income housing). We need to consider a plan that embodies attractive design and features that either the public wants to live in or wants in their neighborhood.

COVID Challenges: Regarding housing production, the costs of supplies and labor has increased as many subcontractors are dealing with internal issues like COVID outbreaks or labor shortage. Also, due to social distancing requirements, support from volunteers and other programming has had to stop.

County of Riverside Housing, Homelessness, Prevention and Workforce Solutions

Opportunities and Concerns: Developers main complaint is that it takes too long to entitle developments. Most of the affordable housing built is in the form of multifamily developments and the vacant land zoned for this type of use does not account for funding that is competitive and requires that developments be within certain proximity to amenities like groceries, medical, parks etc. Most affordable multifamily developments built in the County require a general plan amendment and it has been my experience that this process takes close to 1 year. We should rezone vacant land with the funding available in mind so that the land is rezoned scores for State and Federal funding.

The cost to build affordable housing is high and the funding to build this type of project is scarce. We need to find ways to expedite the entitlement and permitting process for all affordable housing developments to offset cost.

We need to consider waiving or reducing fees associated with entitlement and permitting process. That can be County's contribution to promoting development of affordable housing in the County. Holding cost can be an impediment to development affordable housing and by waiving fees.

Housing Preferences: All housing types of affordable housing is needed in the County, from senior, large family, permanent supportive housing for homeless individuals, people transitioning out of incarceration, youth aging out of foster care, Veteran. We cannot build enough housing to meet the demand, but that is the case in the entire State. The County operates a down payment assistance program to assist low-income homebuyer at or below 80% AMI. All our senior developments include ADA, and 504 units are set aside for seniors with disabilities.

Housing Barriers/Needs: Attached please find the impediment study prepared for the County.

Housing Conditions: The physical condition of housing in this jurisdiction is aging. We used to operate a rehab program for low-income homeowners, but the funding went away with the dissolution of the RDA. We continue to get calls from people in need of a similar program- if we can identify the funding for a rehab program it will really benefit County residents.

Equity and Fair Housing: Attached please find the impediment study prepared for the County.

COVID Challenges: A lot of people are struggling to pay their rent. The County launched a Rental Assistance program funded with CARES funds to help people in arears with their rent, up to \$3,500 per household.

Funding Sources: Federal Grant Programs: HUD: ESG (Emergency Solutions Grant), HUD COC, HHS: PATH–Street Outreach & Supportive Services Only, HHS: RHY, VA: Grant Per Diem, VA: Supportive Services for Veteran Families, HUD: HUD/VASH, HUD: HOPWA (Housing Opportunities for People with AIDS).

PIT Count: The PIT Count is as accurate as possible given the information we were able to obtain. The 2019 PIT Count identified a total of 2,811 sheltered and unsheltered homeless adults and children county wide, 21% higher than the count in 2018 (2,316). Both the unsheltered and sheltered counts also experienced a 21% increase compared to 2018 (2,045 to 2,811 unsheltered and 631 to 766 sheltered).

The 2020 PIT Count identified a total of 2,884 sheltered and unsheltered homeless adults and children county wide, 3% higher than the Count in 2019 (2,811). Compared to 2019, the Sheltered Count decreased 5% (766 to 729), while the Unsheltered Count increased 5% (2,045 to 2,155).

Referral Services: The referral services are the CES-Coordinated Entry System function. They are currently not entering the client information in HMIS system. They are tracking it on spreadsheet.

Shelter: The HMIS system does not have bed inventory information on a year-round and seasonal basis. The agencies do not input this information in HMIS system. From 1/1/20/ to 12/16/2020, there are 58 clients that have moved into permanent housing from an emergency shelter.

Housing: Between 1/1/2020 to 12/16/2020, the County assisted a total of 4,096 enrollees to housing programs. 31% of enrollees were part of the homelessness prevention program, and another 31% received rapid re-housing services, followed by 22% of enrollees that were part of the street outreach program. (See attached spreadsheet).

Food: From 1/1/20/ to 12/16/2020, there are 2,138 people who have received food services. The food services include breakfast, lunch, dinner, food bank/food suppliers, food box, food distribution, food pantries, food stamps(referral), and food voucher.

Job Training: There are 95 clients who received job training between 01/01/2020 to 12/16/2020.

Other Support Services: There are over 300 services. Alcohol abuse education/prevention and counseling, basic needs, adolescent/ youth counseling, community mental health, transportation services and many more.

Public Outreach Meetings

On February 16 and February 18, 2021, the County hosted two online meetings for the community to introduce the public to the Housing Element update process and state requirements and to gather their input on sites being considered for the site inventory. The County provided advanced notice of these meetings by distributing flyers in both English and Spanish to stakeholder organizations, affordable housing providers, and community organizations. These meetings featured two breakout rooms over Zoom, also in English and Spanish to create opportunities to hear from Spanish-speaking segments of the community. Each of these breakout rooms consisted of a presentation by staff followed by a question-and-answer session. The outreach meetings had approximately 65 attendees, 11 of which utilized the County's Spanish break-out rooms. A further 126 people participated in the on-line survey, with 118 English-language responses and 7 Spanish-language responses.

During the February 16 meeting, the public raised questions about the site selection process and affordable rental and homeownership opportunities and requested additional opportunities to provide input. The County provided additional information on how it had selected sites and determined whether rezones were necessary on any sites. The County also solicited input from participants on where they would like to see additional housing development. In order to meet the request for additional input opportunities, the County developed a community survey that it made available on its website and distributed directly to residents through community organizations and housing providers.

The public meeting held on February 18 featured the same presentation and Q&A format to provide a second opportunity for members of the community to participate and provide input. Many of the same types of questions were raised during this meeting. Participants at this meeting also raised concerns regarding barriers to securing housing and requested additional information on the requirements of the Housing Element, which the County provided.

A few common themes emerged from comments received at both public outreach meetings, including the following:

Affordability: Several participants asked staff if more affordable housing would be constructed in the near future and what sources of funding would help assist with the production of more affordable housing. Questions were asked regarding the County's ability to directly fund affordable housing.

Response:

The County seeks to encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods. To encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing opportunities that meets the needs of existing and future residents, the County has implemented or has continued the following policies:

- H 3.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower-/moderate-income households or special-needs housing.

- H 3.2: The County shall advocate for revisions to State laws that will make affordable housing easier to achieve, including issues related to prevailing wage, California Environmental Quality Act (CEQA) reform, tax code reform, and tools and funding for affordable housing.
- H 3.3: The County shall allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with AB 1397.
- H 3.4: The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.
- H 3.5: The County shall meet the state requirements for density-bonus incentives to facilitate the development of new affordable housing.
- H 3.6: The County shall evaluate the availability of publicly owned land for the development of affordable housing in cooperation with the County’s Housing Authority and coordinate with affected communities and non-profit and for-profit developers to design projects that can be built with affordability deed restrictions and with the land being conveyed or rented below fair-market value.
- H 4.1: The County shall pursue all available federal, state, and local funds to assist housing rehabilitation.

Outreach: Many respondents asked how the County planned to work with and hear from disadvantaged or underrepresented groups regarding the 6th Cycle Housing Element and future housing issues.

Response:

The County met individually with seven stakeholder groups and held two stakeholder meetings. These stakeholders act as representatives to the communities and groups they serve and provide the County with key information regarding the needs of disadvantaged or underrepresented groups. In addition, the County held two workshops to gain feedback on the draft Housing Element as well as the newly proposed sites to meet the County’s RHNA. Outreach was conducted in both English and Spanish to better reach all segments of the population.

Finally, to meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter, the County has implemented the following policies:

- H 5.1: Assist in the development of new farmworker housing.
- H 5.2: Support self-help housing programs.
- H 5.3: The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities.

- H 5.4: The County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.
- H 5.5: The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.
- H 5.6: The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

Housing Barriers: There is a desire to remove barriers to housing production, especially affordable housing production. Respondents asked how the County was meeting AFFH requirements and if the County would potentially develop an inclusionary housing ordinance.

Response:

The County will promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation. As part of the 6th Cycle Housing Element, an AFFH report will be prepared pursuant to state guidance. In addition, the 6th Cycle Housing Element includes the following policies pertaining to AFFH requirements.

- H 1.3: The County shall continue efforts to streamline and improve the development review process based on objective design standards and to eliminate any unnecessary delays in the processing of development.
- H 1.4: The County shall strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible.
- H 1.5: The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by allowing flexible development standards and providing other incentives.
- H 6.3: The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.
- H 6.4: The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities.
- H 6.5: The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.

H 6.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.

Affordable Housing Production: Production of affordable housing for marginalized groups and farmworkers is a key priority, especially combined with the issue of those who currently live in unpermitted housing. One potential method mentioned by the community was increased ADU production.

Response:

To encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods, the County has established policies to increase ADUs throughout the County. The County will also continue to facilitate the rehabilitation and preservation of farmworker housing, while striving to improve unsafe housing and unpermitted housing. The following policies have been added to the Housing Element to address these issues.

H 2.1: The County shall incentivize and encourage accessory dwelling units (ADUs) through public education, development fee reductions and/or waivers, and construction resource tools.

H 2.2: The County shall encourage missing middle housing types, such as duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, and live/work buildings to provide middle-class and workforce housing compatible with single-family neighborhoods.

H 4.2: Facilitate rehabilitation and preservation of farmworker housing.

H 4.4: The County’s code enforcement officers shall continue to work with property owners to preserve the existing housing stock and require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.

Rural Characteristics: Maintaining rural characteristics of the unincorporated county was a concern especially with regard to the general lack of infrastructure throughout much of unincorporated Riverside County.

Response:

To maintain rural characteristics, the County’s updates to the Land Use Ordinance would allow for a larger variety of housing that could fit into a rural setting. These new housing typologies include accessory dwelling units, mobile homes, tiny homes, container homes, and ranchettes. Please refer to the updated Land Use Ordinance (Ordinance 348) for a more detailed description of the new housing typologies allowed. Also refer to policies H 2.1 and H 2.2 that have been included in the Housing Element to address potentially affordable housing typologies.

COVID-19 Pandemic: The COVID-19 Pandemic introduced uncertainty in regard with how the future production, future demand, and the future shape of the jobs/commercial market might affect the County in the future, especially in regard to land development and future land use.

Response:

One potential effect of the COVID-19 Pandemic is an increase telecommuting. With regard to the Housing Element, this could allow for more sites to be kept in future site inventories. This may also increase demand for housing in rural and ex-urban communities throughout the County of Riverside. Continued telecommuting could also lead to an increase in demand for broadband service, which may require additional infrastructure to reach segments of the County currently lacking such services.

Public Survey

Between February 17 and March 26, the County hosted an online survey in English and Spanish on surveymonkey.com. This survey consisted of nine multiple choice questions regarding housing in Riverside County and one optional free response. The results were as follows:

1. What community in unincorporated Riverside County do you live in?

Riverside County Unincorporated Areas	Percent
Eastvale Area	3.42%
Jurupa Area	1.71%
Highgrove Area	1.71%
Temescal Valley	2.56%
Southwest Area	5.98%
Lake Matthew / Woodcrest Area	4.27%
Mead Valley Area	1.71%
Sun City / Menifee Valley Area	2.56%
Harvest Valley / Winchester Area	15.38%
Reche Canyon / Badlands Area	5.98%
Lakeview / Nuevo Area	0.85%
San Jacinto Valley Area	2.56%
The Pass Area	0.85%
Mountain Area	3.42%
Western Coachella Valley	1.71%
Eastern Coachella Valley	17.09%
Desert Center Area	1.71%
Other Areas of Riverside County	26.50%

Overall, respondents were spread out over a large number of unincorporated areas of Riverside County. Of the specific communities provided by the survey, the largest number of respondents were from the Eastern Coachella Valley (17%), followed by the Harvest Valley/Winchester Area (15%).

