

County of Riverside Continuum of Care



March 25, 2021

Riverside County Planning Department
Attention: Robert Flores, Principal Planner
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca 92502-1409

Subject: Housing Element Update
Inclusionary Zoning Strategy for Affordable Housing Development

Dear Mr. Flores,

The Riverside County Continuum of Care (CoC) is comprised of public and private agencies along with community residents including homeless and formerly homeless individuals. The CoC was designed to assess the need for homeless and affordable housing services and to develop and implement a Continuum of Care Plan for the region on behalf of individuals and families who are currently living in homelessness or at risk of becoming homeless.

On behalf of Riverside County Continuum of Care (CoC), we write to provide the following feedback about the value of Inclusionary Zoning and how it can be used as another tool to increase affordable housing as part of the Housing Element Update:

- Establish an Inclusionary Zoning Ordinance as part of the current Housing Element Update
- Require developers of market rate housing to include a percentage of affordable units
- Inclusionary Zoning benefits:
 - Reduce concentrated pockets of poverty
 - Density that permits more market rate units to offset affordable units
 - Traffic mitigation and reduced travel for low-income households
 - Ladder of housing opportunities for low, very low, and moderate-income households
 - Allows police, fire, and medical providers to effectively serve entire community without need to concentrate services and personnel in specific areas
 - Supports achievement of mandated RHNA Allocation

Thank you for your consideration,

Greg Rodriguez

Greg Rodriguez, Chair
Riverside County, Continuum of Care (CoC)

Karen Roper

Karen Roper, Vice-Chair
Riverside County, Continuum of Care (CoC)



LIFT TO RISE



February 19, 2021

Robert Flores
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Sent via Email

Re: Riverside County 6th Cycle Housing Element Update Policy and Program Recommendations

Dear Mr. Flores:

We are writing to provide community recommendations on the development of the Riverside County 6th Cycle Housing Element in order for the County to develop a comprehensive update to the housing element in a manner that prioritizes fair housing and promotes equitable development.

We ask that these policy and program recommendations are taken into meaningful consideration to ensure we can advance smart growth strategies into a forward-thinking planning guide for housing in our region. The letter highlights certain areas of high opportunity and offers comprehensive programs as solutions to address systemic inequality in housing and community development. We will provide further comments once the Draft is released.

I. Comprehensive Polanco Park Permitting Program

The majority of the housing stock in the Eastern Coachella Valley are mobile homes parks in dilapidated conditions called Polanco Parks, known as agricultural housing of 12 units or less. For years, Riverside County and community organizations have attempted to solve and permit the unpermitted parks that reside in the east valley, however, having made some progress, the problem remains and residents continue to live in mobile homes in substandard conditions. Although many Polanco Park owners are taking the correct steps to permit their mobile home park, they face a myriad of challenges with Riverside County, lending institutions, landlord/tenant disputes, and issues with managing a sustainable family-owned business. The historical proliferation of unpermitted parks resulted from decades of neglect

towards recognizing the urgent need for farmworker housing. The lack of accountability to truly resolve this issue further perpetuates housing in substandard conditions with unsafe drinking water and wastewater issues, power outages, health impacts, and leaves tenants in vulnerable and unstable housing conditions at risk of homelessness. We recognize the self-initiative by farmworker families to create their own affordable housing opportunities due to the unavailable affordable housing that has plagued these communities for decades. Polanco parks are unique in the Eastern Coachella Valley and in rural California. They have become a viable alternative and a model for farmworker housing. Polanco parks are cost effective, promote homeownership, are the least rent burdened; and have a streamlined permit process under the Employee Housing Act (EHA). Polanco parks represent nearly 25% of the available affordable housing stock in the Eastern Coachella Valley. However, with all these advantages, Polanco parks require a committed technical assistance and education, clear and consistent permit process, and financial opportunities for mobile home park rehabilitation and mobile home repair and replacement. This will ensure proper operations, code compliance and sustainability.

Below are our recommendations to create a program that will consider the needs of the small-business owners, the tenant, and the greater public good to expand the availability of affordable housing in the region. We request that all developed educational and informational materials are to be available both in English and Spanish.

A. Polanco Park Rehabilitation Loan Program

It is critical that small business owners, like many Polanco Park owners, take part in creating a program that is affordable and accessible with the following Riverside County departments but not limited to: Building & Safety, Planning, Economic Development Agency, and Housing Authority. Currently, we are generally aware of progress to develop a program to increase the availability of loans to Polanco Park owners, however, we request a formal update on the development of this progress because at this moment it is not available to the public.

Additionally, we request Riverside County Transportation Land Management Agency (TLMA) conduct a community meeting in order to gather input and update Polanco Park owners on the progress, development, and planned implementation of the current loan program. This meeting should aim to gather community feedback, to ensure that Riverside County can create a program that is accessible to Polanco Park owners. By working directly with Polanco Park owners, this program will serve to build a strong partnership and incentivize less engaged Polanco Park owners to take advantage of the loan program to permit their parks and integrate them to the greater housing stock in the region. We recommend Riverside County TLMA outreach to Polanco Park owners with permitted and unpermitted parks such as the *Unión de Polancos*, an association of Polanco Park owners in the Eastern Coachella Valley who come together to advocate for equitable programs and policies of mobile home parks and infrastructure. Connecting directly with Polanco Park owners is a long-term mutual beneficial investment that uplifts less traditional affordable housing providers and acknowledges their worth to the greater housing stock in the region. Additionally, the intent of the outreach is to meaningfully consider the real challenges Polanco Park owners face, explore low-interest loans, develop a fair permitting process, and receive overall feedback to re-evaluate and formalize a permitting program that will advance the ultimate goal of permitting all parks in the Eastern Coachella Valley.

B. Extensive Outreach of Polanco Park Permitting Program to Owners

Many owners are hesitant to seek required permits for their Polanco Parks for fear of excessive fines, negative experiences at the Building and Safety Department, and language or cultural barriers. Over the years, many well-intentioned Polanco Park owners share their anecdotal experiences of receiving bad treatment; arbitrary and inconsistent assistance or reluctance from staff to work meaningfully with them and understand their experiences and challenges to permit their parks. These interactions are common according to many Polanco Park owners and it is important to recognize that many Spanish-only speaking owners may have a more difficult time communicating and fully understanding the complex processes Riverside County is requiring them to complete. We request Riverside County Transportation Land Management Agency intentionally create a simplified, comprehensive, linguistically and culturally appropriate education and outreach program that informs current and future owners of the County's permitting and habitability standards and resources. Additionally, we ask that Riverside County TLMA work with Polanco Park owners and community organizations to understand the cultural differences of building and land ownership in other countries like Mexico where many new landowners, especially people of color, are not fully aware of the permitting processes they need to undergo in the place they now call home.

Similarly, while the outreach to Polanco Park owners to participate in the Polanco Park Permitting Program is ongoing, it is equally crucial to develop a fair enforceable mechanism to ensure Polanco Parks are permitted. Therefore, we request Riverside County TLMA to explore a 2 or 3 year moratorium on potential fines and code enforcement that will serve to bring peace of mind to owners and participate in the permitting program in an accessible and affordable manner. However, we are also aware of bad actors who may not want to permit their Polanco Park and we recommend Riverside County TLMA pursue an ordinance to enforce habitability standards in unpermitted parks with a history of multiple violations and require them to undergo this program. Refusal to participate in good faith, shall trigger a process of three notices as warnings, and if they do not abide by the third warning, owners will be required to participate in a public hearing at the Housing Review Committee. Although the Housing Review Committee is not designed to act as an enforcing body, we request Riverside County TLMA explore this possibility.

C. Polanco Park Property Management Education Program

In order to ensure the sustainability and best practices of mobile home park management, we request Riverside County Transportation Land Management Agency (TLMA) in partnership with California Department of Housing and Community Development create a Polanco Park Property Management Education Program to work directly with Polanco Park owners. Polanco Park owners will be required to attend a workshop in English, Spanish or other languages as requested by the owners to gain or share knowledge about best mobile home park management practices, legal requirements and resources, and best mediation practices with tenants. We recommend Riverside County TLMA take meaningful steps to strengthen the sustainable management practices of small business owners like Polanco Park owners to ensure safe and affordable housing in the region.

Additionally, we request Riverside County TLMA in partnership with the California Department of Housing and Community Development to open a local office which can assist with communication between mobile home park owners and tenants.

D. Provide Legal Resources Support for Landlords and Tenants

We request Riverside County Housing Authority to provide legal resources for landlords and tenants to meaningfully and consistently inform owners of their individual rights and responsibilities under the California MobileHome Residency Law through entities such as but not limited to, Riverside County Fair Housing Council, or other legal aid groups like Inland County Legal Services or California Rural Legal Assistance.

Often, many landlord and tenant disputes are a misunderstanding among both parties and can be resolved through mediation and reading of the law. We request Riverside County Housing Authority to form a Landlord/Tenant Dispute Mediation Board. In the case of dispute, landlords and tenants shall submit a formal complaint to the Landlord/Tenant Dispute Mediation Board prior to any escalation in the courts. This process will serve as an opportunity to resolve issues and ensure a peaceful resolution among both parties. We recommend the County take active steps to form a mediation board that will serve as a neutral body for both tenants and landlords to intervene on any related tenant and landlord dispute and prevent escalation or retaliation from landlords.

E. Create an Eastern Coachella Valley Polanco Park Housing Directory

We request Riverside County Housing Authority to work with Polanco Park owners to assess and collect information on rent, space availability, owner/management contact information, and general mobile home park lease agreement and rules and regulations, if applicable. This data collection will serve as an Eastern Coachella Valley Polanco Park Housing Directory to assist new tenants or the Riverside County Housing Authority in keeping track of affordable housing in the region. We recommend Riverside County Housing Authority to ensure the housing directory is accurate, annually updated, and publically available. Actively developing this housing directory will assist Riverside County in establishing a more trusted and mutually beneficial relationship with Polanco Park owners throughout Riverside County.

Additionally, we request the Riverside County Planning Department create a virtual map — in collaboration with local nonprofits, tenants, *Union de Polancos members*, and Polanco Owners — that depicts the permitting status and infrastructure needs of Polanco Parks, if applicable. This virtual map will serve as an opportunity to share accurate information with the public and as a guide for Riverside County to prioritize actions to address infrastructure needs in the region.

II. Expand Mobile Home Tenant Loan Assistance Program

Throughout the years, the County's Mobile Home Tenant Loan Program has relocated hundreds of families from unpermitted mobile home parks in dilapidated conditions to mobile home parks that are permitted and in good condition. We recommend Riverside County Housing Authority expand this program by allocating funding from the county budget and continue applying to available state grants,

such as Cal-Home, to continue helping hundreds of families in permitted and unpermitted mobile home parks find better housing conditions. However, we also recommend Riverside County Housing Authority conduct a survey or series of focus groups to identify any issues residents have encountered with this program with the intent to improve such services. In the past, residents have experienced issues in understanding their loan, affordability covenants, and their individual financial responsibility and ownership in a lease to own contract.

Additionally, we recommend Riverside County Housing Authority explore options to partner in the future with Polanco Park owners with permitted parks to receive tenants participating in the mobile home tenant loan program.

III. Pursue Rehabilitation Funds for Large Unpermitted Mobile Home Parks

For years, residents who reside in large dilapidated mobile home parks without access to safe potable water and wastewater systems have been caught in the middle of bureaucratic and political systems that do not improve their conditions but rather sideline and ignore the needs of residents to ultimately achieve safe housing conditions. We request the County actively commit to partnering with community development corporations and organizations to pursue grant funding and other financing opportunities to improve the conditions of the mobile home parks like St. Anthony MHP in Mecca and Shady Lane Estates MHP in Thermal. Not prioritizing or creating a rehabilitation plan for these mobile home parks is a public health concern and human rights issue.

By working closely with community-based organizations, tenants, and park owners along with the Housing Element Advisory Taskforce, we recommend the County take a meaningful approach to meet with the owners and tenants of the park to inform progress, mediate potential issues, and create a rehabilitation plan that works for everyone to advance housing development in the region.

IV. Expand Tenant Protections Against Evictions, Habitability Violations, and Landlord Harassment

A. Landlord/Tenant Dispute Mediation Board

As mentioned above, we request Riverside County Housing Authority form a local neutral body such as a landlord/tenant dispute mediation board to formally hear disputes submitted by tenants for various issues of rent increases, eviction threats, notice requirements, maintenance issues, and other habitability concerns. Forming this neutral body will give tenants a fair process to solve issues with their landlord before formal legal proceedings are sought.

B. Pass, Fund, and Implement a Right to Legal Counsel Program

We recommend and see the benefit of the county passing an ordinance for the "right to legal counsel" to create a program that would include legal aid, tenant rights education, active and consistent outreach to the community on new legislation, and emergency payments through rental assistance to keep tenants housed. A program like this would expand protections for low-income tenants by giving them the

opportunity to gain adequate representation in legal proceedings. Considering the rise of eviction notices and unemployment due to COVID-19, and piecemeal federal, state, and local protections, more low-income tenants are in dire need of legal aid and education. Riverside County, especially the Coachella Valley has limited legal representation and for the rural Eastern Coachella Valley where the need is even greater, lacks the adequate legal representation necessary to keep people housed.

Therefore, we recommend Riverside County Housing Authority allocate resources to create a program that prioritizes low-income tenants to ensure people are housed during and after the pandemic.

C. County-run rental subsidy programs prioritizing undocumented and mixed-status families

We recommend that the County allocate resources to create a rental subsidy program that is administered by the County to rent-burdened households. Although Section 8 vouchers assist many low-income families in finding stable housing, it is limiting towards undocumented and mixed-status households. Many families who have qualified for Section 8 vouchers or are in federally subsidized housing out of sheer luck often live in fear of eviction because of their immigration status. Generally, most affordable housing is not available to undocumented residents who often have the lowest incomes and the greatest need for safe and secure affordable housing.

It is critical that Riverside County Housing Authority actively create their own publicly-run program to complement federally-run voucher programs by creating a more flexible subsidy program that will assist rent-burdened households. Additionally, we request Riverside County Housing Authority assess the current programs and determine the flexibility and accessibility of existing programs to undocumented residents.

D. Emergency Housing Program

In many cases, due to eviction, retaliation threats, and habitability issues, vulnerable tenants especially undocumented residents will often find themselves temporarily unhoused with nowhere to go. We request Riverside County Housing Authority allocate resources to fund an ongoing emergency housing program to temporarily house residents in hotels or alternative emergency housing on an annual basis. Potential sources of funds are but not limited to CDBG, HOME, and most recently CARES funds to ensure people are housed during and after the pandemic. Additionally, we recommend Riverside County Authority require landlords to cover relocation costs where relocation is necessary due to habitability.

E. Rent Control & Just Cause for Eviction

We request Riverside County Housing Authority to review and update a comprehensive fair rent control ordinance that includes and protects farmworker tenants in various housing types including but not limited to single-family homes, apartments, and mobile home parks. Additionally, we request Riverside County Housing Authority create a mechanism that thoroughly reviews petitions for rent increases from landlords through a rent review commission board.

The rent review commission will review petitions submitted by landlords and determine proof of hardship to justify rent increase. Additionally, landlords will be limited to one rent increase per year. Lastly, along with a comprehensive fair rental control ordinance, we recommend Riverside County Board of Supervisors adopt eviction protections, known as "just cause for eviction," that ensures landlords do not evict tenants arbitrarily to bring in new tenants. Just cause protections will provide basic fairness, prevent retaliation, discrimination, and harassment.

Currently, Riverside County has an ordinance cited as the *Mobile Home Park Rent Stabilization Ordinance of the County of Riverside* last adopted and amended in 1996. Although this ordinance may provide some protections from unreasonable space rent adjustments, there are substantial concerns with the exemptions from hsi coverage. For example, in the current ordinance, it states, "*Newly Constructed Space - Space rent or space rent adjustments for new mobile home spaces whether in parks constructed after January 1, 1990 or spaces rented out for the first time after January 1, 1990 shall be exempt from the provisions of this Ordinance.*" This exemption poses a challenge to tenants who reside in mobile home parks constructed after 1990, whereas a majority of mobile home parks in the Eastern Coachella Valley have been constructed after 1990.

We request Riverside County Housing Authority work directly with housing advocates, community organizations, and the broader community to update the above ordinance or explore a more comprehensive ordinance to fit the current needs of tenants.

V. Promote Community Participation in Regional Housing and Community Development

It is critical that the County actively and meaningfully engages the community in regional housing efforts and development that is equitable, fair, and just. We request the County update existing committees/commissions/boards to ensure fair and equitable representation from all economic segments of the community and form new committees/commissions/boards that are tasked with proactively addressing specific community issues and advancing community plans.

A. Housing Review Committee

We request that Riverside County Transportation Land Management Agency formally evaluate the efficacy of the Housing Review Committee and present recommendations to the Riverside County Board of Supervisors to establish time bound and realistic goals to improve the mobile home park conditions of the Eastern Coachella Valley. It is crucial Riverside County ensures the Housing Review Committee is a useful and efficient space that discusses, designs, and implements solutions. Currently, this space is ineffective and fails to provide the adequate solutions to address the habitability and infrastructure issues of Polanco Parks in the Eastern Coachella Valley. It is crucial the Housing Review Committee is community centered and prioritizes the needs of residents.

B. Facilitate Neighborhood Councils in Disadvantaged Unincorporated Communities

We request the Riverside County Planning Department to replace the existing community councils of Thermal/Oasis and Mecca/North Shore with co-created chartered neighborhood councils in the

disadvantaged unincorporated communities of Thermal, Oasis, Mecca, and North Shore each respectively, alongside community members to achieve greater and more meaningful civic and public participation in underrepresented low-income communities. Through the formation of these neighborhood councils, seats shall be elected by the broader community to promote more fair and democratic processes of government in community development. Additionally, it is crucial the planning department work with the community to create a guidance that promotes fair representation where council members do not advance their self-interest but rather centers the community members that elect them to represent their best interests.

The neighborhood councils would serve an important role to reject or recommend proposed development projects, advance community priorities, and ensure residents of all socio-economic segments of their community are informed and voices are heard. We recommend Riverside County replace the existing community councils of Thermal/Oasis and Mecca/North Shore with neighborhood councils that will promote more democratic governance, community agency, and advance fair and equitable representation. Currently, the existing community councils are ineffective, lack guidance and a clear structure, and a fair process for electing council members. Council members are appointed rather than elected which is inherently problematic because it opens up the opportunity to advance self-interest and prioritize property owners rather than community members with less access to capital.

Therefore, we recommend the Riverside County Planning Department play a large role in developing and guiding the neighborhood councils as it relates to community planning, growth, grant opportunities, and community participation. Thus, we recommend the Planning Department to create clear and effective guidance on adequate public participation of broader community issues/needs, create/update community plans, advance community priorities, and ensure long-standing community member's involvement in planning to advise the planning commission and the Board of Supervisors. We request Riverside County Planning Department formalize this government-community relationship with the adoption of a policy to create neighborhood councils as "officially-recognized" planning groups that have decision making power. Additionally, we request the planning department to work directly with the broader community to develop the appropriate bylaws and charge for each of the neighborhood councils.

C. Housing Element Advisory Committee

It is critical the County establishes a housing element advisory committee, with at least 10 members, that will include diverse stakeholders such as but not limited to, community-based organizations, community members from disadvantaged unincorporated communities such as the East Coachella Valley, farmworkers, immigrants, low-income and communities of color, residents with disabilities, and other groups with special housing needs. This committee will work with and serve to advise primarily the Planning Department, Housing Authority, Transportation and Land Management, and the Riverside County Board of Supervisors on developing, implementing, and evaluating the various housing element policies and programs that acknowledge environmental justice. This advisory committee would also be responsible for reviewing progress and actively participating in identifying vacant lots and redevelopment areas. Other cities and counties have effectively used such committees to enhance public awareness regarding the opportunities presented by the housing element update process and to ensure effective and appropriate implementation. One example is the City of Arvin in Kern County established the Arvin Housing Element Advisory Committee for the 2013 to 2023 Arvin Housing Element to inform and actively participate in the City's efforts, is one example.

Additionally, we request Riverside County Planning Department explore create an anti-displacement task force within the Housing Element Advisory Committee in the disadvantaged unincorporated communities that consists of County leadership, community members, and long-time local business owners to provide guidance in policy development that considers and centers racial equity in land use planning, economic development, zoning, housing, preventing displacement or gentrification, and preserving the cultural and rural characteristics of the community. It is crucial that Riverside County Planning Department works directly with the broader community, especially historically disadvantaged marginalized communities of color to develop the purpose and key elements of the task force. Additionally, we recommend the taskforce create an annual report of progress and implementation of policies and programs that mitigates displacement and uplift existing communities.

In order to advance Riverside County's efforts to create a comprehensive and holistic housing plan that meets the needs of the entire community, establishing a housing element advisory committee will serve to inform the process and solicit greater public participation from the broader community, especially members from all economic segments in Riverside County.

D. Expand and Develop Accessible Proposed Development Notice Requirements

We request Riverside County Planning Department expands notice requirements for proposed development in disadvantaged unincorporated communities. Currently, notice requirements are limited to property owners and only mailed to landowners within a short mile radius of any proposed development undergoing a public hearing. This method does not consider tenants or community members outside of the short mile radius who may also be impacted by the proposed development and deserve the right to receive transparent and accessible information. Additionally, notices currently are only in English and written in technical language not accessible to the general public. Therefore, we recommend that Riverside County Planning Department work directly with community organizations and the broader community to expand and develop more accessible formats to notice requirements for proposed development and methods of distribution.

E. Create a Community Benefit Agreements Guidance with the Community

We request Riverside County Board of Supervisors to adopt a countywide community benefits agreement policy, and work directly with community organizations and the broader community to develop guidance and language for potential community benefit agreements. It is critical that Riverside County Planning Department create guidance to ensure fair and equitable decision-making takes place during the development and negotiation of a community benefit agreement. Without adequate guidance community benefits agreements can be used as a tools to actively perpetuate segregation and discrimination in the community. A successful and beneficial community benefits agreement ensures community members from all economic segments of the community are informed and engaged at the decision-making table. We recommend Riverside County Planning Department assign neighborhood councils an active role in representing and engaging the broader community in discussions regarding any community benefit agreement to ensure the elements of the agreement are fair, just, and equitable to the existing community. This includes but is not limited to a series of community meetings where the broader community can

engage and evaluate proposals from developers. Additionally, no proposed development project with verbal commitment of a community benefits agreement shall be approved without a written and legally binding commitment.

Guidelines and an opportunity to be at the decision-making table for any community benefits agreement is crucial to ensure developers do not take advantage of underinvested communities and offer the bare minimum in return for their community approval. In the past, community residents in the Eastern Coachella Valley have communicated to Riverside County the false and empty promises they have experienced with developers. We recommend Riverside County take an active role to work directly with community members to ensure they are respected and meaningfully involved in development in their community.

VI. Build Affordable Housing on Public-Owned Land to Promote Housing Production

We request Riverside County to incentivize the production of affordable housing on publicly-owned land by working with non-profit developers to offer publicly-owned land for free and build deed-restricted affordable housing on those sites, and pursue housing production opportunities. By working closely with community based organizations, the Housing Element Advisory Committee, and the broader community, we recommend Riverside County Planning Department create a public list of existing publicly-owned land and host a discussion with local and progressive affordable housing developers, residents, and community-based organizations to identify sites most appropriate for housing development as well as other community amenities.

Additionally, we request Riverside County work directly with local non-profit housing developers to create pilot projects on alternative and traditional housing options that promote community-centered development.

VII. Promote the Formation of Community Land Trusts in the Region

We request Riverside County Planning Department to work in partnership with the community to promote the development of community land trusts (CLTs) across the region to advance opportunities for community stewardship of the land. Many community land trusts are run by non-profit community-based organizations that support long-term housing affordability and serve as a tool in building community wealth. For example, CLTs provide the opportunity for residents to build equity through home ownership and work to ensure residents are not displaced due to gentrification or land speculation. Additionally, CLTs promote democratic and fair decision-making by engaging directly with community members through more direct grassroots community control. This is a direct ask we constantly hear from residents to promote housing models that prioritizes ownership and affordability regardless of race, income, gender, or immigration status. We recommend Riverside County take the lead to develop and incentivize community-based organizations or community development corporations to run community land trusts in the region.

Additionally, similar to the nature of community land trusts to promote resident ownership, we recommend Riverside County Housing Authority explore opportunities to implement the state's current

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program is underutilized with great potential that provides funds to allow non-profits, housing authorities, and/or residents to acquire mobile home parks from the landlord to maintain and operate it at affordable rates for residents or under joint ownership. We recommend Riverside County Housing Authority assess opportunities of existing mobile home parks in the Eastern Coachella Valley that could benefit from this underutilized state program.

VIII. Promote Infill Development

We request Riverside County Planning Department create a public list of land sites for infill development opportunities across the region and actively pursue grant funding to advance housing and community development opportunities. We recommend the Housing Element Advisory Committee review progress and actively participate in identifying vacant lots and redevelopment areas. We recommend Riverside County Planning Department to periodically meet with landowners and business owners of vacant lots to discuss infill development opportunities.

It is critical Riverside County Planning Department takes meaningful steps to promote infill development opportunities near existing water and wastewater infrastructure rather than support the proliferation of sprawl and leapfrog development. Lastly, we recommend Riverside County Planning Department explore opportunities to apply to the state's Infill Infrastructure Grant Program to promote infill housing development by providing gap funding for necessary infrastructure improvements for proposed development.

IX. Promote Inclusionary Housing

We request Riverside County Planning Department implement an inclusionary housing ordinance as indicated in the current housing element under *Policy 1.7: encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector*. According to the current housing element, the action 1.7e indicated: *the County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.*

We recommend Riverside County Department follow up on the above action item and work directly with community based organizations and the broader community to develop a policy that promotes inclusionary housing applied to all new residential and mixed-use development by 2022.

X. Promote More Diverse and Equitable Housing Alternatives

It is important as a region to embrace and promote other housing alternatives that are outside of the status quo and viewed as emerging creative solutions to combat the national housing crisis.

A. Embrace the term "Social Housing"

Housing in the United States is gradually shifting into housing models that strive to achieve three key elements which are *permanent affordability, social equality, and democratic residential control*. It is crucial that housing is created as a public good and reduces market pressures on housing which eventually can lead to higher rent prices for vulnerable populations.

We recommend Riverside County Board of Supervisors adopt a resolution that embraces commitment to social housing, housing as a human right, and racial equity in housing within Riverside County.

B. Explore Co-Housing Opportunities

The residential alternative of co-housing for independent adults must be explored and promoted in various communities where people want social connections where they live. This type of housing is not completely new and is often experienced in elements of senior housing or college dorms. Additionally, co-housing communities are also gaining popularity in Silicon Valley aimed to appeal to millennials where co-living has become its own distinct land-use classification like in the City of San Jose. Co-living models are reintroducing themselves in modern day housing, stemming from boarding houses as affordable living quarters in the 19th century. It is important to explore and discuss co-housing models in Riverside County as beneficial housing alternatives. We recommend Riverside County Housing Authority works together with housing advocates, Coachella Valley Associations of Government, community organizations, and the broader community to discuss and explore co-housing alternatives as viable affordable housing options.

C. Explore Micro-units as viable housing options

Micro-units or micro-apartments are gaining popularity for both their space maximization, usually around 400 square feet, and their affordability in large urban communities. However, this concept presents an opportunity to explore micro-unit development in infill sites near revitalizing downtowns and dense centers in rural communities. This housing model can appeal to demographics of single adults in their 20s and 30s who choose to live alone and do not need the extra space and would benefit from a more affordable rental price. We recommend Riverside County Housing Authority explore and promote micro-units as an emerging housing development alternative to fill a housing need for people who are not interested in housing models that perpetuate the "nuclear family" but rather provides another option for people in different stages of their lives and careers. In fact, these micro-units could also be rented or sold, similar to condominiums.

We recommend Riverside County to actively promote micro-units to potential developers and create in-house design concepts for infill sites. Additionally, we recommend Riverside County work directly with housing advocates, community based organizations, and the broader community to develop a pilot design project to create the first rural micro-unit housing project in the region.

D. Acknowledge the Missing "Middle-Housing"

We request Riverside County Planning Department work meaningfully with housing advocates, community-based organizations and the broader community to discuss various housing type concepts to promote more diverse housing options such as duplexes, fourplexes, cottage courts, and multiplexes. It is exceptionally critical to discuss and collaborate with the community on the development of future growth in rural communities like the Eastern Coachella Valley. There should be an active approach to preserve the balance of rural characteristics, bolster the social fabric, and advance community needs of the community, especially in developing towns.

We recommend Riverside County Housing Authority develop informational sheets, and host a community meeting to assess and discuss the various housing types with the community. These types of “middle housing” types are now more uncommon and should make a meaningful comeback to provide solutions along a spectrum of affordability and housing type options. Additionally, we recommend Riverside County Housing Authority include various housing type options that acknowledge “middle housing” to the community design guidelines of Thermal, Oasis, Mecca, and North Shore.

E. Facilitate and Inform the Public on Accessory Dwelling Units

We request Riverside County Housing Authority to meaningfully inform the broader community of Accessory Dwelling Units (ADUs) as additional affordable housing alternatives to increase housing access and affordability in existing communities. It is critical that Riverside County Planning Departments commits to informing the broader community of policy change that facilitates the construction of ADUs, permits, and legal resources for sustainable management practices for both landlords and tenants.

We recommend Riverside County Planning Department to do a series of workshops to share critical information with the broader community and to discuss the development of ADUs as viable and immediate solutions of affordable housing. This educational information should be readily available online both in English and Spanish, with a phone number to contact in case further assistance is needed. Additionally, we request Riverside County Planning Department assess the number of existing ADUs and those in construction to assess progress in the next housing element annual progress report.

XI. Increase Homeownership and Educational Opportunities

It is critical Riverside County Housing Authority work directly with community organizations, non-profit housing developers, and the broader community to promote homeownership opportunities and educational workshops to truly advance opportunities for disadvantaged and low-income residents to own their own homes. Based on discussions with community residents, people prefer to own their homes and request Riverside County Housing Authority work towards expanding homeownership assistance programs to increase the number of families that benefit from homeownership assistance.

We recommend Riverside County Housing Authority work with non-profit housing developers who administer first-time homebuyer mortgage assistance programs to conduct virtual educational workshops and distribute informational materials to the broader community. Additionally, we recommend Riverside

County Housing Authority work with community organizations and non-profit housing developers to assess challenges and barriers to homeownership among community residents in various economic segments of the community, including but not limited to young adults, undocumented residents, low-income residents, and people of color.

XII. Explore Rezone Areas Near Dense Areas as Mixed-Use Development or Affordable Housing

We request Riverside County Planning Department identify dense or “urban” cores in disadvantaged communities and explore rezoning areas for mixed-development and affordable housing. The 6th cycle housing element requires a sites inventory that identifies higher density sites to meet the need for lower-income RHNA and we recommend Riverside County Planning Department identify these sites in the disadvantaged unincorporated areas. Additionally, all new development shall include higher density sites that meet the needs to satisfy lower income RHNA.

It is critical that the County work in partnership with community-based organizations, community members, and local business owners to identify areas for denser development that prioritizes affordable housing and other forms of alternative housing. We recommend the County pursue the implementation of community plans like the ECV Action Plan for Climate Resilience that identifies development opportunities for housing production.

XIII. Redefine Rural Smart Growth in the Eastern Coachella Valley

At the start of 2020, Riverside County began a process to update the community plans of Thermal and Oasis through a set of visioning sessions in the community. In those meetings, the County communicated there would be more opportunities for the community to engage and give input on the creation of these “community plans” for the communities of Thermal and Oasis. The County committed to surveys, focus groups, and stakeholder meetings to guide the visioning sessions. Unfortunately, this process was left unfinished and we have yet to receive any information or update since then. One year later, we request the County to publicly share the information collected from these sessions, and continue this process to create an equitable and fair community plan for each of the unincorporated disadvantaged communities of the Eastern Coachella Valley that focus on the rural smart growth of the community and respects the existing communities needs and vision.

It is critical that Riverside County meaningfully consider the vision of low-income communities and communities of color who are most at risk of displacement and are aware of the underinvestment in their communities. We recommend Riverside County host a series of stakeholder and community meetings with community members of the Eastern Coachella Valley to define rural smart growth, prevent displacement and gentrification, preserve agricultural and public lands, advance democratic independent representation and meaningfully incorporate design characteristics proposed by the community.

XIV. Affirmatively Furthering Fair Housing Requirement

The 6th Cycle Housing Element update requires an Assessment of Fair Housing which must be developed in accordance with the Federal Affirmatively Furthering Fair Housing Rule that outlines programs and

policies that meaningfully addresses housing disparities, access to opportunity, and patterns of segregation to name a few.

We ask the County to take meaningful action to comply with Gov. Code Sec. 8899.50 to affirmatively further fair housing in California as interpreted below:

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

Underrepresented rural low-income communities of color like in the Eastern Coachella Valley are underinvested and lack basic community amenities such as access to clean drinking water, active transportation, and grocery stores to name a few. Access to safe and affordable housing is one the most important community requests. As mentioned before, the primary housing stock are dilapidated substandard mobile home parks that lack basic infrastructure. Communities in the Eastern Coachella Valley are primarily Latinx and low-income and perceived as the primary workforce of the Coachella Valley fueling the agricultural economy and tourist service industry. Therefore, we request Riverside County take measures to work directly with the most impacted communities to develop programs and policies that intentionally advance racial equity and fair housing in the region.

XV. Update General Plan with Community Plans for the Disadvantaged Unincorporated Communities of the Eastern Coachella Valley (Thermal, Oasis, Mecca, and North)

We request the Riverside County Planning Department create a robust and strong community plan for each of the following communities: Thermal, Oasis, Mecca and North Shore as part of the County’s General Plan. This will provide tailored policies and a long-range physical development guide for future land-uses and public improvements in the rural and disadvantaged unincorporated areas of the Eastern Coachella Valley. Once the first draft of the community plans have been developed, it should proceed through a process where these plans are presented to the responsible community through a community meeting, and collect input. The benefit of creating these community plans will provide specific guidance for the future development of the community. This effort can be complemented with the visioning sessions the County began in 2020 and can continue to ensure it can truly guide the equitable and fair growth of the communities.

A. Update/Create Community Design Guidelines

We request the Riverside County Planning Department to update existing community design guidelines like in the communities of Thermal and Mecca; current guidelines were adopted in 2009. Additionally, we request the County to create design guidelines for the disadvantaged unincorporated communities of Oasis and North Shore. Updating these guidelines will shape the intentional growth and characteris of the community in line with the vision, growth, and needs of residents who live in the community.

B. Implement/Update Existing Community Plans

Over the years, community organizations and various public agencies have created community plans that share the visions and needs of community residents. We request the County work meaningfully to implement these plans with the various organizations and community stakeholders that made them possible. By working closely with community councils, quarterly updates should be given in these spaces to ensure transparency and accountability to the broader community. We also request the County to designate a planner or grant writer to pursue public funding to implement the policies and programs as indicated in the following existing community plans.

1. *ECV Action Plan for Climate Resilience*
2. *Thermal/Oasis Mobility Plan & Mecca/North Shore Mobility Plan*
3. *Moving Mecca Forward*

C. Explore Community of Interest

We request the County to work with community-based organizations and the broader community to explore the opportunity to create a “community of interest” with the Local Agency Formation Commission in the Eastern Coachella Valley to encourage orderly growth within the service boundaries, discourage conversation of prime agricultural land to urban uses, and promote effective equitable land-use development and discourage urban sprawl.

D. Neighborhood Council Role in Community Development

The role of the proposed newly formed neighborhood councils shall be to ensure a critical presence and advance progress of community development in the disadvantaged unincorporated communities of Thermal, Oasis, Mecca, and North Shore. As mentioned before, we request Riverside County Planning Department work in partnership with community organizations and the broader community to further develop the roles of neighborhood councils in the community planning process. As a starting point, the roles and responsibilities of neighborhood council members shall be to work in the best interests of the community by working directly with existing community members to move forward community priorities based on existing and new community plans.

* * * * *

We hope that our input will assist the County’s efforts to develop a Housing Element that expands housing opportunity for all residents in compliance with applicable state and federal law. As indicated in

this letter above, we will be submitting additional detailed input regarding the Draft Housing Element's programs and fair housing analysis in a subsequent letter.

Sincerely,

Lesly Figueroa, Policy Advocate
**Leadership Counsel for Justice and
Accountability**

Rebecca Zaragoza, Regional Policy Manager
**Leadership Counsel for Justice and
Accountability**

Patricia Leal-Gutierrez, Program Manager
Alianza Coachella Valley

Araceli Palafox-Parks, Deputy Director
Lift to Rise

Sergio Carranza, Executive Director
Pueblo Unido CDC

Erika Ramírez-Mayoral, Program Manager
California Institute of Rural Studies

Ivette Torres, Policy Coordinator
**Center for Community Action and
Environmental Justice (CCA EJ)**



January 26, 2021

Robert Flores
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Sent via Email

Re: Riverside County 6th Cycle Housing Element Update Public Participation Requirement & Affirmatively Furthering Fair Housing in California // SB 1000 Implementation

Dear Mr. Flores:

We are writing to provide feedback and recommendations on the development of the Riverside County 6th Cycle Housing Element in order for the County to adequately implement and comply with the public participation requirement and the federal rule to affirmatively further fair housing in California. We provide these comments in order to assist the County in developing a holistic and comprehensive update to the housing element and SB 1000 implementation in a manner that meaningfully engages low-income residents and residents of disadvantaged communities pursuant to the requirements of the state Housing Element Law, County's duty to affirmatively further fair housing, and meaningful implementation of SB 1000.

We ask these comments are taken into meaningful consideration to ensure greater public participation from historically underrepresented low-income and communities of color to be part of the planning process of creating a forward-thinking and aspirational planning guide for housing and land-use in our region.

I. Housing Element Participation of All Economic Segments of the Community

Thank you to the Riverside County Planning Department, Placeworks, and Michael Baker International, for your efforts to engage community residents throughout the County. Although we appreciate your

visits to the community councils across the County, we believe there should be more opportunities for residents to give input. Unfortunately, community resident attendance and participation at the Thermal/Oasis Community Council and Mecca/North Shore Community Council meetings in December of 2020 were not only poorly attended but it also did not represent all economic segments of the community. We are still in a worldwide pandemic and most public meetings have transitioned primarily to Zoom, which can serve both as an opportunity and challenge for different communities. The County must solicit participation from community members from all economic segments of the community to ensure the housing element acknowledges the needs and challenges of communities most impacted by the housing crisis. The lack of sufficient resident engagement to date highlights the need for the County to conduct additional, targeted outreach to ensure that the 6th Cycle Housing Element is informed by residents and that the County complies with its public engagement duties under state Housing Element Law.

We appreciate the County's efforts to date, which include conducting two public stakeholder meetings and meeting with community-based organizations in the region to take initial feedback on housing policies and programs, as well as suggestions to improve public participation from underrepresented low-income and communities of color. However, these stakeholder meetings were not advertised to community residents and were also held during "normal work hours" at 11am and 2pm respectively, times when most residents are working and would be unable to participate in County meetings. In addition, we appreciate the two additional virtual workshops the County is hosting for January 28th and January 30th to discuss the draft EJ element policies. As we have mentioned before, in order to achieve greater public participation from all segments of the community, it is critical to hold virtual meetings in the evenings in the languages most accessible to community members. This means conducting meetings or workshops in languages that community residents of the regions are most comfortable with such as English, Spanish, Purepecha, and with the appropriate translations for specific jargon used in planning documents.