2. How long have you lived in this community?

Timescale	Percent
Less than 1 year	10.17%
1- 5 years	18.64%
6-10 years	11.02%
11-20 years	25.42%
More than 20 years	34.75%

A large number of respondents (nearly 35%) have lived in their community for over twenty years. This was followed by those who have lived in their community between eleven and twenty years, at over 25 percent.

3. Do you currently own or rent your home?

Ownership Status	Percent
Own	73.02%
Rent	22.22%
Other (describe)	4.76%

Overall, the majority of respondents owned their home, at nearly three-quarters (73%) of responses. Of those who indicated “Other” in their response, the majority of these respondents lived with family.

4. What best describes your home?

Housing Technology	Percent
Single-family detached home	74.4%
Apartment	10.4%
Senior Home	0.8%
Farmworker Housing	1.6%
Other	12.8%

Over three quarters of respondents lived in single family detached homes (77%), while ten percent of respondents lived in an apartment. Of the ten percent of respondents with another type of housing, responses varied between trailers, mobile homes, guest homes/ADUs, living with family, duplexes, and clusters of homes.

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5. Who do you believe needs more help getting and keeping housing?

At Risk Groups	Percent
Seniors	31.36%
Empty-nesters	15.25%
Low-income families	64.41%
Low-income seniors	52.54%
Individuals with disabilities (i.e. physical, mental, etc.)	39.83%
Young families	58.47%
Farmworkers	26.27%
Other	11.86%

Overall, a majority of respondents felt that low-income families, low-income seniors, and young families needed additional help in obtaining and keeping housing.

6. What do you believe are the biggest issues to build housing in unincorporated Riverside County?

Housing Obstacles	Percent
Availability of land	19.27%
Building permit fees	39.45%
Building permit processing time	34.86%
Cost of construction	37.61%
Community opposition to new housing development projects	28.44%
Lack of adequate infrastructure (water, sewer, electricity, internet)	50.46%
Housing developments are located too far from jobs	31.19%
Cost of land	23.85%
Other	17.43%

Of the obstacles provided, a majority of respondents (50%) felt that a lack of adequate infrastructure (such as water, sewer, electricity, and internet) was the biggest issue to building new housing in unincorporated Riverside County. The next three biggest obstacles respondents selected were building permit fees (39%), cost of construction (37%), and building permit processing times (35%). Of those respondents who indicated “other,” responses included a lack of investment, budgetary issues, planning issues, short term rentals, and governmental obstacles.

7. What do you believe makes it hardest to obtain and keep housing in unincorporated Riverside County?

Housing Obstacles	Percent
Home price/rent too high	54.55%
Conditions of neighborhood	27.27%
Conditions of home	20.00%
Availability of jobs	40.00%
Lack of adequate infrastructure (water, sewer, electricity, internet)	34.55%
Lack of schools	15.45%
Other	21.82%

Of the obstacles provided, a majority of respondents (40%) felt that the cost to buy a home/price of rent being too high was the largest obstacle to obtaining and keeping housing in unincorporated Riverside County. The next three biggest obstacles to obtaining and keeping housing was the availability of jobs (40%), lack of adequate infrastructure (35%), and the conditions of local neighborhoods (27%). Of those respondents indicated “Other” for housing obstacles, these responses included traffic issues, illegal behavior, governmental regulations, quality of jobs, taxes, and infrastructure.

8. Has your housing/economic situation been impacted by the COVID-19 Pandemic?

COVID-19 Related Change	Percent
Lost job in March 2020 or after	21%
Reduced hours starting in March 2020	23%
Moved in with family/friends	13%
Began working from home	43%
No rent increase for the year 2020	9%
Rent lowered in 2020	1%
Rent increased in 2020	6%
Repurposed portions of house for work	20%
Other	29%

A majority of respondents (43%) stated they had begun working from home as part of the COVID-19 Pandemic, and almost twenty-two percent of respondents have repurposed portions of their house for work. Almost a quarter (24%) of respondents began working reduced hours, while over a fifth (21%) lost their job. Other effects the COVID-19 Pandemic had on housing in Riverside County included the difficulties posed by on-line/virtual education.

9. Please tell us how important each of the following concerns is to you, or the people you represent in your organization.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW
Enhance the livability of neighborhoods. For example, provide new sidewalks, traffic-calming measures, bike lanes and street lighting and encourage mixed-use (commercial/office and residential) projects that enhance these features.	66.06%	18.35%	14.68%	0.92%
Ensuring that the housing market in unincorporated Riverside County provides a diverse range of housing types, including single-family homes, townhouses, duplexes, and apartments to meet the varied needs of local residents.	47.27%	22.73%	28.18%	1.82%
Establish special needs housing for seniors, large families, farmworkers, and persons with disabilities, including shelters and transitional housing for the homeless.	48.18%	23.64%	24.55%	3.64%
Integrate affordable housing throughout the community to create mixed-income neighborhoods and to establish programs to help at-risk homeowners keep their homes.	51.38%	17.43%	25.69%	5.50%
New housing should take into public health and socioeconomic considerations that have arisen or have come to light as a result of the COVID-19 Pandemic.	46.36%	22.73%	24.55%	6.36%

Respondents ranked enhancing the livability neighborhood as the most important concern. This was followed by the following concerns, ranked from most concerning to least: integrating affordable housing throughout the community, establishing special needs housing for key populations, ensuring that the housing market in unincorporated Riverside County provides a diverse range of housing types, and finally, that new housing should take public health and socioeconomic considerations as a result of the COVID-19 Pandemic.

Appendix P-2 Housing Element Maps

Appendix P-1 Public Participation

Efforts to Achieve Citizen Participation

The public participation effort during the drafting of the 6th Cycle Housing Element update included attendance at Municipal Advisory Committees and Community Council Meetings, stakeholder interviews, virtual community outreach meetings, and an on-line survey. Due to the COVID-19 Pandemic and restrictions related to in-person public meetings, the majority of the project meetings were primarily held on-line.

Municipal Advisory Committees and Community Council Meetings

Between October and December 2020, the County of Riverside held a series of outreach meetings with County Municipal Advisory Committees and Community Councils in relation to the 6th Cycle Housing Element. Outreach was intended to inform the community about the proposed project; answer questions; elicit feedback and input on housing needs, constraints and opportunities, and community goals; and determine whether the existing 5th Cycle Housing Element sites were still feasible and appropriate. The County attended meetings in 12 unincorporated communities of the Riverside County 1st, 2nd, and 4th districts. Due to scheduling conflicts, the County was unable to attend meetings in the 3rd district but invited residents of this district to participate in other outreach efforts.

The meetings were held both in person and virtually, as Municipal Advisory Committees allowed, to give residents as many opportunities to participate as possible. The County provided notice of these meetings through the agendas for each community meeting that are distributed in advance and provided an overview of the Housing Element process prior to opening the meeting to questions and discussions. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project, as well as to submit comments and questions throughout the process.

The following Municipal Advisory Committees and Community Council meetings were attended at part of the community outreach for the 6th Cycle Housing Element. Brief summaries of the comments provided at each meeting are also provided.

- Highgrove - October 28, 2020 (Virtual meeting)
- The Municipal Advisory Council requested to continue to be notified on the progress of the Housing Element.
- The community expressed concerns related to recent population growth and the project's potential to exacerbate this condition. Other concerns included constraints on infrastructure capacity as well as a lack of services and commercial uses to support additional housing. The community expressed a general desire for land use was a mix of housing and commercial. Questions were posed about school planning/capacity in regard to new housing.
- Mead Valley - November 4, 2020 (In-Person Meeting)
 - The Municipal Advisory Council had no comments on the project.
 - Members of the community expressed concern about affordable housing being developed.
- Good Hope/Meadowbrook - November 5, 2020 (In-Person Meeting)

- The Municipal Advisory Committee had no comments on the project.
- Members of the community expressed concern that new housing would interfere with emergency response times.
- Desert Edge - November 10, 2020 (Virtual Meeting)
 - The Community Council requested the community is renamed from “Desert Edge/Southeast Desert Hot Springs Community” to “Southeast Desert Hot Springs Community” in the 6th Cycle Housing Element.
 - The community expressed concerns regarding the project’s potential to exacerbate existing traffic conditions along Dillon Road.
- Sky Valley - November 10, 2020 (Virtual Meeting)
 - The Community Council requested the location of 5th Cycle materials for information purposes related to the 6th Cycle Housing Element. The Community Council asked a question about the jurisdictional extent of the 40,000-unit allocation, and County staff explained that the 40,000 unit allocation encompasses all of the County’s unincorporated areas. The Community Council requested that the project be discussed during their January 12, 2021 meeting to provide additional opportunities for public input.
 - Community members expressed a desire to keep Sky Valley rural and non-commercial.
- Woodcrest - November 12, 2020 (In-Person Meeting)
 - The Community Council stated that the general consensus of the community members would be for little to no new growth.
 - A member of the public suggested the project team reach out to the Residents Association of Greater Lake Matthews (RAGLM). The community expressed concern that the existing lack of sewage infrastructure will naturally lead to higher housing costs, and raised issue that housing built in community will simply be annexed by the City of Riverside, such as what happened along Wood Road. Community members questioned whether accessory dwelling units (ADUs) could be used to achieve Regional Housing Needs Allocation (RHNA) targets.
- Bermuda Dunes - November 12, 2020 (Virtual Meeting)
 - The Community Council had very few questions on the project and spoke on the challenges the County faced of siting over 40,000 units based on existing land use constraints (i.e., MSHCP cells) and without the infrastructure and jobs to support housing. The Community Council asked general questions about the RHNA appeal process. The Community Council looks forward to reviewing the Draft Land Use Inventory and requests to be notified of future meetings related to the project. Community Council suggests stakeholder outreach with Desert Valley Builders Association (called “CVHA” meeting) and Habitat for Humanity.

- One resident expressed concern that the project would allow for housing next to cell towers and major generators of pollution. County staff explained regulations in place by the federal government regarding where cell towers could be sited and Michael Baker staff explained that site specific development would be responsible for preparation of a Health Risk Assessment if proposed near uses that could impact sensitive receptors.
- Mecca-North Shore - November 16, 2020 (Virtual Meeting)
 - The Community Council requested the County facilitate additional outreach opportunities for the community in addition to the Community Council meetings.
 - Community members opined that the website was not particularly useful for understanding the project. There was a question regarding the availability of project-related materials online. The County stated the website was in process and let community members know that a main Housing Element website and an Esri StoryMap website were available.
- Lakeland Village - November 18, 2020 (In-Person Meeting)
 - The community had limited comments on potential future sites but requested to be informed if land use changes would occur in the community.
 - Public comments were limited, the community asked general questions about the project, but did not have specific guidance on future sites in Lakeland Village.
- Vista Santa Rosa - November 18, 2020 (Virtual Meeting)
 - Meeting Notes: The Community Council asked questions about the region's overall housing requirements and how developers and zoning work in tandem with fulfilling the Housing Element requirements. There was also concern about how new housing may not be concentrated around jobs and higher intensities of uses.
 - Public Comments: None.
- Thousand Palms - November 19, 2020 (Virtual Meeting)
 - Community Councilmembers were primarily concerned that the existing sites selected for the 5th Cycle Housing Element do not have the infrastructure in place to support HHDR/MUA Neighborhoods. Traffic-related impacts were a major concern for all Councilmembers. Specifically, the Councilmembers opined that the candidate sites along Varner Road between the two existing residential golf communities are no longer viable since the existing roadway infrastructure is deficient and would not be able to support high density development in addition to existing and cumulative development (there is a proposed indoor stadium project that would also be located along this road). Overall, they indicated that the Candidate Sites along Ramon Road were appropriately sited. However, the Councilmembers expressed concern that project would allow for projects that are much denser than surrounding communities and would turn the community into a "ghetto." A Councilmember also noted that Cathedral City is considering annexation of the community and wondered how that would factor into RHNA calculation/site selection. Suggested re-locating HHDR near the County's

Sphere of Influence in Cathedral City by the new Rio del Sol development since infrastructure serving that development could also service site-specific development related to the Housing Element. The Councilmembers also asked if Cathedral City and the two Thousand Palms HOAs had been included in the County's Outreach Process.