As a reminder, Gov Code section 655583(c)(8) requires that each jurisdiction must make a diligent effort to achieve public participation of all economic segments of the community in developing its housing element. In addition, the housing element must now include an Assessment of Fair Housing which must be developed in accordance with the Federal Affirmatively Furthering Fair Housing Rule. That rule establishes robust community engagement requirements. Specifically, Section 5.158 of the Rule establishes the following public participation requirement:

to ensure that the AFH is informed by meaningful community participation, program participants must give the public reasonable opportunities for involvement in the development of the AFH and in the incorporation of the AFH into the consolidated plan, PHA Plan, and other required planning documents.....Program participants shall ensure that all aspects of community participation are conducted in accordance with fair housing and civil rights laws, including title VI of the Civil Rights Act of 1964 and the regulations at 24 CFR part 1; section 504 of the Rehabilitation Act of 1973 and the regulations at 24 CFR part 8.

This presents the County with a greater opportunity and duty to meaningfully engage community members and ensure that the 6th Cycle Housing Element truly reflects the vision and priorities of residents for affordable and fair housing opportunities. The County to date has not engaged in discussions with the community on specific topics of fair housing, segregated living patterns, or identifying significant disparities in specific communities, to name a few. We ask the County to take meaningful action to comply with Gov. Code Sec. 8899.50 to affirmatively further fair housing in California as interpreted below:

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

We provide the following recommendations for further outreach by the County to ensure that it effectively engages Riverside County’s diverse communities in its housing element update and SB 1000 implementation:

- **Establish additional virtual workshops with ample outreach to all economic segments of the community**

We request that additional virtual workshops be conducted in multilingual formats and in accessible/non-technical language for community residents to truly engage and provide input on the material presented to them. This includes providing at least 2 additional virtual workshops before the release of the housing element draft in western Riverside County and eastern Riverside County. After the release of the draft we ask that the County conduct at least 2 additional workshops to solicit input and feedback on the draft. The County should provide enough time for residents to provide feedback and for the County to update the draft as necessary to meaningfully incorporate resident input received. Lastly, we request that the final update submitted to HCD and approved by the Riverside County Board of Supervisors be presented to the public with specific action steps to implement the housing policies and programs in the region, as required by the Housing Element Law. Gov. Code Sec. 65583(c).

- **Establish additional public outreach methods**

It is critical that every discussion moving forward for the housing element update must be held in conjunction with the implementation of SB 1000 as these topics are interconnected and impact one another. We are open to the possibility of co-hosting community planning meetings on the housing element and environmental justice policies in Western and Eastern Riverside County to ensure community members voices are heard and the County complies with its public participation requirements.

We believe it is important to ensure there is meaningful public participation and policies that will promote better representation and inclusion of Environmental Justice communities that have been historically marginalized in both the update to the housing element and the adoption of the environmental justice policies in Riverside County. Although a few organizations in the Eastern Coachella Valley co-hosted an event with the Planning Department in October of 2019 where community input was gathered, we have seen little to no changes made to the Environmental Justice policies based on the input provided by community residents or organizations since 2018. In order to ensure meaningful public participation and promote a transparent public process, we request the County to create and share a reasonable timeline and respectful process for engaging residents of the County on issues impacting their communities.

Additional public outreach methods include: online surveys, targeted social media posts, informational videos, and radio info sessions with public radio stations or public television. All public outreach methods must be in multilingual formats and in accessible/non-technical language for community residents. Through the use of these additional public outreach methods we ask that social media posts directly ask for input in the comment section and serve as another method to solicit input from the public on their housing needs.

- **Housing Element Advisory Committee**

It is critical the County establishes a housing element advisory committee that will include stakeholders, community-based organizations, and community members from disadvantaged unincorporated communities, farmworkers, low-income and communities of color, residents with disabilities, and other groups with special housing needs. This committee will serve to advise the County on developing and implementing the various housing element policies and programs that acknowledge environmental justice. Other cities and counties have effectively used such committees to enhance public awareness regarding the opportunities presented by the housing element update process and to ensure effective and appropriate implementation. The City of Arvin in the Central Valley, established the *Arvin Housing Element Advisory Committee* for the 2013 to 2023 Arvin Housing Element to inform and actively participate in the City's efforts, is one example.

In order to advance the County's efforts to create a comprehensive and holistic housing plan that meets the needs of the entire community, establishing a housing element advisory committee will serve to inform the process and solicit greater public participation from the broader community, especially members from all economic segments in the County.

We ask that these recommendations are taken into consideration to ensure greater public participation from the broader community.

* * * *

We hope that our input will assist Riverside County's efforts to develop the 6th Cycle Housing Element and implement SB 1000 that expands housing opportunity and promotes healthy land-use practices for all residents in compliance with applicable state and federal law. Additionally, we will be submitting detailed

policy and program requests and recommendations based on community priorities in a subsequent letter. Thank you for your efforts to date and we look forward to working together to create an equitable process that promotes forward-thinking planning in our region.

Sincerely,

Lesly Figueroa
Policy Advocate
Leadership Counsel for Justice and Accountability

Rebecca Zaragoza
Senior Policy Advocate
Leadership Counsel for Justice and Accountability

Erika Ramirez-Mayoral
Project Manager for Eastern Coachella Valley
California Institute for Rural Studies

Ivette Torres
Policy Coordinator
Center for Community Action and Environmental
Justice

Sergio Carranza
Executive Director
Pueblo Unido CDC

Patricia Leal-Gutierrez
Program Manager
Alianza Coachella Valley

Araceli Palafox-Parks
Deputy Director
Lift to Rise

TABLE OF CONTENTS

Chapter 3: Land Use Element

INTRODUCTION	1
BACKGROUND.....	1
FORMAT OF THE LAND USE PLAN.....	1
SETTING	2
LAND USE CONCEPT	3
CONCEPTS OF THE GENERAL PLAN.....	3
GENERAL PLAN LAND USE MAP.....	5
AREA PLAN SYSTEM.....	6
ISSUES AND POLICIES	16
COUNTYWIDE POLICIES	16
Administration.....	16
The Use and Design of the Land.....	18
Efficient Use of Land.....	18
Community Design.....	20
Project Design.....	21
Infrastructure, Public Facilities and Service Provision.....	23
Senate Bill 244.....	24
Day Care Facilities and Services.....	24
Land Use Compatibility.....	25
Economic Development.....	27
Open Space, Habitat and Natural Resource Preservation.....	28
Fiscal Impacts.....	29
Air Quality.....	30
Hillside Development and Slope.....	31
Circulation.....	32
Scenic Corridors.....	33
Airports.....	34
Wind Energy Resources.....	36
Solar Energy Resources.....	38
Water Conservation and Water-Efficient Landscaping.....	39
Density Transfers.....	41
LAND USE DESIGNATION POLICIES	41
Agriculture.....	46
Agriculture Area Plan Designation.....	46
Rural.....	48
Rural Area Plan Land Use Designations.....	50
Rural Community.....	51
Rural Community Area Plan Land Use Designations.....	51
Open Space.....	53
Open Space Area Plan Land Use Designations.....	54
Community Development.....	57
Residential Area Plan Land Use Designations.....	58
Commercial Area Plan Land Use Designations.....	60
Industrial and Business Park Area Plan Land Use Designations.....	62
Public Facility Area Plan Land Use Designation.....	63
Community Center Area Plan Land Use Designation.....	64
Mixed Use Area.....	68
Overlays.....	70

Community Development Overlay	71
Community Center Overlay	71
Rural Village Overlay and Rural Village Land Use Overlay	71
Specific Community Development Designation Overlays	73
Policy Areas	73
Closed Landfill Policy Area	74
EASTERN RIVERSIDE COUNTY DESERT AREAS (NON-AREA PLAN)	74
MARCH JOINT AIR RESERVE BASE.....	79
TRIBAL LANDS/AREAS SUBJECT TO INDIAN JURISDICTION.....	79

LIST OF FIGURES

Figure LU- 1	Riverside County General Plan Land Use Foundation Components	8
Figure LU- 2	Riverside County Location	10
Figure LU- 3	Riverside County Physical Features	12
Figure LU- 4	Riverside County Area Plan Boundaries.....	14
Figure LU- 5	Land Use Designation Key	41
Figure LU- 6	Eastern Riverside County Land Use Plan.....	77

LIST OF TABLES

Table LU-1	Unincorporated Riverside County Cumulative Acreage Summary	6
Table LU-2	Unincorporated Riverside County Buildout Capacity Summary	6
Table LU-3	Relationship of ALUC Compatibility Plans to County Area Plans.....	36
Table LU-4	Land Use Designations Summary	42
Table LU-5	Population per Square Mile.....	45
Table LU-6	Eastern Riverside County Desert Areas Land Use Summary	75

General Plan Amendments adopted since 12/31/09:

- GPA No. 960, BOS RSLN 2015-260, 12/08/15
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16
- GPA No. 180003, BOS RSLN 2018-225, 12/18/18
- GPA No. 1183, BOS RSLN 2019-050, 04/16/19
- GPA No. 1208, BOS RSLN 2020-161, 08/04/20
- GPA No. 200003, BOS RSLN 2021-004 05/25/21

* Update on August 4, 2020. Tables LU-1, LU-2, and LU-5, as well as Figure LU-1, were updated to incorporate the 2nd Cycle of General Plan Amendments for 2020.



Chapter 3

Land Use Element

Introduction

Background

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

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

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

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

Two Levels of Policy

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

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

Format of the Land Use Plan

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

The Land Use Element is divided into three main sections:

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

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

Setting

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

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

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

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

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

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

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

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

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

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

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

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

Land Use Concept

Concepts of the General Plan

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

Foundation Components

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

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

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

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

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

Immediately following this general description of the concepts driving the land use plan is a description of major aspects of the General Plan Land Use Map.

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

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

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

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

General Plan Land Use Map

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

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

The General Plan Land Use Map depicts Riverside County as being predominately rural and natural in character. As shown on Table LU-1, the Rural, Agricultural, Rural Community and Open Space General Plan Foundation Component-designated lands account for 94% of the entire unincorporated area, with the remaining 7% devoted to urbanized uses, roadways, and Indian lands. Approximately 83% of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 96% of the land in the eastern half of the county.



Buildout Capacity Assumptions and Methodology can be found in Appendix E-1.

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

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,552	2%	156,283	5%	184,835	4%
Rural	251,559	21%	39,831	1%	291,390	7%
Rural Community	64,065	5%	4,079	<1%	68,144	2%
Open Space	659,418	56%	2,628,781	90%	3,288,199	80%
Community Development	103,725	9%	61,429	2%	164,154	4%
Other ¹	79,087	7%	30,453	1%	109,540	3%
Total	1,186,406	100%	2,920,856	100%	4,107,262	100%

¹ Includes Indian Lands and Major Roadways. Does not include Cities and March JPA within Riverside County

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

	Western County	%	Eastern County	%	Total
Population	1,004,551	53%	904,503	47%	1,909,054
Dwelling Units	328,304	57%	247,275	43%	575,579
Employment	313,998	55%	259,822	45%	573,820

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

Area Plan System



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

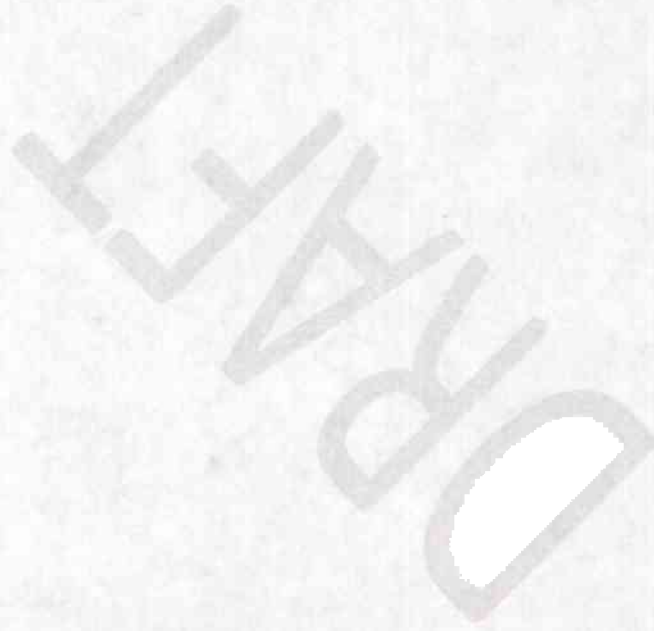
As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use,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

Figure LU-1 Riverside County General Plan Land Use Foundation Components

DRAFT

This page intentionally left blank

Figure LU-2 Riverside County Location



This page intentionally left blank

Figure LU-3 Riverside County Physical Features



This page intentionally left blank

Figure LU-4 Riverside County Area Plan Boundaries

DRAFT

This page intentionally left blank

Issues and Policies

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

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

Countywide Policies

The following policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. The policies are grouped by topic and are preceded by a brief discussion of issues pertaining to the topic. As discussed in the Introduction to the General Plan, following each policy is a reference number indicating the applicable Action Item(s) as listed in the Implementation Program, which is located in Appendix K-1 of the General Plan

Administration

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

“

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

”

- RCIP Vision

“

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

”

- RCIP Vision

Policies:

The General Plan policy and implementation item reference system:

LU 1.3: Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

AI 1 and AI 4: Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.

- LU 1.1 Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.
- LU 1.2 Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.
- LU 1.3 The County will notify city planning departments about new proposed discretionary projects that are located adjacent to cities or within their spheres of influence, with sufficient advance notice to allow for City-County coordination and city comments at public hearings. The County is willing to consider entering into intergovernmental agreements with cities and other governmental entities to address matters of mutual concern relating to land use, infrastructure, the environment, and other subjects relating to development activity in both the County and the cities or other governmental entities.
- LU 1.4 Require that annexations allow the County of Riverside to maintain a sufficient tax base or other revenue base to pay for their necessary services.
- LU 1.5 The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)
- LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)
- LU 1.7 During every General Plan Review Cycle all Specific Plans that have been in effect for 20 or more years shall be analyzed in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (eight-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that eight-year period. (AI 7)
- LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the General Plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)
- LU 1.9 In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)
- LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

- LU 1.11 In conjunction with the adoption of the General Plan, each adopted Specific Plan is identified as a “Community Development” Specific Plan, a Rural Community Specific Plan, or a Rural Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the eight-year Foundation General Plan Amendment cycles:
- a. All proposed land use designation changes within a Community Development Specific Plan;
 - b. All proposed land use designation changes within a Rural Community Specific Plan, except those that propose to establish Community Development (other than Public Facilities) designations within its boundaries;
 - c. All proposed land use designation changes within a Rural Specific Plan, except those that propose to establish Community Development (other than Public Facilities) or Rural Community designations within its boundaries.

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

- LU 1.12 Pursuant to state law, each land use designation that provides for residential development (other than caretakers’ dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.



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



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



- RCIP Vision

The Use and Design of the Land

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

Efficient Use of Land

The population of Riverside County and its cities is expected to double between the years 2000 and 2020, growing by approximately 1.4 million people. Accommodating this new population and the resultant demand for housing, employment, services, and resources will be challenge enough. But balancing this growth and its demands with the

desire to improve the character and lifestyle of the county is daunting. What this means is that the county must find a place to accommodate growth, provide the necessary infrastructure, services and resources, preserve a system of multi-purpose open space, and establish new communities and maintain existing communities that offer a range of lifestyle choices, from urban centers to remote rural enclaves.

“

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

”

-General Plan Principles

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

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

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

The following policies express the desire for the preferred patterns of land use in the county:

Policies:

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

Community Design

The RCIP Vision states,

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

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

Policies:

- LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)
 - a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
 - b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.
 - c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
 - d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.

“

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

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

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

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

”

-RCIP Vision

- e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.
- f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).
- g. Provide the opportunity to link communities through access to multi-modal transportation systems.

“

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

”

- RCIP Vision

- LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)
- LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)
- LU 3.4 Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)
- LU 3.5 Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that Riverside County’s distinctive community identities be maintained. The map should be a bubble diagram rather than attempting to delineate policy boundaries. Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for Riverside County’s use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)

Project Design

“

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

”

- RCIP Vision

The RCIP Vision states that,

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

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

Policies:

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.
- c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
- d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.
- e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).
- f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
- g. Encourage innovative and creative design concepts.
- h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.
- i. Include consistent and well-designed signage that is integrated with the building's architectural character.
- j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
- k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.
- l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.
- m. Provide and maintain landscaping in open spaces and parking lots.
- n. Include extensive landscaping.
- o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
- p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.
- q. Design parking lots and structures to be functionally and visually integrated and connected.
- r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

- s. Establish safe and frequent pedestrian crossings.
- t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.
- u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.
- v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.

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

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

LU 4.4 Encourage the appropriate interpretive use of historic or pre-historic resources for such things as educational kiosks, specially designed play equipment, or historical landscaping.

LU 4.5 Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of Riverside County; providing that the variations do not endanger human life and buildings comply with the State Historic Building Code. (AI 1)

LU 4.6 Promote the availability of day care centers including locating such centers at or near work sites, within high density residential projects, and near transportation hubs.



Refer to the
**Multipurpose Open
Space Element** for
additional Historic
Preservation Policies and
Discussion.

Infrastructure, Public Facilities and Service Provision

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

In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development. In addition, it is an expressed desire of Riverside County

that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

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

Senate Bill 244

Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). This information, along with the analysis of each DUC, can be found in Appendix P-2. A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside, and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old. For each identified DUC, Appendix P-2 addresses any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible is included in the appendix.

Policies:

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

Day Care Facilities and Services

The County of Riverside strives to provide attractive, safe and well-functioning communities which offer quality public services and facilities that provide a high quality of life for all residents. A key component towards achieving this vision is the balanced distribution of services and community facilities that meet the needs of Riverside County’s diverse and growing population, especially in the day care services sector. Changes in demographics and lifestyles are making day care an increasingly critical issue for parents, children, society and the economy in the county.



A Day Care Facility is a facility where children, the disabled, or seniors are supervised and cared for.

The intent of the following policies is to develop a comprehensive day care delivery system that builds day care services into the fabric of the local communities.

Policies:

- LU 6.1 Provide opportunities to develop a wide range of quality day care facilities, including large and small family day care homes and public and private day care facilities. (AI 126, 127, 128)
- a. Permit day care facilities where Riverside County usually permits single family residential uses except for areas designated Community Development-Heavy Industrial and Open Space designations of Mineral Resources, Conservation Habitat, Conservation, and Water and areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risk that are not amenable to mitigation such as aircraft accident potential.
 - b. When feasible, require day care facilities in new residential, commercial, office/industrial and larger mixed use developments, except in areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risks that are not amenable to mitigation such as aircraft accident potential.
 - c. Promote in high-need locations, especially in conjunction with schools, parks, faith-based institutions, community centers and senior centers.
- LU 6.2 Encourage cities to adopt day care facility policies that are consistent with Riverside County's day care facility policies.

Land Use Compatibility

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

Compatibility is also associated with character. That is, the character of an area is often viewed in terms of the relationships between, and treatment of, the built and natural environment. The design of structures and their relationship to the surrounding natural and/or urban character plays a key role in creating the character or identity of a place.

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

Policies:

- LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)

- LU 7.2 Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space- Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.

- LU 7.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

- LU 7.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

- LU 7.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)


- LU 7.6 Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)

- LU 7.7 Require buffers to the extent possible between development and watercourses, including their associated habitat.

- LU 7.8 Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.

- LU 7.9 Require buffers between urban uses and adjacent solid waste disposal facilities.