- There were no public comments.
- Indio Hills - December 1, 2020 (Virtual Meeting)
 - The Community Council stated that there is a general lack of infrastructure in the community.
 - There was a question regarding if a developer was interested in developing within the community of Indio Hills, or if the community would be included in the 6th Cycle Housing Element. The County informed that there are no specific developments planned, and that the Housing Element is a Countywide effort regarding the identification of sites to allow for the construction of new housing. The Community stated there is no public transportation in the community.

Stakeholder Meetings

Two on-line stakeholder meetings were held to gather the input of organizations, service providers, and interest groups throughout the county regarding the Housing Element. These stakeholder meetings were held on January 11 and January 14, 2021 via Video Call (Zoom). The first stakeholder meeting was attended by 11 stakeholders and the second stakeholder meeting was attended by 22 stakeholders.

At the first of these meetings, stakeholders raised the following issues:

- The selection process to meet the County's RHNA,
- The value of mixed-use development, implications of the COVID-19 Pandemic on housing and work conditions, and
- Displacement risk and environmental justice considerations, and additional outreach opportunities.

The County fielded an open question and answer discussion between staff and stakeholders to identify primary concerns and potential solutions and to discuss additional opportunities to connect with residents of unincorporated communities.

At the second meeting, stakeholders raised concerns about the following issues:

- Barriers to affordable housing, including the cost of land and methods of mitigating this,
- The benefits of establishing an inclusionary zoning policy,
- Potential partnerships with the County on affordable housing, and
- Additional methods of supporting and incentivizing affordable development.

The following stakeholder groups were contacted as part of the public outreach process:

- Abode Communities
- Albert A. Webb Associates
- Alianza Coachella Valley
- Building Industry Association – Riverside Chapter
- California Rural Legal Assistance Foundation
- Center for Community Action and Environmental Justice
- Cesar Chavez Foundation
- City of Corona
- City of Riverside
- Coachella Valley Housing Coalition
- Coachella Valley Water District
- Community Housing Opportunities Corporation
- Desert AIDS Project
- Desert Valley Builders Association
- Desert Valley Builders Association
- Diversified Pacific
- Economics and Politics, Inc.
- Habitat for Humanity of the Coachella Valley
- HomeAid Inland Empire
- Inland Congregations United for Change
- Inland Counties Legal Services, Inc.
- Inland Equity Partnership
- Interactive Design Corporation
- Leadership Counsel for Justice and Accountability
- Lewis Group of Companies
- Lideres Campesinas
- Lift to Rise
- MSA Consulting, Inc.
- National CORE
- Public Interest Law Project
- Pueblo Unido CDC
- Quality Management Group
- Raincross Hospitality Corporation
- Richland Communities
- Riverside County Economic Development Agency
- Riverside County Housing Authority
- Schindler Real Estate
- Torres Martinez Band of Desert Cahuilla Indians
- United States Veterans Initiative
- University of California, San Diego

Stakeholder Consultations

To try gain additional insight from County Stakeholders, Stakeholder consultations were conducted with a number of stakeholders. In December 2020, Riverside County reached out to 23 agencies. Of these, 7 responded, and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- California Rural Legal Assistance, on December 2, 2020
- Economics & Politics, on December 3, 2020
- Coachella Valley Housing Coalition, on December 7, 2020
- Pueblo Unido Community Development Corporation, on December 7, 2020

- Lift to Rise, on December 11, 2020
- Habitat for Humanity Coachella Valley, on December 17, 2020
- County of Riverside Housing, Homelessness Prevention, and Workforce Solutions, on December 21, 2020

In each of the consultations, the stakeholders were asked the following questions:

1. **Opportunities and concerns:** What are the three top opportunities you see for the future of housing in Riverside County? What are your three top concerns for the future of housing in Riverside County?
2. **Housing preferences:** What types of housing types do your clients prefer? Is there adequate rental housing in Riverside County? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. **Housing barriers/needs:** What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in Riverside County?
4. **Housing Conditions:** How would you characterize the physical condition of housing in Riverside County? What opportunities do you see to improve housing in the future?
5. **Equity and Fair Housing:** What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID affected the housing situation?

The responses of each participating organization were as follows:

California Rural Legal Assistance

California Rural Legal Assistance (CRLA) serves low-income individuals residing in over 22 California counties, while maintaining specialized programs that focus on services for farmworker populations. Below is a summary of main discussion points held during the meeting.

Fair Housing: CLRA does receive fair housing complaints, but they could not confirm how complaints are tracked or how many had been received since 2014. Complaints range from housing discrimination against farmworkers, issues with landlords, to administrative complaints.

Housing Conditions: Habitability and housing affordability are a serious need for low-income farmworkers. CRLA explained that habitability is the symptom and not the cause of undesirable housing options. Causes of undesirable housing conditions range from issues with landlord discrimination or land use compatibility.

Barriers: Farmworkers face issues with inaccessible housing, sometimes only being able to afford a room or a bed. Some residents, many of which are farmworkers, live in sub standardized conditions, without access to water, waste disposal and other infrastructure services. The subsidized housing waitlist is decades long and

closed. Farmworkers move around a lot and may change their phone number or have their phone disconnected which makes it harder for county programs and community organizations to reach out to them for sharing resources or providing services and assistance.

Housing Types: Housing types needed for farmworkers vary in degree of priority. For example, the health risk of agricultural jobs is high, reflecting a higher degree of disabled population and need for housing people with disabilities. However, providing adequate housing for disabled populations falls short of addressing health conditions for farmworkers.

Housing owned and managed by non-profits are in good shape and of adequate size, but subsidized housing may be undesirable to some who decline being scrutinized for their financial decisions or having an annual financial review. CRLA explained that while subsidized housing does meet urgent needs for farmworkers, we should be prioritizing a stable private market so that diverse housing options are provided.

A diversity of housing is needed. Farmworkers do want to become homeowners. Sometimes farmworkers are offered rental units in a multifamily complex, but owning a mobile home is a better option for them. The only limitation for owning a mobile home is the lack of equity in homeownership. The county's mobile home trade-in program offers opportunities to trade in a mobile home by allowing the demolition of the existing mobile home and purchasing another one.

Opportunities: Funding is needed to construct more affordable housing, and for meeting the needs of people who need housing the most. In some areas of Riverside County, the only jobs available are agricultural and the housing market needs to reflect the needs of these communities.

Economics & Politics, Inc.

Economics & Politics, Inc. is an economic consulting and research firm specializing in the analysis of economic trends, and statistical data and job forecasting in the Inland Empire. Their method of research is compiling statistical data followed by interviewing the principles responsible based on their decision-making to get a better understanding of all the entities involved to ultimately create a solution.

Barriers: The barriers to affordable, decent housing are the lack of housing supply and the high prices of housing. One study found that even if housing is built at market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. CEQA enables the public to delay or reject housing development if they feel it threatens their community.

The 2008 recession had a significant impact on housing supply. Absentee homeowners listed their single-family homes on the rental market, and this injected a massive migration of low-income renters into communities such as Hemet, Coachella Valley, Desert Hot Springs, Mecca, and Sky Valley. The lack of housing affordability forces marginally educated people to migrate to Riverside, resulting in the housing demand to grow while the supply has not changed. One credible survey gathered 13,000 responses from people living in Riverside and revealed that they did not prefer to live in their current region.

Physical conditions: In some areas such as Indio, the high deserts, Coachella Valley, and Indian reservations where traditional neighborhoods are established, gentrification has changed the physical conditions of homes.

Prior to the incorporation of western areas, housing development was built to stop industrial development and the result was poorly planned neighborhoods.

Opportunities: The solution to accelerate housing production is to subsidize the land for developers. Another is to expedite the permit approval process for developers to build.

COVID Challenges: Due to the uncertainty of COVID impacts, homeowners are not listing their homes on the market which is restricting the housing supply that is already limiting.

Coachella Valley Housing Coalition

In its single-family division, the Coachella Valley Housing Coalition (CVHC) serves families who have a strong motivation to become homeowners but are unable to purchase housing on the open market. Through its rental housing, CVHC serves families and individuals looking for housing as a steppingstone to homeownership, and individuals with special needs who are not accommodated by the private market. Through its many community services programs, CVHC provides much-needed services for children and adults.

CVHC's fundraising strategy for building affordable housing is through low-income tax credit projects and additional funding from Riverside County and its jurisdictions. All housing projects are through public-private partnerships, presenting CVHC the opportunity to obtain public owned land. Their most recent project is in Oasis.

Barriers: Barriers to decent, affordable housing are summarized below:

- There are not enough low-income housing tax credits or funding for utilities and infrastructure needed to improve housing for people who need it the most.
- Local jurisdictions do not have adequate funding for supporting housing development.
- The politics of local government processes and decision-making, priorities and regulations prevent or delay housing production.
- There may be lack of support from community members, such as NIMBYs, slowing down or objecting to housing production.
- Local banks are not providing loans needed for housing stability.

Opportunities: Opportunities for decent, affordable housing are summarized below:

- Local jurisdictions need to give more entitlements.
- Local government needs financial support for increasing staff capacity.
- Funnel more funding for low-income tax credits to help rural regions.

- Local jurisdictions could release more RFPs that focus on developer experience (i.e., understanding the local needs and specific funding models).
- More enforcement and penalties for jurisdictions who do not meet their RHNA allocation.

Housing Type: The most effective type of housing could be broken down into three models: smaller units, lower rents, and programming and services for seniors; permanent supportive housing to support houseless and disabled population; and affordable housing with larger units of 2-to-4-bedroom units and services to support families with kids and teens.

Housing Density: The most appropriate type of housing density for this region is medium density with 1-to-3 story buildings that range from 40-60 dwelling units per acre. This amount is based off the need for affordable housing. Assumptions include there is no underground parking and parking reductions have been provided, especially for senior living development and low-income housing.

COVID Challenges: Despite the impacts COVID has had on low-income families, 90% of the population they serve have been able to meet their rent. Since rents are affordable, the rental housing assistance program has been able to support families who have lost their job due to COVID. In terms of housing construction, the process has slowed its pace as new safety and social distancing guidelines were put in place. Yet, the most important impact that prevents CVHC from directly serving their communities is the lack of in-person outreach.

Pueblo Unido Community Development Corporation

Pueblo Unido specializes in supporting and assisting the mobile home parks in the County unincorporated rural communities of Thermal, Oasis, Mecca, and North Shore. The majority of residents are agricultural worker families and represent about 20% of the population in Coachella Valley.

Opportunities: The following indicators summarize why mobile home ownership serves as a great model for meeting housing needs and how they serve farmworkers.

- Owning a mobile home helps families become homeowners rather than continue to rent.
- Under the Employee Housing Act, development of mobile homes is exempt from conditional use permits and CEQA as long as they are on agricultural land, thus helping serve housing needs of farmworkers.
- Mobile home ownership has proven itself a self-sustaining model. Farmworkers have established mobile home communities for themselves and by themselves without any subsidies. Culturally, this model is the best option for farmworkers. Technology today has also improved for mobile home construction.
- In efforts to support a more diversified portfolio of affordable housing, Riverside County should support mobile homes a viable source of equitable and accessible housing. If the Housing Element includes policy for finance and construction of mobile housing, it validates this housing type when seeking funding.

Appendix P Housing Background Report

Barriers: The following indicators summarize the barriers to mobile home

- The permit process takes a long time and the urgency for housing is immediate. There is an interagency lack of capacity to expedite the permit process. For example, at the County three departments are involved in the approval of plan reviews and permits (Fire; Environmental Health; and Planning and Safety) and there is no way to consolidate the process in one department. Simple structural changes are needed, and it can be achievable and cost-effective.
- There is no solid financial assistance for funding mobile homes as compared to multifamily development.
- The entitlement process is needed in mobile home parks.
- Families would use an informal co-operative approach to meet their housing needs through the construction of their mobile homes. But because they had no permits, they were in violation and many were displaced.