- LU 7.10 The proponent for new development proposals on forested lands with at least 10% coverage of mature conifer trees, forest land or timber in which three or more acres of forested lands will be cleared (removed) of trees must demonstrate to the County of Riverside compliance with any/all applicable state regulations regarding the protection and operation of said forest resources. As used here, the term, “native trees,” shall only apply to naturally-occurring conifers growing above 5,000 feet AMSL elevation. Additionally, replacement trees



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



For the purposes of the Forestry section, the following definitions apply:

Forest Land is defined as land supporting at least 10% native tree cover of any species, including hardwoods, under natural conditions that allows for management of one or more forest resources, including timber.

Timber is defined pursuant to the California Timberland Productivity Act, California Government Code section 51100 et seq.

for all qualifying mature trees removed must be planted at a ratio of 1:1. The replacement trees must be planted on the project site or, where that is infeasible because the entire site must be permanently cleared, on property in an acceptable alternate location, preferably nearby.

Economic Development

According to the RCIP Vision,

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

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

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

Policies:

- LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity. (AI 20)
- LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)
- LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.
- LU 8.4 Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)
- LU 8.5 Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)
- LU 8.6 Create practical incentives for business development, and avoid disincentives. (AI 9, 17)
- LU 8.7 Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 17)

- LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 17, 19)
- LU 8.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.
- LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.
- LU 8.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 17)
- LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.

Open Space, Habitat and Natural Resource Preservation

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


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

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

Policies:

- LU 9.1 Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)
- LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element

“
 Multipurpose regional open space and community/ neighborhood public spaces are permanent elements of the Riverside County landscape.
 ”
 -RCIP Vision


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

of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)



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

LU 9.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)

LU 9.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)

LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.

LU 9.7 Protect lands designated by the State Mining and Geology Board as being of regional or statewide significance from encroachment of incompatible land uses, such as high-density residential, low-density residential with high values, sensitive public facilities, institutions (e.g., schools, hospitals), etc., by requiring incorporation of buffer zones or visual screening into the incompatible land use.

Fiscal Impacts

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

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


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

Policies:

- LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)
- LU 10.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County of Riverside. (AI 3)

Air Quality

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


Please see the **Air Quality Element** for more detailed information and additional policies regarding this topic.

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

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

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

Policies:

- LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)
- LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)
- LU 11.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.
- LU 11.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.
- LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.

Hillside Development and Slope

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

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

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


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

Policies:

- LU 12.1 Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)
- a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.
 - b. Allow development clustering to retain slopes in natural open space whenever possible.
 - c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.
 - d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
 - e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.
 - f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.


Circulation

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


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

Policies:

- LU 13.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.
- LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.
- LU 13.3 Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.
- LU 13.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)
- LU 13.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.
- LU 13.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)
- LU 13.7 Review projects for consistency with Riverside County’s Transportation Demand Ordinance. (AI 3)



Please see the **Circulation Element** for more detailed information regarding this topic.

Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via Riverside County’s many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-9) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area’s scenic quality.

Policies:

- LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)
- LU 14.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)
- LU 14.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)
- LU 14.4 Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions. (AI 3)
- LU 14.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)
- LU 14.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3,79)
- LU 14.7 Require that the size, height, and type of on-premises signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)
- LU 14.8 Avoid the blocking of public views by solid walls. (AI 3)


Please see the Multipurpose Open Space Element and the Circulation Element for additional policies regarding scenic corridors and highways.

“
The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.
”
-The California Scenic Highway Program (SB1463), adopted 1963

Airports

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

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County of Riverside and affected cities in land use planning in the vicinity of public use airports located in the county. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L-1 and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

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

-RCIP Vision

Policies:

- LU 15.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.
- LU 15.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix I-1 and as summarized in the Area Plan's Airport Influence Area section for the airport in question. (AI 3)
- LU 15.3 Review all subsequent amendments to any airport land use compatibility plan and either amend the General Plan to be consistent with the compatibility plan or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)
- LU 15.4 Prior to the adoption or amendment of the General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the Airport Influence Area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the Airport Land Use Law. (AI 3)
- LU 15.5 If the General Plan has not been found consistent with the applicable Airport Land Use Compatibility Plan (ALUCP), and the County of Riverside has not overruled the ALUC, refer all actions, regulations, or permits within the Airport Influence Area to the ALUC for review and determination as provided by the Airport Land Use Law.
- LU 15.6 If the General Plan has been found consistent with the applicable ALUCP, the County of Riverside may elect to voluntarily submit proposed actions, regulations, or permits to the ALUC for an advisory review if:

- a. There is a question as to the purpose, intent or interpretation of an ALUCP; or
- b. Assistance is needed in airport land use matters.

- LU 15.7 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)
- LU 15.8 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)
- LU 15.9 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)

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

Riverside County General Plan	Compatibility Plan													
	Banning Municipal 2004	Blythe 2004	Bermuda Dunes 2004	Chino ** 2008	Chiriaco Summit 2004	Corona Municipal 2004	Jacqueline Cochran 2005	Flabob 2004	French Valley 2007	Hemet-Ryan 1992	March Joint ARB	Palm Springs International 2005	Riverside Municipal 2005	Perris Valley* Airport 2011
Area Plans, Volume 1														
Eastvale				X										
Elsinore														
Harvest Valley / Winchester										X	X			
Highgrove											X			
Jurupa								X					X	
Lake Mathews / Woodcrest											X			
Mead Valley											X			*
Southwest									X					
Sun City / Menifee Valley														*
Temescal Canyon						X								
Area Plans, Volume 2														
Desert Center														
Eastern Coachella Valley					X		X							
Lakeview / Nuevo											X			
Palo Verde		X												
Reche Canyon / Badlands											X			
Riverside Extended Mountain														
San Jacinto Valley										X				
The Pass	X													
Western Coachella Valley			X									X		

*No unincorporated areas affected.

** Located in San Bernardino County, but affects portions of Riverside County.

Wind Energy Resources

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County of Riverside. Many types of wind energy power generating facilities are present or will be built within the life span of the General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the county. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and, consistent with these policies may be constructed and maintained in areas proven to have a wind resource.

Policies:

- LU 16.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan. (AI 3)
- LU 16.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure of the Circulation Element. (AI 3)
- LU 16.3 Require wind turbines to address through project design Riverside County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3)
- LU 16.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope. (AI 3)
- LU 16.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3)
- LU 16.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3)
- LU 16.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3)
- LU 16.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3)
- LU 16.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3,000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County of Riverside noise standards including excessive low frequency or pure tone noise. (AI 3)
- LU 16.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3)



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

- LU 16.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3)
- LU 16.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting: (AI 3)
- a. Color of turbines;
 - b. Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;
 - c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;
 - d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;
 - e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.
- LU 16.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-9, Circulation Element) by Riverside County, and sites within those areas identified as “critical” and “very critical” by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting: (AI 3)
- a. Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.
 - b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.
 - c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

Solar Energy Resources

- LU 17.1 Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.

- LU 17.2 Permit and encourage, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.

Water Conservation and Water-Efficient Landscaping

Riverside County's supply of water is limited by its arid climate, agricultural practices, projected population growth, and dependence on imported water. Despite an ever-increasing water demand, the availability of imported water has been reduced due to environmental regulations and drought. In some areas within Riverside County, contamination from natural or manufactured sources has reduced groundwater quality such that its use requires treatment. Management of the amount of water available (local and imported) and its quality, is an important response to the gap between supply and demand in Riverside County.

The most effective approach to conserving water resources must begin with implementing effective new water-efficient landscaping practices. Approximately 60% to 70% of a residential site's water consumption is spent irrigating landscape ill-suited to the Riverside County region. Similarly, approximately 50% of water used at commercial sites is spent on landscaping.

There is wide-spread consensus that the use of certain plant materials and landscaping practices can significantly reduce water consumption. New, efficient irrigation components are available through smaller irrigation establishments but they have not replaced their inefficient predecessors within the larger home improvement centers. Similarly, few nurseries carry a wide variety or quantity of drought tolerant plants.

On December 17, 2006, the Riverside County Board of Supervisors adopted Ordinance No. 859. This ordinance required that new development reduce its water demand for landscape by at least 20%. Desert water districts require that landscape plans demonstrate a 50% reduction. Riverside County Ordinance No. 859 requires the use of state-of-the-art water-efficient irrigation components, landscaping practices, and plant types designed to better suit the climatic and environmental conditions of the Inland Empire.

The County of Riverside has joined with local water agencies and other interest groups to form the Riverside County Water Task Force. The mission of the Task Force is to "ensure reliability, sustainability, and quality of the water resources within Riverside County through stakeholder communication and collaboration." The Task Force tracks and responds to legislation concerning water supply issues and is involved in seeking solutions to the endangered species concerns that limit the pumping of State Water Project water to Southern California. Additionally, the Water Task Force is developing a Local Model Water-Efficient Landscape Ordinance that will enhance Riverside County's Ordinance No. 859 and bring it into compliance with the state's standards as reflected in AB1881.

Local water agencies such as Western Municipal Water District, Eastern Municipal Water District, Coachella Valley Water District, Desert Water Agency, Rancho California Water District and others are changing their core business models to reflect water efficient practices. Similarly, public agencies such as the County of Riverside must take similar action and incorporate water-efficiency measures into its land use actions.

Policies

- LU 18.1 **Ensure compliance with Riverside County's water-efficient landscape policies.** Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California

Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather based controllers and utilize state-of-the-art water-efficient irrigation components.

- LU 18.2 **Minimize use of turf.** Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.
- LU 18.3 **Design and field check irrigation plans to reduce run-off.** Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.
- LU 18.4 **Coordinate Riverside County water-efficiency efforts with those of local water agencies.** Support local water agencies' water conservation efforts.
- LU 18.5 **Emphasize and expand the use of recycled water in conjunction with local water agencies.** Recycled water determined to be available pursuant to Section 13550 of the California State Water Code shall be used for appropriate non-potable uses whenever it: a) provides a beneficial use to the customer; b) is economically and technically feasible; c) is consistent with applicable regulatory requirements; and d) is in the best interests of public health, safety, and welfare. With the exception of non-common areas of single-family home residential developments, all other irrigation systems must be designed and installed to accommodate the current or future use of recycled water for irrigation. If no recycled water availability exists or is imminent in the vicinity of a project (as determined by prevailing water agency), all subsurface piping shall be installed as "recycled water ready" to reduce future retrofit costs. Such irrigation plans shall be developed in accordance with standards and policies of the applicable recycled water purveyor. Recycled water systems shall be designed to meet regulatory requirements of the California Department of Public Health and the local recycled water purveyor.
- LU 18.6 **Encourage Public Participation in Water Conservation Efforts.** More outreach is needed to change the public perception of water-efficient landscaping and the design/care of such landscapes as they are a departure from that "green" paradigm with which many Riverside County residents are familiar. To achieve this objective the County of Riverside will:
 - a. Develop tools designed to assist landowners with converting to attractive, drought tolerant landscapes.
 - b. Participate in outreach efforts designed to educate the developers, landscape personnel, nurseries, retail establishments, and the public on water-efficient landscaping and wise water-use programs.
 - c. Promote the use of drought tolerant plants and irrigation components.

Density Transfers

Density transfers for residential dwelling units are an important tool for implementing several goals of Riverside County’s General Plan, including open space preservation, cultural resource preservation, the provision of community separators, and rural lands preservation. Additionally, for the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP), density transfers will be an important tool in helping to assemble the Plan’s reserve system. The County of Riverside is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-16). When completed, the density transfer policies will be considered for incorporation into the General Plan.

LU 19.1 Where appropriate, use any adopted Density Transfer Program to help implement Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.

Land Use Designation Policies

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

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

Figure LU- 5 Land Use Designation Key

Foundation Component	Area Plan Designation
Agriculture	Agriculture
Rural	Rural Residential (5 acre min. lot size) Rural Mountainous (10 acre min. lot size) Rural Desert (10 acre min. lot size)
Rural Community	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size)
Open Space	Open Space-Conservation Open Space-Conservation Habitat Open Space-Recreation Open Space-Rural Open Space-Water Open Space-Mineral Resources

Foundation Component	Area Plan Designation
Community Development	Estate Density Residential (2 acre min. lot size)
	Very Low Density Residential (1 acre min. lot size)
	Low Density Residential (one-half acre min. lot size)
	Medium Density Residential (2-5 units per acre)
	Medium High Density Residential (5-8 units per acre)
	High Density Residential (8-14 units per acre)
	Very High Density Residential (14-20 units per acre)
	Highest Density Residential (14-20 plus units per acre)
	Commercial Retail
	Commercial Tourist
	Commercial Office
	Community Center
	Light Industrial
	Heavy Industrial
	Business Park
	Public Facilities
Mixed Use Area	

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

All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations (Table LU-5). The persons per dwelling unit standard used for each area plan varies. These standards are described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology. Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for light industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of non-residential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology.

**Table LU-4
Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4,5}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4,5}	Notes
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (Min)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4,5}	Notes
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	1420+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40% will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Community Development	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan. Tables included in General Plan Appendix E-1 provide additional specification for each of these types of planning instruments.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows uses and maximum densities/intensities from the Medium Density Residential, Medium-High Density Residential and Commercial Retail land use designations. In rural villages identified as Rural Village Overlay Study Areas, the final boundaries and specific land use designations will be determined at a later date based on further study.
Historic District Overlay (HDO)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific land use 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.

NOTES:

- 1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
- 2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- 3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acres. This 0.5-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.
- 4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acres per structure.
- 5 All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.

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

Area Plan Designation	Population per Square Mile	
	Western County Area Plans	Eastern County Area Plans
Open Space-Rural	43	50
Agriculture, Rural Mountainous, Rural Desert	91	116
Rural Residential	267	250
Estate Density Residential	637	683
Very Low Density Residential	1,475	1,442
Low Density Residential	3,068	3,714
Medium Density Residential	6,611	6,647
Medium High Density Residential	12,936	17,832
High Density Residential	21,171	25,462
Very High Density Residential	25,962	41,812
Highest Density Residential/Community Center	66,414	98,645

Agriculture


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


One of Riverside County’s most important land uses in terms of historic character and economic strength is widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the county and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many Riverside County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with a part of Riverside County’s history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the

very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of Riverside County’s future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

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

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

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


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

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

Agriculture Area Plan Designation

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

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

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

Policies:

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

- LU 20.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.
- LU 20.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)
- LU 20.3 Permit farm-workers housing as an interim land use under the following circumstances: (AI 31)
- a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.
 - b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.
 - c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.
 - d. The proposal will not create any significant land use incompatibilities.
 - e. The proposal will not jeopardize public health, safety, and welfare.




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



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

- LU 20.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.
- LU 20.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.
- LU 20.6 Require consideration of state agricultural land classification specifications when a 2.5-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)


Riverside County Ordinance No. 625, the Right-to-Farm Ordinance: the intent of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

- LU 20.7 Adhere to Riverside County’s Right-to-Farm Ordinance.
- LU 20.8 Encourage educational and incentive programs in coordination with the Riverside County Agricultural Commissioner’s Office, the University of California Cooperative Extension Service, and the Riverside County Farm Bureau, that convey the importance of conserving watercourses and their associated habitat, as well as protective buffers for domestic and farm livestock grazing.
- LU 20.9 Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.
- LU 20.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County’s intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan.

- LU 20.11 The County of Riverside shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)
- LU 20.12 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner’s Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

Rural

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

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

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

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

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

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

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages:

“These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape.”

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



Small Scale Commercial Uses

reflect the rural communities in scale and character; this type of commercial development serves the need of rural communities. The development standards for these commercial uses reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standard shall be in accordance with the Rural Commercial (C-R) Zone in Ordinance 348. The following are examples of small-scale commercial uses:

- Animal hospital
- Barber shop
- Bakery
- Drug Store
- Hardware Store
- Pet and pet supply shop
- Post Office
- Convenience Store
- Nurseries/garden supply
- Produce market
- Professional Office Space

Rural Area Plan Land Use Designations

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

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

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

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

Policies:

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

- LU 21.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 21.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 21.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 21.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-square-foot-minimum lots may be considered.

- LU 21.5 Encourage parcel consolidation. (AI 29)
- LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 21.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
- a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.
 - c. The proposed use may not be located within 2 miles of a Commercial land use designation.
 - d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area.
 - e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

Rural Community Area Plan Land Use Designations

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

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

Very Low Density Residential (RC-VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component,

which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

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

Policies:

- LU 22.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 22.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 22.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 22.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.
- LU 22.5 Encourage parcel consolidation. (AI 29)
- LU 22.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 22.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
 - a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.
 - c. The proposed use may not be located within 2 miles of a Commercial land use designation.
 - d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
 - e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

- LU 22.8 An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
- a. This amendment shall be located within a city's sphere of influence area.
 - b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
 - c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
 - d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Open Space

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

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

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

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

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

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

approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources.”

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

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

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



For additional policies related to these land uses, please see the **Multipurpose Open Space Element**.

Open Space Area Plan Land Use Designations

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

Policies:

The following policies apply to properties designated under the Open Space Foundation Component.

- LU 23.1 An amendment to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component may be treated as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348.
- LU 23.2 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

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

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

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

Policies:

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

- LU 24.1 Cooperate with the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

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

Policies:

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

- LU 25.1 The County of Riverside shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.
- LU 25.2 Provide for a balanced distribution of recreational amenities.
- LU 25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.
- LU 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances. (AI 3)

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

Policies:

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

- LU 26.1 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 26.2 Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 26.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 26.4 Encourage parcel consolidation. (AI 29)
- LU 26.5 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)
- LU 26.6 Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

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

Policies:

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

- LU 27.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
- LU 27.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)
- LU 27.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
- LU 27.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
- LU 27.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

Community Development

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

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

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

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

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

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

Residential Area Plan Land Use Designations

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

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

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

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

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

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

Medium High Density Residential (MHDR) - The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is

provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

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

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

Highest Density Residential (HHDR) - The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of ~~20~~14.0 to 40.0 dwelling units per acre.

Policies:

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

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

Community Design

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

LU 28.5 Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

LU 28.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

LU 28.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.



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

- LU 28.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.
- LU 28.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

Project Design

- LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)
- LU 28.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)
- LU 28.12 Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.

Commercial Area Plan Land Use Designations

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

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

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



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

Commercial Retail (CR) - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The amount of land designated for Commercial Retail development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the county. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the

Chapter 3 Land Use Element

Riverside County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)

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

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

Policies:

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

LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

Community Design

LU 29.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 29.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU 29.4 Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses. (AI 3)

LU 29.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU 29.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 29.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 29.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

Project Design

- LU 29.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)
- LU 29.10 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Industrial and Business Park Area Plan Land Use Designations

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

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

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

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

Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Policies:

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

- LU 30.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

- LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)
- LU 30.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)

Chapter 3 Land Use Element

- LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.
- LU 30.5 Allow for the inclusion of day care centers, public meeting rooms, and other community-oriented facilities in industrial districts.
- LU 30.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)
- LU 30.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

- LU 30.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)
- LU 30.9 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Public Facility Area Plan Land Use Designation

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

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

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

Policies:

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

LU 31.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 31.2 Protect major public facilities, such as landfill and solid waste processing sites and airports, from the encroachment of incompatible uses. (AI 3)

LU 31.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 31.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 31.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 31.6 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include Riverside County regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale General Plan maps. (AI 3)

LU 31.7 Due to the scale of General Plan and Area Plan maps and the size of the county, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

Community Center Area Plan Land Use Designation

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

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

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

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community

Chapter 3 Land Use Element

centers helps in creating a strong “a sense of place.” Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

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

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

The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located. See General Plan Appendix E-1, pages 4-6 (Tables E-6, E-7, and E-8, in particular), for specifics on the land use and planning assumptions associated with each type of Community Center.

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

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

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, and parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 3.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.0 FAR.

Town Center (TC) - Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional downtown district. Town Centers

provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

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

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a downtown core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 3.0 FAR.

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

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

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

Chapter 3 Land Use Element

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 2.0 FAR. There is also a second type of Job Center, the Job Center with No Residential (JCNR), which may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

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

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

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.5 FAR. As noted above, the Job Center with No Residential (JCNR) may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

Policies:

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

- LU 32.1 Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for Community Center on the area plan land use maps.