Physical Condition: Some mobile homes that were built decades ago without financial assistance are deteriorating. A common problem is that the AC does not work and given the already poor air quality in these locations, the rates of asthma and respiratory illness increases.

COVID Challenges: Due to impacts of COVID, there is an urgency to build more affordable housing and a strong need for community engagement.

Lift to Rise

Lift to Rise convenes private, public, and nonprofit partners for collaborative action networks focused on three indicator areas: housing stability, community health and social connection in the Coachella Valley. They report having helped reduce housing burden by 30% by increasing housing production and supply and have the goal of meeting 10,000 units in 10 years. Their main strategy is to help developers and consultants get informed or share information about accelerating housing production.

Barriers: In East Coachella Valley, the following barriers to decent, affordable housing are summarized below.

- There is a lack of investment, state funding, and scarce resources to produce housing. Although the rents are lower in these areas, the costs to construct housing remains the same, thereby producing a lower return rate for developers.
- There is a lack of infrastructure for housing development to happen, such as water and power supply. This is particularly a problem in Mecca, Oasis, and in Polanco parks. Producing affordable housing with utilities is the biggest challenge for developers in these areas.
- Land use is designated for lower density in the area, limiting the supply of housing possible.

Opportunities: In East Coachella Valley, the following opportunities to decent, affordable housing are summarized below.

- There is land available to develop, compared to other urban places.
- Support an increase in investment for developers and target infrastructure improvements for attracting housing development.
- Strengthen coordination between the County and housing developers to make the process more efficient.
- Improve the development process with strategies like fee referrals or cost reductions.
- Developers need to understand the financial mechanisms for affordable housing.

Types of Housing: For farmworkers, there is a preference for mobile home parks and establishing a community amongst neighbors. In Oasis, the tribal communities residing along areas of polluted water are fighting from being displaced. Overall homeownership is preferred, and single-family housing is favored.

Density: Housing density to meet supply in Eastern Coachella Valley should be a minimum of 20 units per acre, including density bonuses. The ideal housing density should be closer to 30 units per acre in Eastern Coachella Valley.

COVID Challenges: Due to COVID, housing rental assistance has been priority. There is over a 2,000-person waitlist for rental assistance.

Habitat for Humanity Coachella Valley

Habitat for Humanity Coachella Valley is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating, and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions. In the past four years the organization has developed affordable housing for 10 families residing in Desert Hot Springs, La Quinta, Indio, and Palm Desert.

Barriers: Barriers to produce decent, affordable housing is summarized below.

- Since redevelopment funding went away, the challenge has been securing funding. They have been able to use money left over from the Neighborhood Stabilization Act to producing housing.
- Impact fees required for the development of the project has increased the cost to build.
- The cost of land is high, and cost of supplies has also increased.
- New state mandates for housing development has driven up the cost to produce, such as requirements for adding sprinklers or solar panel technology to every new home. Although the intentions are good and environment-friendly, the costs to produce housing increases.

Physical Conditions: Single family homes are the most desirable type of housing for the low-income families served by the organization. Habitat for Humanity CV has helped residents with home rehabilitation on a case-by-case basis and when funding is provided.

Opportunities: Opportunities to produce decent, affordable housing is summarized below.

- There is sufficient land available for housing development, unlike more urban areas.
- With so many diverse housing needs, there are opportunities to get creative with the type of housing that would best fit a community. For example, some people would prefer to live in a tiny home or a multifamily complex. By creating housing development with nice aesthetics and attractive features, diverse housing options could be more available.
- Accessing funding for housing development is the key issue and opportunity. We already have the people to get the job done; it is not a lack of labor or knowledge.

Housing Equity: The goal is not to build as many units as possible with subsidized government funding, but to create well-designed and attractive homes for low-income families. If market rate housing is developed, some units should be allocated for low-income to desegregate low-income communities and affluent communities (e.g., promote mixed-income housing). We need to consider a plan that embodies attractive design and features that either the public wants to live in or wants in their neighborhood.

COVID Challenges: Regarding housing production, the costs of supplies and labor has increased as many subcontractors are dealing with internal issues like COVID outbreaks or labor shortage. Also, due to social distancing requirements, support from volunteers and other programming has had to stop.

County of Riverside Housing, Homelessness, Prevention and Workforce Solutions

Opportunities and Concerns: Developers main complaint is that it takes too long to entitle developments. Most of the affordable housing built is in the form of multifamily developments and the vacant land zoned for this type of use does not account for funding that is competitive and requires that developments be within certain proximity to amenities like groceries, medical, parks etc. Most affordable multifamily developments built in the County require a general plan amendment and it has been my experience that this process takes close to 1 year. We should rezone vacant land with the funding available in mind so that the land is rezoned scores for State and Federal funding.

The cost to build affordable housing is high and the funding to build this type of project is scarce. We need to find ways to expedite the entitlement and permitting process for all affordable housing developments to offset cost.

We need to consider waiving or reducing fees associated with entitlement and permitting process. That can be County's contribution to promoting development of affordable housing in the County. Holding cost can be an impediment to development affordable housing and by waiving fees.

Housing Preferences: All housing types of affordable housing is needed in the County, from senior, large family, permanent supportive housing for homeless individuals, people transitioning out of incarceration, youth aging out of foster care, Veteran. We cannot build enough housing to meet the demand, but that is the case in the entire State. The County operates a down payment assistance program to assist low-income homebuyer at or below 80% AMI. All our senior developments include ADA, and 504 units are set aside for seniors with disabilities.

Housing Barriers/Needs: Attached please find the impediment study prepared for the County.

Housing Conditions: The physical condition of housing in this jurisdiction is aging. We used to operate a rehab program for low-income homeowners, but the funding went away with the dissolution of the RDA. We continue to get calls from people in need of a similar program- if we can identify the funding for a rehab program it will really benefit County residents.

Equity and Fair Housing: Attached please find the impediment study prepared for the County.

COVID Challenges: A lot of people are struggling to pay their rent. The County launched a Rental Assistance program funded with CARES funds to help people in arears with their rent, up to \$3,500 per household.

Funding Sources: Federal Grant Programs: HUD: ESG (Emergency Solutions Grant), HUD COC, HHS: PATH-Street Outreach & Supportive Services Only, HHS: RHY, VA: Grant Per Diem, VA: Supportive Services for Veteran Families, HUD: HUD/VASH, HUD: HOPWA (Housing Opportunities for People with AIDS).

PIT Count: The PIT Count is as accurate as possible given the information we were able to obtain. The 2019 PIT Count identified a total of 2,811 sheltered and unsheltered homeless adults and children county wide, 21% higher than the count in 2018 (2,316). Both the unsheltered and sheltered counts also experienced a 21% increase compared to 2018 (2,045 to 2,811 unsheltered and 631 to 766 sheltered).

The 2020 PIT Count identified a total of 2,884 sheltered and unsheltered homeless adults and children county wide, 3% higher than the Count in 2019 (2,811). Compared to 2019, the Sheltered Count decreased 5% (766 to 729), while the Unsheltered Count increased 5% (2,045 to 2,155).

Referral Services: The referral services are the CES-Coordinated Entry System function. They are currently not entering the client information in HMIS system. They are tracking it on spreadsheet.

Shelter: The HMIS system does not have bed inventory information on a year-round and seasonal basis. The agencies do not input this information in HMIS system. From 1/1/20/ to 12/16/2020, there are 58 clients that have moved into permanent housing from an emergency shelter.

Housing: Between 1/1/2020 to 12/16/2020, the County assisted a total of 4,096 enrollees to housing programs. 31% of enrollees were part of the homelessness prevention program, and another 31% received rapid re-housing services, followed by 22% of enrollees that were part of the street outreach program. (See attached spreadsheet).

Food: From 1/1/20/ to 12/16/2020, there are 2,138 people who have received food services. The food services include breakfast, lunch, dinner, food bank/food suppliers, food box, food distribution, food pantries, food stamps(referral), and food voucher.

Job Training: There are 95 clients who received job training between 01/01/2020 to 12/16/2020.

Other Support Services: There are over 300 services. Alcohol abuse education/prevention and counseling, basic needs, adolescent/ youth counseling, community mental health, transportation services and many more.

Public Outreach Meetings

On February 16 and February 18, 2021, the County hosted two online meetings for the community to introduce the public to the Housing Element update process and state requirements and to gather their input on sites being considered for the site inventory. The County provided advanced notice of these meetings by distributing flyers in both English and Spanish to stakeholder organizations, affordable housing providers, and community organizations. These meetings featured two breakout rooms over Zoom, also in English and Spanish to create opportunities to hear from Spanish-speaking segments of the community. Each of these breakout rooms consisted of a presentation by staff followed by a question-and-answer session. The outreach meetings had approximately 65 attendees, 11 of which utilized the County's Spanish break-out rooms. A further 126 people participated in the on-line survey, with 118 English-language responses and 7 Spanish-language responses.

During the February 16 meeting, the public raised questions about the site selection process and affordable rental and homeownership opportunities and requested additional opportunities to provide input. The County provided additional information on how it had selected sites and determined whether rezones were necessary on any sites. The County also solicited input from participants on where they would like to see additional housing development. In order to meet the request for additional input opportunities, the County developed a community survey that it made available on its website and distributed directly to residents through community organizations and housing providers.

The public meeting held on February 18 featured the same presentation and Q&A format to provide a second opportunity for members of the community to participate and provide input. Many of the same types of questions were raised during this meeting. Participants at this meeting also raised concerns regarding barriers to securing housing and requested additional information on the requirements of the Housing Element, which the County provided.

A few common themes emerged from comments received at both public outreach meetings, including the following:

Affordability: Several participants asked staff if more affordable housing would be constructed in the near future and what sources of funding would help assist with the production of more affordable housing. Questions were asked regarding the County's ability to directly fund affordable housing.

Response:

The County seeks to encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods. To encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing opportunities that meets the needs of existing and future residents, the County has implemented or has continued the following policies:

- H 3.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower-/moderate-income households or special-needs housing.

- H 3.2: The County shall advocate for revisions to State laws that will make affordable housing easier to achieve, including issues related to prevailing wage, California Environmental Quality Act (CEQA) reform, tax code reform, and tools and funding for affordable housing.
- H 3.3: The County shall allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with AB 1397.
- H 3.4: The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.
- H 3.5: The County shall meet the state requirements for density-bonus incentives to facilitate the development of new affordable housing.
- H 3.6: The County shall evaluate the availability of publicly owned land for the development of affordable housing in cooperation with the County's Housing Authority and coordinate with affected communities and non-profit and for-profit developers to design projects that can be built with affordability deed restrictions and with the land being conveyed or rented below fair-market value.
- H 4.1: The County shall pursue all available federal, state, and local funds to assist housing rehabilitation.

Outreach: Many respondents asked how the County planned to work with and hear from disadvantaged or underrepresented groups regarding the 6th Cycle Housing Element and future housing issues.

Response:

The County met individually with seven stakeholder groups and held two stakeholder meetings. These stakeholders act as representatives to the communities and groups they serve and provide the County with key information regarding the needs of disadvantaged or underrepresented groups. In addition, the County held two workshops to gain feedback on the draft Housing Element as well as the newly proposed sites to meet the County's RHNA. Outreach was conducted in both English and Spanish to better reach all segments of the population.

Finally, to meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter, the County has implemented the following policies:

- H 5.1: Assist in the development of new farmworker housing.
- H 5.2: Support self-help housing programs.
- H 5.3: The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities.

- H 5.4: The County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.
- H 5.5: The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.
- H 5.6: The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

Housing Barriers: There is a desire to remove barriers to housing production, especially affordable housing production. Respondents asked how the County was meeting AFFH requirements and if the County would potentially develop an inclusionary housing ordinance.

Response:

The County will promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation. As part of the 6th Cycle Housing Element, an AFFH report will be prepared pursuant to state guidance. In addition, the 6th Cycle Housing Element includes the following policies pertaining to AFFH requirements.

- H 1.3: The County shall continue efforts to streamline and improve the development review process based on objective design standards and to eliminate any unnecessary delays in the processing of development.
- H 1.4: The County shall strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible.
- H 1.5: The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by allowing flexible development standards and providing other incentives.
- H 6.3: The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.
- H 6.4: The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities.
- H 6.5: The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.

H 6.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.

Affordable Housing Production: Production of affordable housing for marginalized groups and farmworkers is a key priority, especially combined with the issue of those who currently live in unpermitted housing. One potential method mentioned by the community was increased ADU production.

Response:

To encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods, the County has established policies to increase ADUs throughout the County. The County will also continue to facilitate the rehabilitation and preservation of farmworker housing, while striving to improve unsafe housing and unpermitted housing. The following policies have been added to the Housing Element to address these issues.

H 2.1: The County shall incentivize and encourage accessory dwelling units (ADUs) through public education, development fee reductions and/or waivers, and construction resource tools.

H 2.2: The County shall encourage missing middle housing types, such as duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, and live/work buildings to provide middle-class and workforce housing compatible with single-family neighborhoods.

H 4.2: Facilitate rehabilitation and preservation of farmworker housing.

H 4.4: The County's code enforcement officers shall continue to work with property owners to preserve the existing housing stock and require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.

Rural Characteristics: Maintaining rural characteristics of the unincorporated county was a concern especially with regard to the general lack of infrastructure throughout much of unincorporated Riverside County.

Response:

To maintain rural characteristics, the County's updates to the Land Use Ordinance would allow for a larger variety of housing that could fit into a rural setting. These new housing typologies include accessory dwelling units, mobile homes, tiny homes, container homes, and ranchettes. Please refer to the updated Land Use Ordinance (Ordinance 348) for a more detailed description of the new housing typologies allowed. Also refer to policies H 2.1 and H 2.2 that have been included in the Housing Element to address potentially affordable housing typologies.

COVID-19 Pandemic: The COVID-19 Pandemic introduced uncertainty in regard with how the future production, future demand, and the future shape of the jobs/commercial market might affect the County in the future, especially in regard to land development and future land use.

Response:

One potential effect of the COVID-19 Pandemic is an increase telecommuting. With regard to the Housing Element, this could allow for more sites to be kept in future site inventories. This may also increase demand for housing in rural and ex-urban communities throughout the County of Riverside. Continued telecommuting could also lead to an increase in demand for broadband service, which may require additional infrastructure to reach segments of the County currently lacking such services.

Public Survey

Between February 17 and March 26, the County hosted an online survey in English and Spanish on surveymonkey.com. This survey consisted of nine multiple choice questions regarding housing in Riverside County and one optional free response. The results were as follows:

1. What community in unincorporated Riverside County do you live in?

Riverside County Unincorporated Areas	Percent
Eastvale Area	3.42%
Jurupa Area	1.71%
Highgrove Area	1.71%
Temescal Valley	2.56%
Southwest Area	5.98%
Lake Matthew / Woodcrest Area	4.27%
Mead Valley Area	1.71%
Sun City / Menifee Valley Area	2.56%
Harvest Valley / Winchester Area	15.38%
Reche Canyon / Badlands Area	5.98%
Lakeview / Nuevo Area	0.85%
San Jacinto Valley Area	2.56%
The Pass Area	0.85%
Mountain Area	3.42%
Western Coachella Valley	1.71%
Eastern Coachella Valley	17.09%
Desert Center Area	1.71%
Other Areas of Riverside County	26.50%

Overall, respondents were spread out over a large number of unincorporated areas of Riverside County. Of the specific communities provided by the survey, the largest number of respondents were from the Eastern Coachella Valley (17%), followed by the Harvest Valley/Winchester Area (15%).

2. How long have you lived in this community?

Timescale	Percent
Less than 1 year	10.17%
1- 5 years	18.64%
6-10 years	11.02%
11-20 years	25.42%
More than 20 years	34.75%

A large number of respondents (nearly 35%) have lived in their community for over twenty years. This was followed by those who have lived in their community between eleven and twenty years, at over 25 percent.

3. Do you currently own or rent your home?

Ownership Status	Percent
Own	73.02%
Rent	22.22%
Other (describe)	4.76%

Overall, the majority of respondents owned their home, at nearly three-quarters (73%) of responses. Of those who indicated “Other” in their response, the majority of these respondents lived with family.

4. What best describes your home?

Housing Technology	Percent
Single-family detached home	74.4%
Apartment	10.4%
Senior Home	0.8%
Farmworker Housing	1.6%
Other	12.8%

Over three quarters of respondents lived in single family detached homes (77%), while ten percent of respondents lived in an apartment. Of the ten percent of respondents with another type of housing, responses varied between trailers, mobile homes, guest homes/ADUs, living with family, duplexes, and clusters of homes.

5. Who do you believe needs more help getting and keeping housing?

At Risk Groups	Percent
Seniors	31.36%
Empty-nesters	15.25%
Low-income families	64.41%
Low-income seniors	52.54%
Individuals with disabilities (i.e. physical, mental, etc.)	39.83%
Young families	58.47%
Farmworkers	26.27%
Other	11.86%

Overall, a majority of respondents felt that low-income families, low-income seniors, and young families needed additional help in obtaining and keeping housing.

6. What do you believe are the biggest issues to build housing in unincorporated Riverside County?

Housing Obstacles	Percent
Availability of land	19.27%
Building permit fees	39.45%
Building permit processing time	34.86%
Cost of construction	37.61%
Community opposition to new housing development projects	28.44%
Lack of adequate infrastructure (water, sewer, electricity, internet)	50.46%
Housing developments are located too far from jobs	31.19%
Cost of land	23.85%
Other	17.43%

Of the obstacles provided, a majority of respondents (50%) felt that a lack of adequate infrastructure (such as water, sewer, electricity, and internet) was the biggest issue to building new housing in unincorporated Riverside County. The next three biggest obstacles respondents selected were building permit fees (39%), cost of construction (37%), and building permit processing times (35%). Of those respondents who indicated "other," responses included a lack of investment, budgetary issues, planning issues, short term rentals, and governmental obstacles.

7. What do you believe makes it hardest to obtain and keep housing in unincorporated Riverside County?

Housing Obstacles	Percent
Home price/rent too high	54.55%
Conditions of neighborhood	27.27%
Conditions of home	20.00%
Availability of jobs	40.00%
Lack of adequate infrastructure (water, sewer, electricity, internet)	34.55%
Lack of schools	15.45%
Other	21.82%

Of the obstacles provided, a majority of respondents (40%) felt that the cost to buy a home/price of rent being too high was the largest obstacle to obtaining and keeping housing in unincorporated Riverside County. The next three biggest obstacles to obtaining and keeping housing was the availability of jobs (40%), lack of adequate infrastructure (35%), and the conditions of local neighborhoods (27%). Of those respondents indicated "Other" for housing obstacles, these responses included traffic issues, illegal behavior, governmental regulations, quality of jobs, taxes, and infrastructure.

8. Has your housing/economic situation been impacted by the COVID-19 Pandemic?

COVID-19 Related Change	Percent
Lost job in March 2020 or after	21%
Reduced hours starting in March 2020	23%
Moved in with family/friends	13%
Began working from home	43%
No rent increase for the year 2020	9%
Rent lowered in 2020	1%
Rent increased in 2020	6%
Repurposed portions of house for work	20%
Other	29%

A majority of respondents (43%) stated they had begun working from home as part of the COVID-19 Pandemic, and almost twenty-two percent of respondents have repurposed portions of their house for work. Almost a quarter (24%) of respondents began working reduced hours, while over a fifth (21%) lost their job. Other effects the COVID-19 Pandemic had on housing in Riverside County included the difficulties posed by on-line/virtual education.

9. Please tell us how important each of the following concerns is to you, or the people you represent in your organization.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW
Enhance the livability of neighborhoods. For example, provide new sidewalks, traffic-calming measures, bike lanes and street lighting and encourage mixed-use (commercial/office and residential) projects that enhance these features.	66.06%	18.35%	14.68%	0.92%
Ensuring that the housing market in unincorporated Riverside County provides a diverse range of housing types, including single-family homes, townhouses, duplexes, and apartments to meet the varied needs of local residents.	47.27%	22.73%	28.18%	1.82%
Establish special needs housing for seniors, large families, farmworkers, and persons with disabilities, including shelters and transitional housing for the homeless.	48.18%	23.64%	24.55%	3.64%
Integrate affordable housing throughout the community to create mixed-income neighborhoods and to establish programs to help at-risk homeowners keep their homes.	51.38%	17.43%	25.69%	5.50%
New housing should take into public health and socioeconomic considerations that have arisen or have come to light as a result of the COVID-19 Pandemic.	46.36%	22.73%	24.55%	6.36%

Respondents ranked enhancing the livability neighborhood as the most important concern. This was followed by the following concerns, ranked from most concerning to least: integrating affordable housing throughout the community, establishing special needs housing for key populations, ensuring that the housing market in unincorporated Riverside County provides a diverse range of housing types, and finally, that new housing should take public health and socioeconomic considerations as a result of the COVID-19 Pandemic.

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Chapter 6 Safety Element

1. Introduction

Purpose, Scope, and Content

The Safety Element conveys the County of Riverside’s (County’s) goals, policies, and actions to minimize the hazards to safety in and around unincorporated Riverside County. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death. It describes present and expected future conditions and sets policies and standards for improved public safety. The Safety Element also seeks to minimize physical harm to the buildings and infrastructure in and around unincorporated Riverside County and to reduce damage to local economic systems, community services, and ecosystems.

Some degree of risk is inevitable—the potential for many disasters cannot be completely eliminated and the ability to predict such disasters is limited. The goal of the Safety Element is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels.

One of the fundamental values of the Vision for Riverside County highlights the importance of safety to the people of unincorporated Riverside County:

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

This “value” underlies the policy direction of the Safety Element and is further defined by the following Vision statement:

“Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.”

Based on the direction provided by the Vision, and in compliance with state law, the primary objective of the Safety Element is to “reduce death, injuries, property damage, and economic and social impact from hazards.”

The Safety Element serves the following functions:

- Identifies a framework by which safety considerations are introduced into the land use planning process;
- Facilitates the identification and mitigation of hazards for new development, and thus strengthens existing codes, project review, and permitting processes;

- Presents policies directed at identifying and reducing hazards in existing communities and infrastructure networks; and
- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

Regulatory Framework

Under state law, all counties and incorporated communities in California must prepare a General Plan, which must address several topics, one of which is public health and safety. The Safety Element addresses this topic in accordance with state requirements, which are laid out in California law, particularly Section 65302(g) of the California Government Code. State law requires that the Safety Element address the following:

- Protect the community from risks associated with a variety of hazards, including seismic activity, landslides, flooding, and wildfire, as required by the California Government Code Section 65302(g)(1).
- Map and assess the risk associated with flood hazards, develop policies to minimize the flood risk to new development and essential public facilities, and establish effective working relationships among agencies with flood protection responsibilities, as required by California Government Code Section 65302(g)(2).
- Map and assess the risk associated with wildfire hazards, develop policies to reduce the wildfire risk to new land uses and essential facilities, ensure there is adequate road and water infrastructure to respond to wildfire emergencies, and establish cooperative relationships between wildfire protection agencies, as required by California Government Code Section 65302(g)(3).
- Assess the risks associated with climate change on local assets, populations, and resources. Note existing and planned development in at-risk areas and identify agencies responsible for providing public health and safety and environmental protection. Develop goals, policies, and objectives to reduce the risks associated with climate change impacts, including locating new public facilities outside of at-risk areas, providing adequate infrastructure in at-risk areas, and supporting natural infrastructure for climate adaptation, as required by California Government Code Section 65302(g)(4).
- Identify residential developments in any hazard area identified that do not have at least two emergency evacuation routes, as required by California Government Code Section 65302(g)(5).