Community Design

- LU 32.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14, 15)
- LU 32.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)
- LU 32.4 Include day care centers, public meeting rooms, and other community-oriented facilities in community and employment centers whenever feasible, along transit lines or major circulation facilities, and in locations away from significant noise and air quality generators.
- LU 32.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)
- LU 32.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)
- LU 32.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)
- LU 32.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)
- LU 32.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

Project Design

- LU 32.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)
- LU 32.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)

Location and Extent of Community Centers

- LU 32.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). However, the area of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a GPA) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any eight-year certainty period. (AI 1, 3)

Mixed Use Area

The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land usage than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an

Chapter 3 Land Use Element

incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. While traditional mixed use development is seen as vertical with commercial or offices on the bottom floors and housing above, the diverse nature of the various communities in the County is such that some mixed use developments may be horizontal. Horizontal mixed use allows differing uses to coexist side by side rather than vertically. Horizontal mixed use might allow one use to be seen as a buffer for an adjacent existing neighborhood while allowing more intensive uses within the interior of the property, or allow different types of the same use to coexist on the same site. The MUA designation also encourages creativity in design by allowing flexibility in building spacing, height, and density.

While MUA developments are generally large in size, there are many properties that are small, odd-shaped, or unique which can make them difficult to develop. By including them in a larger area containing the MUA designation, there is an opportunity to combine sites to create a larger development area, or to provide for a design that is connected visually but allows for separate ownerships of each residential unit or different use therein.

The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit.

Mixed-use development provides pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character, sense of place; and
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

The Mixed Use Area (MUA) land use designation is intended to reflect mixed use development areas throughout Riverside County. 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.

MUAs may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

Areas with the MUA land use designation were selected because they are located within or very close to the core areas of existing communities where important community facilities such as schools, libraries, community centers, etc. are conveniently available. Additionally, the MUAs have the opportunity to include development of residential neighborhoods of varying residential densities, including Highest Density Residential (HHDR), along with a wide-ranging mix of commercial and job-producing services in settings that take advantage of walkability and close-at-hand transit, bicycle, and automobile access capabilities.

Policies:

- LU 33.1 The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, the Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Zoning classifications.
- LU 33.2 Within Mixed-Use Area neighborhoods that contain a requirement for Highest Density Residential development, it is expected and encouraged that the HHDR development will be built either prior to, or concurrently with, non-residential development in the MUA in order to support the viability of non-residential development.

Note to reader. The term Mixed Use Planning Area (MUPA) is being changed to Mixed Use Area (MUA) as part of this General Plan amendment. The changes are reflected above but should be considered changed in the General Plan.

Overlays

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied over an underlying land use designation to provide another layer of guidance or a variety of options, or to illustrate a site characteristic that may present a constraint to land development. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay. For each Overlay, a schematic outlining the applicable land use designations and their associated planning assumptions is presented in General Plan Appendix E-1 (Tables E-10 through E-13, in particular). For the two Rural Village Land Use Overlays, a map of the specific additional (alternate) land use designations is provided in the applicable area plan.

An Overlay is a tool that allows land use designations from a higher level of development (typically, the Community Development Foundation Component) to be applied to areas currently under land use designations of lower-intensity Foundation Components (such as the Rural, Rural Community, Agriculture, or Open Space Foundation Components). The alternate Foundation Component and land use designations of the Overlay may be applied through a General Plan Amendment in the future. The key advantages of an Overlay are that: (1) the existing (underlying) land use designation remains unless or until the Overlay is desired; and (2) the necessary General Plan Amendment to convert the Overlay area from the existing Foundation Component to the new Community Development (or other) land use designations is typically exempt from the eight-year Foundation Component amendment restriction and other procedural requirements applicable to Foundation Component amendments. Instead, unless indicated otherwise by specific General Plan policies, General Plan Amendments for Overlays shall be deemed Entitlement/Policy amendments and subject to the procedural requirements applicable to that amendment category.

Community Development Overlay

The Community Development Overlay is a tool that allows land use designations from the Community Development Foundation Component to be applied through General Plan Amendments in the future within specified areas currently within Rural, Rural Community, Agriculture, or Open Space Foundation Component. The existing underlying land use designations of these other foundation components will remain and continue to be allowed until such time as the alternate Community Development Overlay's land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing and new uses, rules for applying the new Community Development designations, and their permitted densities and intensities. Community Development Overlays are mapped on the affected Area Plan Overlays and Policy Areas map. For the specific land use and planning assumptions associated with the Community Development Overlays throughout the county, see Table E-12 of General Plan Appendix E-1.

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed (or remain) depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County of Riverside may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center. For the specific land use and planning assumptions associated with Community Center Overlays within the General Plan, see Table E-10 of General Plan Appendix E-1.

Policies:

- LU 33.1 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay. (AI 1)
- LU 33.2 A Community Center Overlay may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the ultimate development of a community center, consistent with the intent and policies of the applicable Community Center land use designations.
- LU 33.3 Since it utilizes land use designations that are in the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). (AI 2)

Rural Village Overlay and Rural Village Land Use Overlay

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

In some rural village areas, dispersed development patterns, physical characteristics such as topography and floodplains, and other factors prevented the final definition of formal Rural Village Overlay boundaries at the time of the adoption of the General Plan in 2003. Thus, to accommodate and plan for these unresolved issues, a number of areas were designated in the 2003 General Plan as “Rural Village Study Areas.” These were the following: Meadowbrook and Good Hope/Wagonwheel (Mead Valley Area Plan). The Rural Villages that were recognized in the General Plan in 2003 as Rural Village Overlays were as follows: Sky Valley (Western Coachella Valley Area Plan), Chiriaco Summit (Eastern Coachella Valley), and Anza (REMAP).

Following the adoption of the General Plan in 2003, relevant factors were studied in more detail on a parcel-by-parcel basis through spatial analyses conducted for each Rural Village Overlay and Study Area. These analyses included review of existing land use patterns, lot sizes, topography, and available infrastructure in order to determine appropriate designations and areas that are suitable for commercial uses, small-scale industrial uses, or residential development intensities higher than existing levels. Where the results of these spatial analyses supported the merits of development potential, the existing Rural Village Study Areas were redesignated as “Rural Village Land Use Overlays.” For other Rural Village Study Areas, the spatial analysis indicated the need for changes to the Rural Villages, such as enlargement, reduction, or deletion.

Consequently, as a result of General Plan Amendment No. 960, two former Rural Village Study Areas are now recognized as Rural Village Land Use Overlays: Meadowbrook (Elsinore Area Plan) and Good Hope/Wagonwheel (Mead Valley Area Plan). For each of these RVLUOs, a custom overlay of land use designations was created and placed in the applicable Area Plan. Rural Villages eliminated as a result of GPA No. 960 were: El Cariso (Elsinore Area Plan), Aguanga/Radec Junction, and Twin Creek Ranch (REMAP), Anza (REMAP), and Chiriaco Summit (Eastern Coachella Valley). GPA No. 960 also recognized Sky Valley (Western Coachella Valley Area Plan) as a Rural Village Overlay and Chiriaco Summit Rural Village Study Area was redesignated as a Policy Area for clarification. Lastly, the former Anza Rural Village Overlay was subsumed into a much larger Anza Valley Policy Area (see REMAP for more details on the Anza area).

For the specific land use and planning assumptions associated with each of the Rural Village Overlays and Land Use Overlays located throughout the county, see Table E-11 of General Plan Appendix E-1.

Policies:

The following policies apply to properties designated with the Rural Village Overlay or Rural Village Land Use Overlay on the area plan overlays and policy areas maps.

- LU 34.1 Allow areas designated with the Rural Village Land Use Overlay to develop in accordance with the Overlay designation or the underlying land use designation.
- LU 34.2 Consider new or expanded Rural Village Land Use Overlays within Agriculture, Rural, Rural Community Foundation Component as well as the Open Space-Rural land use designation, as a Foundation Amendment.
- LU 34.3 Require that adequate and available transportation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 34.4 Permit transfer of density or lot aggregation/consolidation in Rural Village Land Use Overlays when such mechanisms and programs are available in the county (AI 30)

- LU 34.5 If a Rural Village Study Area Overlay is eliminated, develop the area according to the policies of the underlying land use designation(s).

Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. Under this type of Overlay, a single specific land use designation is provided as an “alternate” land use that may be developed on the subject property if approved through a General Plan Amendment. Unlike the Community Center and Community Development Overlays, which typically cover a range of land use designations, the Specific Community Development Designation Overlays only propose a single land use (most commonly Business Park or Commercial-Retail). Again, the application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the eight-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to eight-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, but only for the General Plan Amendment that proposes to enact the specific land use designation specified by the overlay. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments. For example, a property that has an underlying designation of Rural Community Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail inside of (that is, without waiting out) the eight-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to request a General Plan Amendment to any land use designation not addressed by the Overlay, for example Medium Density Residential, during that period.

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation. For the specific land use and planning assumptions associated with various Specific Community Development Designation located throughout the county, see Table E-13 of General Plan Appendix E-1.

Policy Areas

Since not all sectors within an area plan are the same, Area Plan land use designations don't always reflect the unique features found in an area. To preserve these distinctive land use patterns of different communities, policies tailored towards these unique features may be required. Accordingly, a Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. For example, the Hot Springs Policy Area in the Western Coachella Valley Area Plan is a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. Therefore, even though most of the policy area is designated as Rural Desert in the Rural Foundation Component, additional land uses (more consistent with the Community Development Foundation Component) that utilize the natural resources, such as hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses, may be considered without requiring a Foundation Component amendment.

Within a Policy Area, land use related requirements such as minimum lot sizes, allowable uses and project design may be more or less restrictive than the underlying Area Plan land use designation depending upon the purpose of

that specific Policy Area. The Policy Areas are identified in their respective Area Plan maps and text. Most Policy Areas do not directly alter land use designations or planning assumptions. However, for the dozen or so that do, the specific land use and planning assumptions are associated with each of these Policy Areas are listed in Table E-14 of General Plan Appendix E-1.

Closed Landfill Policy Area

The Closed Landfill Policy Area may be applied to either publicly or privately owned properties that were once the sites of landfills, waste disposal or dump sites, or “burn” (former trash incineration) sites. The purpose of the policy area is to alert landowners and future land users that the subject parcel was utilized for this purpose in the past and to provide for review of development proposals by the Riverside County Department of Waste Management.

Policies:

The following policy applies to properties designated with the Closed Landfill Policy Area on an Area Plan Land Use Map:

LU 35.1 Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste Management and the Department of Environmental Health to assure that future development is designed to protect public health and safety.

Eastern Riverside County Desert Areas (Non-Area Plan)

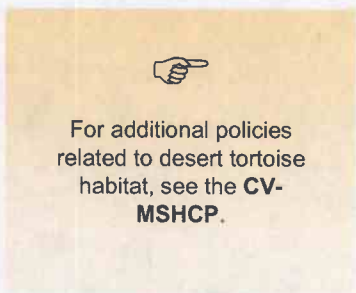
Most areas in the western half of Riverside County, plus portions of the county’s eastern half are located within a specific Area Plan boundary. However, there are some lands in the eastern portion of the county that are not located within an Area Plan. These portions of eastern Riverside County are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

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

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

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;
- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/ SR-177 junction;
- Northern portion of the Chocolate Mountain Aerial Gunnery Range;
- Banks of the Colorado River;

- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.



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

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

Policies:

- LU 36.1 Preserve the character of the Eastern Riverside County Desert Areas through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.
- LU 36.2 Development within two miles of the Chocolate Mountain Aerial Gunnery Range shall remain limited and compatible with the Open Space Foundation Component.
- LU 36.3 Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.
- LU 36.4 New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, aviation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

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

Land Use	Acres	Dwelling Units	Population
Rural Residential	0	0	0
Open Space-Rural ¹	1,302,365*	32,559	99,908
Open Space-Conservation Habitat	468,162	0	0
Open Space-Water	2,084	0	0
Indian Lands	2,740	N/A	N/A
Total	1,775,351	32,559	99,908

NOTES:

¹ Includes 108,363 acres in the Chocolate Mountain Aerial Gunnery Range.

Figure LU- 6 Eastern Riverside County Land Use Plan

This page intentionally left blank

March Joint Air Reserve Base

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



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

Tribal Lands/Areas Subject to Indian Jurisdiction

The General Plan and Area Plan maps depict some properties as Tribal Lands/Areas subject to Indian Jurisdiction. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes or their members in trust. Within Indian reservation boundaries, properties so depicted include parcels owned in fee simple by non-Indians ("Fee Lands"); parcels owned by Tribal members either in trust or in fee ("Allotment Lands"); parcels owned by the Tribe as a government, corporation, or organization, and held either in trust by the United States or in fee ("Tribal Lands"); parcels that are located in those areas of an Indian reservation that are closed to members of the general public as authorized by federal law ("Closed Lands"); and parcels owned in fee or in trust by Indians who are not members of the Tribe which exercises governmental authority over the reservation. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local governments. Because there is potential for conflicting assertions of jurisdictions between the County of Riverside and the Indian Tribes with regard to regulatory authority over Fee Lands located within reservation boundaries, the County of Riverside and various Indian Tribes have entered into inter-governmental agreements which spell out the procedures under which land use regulation authority will be administered with regard to those Tribes' reservation lands.

The ownership within Indian reservations is the key factor to determine the regulatory authority over a property. Of the various types of ownership, properties that are confirmed by the appropriate Indian Tribe as Fee Lands are subject to the land use provisions of the County of Riverside. Identifying Fee Lands within the reservation boundary mainly occurs when a property owner is seeking a building permit or land use entitlement. The following policies will ensure that development of Fee Lands is coordinated with the Tribal government.

Policies:

- LU 37.1 The County of Riverside will continue to work with Tribal authorities to implement existing inter-governmental agreements with regard to land use regulatory authority over lands within Indian reservation boundaries.
- LU 37.2 The County of Riverside will continue to work with Tribal authorities to negotiate inter-governmental agreements in situations where such agreements would be mutually beneficial.

- LU 37.3 Where no inter-governmental agreements are in place or can be executed, the County of Riverside and affected Indian Tribe will seek to agree on minimum development standards on Fee Lands that shall be applied to any application submitted to the County of Riverside or the Tribe for approval of development plans. In the event that an agreement is reached between the County of Riverside and the affected Indian Tribe, then the standards shall be designed to ensure that reservation land remains consistent with the reservation’s purpose and character while recognizing the rights of all reservation landowners and residents.
- LU 37.4 The County of Riverside will continue to work with Tribes to seek compatibility between Riverside County and Tribal land use plans and policies.
- LU 37.5 All new development proposals concerning Fee Lands should be consistent with the surrounding County of Riverside and Tribal land use plans and policies and be transmitted to the appropriate Tribe for comments as part of the County’s development review process. With the adoption of General Plan Amendment No. 200003, existing and future Fee Lands that do not have either an assigned General Plan Foundation Component or Area Plan Land Use Designation or both shall have an Agriculture Foundation Component and an Agriculture Area Plan Land Use Designation. At the time a development proposal or an establishment or enlargement of an Agricultural Preserve involving Fee Land is approved by the County of Riverside or soon thereafter, the Agriculture Foundation Component and Agriculture Area Plan Land Use Designation should be reflected in a General Plan Amendment Cycle resolution in order to be formally recorded on the County of Riverside’s General Plan land use map. In the event the development proposal includes a General Plan amendment to change the Fee Land’s Agriculture Foundation Component or Agriculture Area Plan Land Use Designation, such change shall be processed in accordance with State law, the County’s General Plan, and Ordinance No. 348.



Appendix P-2: Disadvantaged Unincorporated Communities SB244

Introduction

Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old. For each identified community, the General Plan must address any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible must also be included.

As a component of the 6th Cycle Housing Element Update, the Disadvantaged Unincorporated Communities (DUC) SB 244 Analysis was updated with the latest Census and County provided data.

Riverside County Disadvantaged Unincorporated Community Analysis

Using the data sources in the geographic information systems (GIS), more than 130 unincorporated areas, mostly in Census Designated Places (CDPs), were identified as possible DUCs and were considered for inclusion as communities to analyze as underserved DUCs. These areas were mapped at a finer scale than most CDPs or where named communities occur. While many of the DUCs share a name with a CDP for orientation purposes, the boundaries differ and the DUCs are not the same as the Census Designated Place with the same name. The boundaries of the DUCs and surrounding or nearby CDPs (if applicable to that DUC) are shown on Figures P-2 through P-7. For some CDPs the variation in incomes and population density across the entire CDP made it difficult to determine whether an entire CDP qualified as a DUC. Entire CDPs were not identified in many cases, in order to identify the smaller areas (blocks or block groups) that actually met all of the DUC criteria with greater accuracy than at the CDP geography level.

The DUC areas were identified by areas that met the threshold of 500 persons per square mile and the income requirements as described above. As a result, the population and acreage may not match the same information for the surrounding or nearby CDP. Each block group included in a DUC had a median household income of 80 percent or less of the state median household income based on the 2019 5-year American Community Survey (ACS) as detailed in Table P-1 below. The scale of the results lent itself to aggregation based on local understanding of community boundaries. Through consultation with County staff and evaluation of existing services, infrastructure, and structures, some areas were combined for evaluation as one DUC, as they are generally considered a single community in the county and often receive services from the same providers. The data listed in Table P-1 was used specifically to identify and map the potential DUCs.

Table P-1: Data Sources for DUC Identification and Mapping

Data Item	Information Provided by Item	Source	Year
Parcels	Settlement pattern	Riverside Co. GIS	2021
Blocks	Population	American Community Survey	2019
Block Groups (shapes)	Income	American Community Survey	2019
Block Groups (tables)	Income (MHHI)	American Community Survey	2019 (2015-2019 5-year ACS)



County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Data Item	Information Provided by Item	Source	Year
City limits	Incorporation status	Riverside County Map My County GIS	2021
City SOIs	Fringe/legacy attributes	Riverside Co. GIS	2021
Census Designated Places (CDPs)	Identification of CDPs	Census TIGER/ Line	2019
Geographic Names Information System (GNIS) Place Names	Place name attribution	USGS / ESRI	2021

Source: Michael Baker International 2021.

Figures P-2 through P-7 show the aggregated areas that meet the criteria and are considered underserved with their individual boundaries under one name and number (e.g., DUC 1: Anza Area). Most of the original 130 areas were eliminated because they did not meet the qualifications based on census income data, insufficient population density, or County staff knowledge. After consolidation and elimination of most of the 130 potential DUCs, 15 DUCs remained for further analysis.

Services to these 15 communities were then assessed. Infrastructure and service adequacy were determined using a variety of data sources including the SB 244 Technical Advisory (OPR 2013); reports and interviews provided by independent agencies and special districts in the county; Municipal Service Reviews; research conducted by County staff; Stormwater Drainage Plans; and the city limit boundary maps of the cities in Riverside County using GIS. Of the 15 communities identified, 15 were found to have one or more deficiencies in infrastructure or services. These areas are summarized in Table P-2 and described below. Figures P-2 through P-7 identify the location and effective boundaries for the 15 underserved DUCs identified in the unincorporated county.

Table P-2: DUCs with Infrastructure or Service Deficiencies in Riverside County, 2021

DUC	Census Tract Block Groups	Infrastructure/Service Area Need
Anza Area	44402-3 44403-3	Water quality; stormwater drainage
Cabazon Area	43813-1 43813-2	Water supply; Stormwater drainage
El Cariso Area	43008-1 43008-2	Stormwater drainage
Green Acres Area	42720-1 42720-2 42723-1 42723-2 42745-1	Stormwater drainage
Homeland Area	42720-2	Stormwater drainage
Indio Hills Area	44228-1	Stormwater drainage
Juniper Springs Area	42720-1	Stormwater drainage
Meadowbrook Area	42715-1 42715-2 42715-3 42901-1 42901-2 42902-1 42902-2	Stormwater drainage
Mecca Area	45610-1 45610-2 45610-3	Water quality; stormwater drainage
North Shore Area	45604-3	Water quality; stormwater drainage
Oasis Area	45605-3 45605-5	Water quality; stormwater drainage
Route 3 and Vista Area	43304-2	Stormwater drainage
Thermal Area	45615-2 45616-2	Stormwater drainage



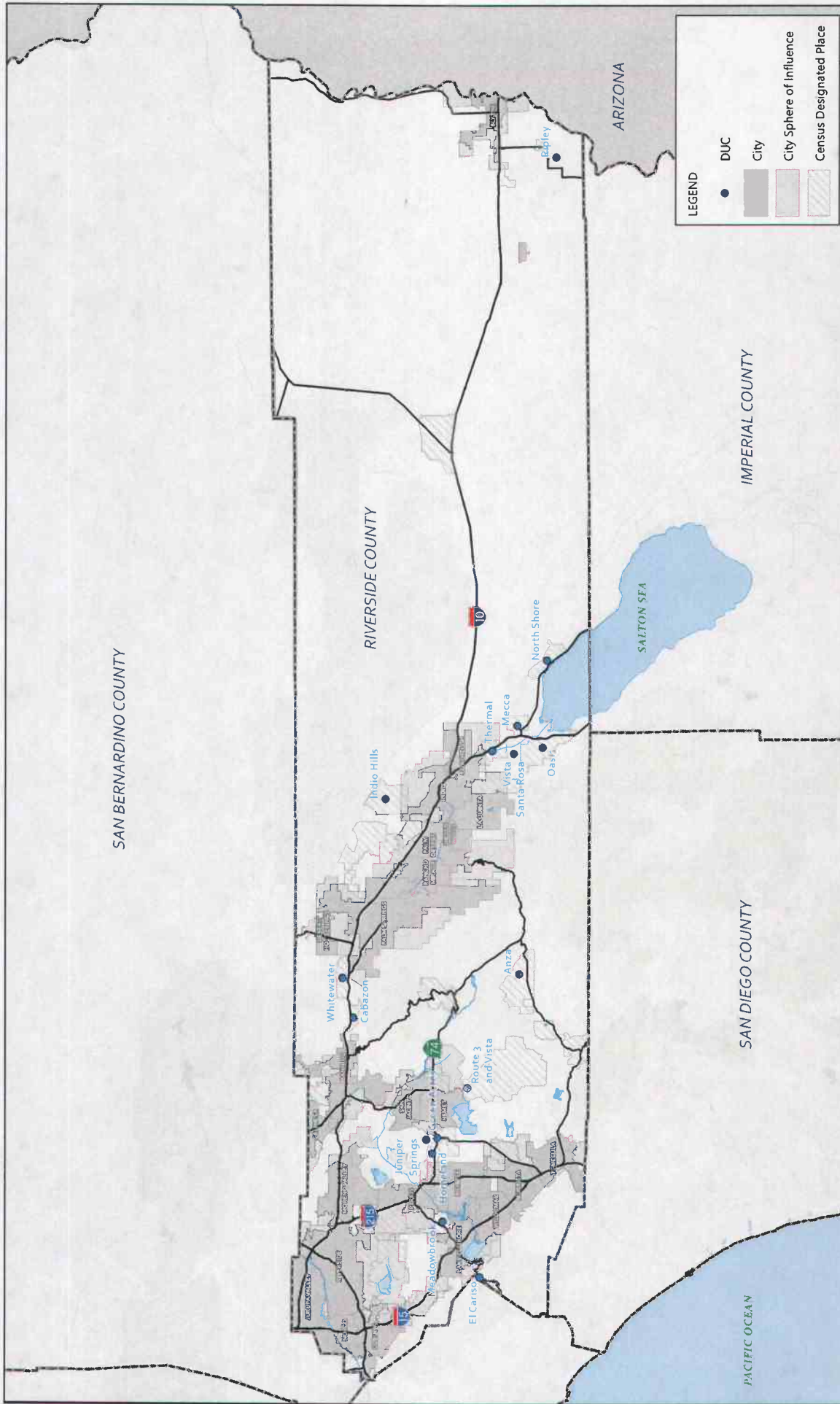
County of Riverside General Plan

Socioeconomic Build-out Assumptions & Methodology

DUC	Census Tract Block Groups	Infrastructure/Service Area Need
Vista Santa Rosa Area	45605-1 45605-2	Stormwater drainage
Whitewater Area	44521-1	Stormwater drainage
Ripley	45900-2	Stormwater drainage



This page intentionally left blank



RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT

DUCs in Riverside County

Figure P-1



Source: ESRI, Riverside County, United States Census Bureau



This page intentionally left blank

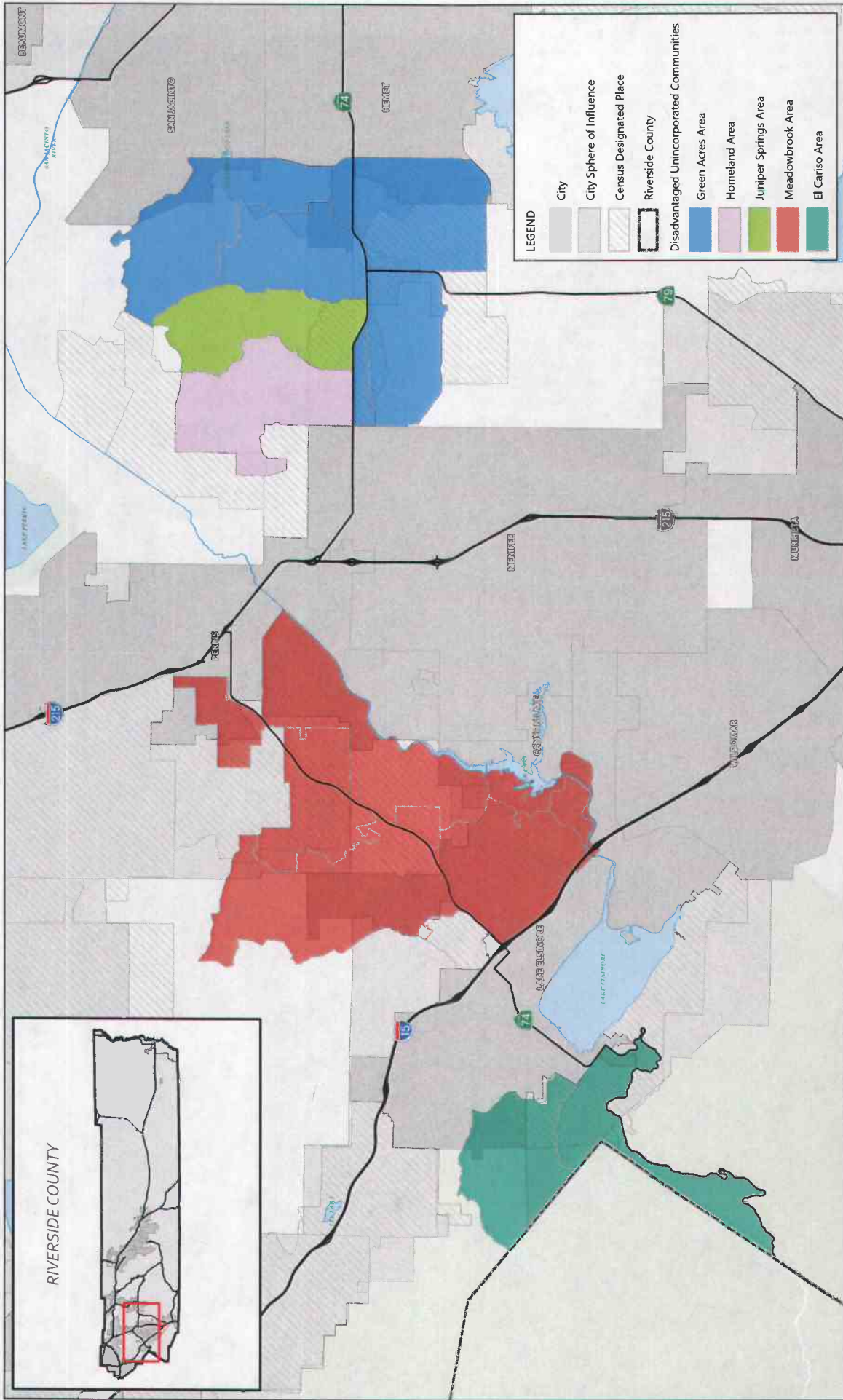
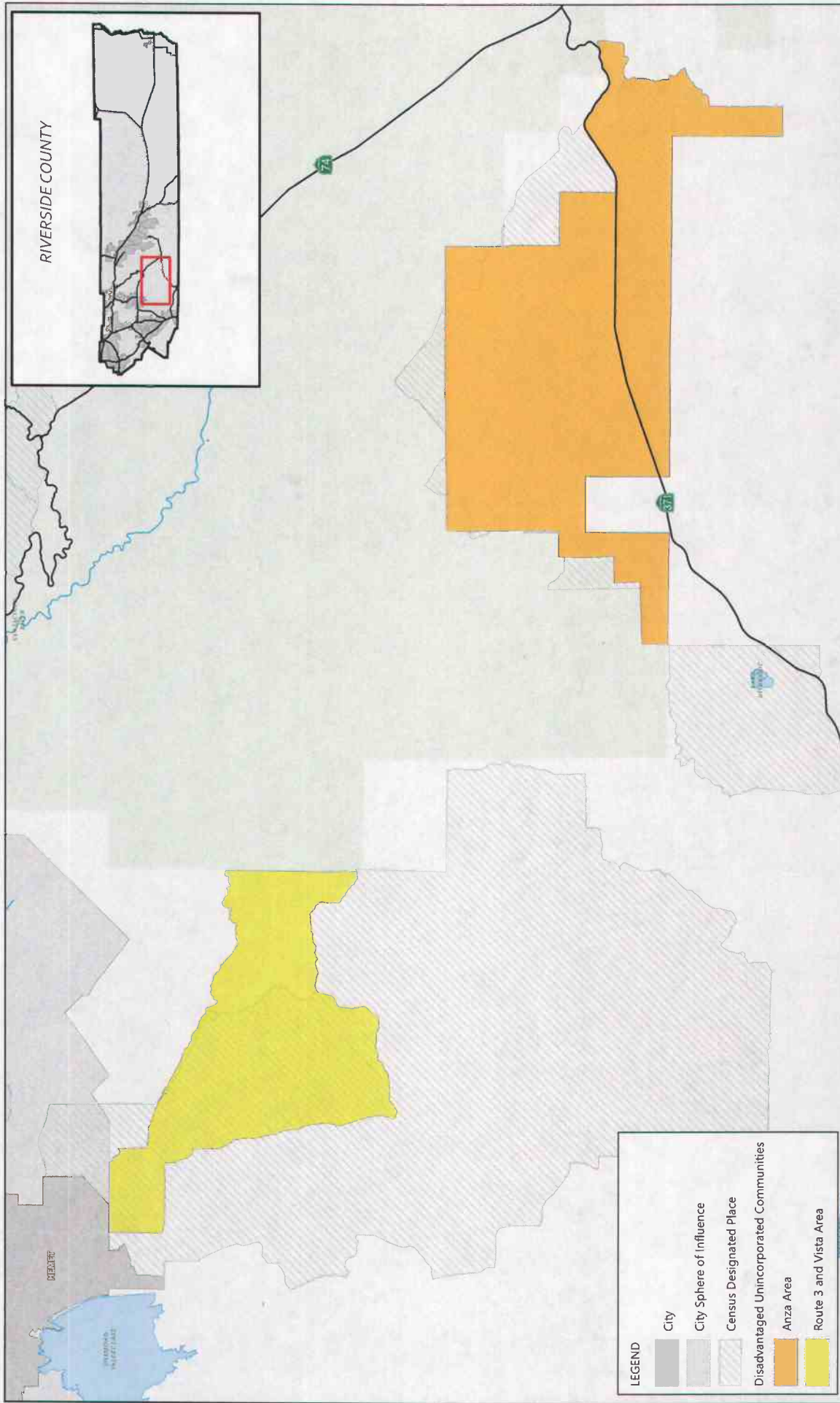


Figure P-2



This page intentionally left blank



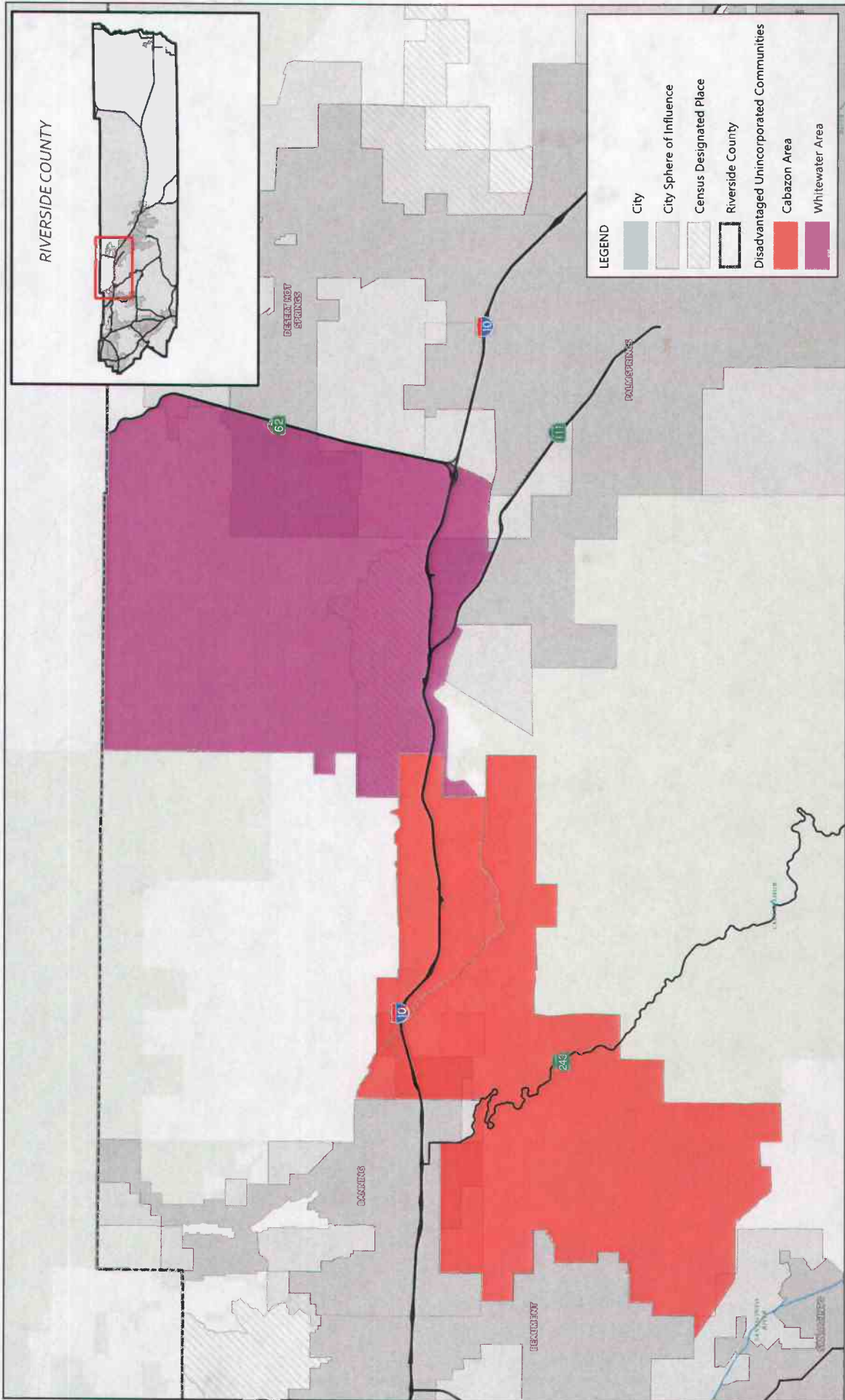
RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT
DUCs in Southwestern County

Figure P-3

Michael Baker INTERNATIONAL
 0 2.5 5 Miles
 Source: ESRI, Riverside County, United States Census Bureau



This page intentionally left blank



RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT
DUCs in Northwestern County

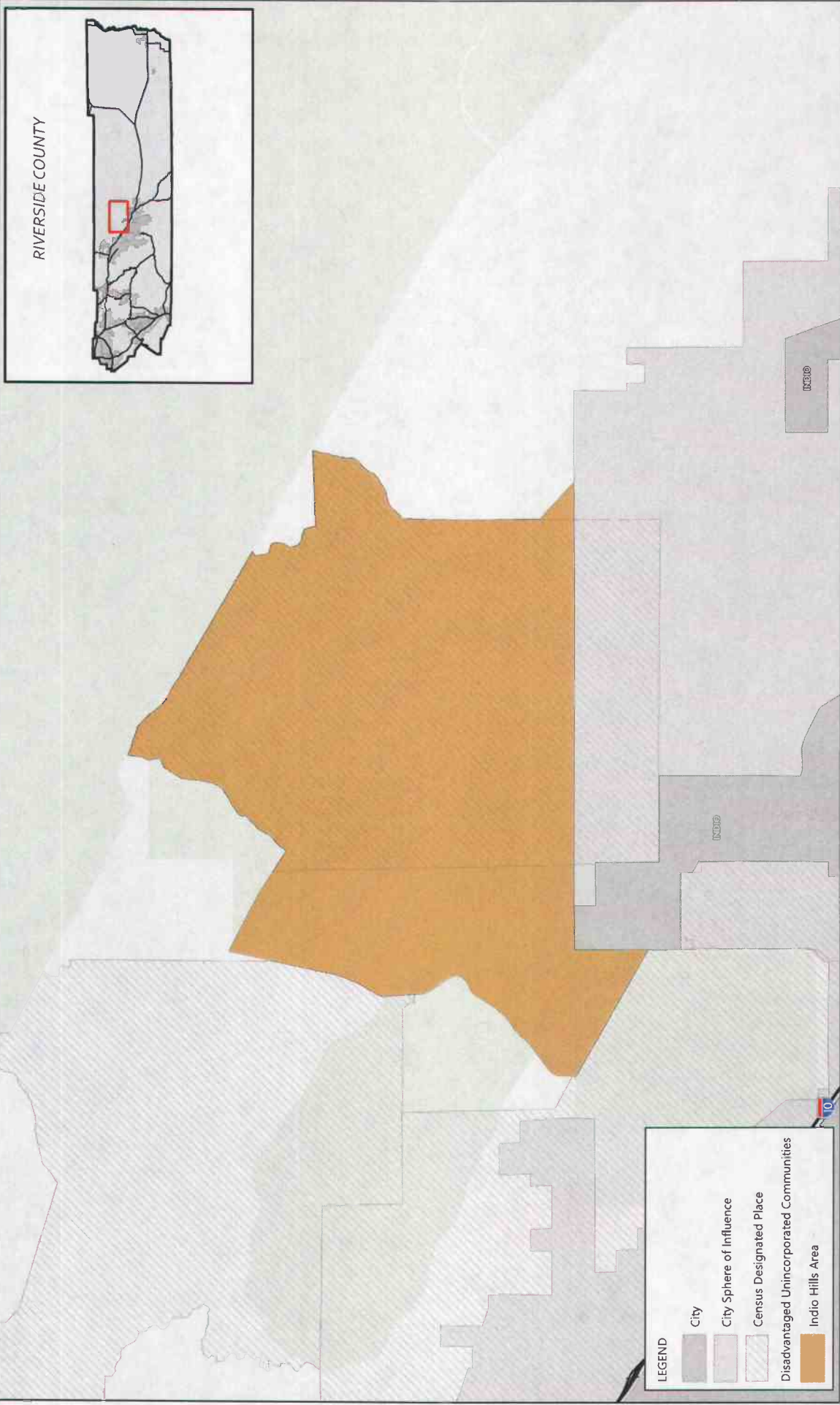
Figure P-4



Michael Baker INTERNATIONAL
 Source: ESRI, Riverside County, United States Census Bureau