Senate Bill 1000 (SB 1000), the Planning for Healthy Communities Act, was signed into law on September 24, 2016, mandating that cities and counties adopt an environmental justice element or integrate environmental justice goals, objectives, and policies into other elements of their General Plans. SB 1000 amends California SB 379: Land use; general plan; safety element; climate adaptation from October 2015, which required all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans upon the next revision beginning January 1, 2017.

SB 1000 requires a local government to prepare an environmental justice element or integrate environmental justice-related policies into other elements when two or more other General Plan elements are updated and when a jurisdiction has one or more disadvantaged community (known as Environmental Justice (EJ) Communities in the County’s General Plan) within its General Plan planning area. Alternatively, a jurisdiction may voluntarily adopt an environmental justice element or integrate environmental justice policies into its General Plan. SB 1000 has basic requirements that General Plans identify EJ Communities, include policies to reduce environmental impacts to

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community members within EJ Communities, include residents in decision-making processes, and prioritize improvements and projects in EJ communities. Environmental justice can be implemented in various ways, such as through policies and actions that improve sustainability and resilience, protect community health, and prioritize safety, as in the policies included in this Safety Element. The County addresses EJ in the Land Use Element and Healthy Community Elements; please refer to these elements for related policies.

Relationship to Other Documents

The Riverside County Safety Element does not exist in a vacuum but is instead one of several plans that address public safety and related topics. The Safety Element must be consistent with these other plans to minimize conflicts between documents and ensure that the County has a unified strategy to address public safety issues. The Safety Element incorporates information, technical analyses, and policies from these other documents where appropriate to help support this consistency.

Other General Plan Elements

The Safety Element is one of several elements of the Riverside County General Plan. Other social, economic, political, and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements. Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but often serve as sensitive habitat for threatened or endangered species or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. The County's Circulation Plan routes are considered the backbone routes for evacuation purposes. Policies and information in this Safety Element should not conflict with those in other elements.

Area Plans

The Safety Element provides a comprehensive set of hazard maps and policies that cover all unincorporated areas of Riverside County. The 19 area plans described in Chapter 1, Introduction, of the General Plan, provide additional policy direction, as appropriate, and depict major hazards on more detailed maps than the countywide maps can provide. They show more precisely where hazard areas are, providing a more visible link between geography, land use, and policies. For additional policy guidance in specific areas, please refer to the applicable area plan.

Multi-Jurisdictional Local Hazard Mitigation Plan

Riverside County's Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in Riverside County and in incorporated jurisdictions in the county. The County prepared the LHMP in accordance with the federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency's LHMP guidance. The mitigation actions in the LHMP include both short-term and long-term strategies, and involve

planning, policy changes, programs, projects, and other activities. The LHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while the LHMP focuses on more specific mitigation, often short-term, actions. The LHMP, as its name implies, focuses on mitigation-related actions, while the Safety Element also includes policies related to emergency response, recovery, and preparation activities.

Relationship to the Emergency Management Department

The County of Riverside Emergency Management Department (EMD) is responsible for providing emergency management services. EMD has four divisions that combine traditional emergency management, public health disaster management, and emergency medical services into a single, comprehensive, all hazards department. EMD works with local cities, fire and law enforcement agencies, and special districts to support and implement emergency mitigation and preparation activities across Riverside County, secure resources for first responders, and coordinate with state and federal emergency agencies. EMD’s emergency preparation and response activities, including implementing many of the Safety Element policies, are laid out in this Safety Element.

EMD is the responsible agency for developing and implementing Riverside County’s Multi-Jurisdictional LHMP. In preparation of the LHMP, the LHMP Steering Committee gathers information and updates the plan using a whole community approach by engaging local jurisdictions, private sector organizations, and community partners. The committee is comprised of representatives from agencies such as the Riverside County Fire Department, Riverside County Department of Environmental Health, Riverside County Sheriff’s Office, and the Riverside County Transportation and Land Management Agency. Other contributors included federal, state, and local government agencies; special districts; tribal leaders; non-governmental organizations; and the County Board of Supervisors. Moreover, agencies such as EMD, Riverside County Fire Department, Riverside County Department of Environmental Health, and the Riverside County Sheriff’s Office are responsible for implementing some of the policies within this Safety Element. The Riverside County Planning Department’s coordination and participation with these agencies are a critical component to effective disaster and hazard planning in unincorporated Riverside County.

Hazard Reduction

Hazard-reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly persuaded to upgrade, or be required to do so. Additional examples of hazard-reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the County of Riverside;
- Collaborating with water purveyors to ensure adequate fire flow and enact preventative measures;
- Encouraging the construction of auxiliary water systems to supplement existing water lines. This will help ensure adequate water flow for fire suppression even if main water lines are damaged. Gravity-fed or generator-operated pumps for swimming pools and water storage tanks can also supplement flow;
- Planning for emergency response at the government and individual level to reduce the risk to the public from hazards; and

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- Identifying unsafe structures and posting public notices.

To reduce hazards in areas mapped as hazard zones, the County of Riverside uses a combination of methods:

- Research, studies, and reporting requirements;
- Land use planning;
- Real-estate disclosure;
- Incentives to encourage mitigation;
- Public education; and
- Disincentives, including fines and fees for those who choose to take the risk of that hazard.

2. Issues and Policies

This section outlines general issues and the existing hazardous conditions and public safety issues in unincorporated Riverside County, including:

- Code conformance and development regulations
- Seismic and geologic hazards
- Flood and inundation hazards
- Drought
- Fire hazards (urban and wildland)
- Extreme heat
- Severe weather
- Agriculture and forestry hazards
- Hazardous waste and materials
- Disaster preparedness, response, and recovery
- Climate change vulnerability.

This section provides details pertaining to probable locations where each hazard or issue is likely (per availability of data), past notable events in and around unincorporated Riverside County, agencies responsible for providing protection from these public safety issues, and other background information required by the State of California.

Additionally, the County has prepared a Vulnerability Assessment that analyzes how climate-related hazards may harm the county. This assessment was prepared in accordance with the California-recommended guidance in the current *California Adaptation Planning Guide*. It incorporates the findings from a subregional vulnerability assessment prepared for western Riverside County as part of the Resilient IE project. This Vulnerability Assessment refines the findings from Resilient IE to focus on the unincorporated areas of Riverside County and expands the scope to include unincorporated areas in the Coachella Valley and eastern Riverside County, thus more accurately reflecting unincorporated Riverside County as a whole.

The Vulnerability Assessment considers the threats from all relevant natural hazards, which are events or physical conditions that have the potential to cause harm or loss and will emphasize changes to hazard frequency and severity due to climate change. The Vulnerability Assessment also assesses populations or assets facing potential harm from the hazards. This includes the risk of physical damage to buildings and infrastructure, social vulnerability of persons likely to be disproportionately harmed by hazards, potential disruption to the County's economic engines, loss of important services, and damage to sensitive ecosystems. The results of the Vulnerability Assessment are integrated into the hazardous conditions and other public safety issues previously mentioned. A full list of the Vulnerability Assessment results is also provided in **Appendix A**.

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Code Conformance and Development Regulations

The Riverside County Department of Building and Safety and the Riverside County Fire Department provides technical expertise in reviewing and enforcing the County Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public. California's Building Standards Commission updates these codes on a regular cycle, generally every three years, based on the International Building Codes and State policies. The County adopts these codes along with any locally-appropriate amendments as needed. These codes contain baseline minimum standards to guard against unsafe development.

At a minimum, it is imperative to enforce the most recently adopted regulatory codes for new development and significant redevelopment, including the County's Land Use Ordinance No. 348 (aka zoning ordinance), and Ordinance Regulating the Division of Land (Ord. 460), which support the California Building and Fire Codes. The California Environmental Quality Act (CEQA) adds another level of safety review, requiring that recognized environmental constraints, such as the presence of earthquake faults, landslide risks, floodplains, and other risk zones, be considered prior to approval of significant projects. The County may require that projects in locations with these environmental constraints include mitigation measures to reduce the risk. Additional guidelines and standards are introduced through the Safety Element. Special development regulations can reinforce and augment existing code standards by raising the level of hazard-conscious project's design and mitigation engineering. Examples include additional geologic/geotechnical investigation and additional reinforcement of foundations in areas of potential ground failure.

While foundation investigations are required by Riverside County's Building Code, it is important to emphasize expected levels of investigation and protection. Furthermore, some requirements that may only apply to critical facilities, such as detailed seismic analyses, could be expanded to include other structures and lifelines. Where engineering methods cannot mitigate the hazards, such as where ground rupture along active or potentially active fault traces are identified during project investigation, avoidance of the hazard is an appropriate option. Special minimum setbacks away from active faults, which are already required for critical facilities, can also be defined for other structures and lifelines.

Through Ordinance 457 and Board of Supervisors Policy F-6, Riverside County prohibits grading without permits, levies penalties for illegal grading, and requires the restoration of illegally graded land to prevent off-site drainage and slope erosion. The penalties for illegal grading include fines and five-year suspensions on the issuance of building permits and land use approvals involving subject properties. Larger fines may be levied for illegal grading where it can be shown that violations have occurred to federal and state laws, which permit the larger fines.

Policies

The following policies address code conformance and development regulations enforced by Riverside County. These policies are intended to eliminate the threat of natural hazards on Riverside County's citizens, property, and economy through various code conformance and development regulations. Policies with an asterisk next to them (*) are those that apply to development projects.

- S 1.1 * Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
- S 1.2 * Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures, focusing on unreinforced masonry structures. Work to secure funding and other resources and establish inter-agency coordination to support this effort.

- S 1.3 * Continue to enforce penalties against grading without permits and ensure the restoration of degraded land. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are determined to be ineffective, explore whether levying greater penalties would be more effective in deterring illegal grading and ensuring proper restoration of damaged lands.
- S 1.4 Incorporate the current County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (approved by FEMA) into this Safety Element by reference, and work to implement the Plan with local partners.
- S 1.5 * Request structural and non-structural assessment and, when necessary, request mitigation of potentially hazardous buildings that: (1) are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or (2) are considered an element of blight. Potential implementation measures may include: (AI 81, 88, 89, 90, 100)
 - a) Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives.
 - b) Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency, after funding and other necessary resources are secured.
 - c) Development of a mandatory retrofit program for hazardous, high-occupancy, essential, dependent, or high-risk facilities.
 - d) Development of a mandatory program requiring public posting of unreinforced masonry buildings.

Seismic and Geologic Hazards

Seismic and geologic hazards are risks caused by the movement of different parts of the Earth’s crust, or surface. Seismic hazards include earthquakes and hazardous events caused by them. Geologic hazards are other hazards involving land movements that are not linked to seismic activity and are capable of inflicting harm to people or property.

Seismic activity occurs along boundaries in the Earth’s crust, called faults. Pressure along the fault builds over time and is ultimately released, resulting in ground shaking that we refer to as an earthquake. Earthquakes can also trigger other hazards, including surface rupture (cracks in the ground surface), liquefaction (causing loose soil to lose its strength), landslides, and subsidence (sinking of the ground surface). Earthquakes and other seismic hazards often damage or destroy property and public infrastructure, and falling objects or structures pose a risk of injury or death.

Earthquakes are likely to be the hazard with the greatest potential for loss of life and property damage in unincorporated Riverside County. These events can result in urban fires, dam failures, and toxic chemical releases. Earthquake risk is very high in the most heavily populated western portion of the county and the Coachella Valley, due to the presence of two of California’s most active faults, the San Andreas and San Jacinto Faults. Risk is moderate in the eastern portion of the county beyond the Coachella Valley due to the lack of major faults in this region.

Unincorporated Riverside County is at risk for a significant earthquake causing catastrophic damage and strains on response and mitigation resources. The San Andreas, San Jacinto, and Elsinore Faults are all capable of producing significant earthquakes, with a magnitude of 6.7 or greater. Other faults, both in and outside unincorporated Riverside County, may also be capable of generating significant earthquakes with damaging effects in the county. In the event of an earthquake, the location of the epicenter and the timing of the earthquake can have a profound

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effect on the number of deaths and casualties, as well as property damage. Earthquakes are likely to continue to occur on an occasional basis. Most earthquakes are likely to be small and cause no substantive damage, and may not even be felt by most people, but there is a significant risk of a major earthquake in coming years and decades.

Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rockfalls may occur on sloped areas, especially areas with steep slopes, and usually in areas of loose and fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. They often occur as a consequence of seismic activity or heavy rainfall, either of which may cause slopes to lose their structural integrity and slide.

Unincorporated Riverside County contains regions susceptible to slope instability. This instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Most areas susceptible to slope instability are designated for open space or rural development. Land subsidence and related issues have been well-documented in unincorporated Riverside County, and most of the early documented cases of subsidence affected only agricultural land or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy.

The county also contains area susceptible to soil collapse. In unincorporated Riverside County, collapsible soils occur predominantly at the base of the mountains. In addition, some windblown sands may be vulnerable to collapse. Wind and wind-blown sand are an environmentally-limiting factor throughout much of unincorporated Riverside County. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility. With significant rainfall, additional failures are likely in landslide hazard areas, minor landslides will likely continue to impact the area when heavy precipitation occurs, as they have in the past.

Climate change is unlikely to increase earthquake frequency or strength. While total average annual rainfall may not change significantly, rainfall may be concentrated in more intense precipitation events. Heavy rainfall could cause an increase in the number of landslides or make landslides larger than normal.

Policies

The following policies address fault rupture; seismically-induced liquefaction, landslides, and rockfalls; subsidence and expansive and collapsible soils; and wind erosion. These policies are intended to minimize the impact of seismic and geologic hazards on Riverside County's citizens, property, and economy. Policies with an asterisk next to them (*) are those that apply to development projects.

Fault Rupture

- S 2.1 * Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following: (AI 80, 91).
- a) Require geologic studies or analyses for critical structures, lifelines, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. The County geologist shall review and make recommendations based on the results to reduce the potential risk.

- b) Request geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined by the Riverside County Geologist, is accepted. The County of Riverside may request geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
- c) Require that infrastructure systems, such as energy, communications, and transportation infrastructure be designed to resist, without failure to the extent feasible, their crossing of a fault, should fault rupture occur.
- d) Support efforts by the California Department of Conservation, California Geological Survey, to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a fault cannot be reliably located.
- e) Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities

Seismically-Induced Liquefaction, Landslides, and Rock Falls

- S 2.2 * Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County officials. Any studies or surveys should be prepared/completed by a state-licensed professional. (AI 81)
- S 2.3 * Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Groundwater” for all proposed critical facilities, except for accessory buildings. Any studies must be prepared/completed by a state-licensed professional.
- S 2.4 * Request that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking, using a Newmark-type deformation analysis or other analyses as appropriate.
- S 2.5 * Request that cut-and-fill transition lots appropriately mitigate the potential of seismically-induced differential settlement, including through using over-excavation or other techniques as required by geotechnical, soils, and grading requirements.
- S 2.6 * Request structures in liquefaction and slope instability hazard zones to mitigate the potential of seismically-induced differential settlement through appropriate techniques as determined by geotechnical studies, including a 100-percent maximum variation of fill depths as warranted.
- S 2.7 Encourage research into new foundation design systems that increase resilience to hazards posed by Riverside County’s climatic, geotechnical, and geological conditions. (AI 104)

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Landslides, Rockfalls, and Debris Flows

- S 2.8 * Request the following in landslide potential hazard management zones, or when deemed necessary for compliance with the California Environmental Quality Act (CEQA), prior to the issuance of development permits or approval of project designs: (AI 104)
- a) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence.
 - b) Evaluations of site stability, including any possible impact on adjacent properties.
 - c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, shall be prepared by state-licensed professionals.
- S 2.9 * Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be adequately mitigated against these hazards, as feasible. Any development in hillside areas should prepare drainage plans to direct runoff and drainage away from potentially unstable slopes. New developments should incorporate hillside design techniques and features to mitigate and support slope stability.
- S 2.10 * Identify and request mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements, particularly during the entitlement or permitting process.
- S 2.11 * Request grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, to ensure the adequate demonstration of a project's ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.
- S 2.12 Conduct mitigation on existing public property, and support mitigation activity on private property through any appropriate programs, located on unstable hillside areas, especially slopes with recurring failures where unincorporated Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County Engineer, Fire Department, or Sheriff Department. (AI 100)
- S 2.13 * Consider establishing neighborhood and building design standards that minimize landslide hazards in high landslide susceptibility areas.
- S 2.14 Encourage building retrofits that improve resiliency to geologic and seismic hazards.

Subsidence and Expansive and Collapsible Soils

- S 2.15 * Request geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore Valleys, the studies should address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.
- S 2.16 Encourage a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence (AI 4).

- S 2.17 Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.

Wind Erosion

- S 2.18 * Request studies that assess the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones and request appropriate mitigation to wind erosion hazards prior to the issuance of development permits.
- S 2.19 Request a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones, in connection with entitlement requests.
- S 2.20 * Request buildings to be designed to resist wind loads as appropriate for their form and location.

Flood and Inundation Hazards

Flooding is the rising and overflowing of a body of water onto normally dry land. History highlights floods as one of the most frequent natural hazards impacting communities in unincorporated Riverside County. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide. Floods can cause substantial damage to structures, landscapes, and utilities, as well as life-safety issues.

Floods are usually caused by large amounts of precipitation, either from a period of very intense precipitation or a long period of steady precipitation. Historically, unincorporated Riverside County has been at risk of flooding primarily during the spring months when stream systems in the county swell with heavy rainfall. Flooding susceptibility in unincorporated Riverside County is primarily associated with several major stream drainages, including, but not limited to, the Santa Ana, San Jacinto and Whitewater Rivers, as well as smaller-scale and flash flood events on many of the alluvial fans that flank unincorporated Riverside County’s hillsides.

Flash flooding is a common problem, especially in the Coachella Valley and the eastern portions of the county. Flash flooding is typically associated with short duration, high-intensity precipitation events, such as those that may occur during summer thunderstorms. Unincorporated Riverside County occasionally experiences periods of substantial rainfall that can lead to flash floods. Other problems connected with flooding and stormwater runoff include erosion, sedimentation, degradation of water quality, losses of environmental resources, and certain health hazards.

Dam failure also poses a risk to unincorporated Riverside County. Dam break floods are usually associated with intense rainfall or prolonged flood conditions. Dam failures can range from fairly minor to catastrophic and can potentially harm human life and property downstream from the failure. In addition, ecosystems and habitats are destroyed as a result of waters flooding them. Many dam failures are also the secondary result of other natural disasters, such as earthquakes, landslides, extreme storms, or heavy snow-melt.

In unincorporated Riverside County, a major earthquake could cause a dam failure. In a dam failure scenario, the greatest threat to life and property typically occurs in those areas immediately below the dam since flood depths and discharges generally decrease as the flood wave moves downstream. The Mathews Dam, Robert A. Skinner Dam, and Railroad Canyon Dam present an extremely high downstream hazard to the communities of Home Gardens, French Valley, and Lakeland Village, respectively, although the overall risk of dam failure is extremely low.

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Floods are among the most damaging natural hazards in unincorporated Riverside County, and climate change is expected to make flood events worse. While climate change may not change average precipitation levels significantly, scientists expect that it will cause more years with extreme precipitation events. Although there are no specific flooding projections for the county, floods are expected to occur more often in and around unincorporated Riverside County and climate change may expand the parts of the county that are considered flood-prone.

Policies

The following policies address flood and inundation hazard abatement, high-risk facilities, and risk assessment. These policies are intended to minimize the impact of flood and inundations hazards on Riverside County's citizens, property, and economy. Policies with an asterisk next to them (*) are those that apply to development projects.

Flood and Inundation Hazard Abatement

- S 3.1 * All residential, commercial, and industrial structures should be flood-proofed, to the maximum extent possible and as required by law, from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrological studies for areas not mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (commercial or industrial) structures may be allowed with a "flood-proofed" finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities should be constructed above-grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. Residential commercial, and industrial structures shall meet these standards as a condition of approval.
- S 3.2 * Agricultural, recreational, or other low-intensity uses may be allowable within a 100-year floodplain if flood control and groundwater recharge functions are maintained. (AI 25)
- S 3.3 * Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or alternative methods are used to the maximum extent practicable. The intent is to balance floodway protection with prudent land use solutions, recreational needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation. (AI 25, 60)
- a) Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.
 - b) Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

- S 3.4 * Prohibit substantial modification to watercourses, unless the modification does not adversely affect adjacent wetlands or riparian habitat, or become detrimental to adjacent property as a result of increased erosion, sedimentation, or water velocity. Substantial modifications to watercourses shall be done in the least environmentally damaging manner practicable and shall restore natural conditions to the greatest extent possible, to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 60, 61)
- S 3.5 * Development within the floodway fringe should only be allowed if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety, as required by law. Such developments shall be required to be capable of withstanding flooding and minimize the use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 25, 60)
- S 3.6 * All projects in unincorporated Riverside County should address and mitigate where applicable, adverse impacts to the carrying capacity of local and regional storm drain systems.
- S 3.7 Collaborate with neighboring jurisdictions to mitigate the impacts of new development in unincorporated Riverside County that could increase runoff onto parcels downstream in a neighboring jurisdiction and encourage neighboring jurisdictions to require development occurring adjacent to the county to consider the impact of flooding and flood-control measures on properties within unincorporated Riverside County.
- S 3.8 * Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements.
- S 3.9 * Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces.
- S 3.10 Collaborate with the Rancho California Municipal Water District, Eastern Municipal Water District, and other dam owners to maintain all dams in Riverside County to a high degree of structural stability.
- S 3.11 Consider identifying areas of poor drainage and installing new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible.

High-Risk Facilities

- S 3.12 * Public facilities and other facilities essential for emergencies and large public assembly within the County Regulatory Floodplain as mapped by the Federal Emergency Management Agency shall not be approved unless the project is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with County ordinances and guidelines, as feasible, and will not result in any increase in flood levels during the occurrence of a flood event. Such facilities that are new shall have at least two routes for emergency egress and ingress, and the project design shall minimize the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.

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- S 3.13 * Existing essential, dependent-care, and high-risk facilities not in conformance with provisions of the County of Riverside zoning should upgrade or modify building use to a level of safety consistent with the inundation risk. (AI 25, 101)
- S 3.14 * Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials should not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials should be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones should be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)
- S 3.15 * Dependent-care facilities should have all flood-vulnerable electrical circuitry flood-proofed. (AI 101)
- S 3.16 * High-risk facilities should be required to maintain and rehearse inundation response plans.

Risk Assessment

- S 3.17 Continue to assess the dam inundation risk within unincorporated Riverside County and upgrade facilities and infrastructure at risk, as feasible. (AI 83, 88)
- S 3.18 Designs and upgrades of street storm drains should be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows should be contained within the top of curbs and the 100-year flood flows within the street right-of-way.
- S 3.19 During updates to the Safety Element or the Multi-Jurisdictional Local Hazard Mitigation Plan, or when otherwise necessary, the County shall review the 500-year, 100-year, and 10-year flood hazard in the unincorporated county by state, federal, county, and other standards. The County shall use such sources to improve existing protection, review protection standards proposed for new development and redevelopment, and update emergency response plans, to the extent necessary. (AI 59, 60, 83, 88)
- S 3.20 Promote flood-control measures that maintain natural conditions within unincorporated Riverside County's regulatory floodplain of rivers and streams.
- S 3.21 Encourage the use of Specific Plans to allow increased densities in certain areas of a proposed development or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of better adapting to these hazards. (AI 25)
- S 3.22 The County should take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. (AI 59)
- S 3.23 Coordinate with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife, the Resource Conservation District, the Federal Emergency Management Agency, the California Department of Water Resources, and the Riverside County Flood Control and Water Conservation District, in defining existing and potential flood problem areas.