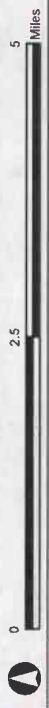


This page intentionally left blank



RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT
DUCs in North Central County

Figure P-5



LEGEND

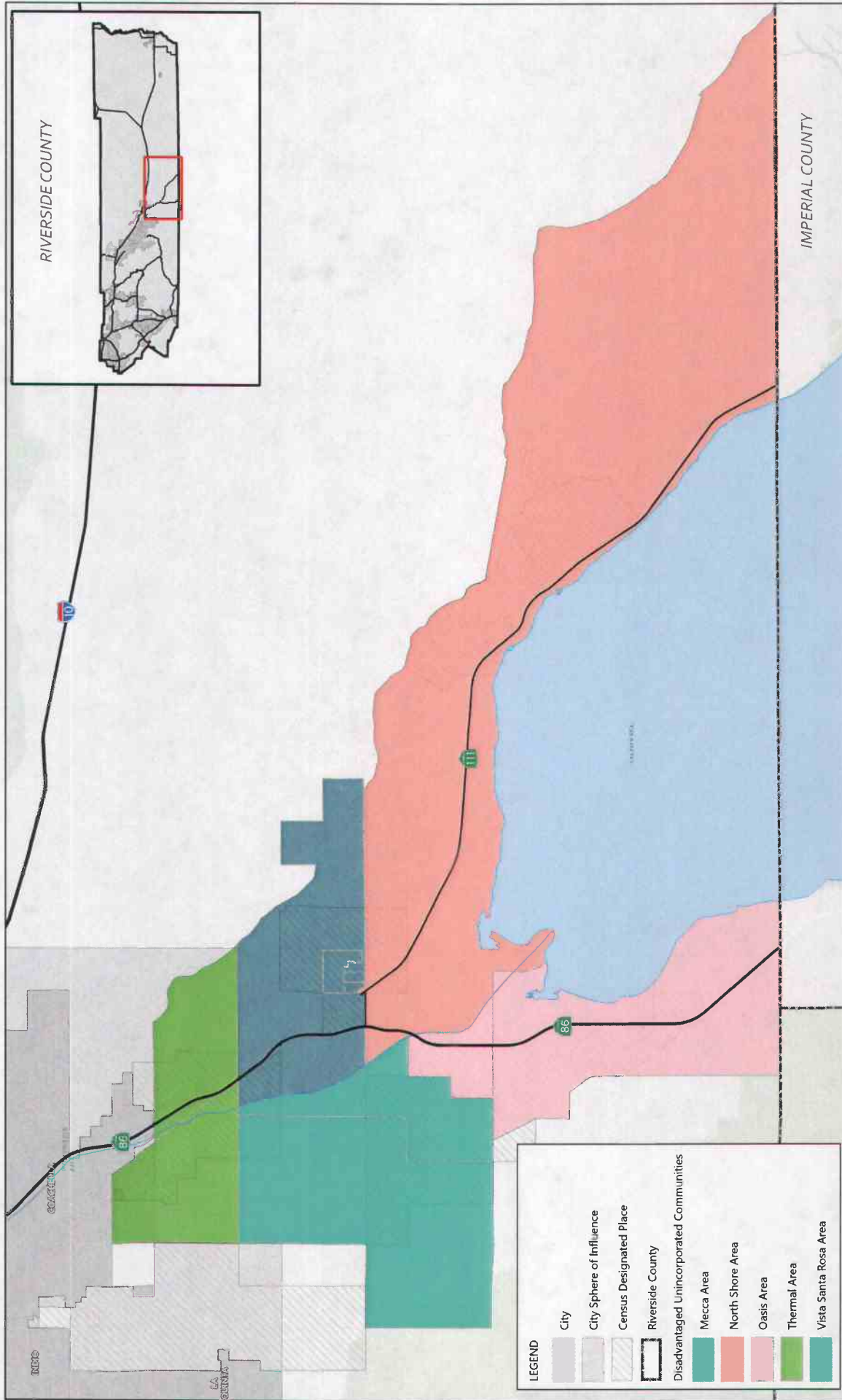
- City
- City Sphere of Influence
- Census Designated Place
- Disadvantaged Unincorporated Communities
- Indio Hills Area

Michael Baker INTERNATIONAL

Source: ESRI, Riverside County, United States Census Bureau



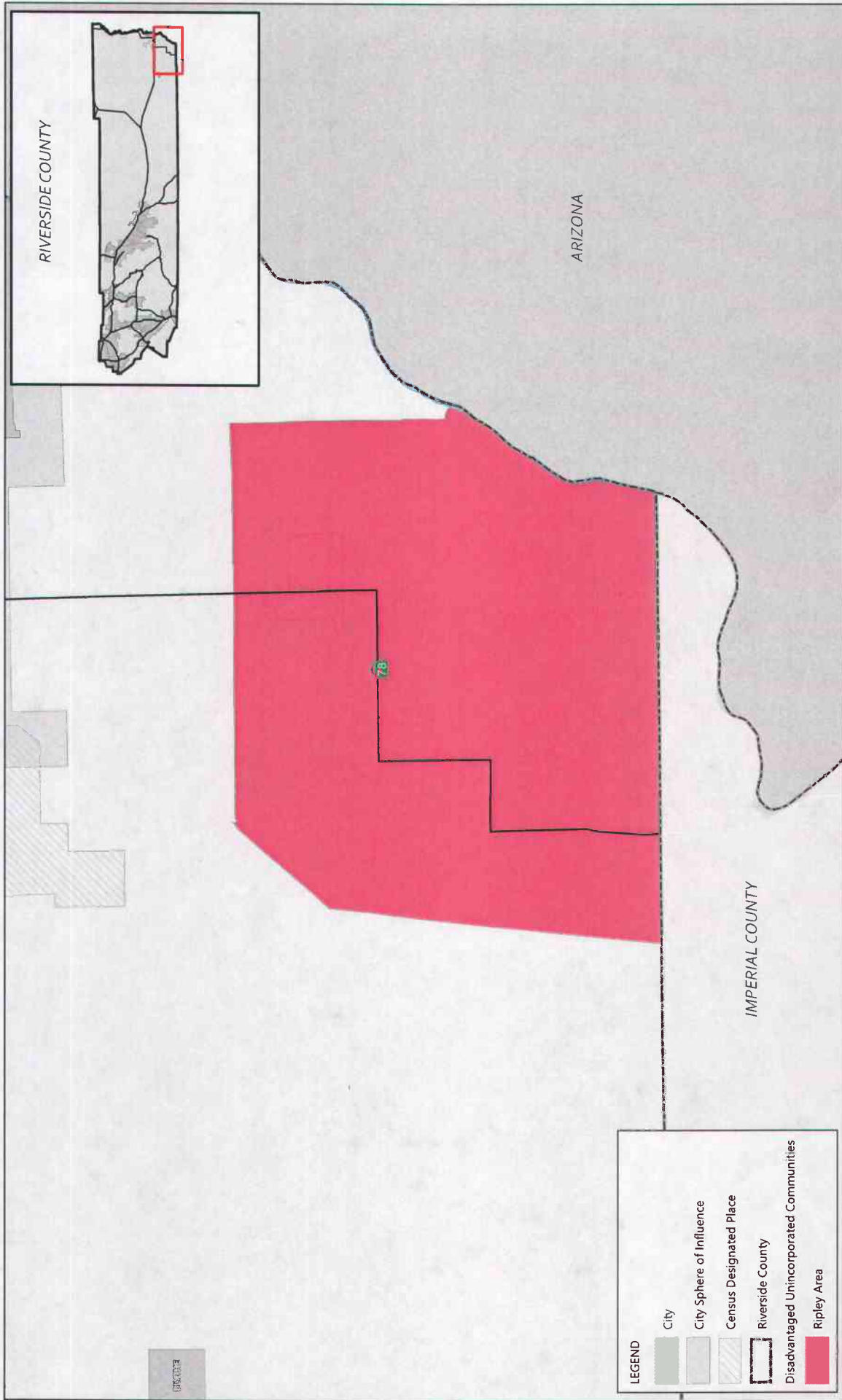
This page intentionally left blank



RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT
DUCs in Southwestern County
Figure P-6

This page intentionally left blank





RIVERSIDE COUNTY 6TH CYCLE HOUSING ELEMENT
DUCs in East County

Figure P-7

LEGEND

- City
- City Sphere of Influence
- Census Designated Place
- Riverside County
- Disadvantaged Unincorporated Communities
- Ripley Area

0 2.5 5 Miles

Michael Baker INTERNATIONAL
 Source: ESRI, Riverside County, United States Census Bureau



This page intentionally left blank



Identified Disadvantaged Unincorporated Communities Service and Infrastructure Needs

This section includes the following information on each underserved DUC:

- A community description—describes the location, size and layout of the residential community.
- Existing conditions--includes the existing infrastructure and services.
- Community deficits--identifies the condition of infrastructure and services that need improvement.

Anza Area DUC

The Anza Area DUC is located in southwestern Riverside County adjacent to State Route (SR) 371 and roughly 5 miles west of the highway's intersection with SR 74. Figure P-3 shows the exact location and boundaries of the Anza DUC. It has an approximate residential population of 2,328.

Services and Infrastructure

Water

The Anza Area DUC is served by a combination of the Anza Mutual Water Company and private wells. The Anza Water Company operates two groundwater wells (Well No. 1 and 2). Groundwater from the wells is extracted from Terwilliger Valley Groundwater Basin, which covers approximately 12.5 square miles underlying the Terwilliger Valley, in the heart of Anza, roughly between the junction of Highways 371 and 74 and the San Diego County Line. Several wells in the basin contain nitrate concentrations of greater than 44 micro-grams per liter (mg/L) and as noted by the Department of Water Resources (DWR), may probably be attributed to chemical fertilizers, animal waste, septic tanks and decomposition of native plants (County of Riverside EIR No. 521, 2015).

Wastewater

Anza Area DUC residents have individual septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.

Stormwater

The Anza Area DUC has limited stormwater drainage infrastructure. The Anza Creek Channel conveys water discharge from flood events for a 4.5-square-mile drainage area and is intended to capture drainage from the mountains and hills north of the Anza Area DUC that can endanger the community. In 1988 the Anza and Wilson Creek Master Drainage Plan was drafted and adopted by the County to address flood control issues with the Terwilliger Basin and proposed necessary flood control infrastructure to curtail the potential for flooding (Edwards, Kenneth, 1988). Of the only portion of infrastructure completed as identified in the Plan was the construction of the Anza Creek Channel, which consists of a concrete-lined trapezoidal flood control channel that receives upstream runoff from Anza Creek at a point of intake beginning at Hwy. 371 (300 feet east of Contreras Road and Hwy 371). The channel extends 0.40 miles in a southeasterly direction in conveying runoff to a point of discharge (terminus point of concrete channel) at approximately 1,300 feet north of Johnson Road. However, other stormwater infrastructures recommended in the 1988 Master Drainage Plan have not been completed to reduce flooding in the community. Anza Mutual Water Company has received six filed complaints since 1984, of flooding issues within the community.



Fire Protection

Fire service is provided to the Anza Area DUC by Riverside County Cal Fire Station 29, Battalion 11. The battalion responded to 722 fire and emergency response incidents in Anza in 2019. The current ISO rating for Anza is 9/9.

Service Deficits

The Anza Area DUC requires improved water supply infrastructure or sources to address water quality contamination from arsenic. The Anza Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The 1988 Drainage Master Plan recommended additional improvements including construction of Creek Channels for Hamilton Creek, Anza Creek, and Wilson Creek at Route 3, and general flood-proofing of new development using flow-through areas between structures.

Cabazon Area DUC

The Cabazon Area DUC is located off Interstate 10 (I-10) roughly 6 miles east of Banning, as shown in Figure P-4. The DUC has an approximate residential population of 2,864.

Services and Infrastructure

Water

Water service to the Cabazon Area DUC is provided by the Cabazon Water District. The District obtains its water supply from four (4) wells, Well No. 01, Well No. 02, Well No. 04, and Well No. 05 (Cabazon Water District, 2020). It is anticipated that there is adequate water supply for the area currently. Additional supply would need to be secured through Will Serve Letters or Water Supply Assessments (WSA) to accommodate anticipated growth.

Wastewater

As noted in the San Geronio Integrated Regional Water Management Plan (SGIRWMP, May 2018), there are no municipal sewers in Cabazon and all wastewater is treated onsite by individual septic systems. As further noted in the IRWMP, Draft Wastewater Facilities Master Plan (2008) was prepared for constructing a wastewater treatment plant (WWTP) and sewer system in the Cabazon area at buildout. The master plan recommended a phased installation of sewers, force mains, pump stations, and treatment facilities. Assuming an ultimate buildout of 12,600 equivalent dwelling units (EDU) and a wastewater generation rate of 250 gpd per EDU, the master plan recommended an ultimate treatment plant capacity of 3.15 mgd (average daily flow). However, these facilities as recommended in the master plan have not yet been implemented. As of current, any new residential development within the DUC requiring septic system installation, would require administrative approval through the County of Riverside Department of Environmental Health.

Stormwater

The Cabazon Area DUC has limited stormwater drainage infrastructure; the Riverside Flood Control District has constructed the RCFC Line Facility-Cabazon Channel. However, other stormwater infrastructure is necessary. The Cabazon Water District has received ten complaints of flooding within the community.



Fire Protection

Fire service is provided to the Cabazon Area DUC by Riverside County Cal Fire Station 24, Battalion 3. The battalion responded to 926 fire and emergency response incidents in Cabazon in 2019. The current ISO rating for the community is 4/9.

Service Deficits

The Cabazon Area DUC will require additional water supply to meet anticipated future growth. The DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community. The Garnet Wash Drainage Plan recommended the construction of an improved channel along the main branch of Garnet wash and the improved tributary, Devil's Garden channel. The Cabazon Area DUC will eventually require wastewater treatment infrastructure to be constructed and to serve the community per proposed recommendations as described in the Draft Wastewater Facilities Master Plan (2008).

El Cariso Area DUC

The El Cariso Area DUC is located on the southwestern edge of Riverside County off of SR 74 roughly 10 miles west of Lake Elsinore, as shown in Figure P-2. The DUC has an approximate residential population of 4,431.

Services and Infrastructure

Water

The Elsinore Valley Municipal Water District (EVMWD) serves the El Cariso Area DUC. As shown in Figure ES-1 of the 2016 *Water System Master Plan*, potable water is pumped upward in elevation from the Elsinore Valley via the Tomlin 1 and 2 and Los Pinos 1 pump stations in order to supply water to residences within the DUC.

Wastewater

As indicated in Figure 5.1 of the Elsinore Valley Municipal Water District's *Sewer System Management Plan*, the DUC is not connected to sewer services. All development within the DUC is connected to individual on-site septic systems. Future development within the DUC would require administrative approval by the County of Riverside Department of Environmental Health for installation of new septic systems.

Stormwater

No known stormwater infrastructure improvements have been built for the El Cariso Area DUC. The El Cariso Area DUC is in a floodplain along Highway 74 and is in an "unmapped flood hazard area" with potential for flooding.

Fire Protection

Fire service is provided to the El Cariso Area DUC by Riverside County Cal Fire Station 51, Battalion 2. According to the County of Riverside 2019 Annual Report, the battalion responded to 233 fire and emergency response incidents in the community in 2019 (RCFD, 2019). The current ISO rating for El Cariso is 4/9.



Service Deficits

The majority of the El Cariso Area DUC is on inclined slope containing unpaved roads susceptible to erosion and may require additional stormwater drainage and roadway improvements infrastructure (i.e., paving, curb and gutter, storm drainpipes) to reduce flooding and erosion in the community.

Green Acres Area DUC

The Green Acres Area DUC is located near the intersection of State Routes 74 and 79 adjacent to Hemet to the east, as shown in Figure P-2. The DUC has an approximate residential population of 11,383.

Services and Infrastructure

Water

The Green Acres Area DUC is provided water service by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. However, the Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply.

Wastewater

Wastewater services for the Green Acres Area DUC is provided by the Eastern Municipal Water District (EMWD). EMWD provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipelines¹.

Stormwater

No stormwater infrastructure improvements have been built for the Green Acres Area DUC although stormwater infrastructure is called for in the Green Acres Master Drainage Plan (RCFC&WCD, 1981). The District has received 13 complaints between 1984 and 2010 of flooding.

Fire Protection

Fire service is provided to the Green Acres Area DUC by Riverside County Cal Fire Station 54, Battalion 13, and is considered part of Homeland for fire service purposes. The battalion responded to 1.601 fire and emergency response incidents in Homeland and Green Acres in 2019. The current ISO rating for Green Acres is 4/9.

Service Deficits

The Green Acres Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Green Acres Master Drainage Plan recommends construction of two new dams, improved outlet channels and culverts from the dam, and drainage channels from smaller watersheds away from the community.



Homeland Area DUC

Located off SR 74 between Hemet and Romoland as shown in Figure P-2, the Homeland Area DUC has an approximate residential population of 1,995.

Services and Infrastructure

Water

The Homeland Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply, however.

Wastewater

Wastewater services in the Homeland Area DUC are provided by the Eastern Municipal Water District. Four operational regional water reclamation facilities are located throughout the district. EMWD provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipelines.

Stormwater

As identified and recommended in the Homeland Master Drainage Plan (RCFCWCD, 1982) one stormwater infrastructure improvement, known as Line 2, was constructed and completed in 2012. The underground storm drain conveys stormwater runoff westerly along Wakefield Avenue for approximately 750 feet from the intersection of Ritter Avenue to the intersection of Guthridge Lane where it discharges into a retention basin at the southern terminus of Guthridge Lane.

Fire Protection

Fire service is provided to the Homeland Area DUC by Riverside County Cal Fire Station 54, Battalion 13. The battalion responded to 1,601 fire and emergency response incidents in Homeland and Green Acres in 2019. The current ISO rating for Homeland is 4/9.

Service Deficits

The Homeland Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Homeland Master Drainage Plan recommends the construction of additional open channels, underground storm drains, and additional detention basins.

Indio Hills Area DUC

The Indio Hills Area DUC is located roughly 10 miles north of Indio, as shown in Figure P-5. This community has an approximate residential population of 1,283.



Services and Infrastructure

Water

As indicated in the CVWD Domestic Water Boundaries map, the majority of the Indio Hills Area DUC is served by the Coachella Valley Water District. The remainder of the DUC is served by the Indio Water Authority for water supply. No shortages of water or issues with water quality are foreseen from either service provider.

Wastewater

Although Indio Hills Area DUC is located within the CVWD's *Sanitation Boundaries* map, the entire DUC does not currently have sewer service (D. McGee, CVWD, personal communication, September 16, 2021). Current residents in the DUC are on individual on-site septic systems, for which approval of any future additional septic systems would be administered through the County of Riverside Department of Environmental Health.

Stormwater

No known stormwater infrastructure improvements have been built for the Indio Hills Area DUC. In addition, there are ongoing flooding issues in the vicinity. Sources of flooding generally come from upstream sources within the Little San Bernardino Mountains (i.e., Pushwalla Canyon and Fan Hill Canyon).

Fire Protection

Fire service is provided to the Indio Hills Area DUC by Riverside County Cal Fire Station 86, Battalion 7, located in Indio. The battalion responded to 1,283 fire and emergency response incidents in Indio and Indio Hills in 2019.

Service Deficits

The Indio Hills Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community and to prevent flash flooding from upstream sources (i.e., Pushwalla Canyon, Fan Hill Canyon).

Juniper Springs Area DUC

The Juniper Springs Area DUC is located roughly equidistant from Hemet to its east and Perris to its west. It is roughly 10 miles north of SR 74, as shown in Figure P-2. The community has an approximate residential population of 949.