Fire Hazards

Fire hazards can come in the form of both wildfires and urban fires. California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural ignition sources, has created conditions for extensive wildfires. Risk and vulnerability to unincorporated Riverside County from wildfire is of significant concern, especially in the forests and shrublands in the western county. Three types of fires are of concern to unincorporated Riverside County: (1) wildfires, (2) wildland-urban interface fires, and (3) structural fires.

Wildfire hazard is the highest-priority hazard in the county and is the hazard with the greatest potential for catastrophic loss. Wildfires can occur on mountains, hillsides, and grasslands. In unincorporated Riverside County, native vegetation, such as chaparral, sage, and grassland provide fuel that allows fire to spread easily across large tracts of land. A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the hillside terrain of unincorporated Riverside County has a substantial fire risk. Fire potential for unincorporated Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, in unincorporated Riverside County, fires with conflagration potential can increasingly occur at any time of the year.

The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. Wildfire threat within the county ranges from moderate to very high. Some of the highest threats occurs in Western Riverside County, especially along the San Jacinto Mountains near communities such as Idyllwild and Mountain Center. A majority of this region is considered a Very High Fire Hazard Severity Zone. The Little San Bernardino Mountains northeast of the Coachella Valley have hazard severity zones ranging from Moderate to Very High, and most of Eastern Riverside County is considered a Moderate Fire Hazard Severity Zone. As development continues throughout the county, especially in these interface areas, the risk and vulnerability to wildfires will likely increase.

Urban fires occur in built-up environments, destroying buildings and other human-made structures. These disasters are often due to faulty wiring or mechanical equipment, combustible construction materials, or the absence of fire alarms and sprinkler systems. Structural fires are largely caused accidentally, although deliberate fires (arson) are a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires. The risk and vulnerability to structural fires is unpredictable and will vary across unincorporated Riverside County due to the unique conditions of a built environment.

Changing climate conditions are expected to increase the wildfire risk in and around unincorporated Riverside County. Warmer temperatures brought on by climate change can exacerbate drought conditions. The biggest increase in wildfires is projected to occur in Western Riverside County, along the San Jacinto Mountains. Due to warmer temperatures, the fire season is also likely to begin earlier in the year and extend later than it has historically.

Policies

The following policies address building code and conformance standards, wind-related hazards, and general and long-range fire safety planning. These policies are intended to reduced earthquake and wind-induced fire as a threat and to develop an integrated approach to minimizing the threat of wildland and urban fires. Policies with an asterisk next to them (*) are those that apply to development projects.

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Building Code and Performance Standards

- S 4.1 * All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the following requirements before the issuance of any building permits:
- a) All proposed development and construction ~~should~~ shall meet minimum state, county, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency, based on building type, design, occupancy, and use.
 - b) In addition to the standards and guidelines of the California Building Code, California Fire Code, ~~the International Wildland-Urban Interface Code~~, the Riverside County Code of Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) ~~Protection~~ Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
 - c) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County ordinances, where ~~feasible~~ required. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street addresses and signs and sufficient water supplies, infrastructure for structural fire suppression, and other applicable local and state requirements.
 - d) Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
 - e) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires.
 - f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a condition of approval and as feasible and appropriate, the developer meet or exceed the State Responsibility Area Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see Gov. Code, Section 66474.02.)
 - g) Proposed development and construction of more than four residential units or more than 10,000 square feet of nonresidential space located in Very High Fire Hazard Severity Zones, or other appropriate zones as determined by the Riverside County Fire Department, shall submit and implement a fire protection plan as feasible and appropriate. This plan shall include provisions for roadways and access, firefighting infrastructure, signage, vegetation management, construction materials, and evacuations.

- S 4.2 Require continued long-term operation and maintenance of fuel breaks, brush management, controlled burning, revegetation, and fire roads by Riverside County and private landowners.
- S 4.3 Monitor fire-prevention measures (e.g., fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones.
- S 4.4 * Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented.
- S 4.5 * Require proposed development in High or Very High Fire Hazard Severity Zones be located where fire and emergency services are available or will be constructed as part of the proposed development activities, to the extent such locations are available. These services should meet the minimum ~~travel-response~~ times ~~identified~~ ~~was established by the~~ Riverside County Fire Department ~~Fire Protection and Emergency Management Services' Strategic Master Plan.~~
- S 4.6 * Request that conceptual landscaping plans for development in Fire Hazard Severity Zones be reviewed by TLMA and Fire Departments prior to the issuance of development permits. The conceptual landscaping plan of the proposed development should, at a minimum, include:
 - a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.
 - b) Retention of existing natural vegetation to the maximum extent feasible.
 - c) Removal of on-site combustible plants.
- S 4.7 * Site design for development in Fire Hazard Severity Zones should be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:
 - a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion.
 - b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.
 - c) Submitting topographic map with site-specific slope analysis.
 - d) Submitting erosion and sedimentation control plans.
 - e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department.
 - f) Minimizing disturbance of 25 percent or greater natural slopes.
 - g) Or enacting other efforts as appropriate to provide comparable protection.
- S 4.8 * Locate new critical public facilities outside of High or Very High Fire Hazard Severity Zones or other areas facing elevated risk of wildfire events. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events.

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- S 4.9 * Site all new public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible.
- S 4.10 * Establish neighborhood and building design standards that minimize fire hazards in high wildfire hazard severity zones, as feasible.
- S 4.11 Collaborate with local governments to establish fire fuel management practices in local and regional parks and open spaces., as feasible
- S 4.12 Identify existing public and private roadways in fire hazard areas not in compliance with contemporary fire-safe standards, including road standards, vegetation clearance, and other requirements of Sections 1273 and 1274 of the California Code of Regulations to the extent resources are available. Work at retrofitting County-owned roadways as needed to meet current standards and require private property owners to do the same, to the extent feasible and given the absence of other site constraints.

Wind-Related Hazards

- S 4.13 Use ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 96)
- S 4.14 Coordinate with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

General and Long-Range Fire Safety Planning

- S 4.15 * Seek to conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.
- S 4.16 Continue to work cooperatively with the California Department of Forestry and Fire Protection and Tribal government fire departments to strengthen fire-fighting capabilities and successfully respond to multiple fires. (AI 88)
- S 4.17 Consider developing a program to use existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.

- S 4.18 When updating the Safety Element, the Multi-Jurisdictional Local Hazard Mitigation Plan, or at other times as appropriate, review inter-jurisdictional fire response agreements and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan. Ensure that fire response agreements and firefighting resources are able to meet current and future needs, including increased demand from new development and changing fire regimes. Ensure that: (AI 4, AI 88):
- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described in these plans.
 - Fire flow requirements (e.g., water for fire protection) are consistent with Riverside County Ordinance 787, including requirements for fire hydrant size and outlets, sprinklers, and other water supply needs.
 - The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for future development types.
 - County firefighting agencies have access to water supplies that are regular, reliable, and sufficient to meet long-term needs, including accounting for changes in water supply availability.
- S 4.19 Continue to use the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan as the foundational document to implement the Safety Element’s goals and objectives.
- S 4.20 * Encourage property owners to use clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones, as appropriate, by:
- Exploring restricting the development of a property through placement of conservation easement.
 - Considering acquiring the conservation easements similar to that of the Multiple Species Habitat Conservation Plan (MSHCP).
- S 4.21 Identify, map, and update Fire Hazard Severity Zone maps on an as-needed continual basis.
- S 4.22 Ensure that the Riverside County Fire Department has appropriate municipal staffing and ~~fire protection planning~~ Office of the Fire Marshall staff to address development pressure and adequately respond to expected future fire protection needs.
- S 4.23 * Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and adjust fire prevention and suppression needs, including needs for new or revised development and reconstruction standards.
- S 4.24 Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.
- S 4.25 Implement a long-term fire protection training and education program for government agencies and communities. (AI 93)

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- S 4.26 Require as feasible automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities and encourage these sensors for all residences.

Hazardous Waste and Materials

Hazardous materials are materials that pose a significant risk to public safety and environmental health. These include toxic chemicals, flammable or corrosive materials, petroleum products, and unstable or dangerously reactive materials. A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud, or direct contamination of water, people, and property. The effects may involve a local site or many square miles. Health problems may be immediate, such as corrosive effects on skin and lungs, or gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

The majority of hazardous materials in the county are being transported by trucks on Interstate (I-) 10, I-15, I-215, and State Route (SR-) 60 and SR-91. The most vulnerable areas along these routes are considered to be the on/offramps and interchanges. Pipeline systems also carry hazardous materials, and under some conditions these pipelines can rupture and cause a release of hazardous materials. Major freeways are areas of concern for potential hazardous material release events, as are the Union Pacific Railroad tracks that roughly parallel I-10. In addition to highway traffic, other hazardous materials are transported through the county on the Southern Pacific Railroad.

Given past hazardous materials incidents in the county, it is highly likely that hazardous materials incidents will continue occur in unincorporated Riverside County every year, although the vast majority of these incidents are small, limited, and do not pose a public or environmental health risk. Climate change is unlikely to affect hazardous materials transportation incidents. However, increases in the frequency and intensity of hazards, such as floods, landslides, and severe storms, may create a greater risk of hazardous materials releases during these events.

Policies

The following policies address emergency preparedness, disaster preparedness, public power safety shutoffs, evacuation needs, and mutual aid. These policies are intended to reduce hazardous waste and materials as a threat and ensure that the land use and siting decisions take hazardous waste management and risk reduction into account. Policies with an asterisk next to them (*) are those that apply to development projects.

- S 5.1* Enforce land use policies and existing criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County's Hazardous Waste Management Plan (CHWMP).
- S 5.2 * Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.
- S 5.3 * Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- S 5.4 * Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- S 5.5 Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.

- S 5.6 * Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.
- S 5.7 * Identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment. Prohibit the siting of new or expanded hazardous material facilities on such sites to the extent feasible.
- S 5.8 Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.
- S 5.9 * Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to install automatic fire and hazardous materials detection, reporting, and shut-off devices, and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.

Disaster Preparedness, Response, and Recovery

Riverside County Emergency Services establishes the responsibilities of the various Riverside County agencies in times of a disaster. Disaster preparedness and response planning include identifying short-term actions to reduce the scope of an emergency and managing necessary resources in the event of a disaster. After any disaster, particularly an earthquake, short-term disaster recovery requires many operations that are less urgent than fire suppression or medical attention but are equally important.

Emergency preparedness activities in unincorporated Riverside County are conducted through the County of Riverside’s EMD and Emergency Operations Center (EOC) EMD, in cooperation with local cities, special districts, and fire and law enforcement agencies, provides emergency management services. EMD prepares emergency and contingency plans, ranging from evacuation plans to emergency operations plans that help specify the roles and responsibilities of first responders and emergency management personnel for an incident. The County of Riverside uses Alert RivCo, a phone alert system to alert residents and businesses in Riverside County who are affected, threatened, or might be endangered by an emergency event or a disaster, such as wildfires, floods, hazardous materials, severe weather, and certain law enforcement incidents. Alert RivCo is part of a group of alert and warning tools used in the county.

Additional emergency management and response services for jurisdictions throughout the county are provided through a mutual-aid agreement with the Riverside County Fire Department and CAL FIRE. The Riverside County Fire Department and CAL FIRE provide a variety of public safety services, including fire protection, medical aid, rescue, hazardous materials response, and educational safety programs.

In recent years, the County of Riverside has expanded its emergency preparedness planning. The County of Riverside is required under state law to prepare and maintain a Standardized Emergency Management System (SEMS) Multi-hazard Functional Plan. The California Governor’s Office of Emergency Services has extensive guidelines outlining the requirements of the Riverside County SEMS.

During high wind events, high temperatures, and dry conditions, electricity utility companies servicing unincorporated Riverside County such as Southern California Edison (SCE), Anza Electric Cooperative, and Imperial Irrigation District have begun to occasionally “de-energize,” or turn off the electricity for, power lines that run through areas where there is an elevated fire risk. These activities, called Public Safety Power Shutoffs (PSPSs), result in a loss of power for customers served by the affected power lines and may occur at any time of the year.