Services and Infrastructure

Water

The Juniper Springs Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply.

County of Riverside General Plan

Disadvantaged Unincorporated Communities SB244



Wastewater

Although the DUC is located within Eastern Municipal Water District's wastewater service area, the entire DUC does not currently have sewer service (E. Varra, EMWD, personal communication, September 16, 2021). Current residents in the DUC are on individual on-site septic systems, for which approval of any future additional septic systems would be administered through the County of Riverside Department of Environmental Health.

Stormwater

No stormwater infrastructure improvements have been built for the Juniper Springs Area DUC and stormwater infrastructure is called for in the Homeland Master Drainage Plan.

Fire Protection

Fire service is provided to the Juniper Springs Area DUC by Riverside County Cal Fire Station 54, Battalion 13. The battalion responded to 1,601 fire and emergency response incidents in the community in 2019. The current ISO rating for El Cariso is 4/9.

Service Deficits

The Juniper Springs Area DUC would additional stormwater drainage infrastructure to reduce flooding in the community.

Meadowbrook Area DUC

The Meadowbrook Area DUC is located off adjacent to SR 74 on the northwestern edge of Lake Elsinore, as shown in Figure P-2. The DUC has an approximate residential population of 16,648.

Services and Infrastructure

Water

The Elsinore Valley Municipal Water District provides water to the Meadowbrook Area DUC. The district anticipates construction of new infrastructure and increased groundwater storage to meet increased needs in the coming years. The planned projects, through either a Will Serve Letter or Water Supply Assessment (WSA), would ensure that the district can meet the needs of the Meadowbrook Area DUC.

Wastewater

According to the EVMWD Sewer System Management Plan (Figure 5.2), sewer services do not extent into the DUC. However, the Plan does identify for the installation of two (2) 10-inch sewer lines to be installed within the DUC that would be developer driven (refer to Figure 9.1 of EMWD Sewer System Management Plan). Until this occurs, future development of residences within the DUC would require administrative approval by the County of Riverside Department of Environmental Health for installation of new septic systems.

Stormwater

No known stormwater infrastructure improvements have been built for the Meadowbrook Area DUC.



Fire Protection

Fire service is provided to the Meadowbrook Area DUC by Riverside County Cal Fire Station 10, Battalion 2. The battalion responded to 1,211 fire and emergency response incidents in Meadowbrook and Lake Elsinore in 2019.

Service Deficits

The Meadowbrook Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community.

Mecca Area DUC

The Mecca Area DUC is located on SR 111 roughly 3.75 miles north west of the Salton Sea, as shown in Figure P-6. The DUC has an approximate residential population of 6,635.

Services and Infrastructure

Water

The Mecca Area DUC is served by the Coachella Valley Water District in the Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. However, a few pockets of mobile homes are dependent on private on-site drinking water wells. These wells are most likely contaminated by arsenic or from other pollutants.

Wastewater

The Thermal Wastewater Treatment Plant is located approximately 3 miles northwest of the DUC and is operated by the Coachella Valley Water District that serves portions of the Mecca Area DUC. Certain residences (i.e., trailer parks) are also on individual or small shared septic systems, and there are currently no issues known.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of infrastructure for stormwater are in place to protect the Mecca Area DUC, and nearby North Shore, from regional and local flood events, however this infrastructure is not adequate to handle larger storm related events (100-year). Local stormwater originates from the areas that lie between the Coachella Canal and the Coachella Valley Stormwater Channel/Salton Sea. Numerous unimproved agricultural channels exist in the Mecca area. These channels have very limited flow capacities and do not provide flood protection. Additionally, undersized culverts cross the Union Pacific Railroad and State Route 111. During large storm events, these undersized culverts cause stormwater to back up and inundate the southwest portion of the Mecca area near Lincoln Street/Hammond Road and Fourth Street.

Fire Protection

Fire service is provided to the Mecca Area DUC by Riverside County Cal Fire Station 40, Battalion 6. The battalion responded to 1,141 fire and emergency response incidents in the community in 2019. The current ISO rating for Mecca is 4/9.



Service Deficits

The Mecca Area DUC requires either new wells for homes that Coachella Valley Water District does not serve, or development of new connection infrastructure to the district's water supply allocation in order to address water quality contamination from arsenic. The Mecca Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountains and a series of stormwater channels across the valley to divert and control alluvial fan flows.

North Shore Area DUC

The North Shore Area DUC is located surrounding SR 111 adjacent to the Salton Sea, as shown in Figure P-6. The DUC has an approximate residential population of 1,215. The DUC is located along the Salton Sea's northern shoreline.

Services and Infrastructure

Water

Approximately half of the North Shore Area DUC is served by the Coachella Valley Water District Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. The remainder of residences in the North Shore Area DUC likely rely on private drinking water wells. Wells in this area often are contaminated by arsenic at higher levels than the threshold established by the US Environmental Protection Agency.

Wastewater

The Coachella Valley Water District provides sewer service infrastructure into the North Shore DUC. Wastewater is conveyed via an existing sewer line to the Water Reclamation Plant 2 (WRP 2) situated on the east side of Highway 111 and the Southern Pacific Railroad at Desert Beach Drive. WRP 2 serves housing in the North Shore community with two types of treatment facilities: an activated sludge treatment plant capable of providing secondary treatment of up to 180,000 gpd and an oxidation treatment basin with a design capacity of 33,000 gpd.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of infrastructure for stormwater are in place to protect the North Shore Area DUC, and nearby Mecca, from regional and local flood events, but that this infrastructure is not adequate. The flood risk to the North Shore Area DUC is from both local and regional stormwater runoff. As described in the County's Environmental Impact Report No. 521, the North Shore Area DUC has environmental constraints related to the Salton Sea's decreased water level, increased salinity level, and exposed water bed, which has created economic, environmental, and public health air quality issues for the community as well as the surrounding desert communities.

Fire Protection

Fire service is provided to the North Shore Area DUC by Riverside County Cal Fire Station 41, Battalion 6. The battalion responded to 244 fire and emergency response incidents in North Shore in 2019.



Service Deficits

The North Shore Area DUC requires either new wells for homes that Coachella Valley Water District does not serve or development of new connection infrastructure to the district's water supply in order to address water quality contamination from arsenic. The North Shore Area DUC also requires additional stormwater drainage infrastructure to reduce flooding in the community received from upstream sources (i.e., Mecca Hills). The 2015 Eastern Coachella Valley Stormwater Master Plan provided recommendations for the construction of open flood control channels to convey runoff away from existing community residences within the DUC. This includes an open flood control channel to capture upstream runoff (from Mecca Hills) received from a canal siphon under crossing along the Coachella Valley Aqueduct. This channel would divert runoff away from existing residences and would be conveyed to a point of discharge at the Salton Sea. Currently, these improvements have yet to be developed.

Oasis Area DUC

The Oasis Area DUC is a community located along the northwest edge of the Salton Sea. As shown in Figure P-6, the analyzed DUC is just south of Avenue 66 and west of SR 86. The DUC has an approximate residential population of 207.

Services and Infrastructure

Water

The Oasis Area DUC is within the Coachella Valley Water District Thermal-Oasis Community Council Area. No shortages of water or issues with water quality are foreseen. However, pockets of mobile homes in the area depend on on-site private water wells contaminated by arsenic.

Wastewater

A wastewater treatment plant and connections were recently completed and are operated by the Coachella Valley Water District that serves the Oasis Area DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known.

Stormwater

The 2015 Eastern Coachella Valley Stormwater Master Plan indicates that the Oasis Area DUC is vulnerable to local and regional flooding. The community is protected by dikes that are levees accredited by the Federal Emergency Management Agency (FEMA). Accumulated floodwater stored behind the dikes is released to the Coachella Valley Stormwater Channel. Additionally, Lake Cahuilla provides some protection since it captures storm waters exiting out from the Santa Rosa Mountains to the west (i.e., Toro Canyon, Martinez Canyon, Sheep Canyon). However, alluvial fan flooding from the Santa Rosa Mountains remains a major flood risk to the Oasis/Valley Floor Region and additional stormwater infrastructure would serve the community.

Fire Protection

Fire service is provided to the Oasis Area DUC by Riverside County Cal Fire Station 39, Battalion 6, located in Thermal. The battalion responded to 284 fire and emergency response incidents in 2019.



Service Deficits

The Oasis Area DUC requires either new wells for homes that Coachella Valley Water District does not serve or development of new connection infrastructure to the district's supply in order to address water quality contamination from arsenic. The Oasis Area DUC also requires additional stormwater drainage infrastructure (open channels and training levees) to reduce flooding in the community.

Route 3 and Vista Area DUC

The Route 3 and Vista Area DUC is located adjacent to the southern edge of Hemet, as shown in Figure P-2. The DUC has an approximate residential population of 625 .

Services and Infrastructure Water

The Route 3 and Vista Area DUC is served by the Eastern Municipal Water District. Through a combination of local supply and imported water sources, projected water needs are expected to be met in normal, single dry, and multiple dry years. There are no water quality issues that cannot be mitigated, although increased salinity in imported water may impact future water supply. The Eastern Municipal Water District does not anticipate a significant risk to the availability of the water supply.

Wastewater

The Eastern Municipal Water District is responsible for all wastewater collection and treatment for the DUC at Route 3 and Vista. The district has four operational regional water reclamation facilities located throughout its service area. The nearest facility is the San Jacinto Valley Regional Water Reclamation Facility located approximately 8.5 miles northwest of the DUC.

Stormwater

According to Riverside County Flood Control Area Drainage Plan map, the DUC is located within the Salt Creek Area Drainage Plan (, which includes a fixed set of development impact fees for the South Hemet and Winchester/Hemet regions. The fees acquired from future development would fund flood control improvements for the Salt Creek Channel and for the South Heme and Winchester/Hemet regions. .

Fire Protection

Fire service is provided to the Route 3 and Vista Area DUC by Cal Fire.

Service Deficits

Future development within the Route 3 and Vista Area DUC may require additional stormwater drainage infrastructure to reduce flooding in the community. Any future development would be required to pay development impact fees as prescribed in the Salt Creek Area Drainage Plan and would be subject to review by RCFCWD in order to determine if additional flood control infrastructure would be necessary for the DUC.

Thermal Area DUC

The Thermal Area DUC is located along SR 111 south of Coachella, as shown in Figure P-6. The DUC has an approximate residential population of 599.



Services and Infrastructure

Water

The Thermal Area DUC is served by the Coachella Valley Water District Thermal-Oasis Community Council Area. However, pockets of mobile homes are dependent on individual on-site drinking water wells that are contaminated by arsenic. In 2020, the Coachella Valley Water District recently completed the Thermal Mutual Water Consolidation project, which transitions 38 residential properties from a 50-year-old failing well to the CVWD system. The Thermal Mutual project is part of three projects funded by grant money from the California State Water Resources Control Board (SWRCB) as part of the Safe and Affordable Funding for Equity and Resiliency (SAFER) Drinking Water Program. The funding also provided improvements at Westside Elementary School and Oasis Garden Mobile Home Park in Thermal.

Wastewater

A wastewater plant and connections are operated by the Coachella Valley Water District that serves portions of the Thermal Area DUC. The wastewater treatment plant serving Thermal Area DUC is the Coachella Valley Water District's Wastewater Reclamation Plant No. 1, 2 and 4 located approximately 3 miles southeast of the DUC.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that several pieces of stormwater infrastructure should be built to protect the Thermal Area DUC from regional and local flood events. County staff confirms that none of these infrastructure upgrades have yet been completed.

Fire Protection

Fire service is provided to the Thermal Area DUC by Riverside County Cal Fire Station 39, Battalion 6. The battalion responded to 284 fire and emergency response incidents in 2019.

Service Deficits

Thermal requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountain and a series of stormwater channels across the valley (including within the DUC) to divert and control alluvial fan flows.

Vista Santa Rosa Area DUC

The Vista Santa Rosa Area DUC is a community located several miles northwest of the Salton Sea. As shown in Figure P-6, the analyzed DUC is north of Avenue 66 and west of SR 86. The DUC has an approximate residential population of 741.

Services and Infrastructure

Water

The Vista Santa Rosa Area DUC is in the Coachella Valley Water District Vista Santa Rosa Community Council Area. No shortages of water or issues with water quality are foreseen in the Coachella Valley Water District.

County of Riverside General Plan

Disadvantaged Unincorporated Communities SB244



Wastewater

A wastewater plant and connections are operated by the Coachella Valley Water District that serves portions of the Vista Santa Rosa DUC. The wastewater treatment plant serving Vista Santa Rosa Area DUC is the Coachella Valley Water District's Wastewater Reclamation Plant No. 1, 2 and 4 located approximately 6 miles southeast of the DUC. Certain residences may be on individual or small shared septic systems, and there are currently no issues known.

Stormwater

The Eastern Coachella Valley Stormwater Master Plan indicates that the Oasis Valley floor, which includes the community of the Vista Santa Rosa Area DUC, is vulnerable to local and regional flooding. The community is protected by dikes that are FEMA-accredited levees. Accumulated floodwater stored behind the dikes is released to the Coachella Valley Stormwater Channel. However, no local infrastructure for the Vista Santa Rosa Area DUC, as recommended in the master plan, has been built. Alluvial fan flooding from the Santa Rosa Mountains remains a major flood risk to the Oasis/Valley Floor Region.

Fire Protection

Fire service is provided to the Vista Santa Rosa Area DUC by Riverside County Cal Fire Station 39, Battalion 6. The battalion responded to 284 fire and emergency response incidents in 2019.

Service Deficits

The Vista Santa Rosa Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Eastern Coachella Valley Stormwater Master Plan recommends construction of training levees and debris basins to capture and desilt stormwater flows from the Santa Rosa Mountains and a series of stormwater channels across the valley to divert and control alluvial fan flows.

Whitewater Area DUC

The Whitewater Area DUC is located off I-10 roughly 3 miles east of Palm Springs, as shown in Figure P-4. The DUC has an approximate residential population of 895.

Services and Infrastructure

Water

Most of the Whitewater Area DUC is served by the Mission Springs Water District. The DUC is also partially served by the San Geronio Pass Water District.

Wastewater

Whitewater Area DUC residents have individual on-site septic systems, for which approval is administered through the County of Riverside Department of Environmental Health.



Stormwater

The Garnet Wash Drainage Plan indicates that several pieces of infrastructure for stormwater should be built to protect the Whitewater Area DUC from regional and local flood events. County staff confirms that none of these infrastructure upgrades have yet been completed.

Fire Protection

Fire service is provided to the Whitewater Area DUC by Riverside County Cal Fire Station 36, Battalion 10. The battalion responded to 761 fire and emergency response incidents in 2019.

Service Deficits

The Whitewater Area DUC requires additional stormwater drainage infrastructure to reduce flooding in the community. The Garnet Wash Drainage Plan recommended the construction of an improved channel along the main branch of Garnet wash and an improved tributary known as Devil's Garden channel.

Ripley DUC

The Ripley Area DUC is located within the Palo Verde Valley Area Plan at approximately 5.5 miles south of Interstate 10 and approximately 6.3 miles southwest of Blythe, as shown in Figure P-7. The DUC has an approximate residential population of 281.

Services and Infrastructure

Water

Ripley Area DUC is served by Palo Verde Irrigation District. The District occupies about 189 square miles of territory in Riverside and Imperial Counties and contains approximately 131,298 acres. The District canal system consists of approximately 244.23 miles of main and lateral canals with capacities from 2,100 cubic feet per second, at the upper or north end of the District, down to 25 cubic feet per second in various small laterals throughout the Valley.

Wastewater

Riverside County Service Area 62 (CSA 62) provides sewage services to the community of Ripley Wastewater Treatment Plant (WWTP) located at 25871 Neighbors Boulevard (State Route 78), situated at the southern edge of the community. The WWTP provides sewage services to approximately 500 residents with approximately 150 service connections. The WWTP has a design treatment and disposal capacity of 150,000 gallons per day (gpd), but current flows average approximately 35,000 gpd.

Stormwater

Ripley DUC is located within the Palo Verde Valley, which is an ancient floodplain of the Colorado River. The valley was regularly inundated until the construction of dams upstream. Dam inundation is an unlikely but real threat. Failure of an upstream dam could result in significant hazard to life and property. The Colorado River flooded in 1983, and today the 100- year flood plain spans most of the extensive area between the Colorado River and the Palo Verde Valley Mesa. According to the Riverside County Flood Control Area Drainage Plan Map, the DUC is not located within or near to any Master or Area Drainage Plan as none exist in the Palo Verde Valley.



Fire Protection

Fire service is provided to the Ripley Area DUC by Riverside County Cal Fire Station 44, Battalion 8. The battalion responded to 117 fire and emergency response incidents in 2019.

Service Deficits

The DUC will require stormwater drainage infrastructure to reduce the potential for flooding in the community.

Providing New Infrastructure and Services Strategy

This section recommends a number of financing mechanisms and funding sources that may be helpful to further the development of adequately served DUCs.

In general, Riverside County underserved DUCs lack certain community infrastructure, especially stormwater drainage systems. Even 10-year flood conditions can cause flooding, resulting in damage to property and infrastructure and occasionally endangering lives. Storm drainage plans, many of which were completed decades ago, provide guidance on infrastructure improvements to address flooding issues. These plans should be updated and capital improvement plans established to complete the infrastructure improvements within a reasonable time.

Water quality in certain areas of Riverside County is also a concern. Arsenic, a naturally occurring substance, is a frequent occurrence in groundwater and in high enough concentrations poses a health risk. This is most often an issue for privately owned wells on individual properties, where water quality standards and monitoring may not occur with as much frequency. Infrastructure improvements and other strategies to address these issues will improve conditions in the underserved DUCs over the long term.

Potential Funding and Financing Mechanisms

The following are potential funding and financing mechanisms the County may pursue to address the infrastructure and service deficiencies in the 18 underserved DUCs. Principal funding sources for local government infrastructure usually include taxes, benefit assessments, bonds, and exactions (including impact fees). While increased user rates could be used to make incremental system improvements, grants are often used to reduce the cost burden for rate payers.

Funding Options for Existing Deficiencies

- User rate increases—no financing
- User rate increases—with loans
- Revenue bonds
- Tax allocation bonds
- Certificates of participation
- General obligation bonds
- Infrastructure Financing District



- Mello-Roos Community Facilities District
- Assessment District

Funding Options for Expansion of Facilities for New Development

- Mello-Roos Community Facilities District
- Infrastructure Financing District
- Assessment District
- Developer-assisted extensions

In addition to the principal infrastructure funding mechanisms, there are state and federal funding opportunities for both infrastructure planning and implementation. Table P-3 describes potential loans and grants to fund infrastructure improvements.

County of Riverside General Plan

Disadvantaged Unincorporated Communities SB244



Table P-3: Potential Funding Sources for Extension and Improving and Remaining/ Available

Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
United States Housing and Urban Development Department (HUD)	Community Development Block Grants (CDBG) (1974) (grants)	Grants of various sizes, generally \$250,000 to \$100 million, for the construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works.	Annually.	Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.
California Financing Coordinating Committee (CFCC) (http://www.cfc.ca.gov/)	Made up of six funding agencies: four state and two federal (1998)	CFCC member agencies facilitate and expedite the completion of various types of infrastructure projects by helping customers combine the resources of several agencies. Project information is shared between members so additional resources can be identified.	CFCC member agencies conduct free funding fairs statewide each year to educate the public and potential customers about the different member agencies and the financial and technical resources available.	
State Water Resources Control Board (SWRCB)	For all programs listed here which are administered by the SWRCB, the first step is to fill out this application: Financial Assistance Application Submittal Tool (FAAST), located at https://faast.waterboards.ca.gov/ . For information and assistance, call Lance Reese, Loans and Grants Administration Section Chief, Division of Financial Assistance, SWRCB: 916-449-5625. Safe Drinking Water State Revolving Fund (SDWSRF) (1996) (grants and loans)	Generally \$100–\$150 million: Low-interest loans and some grants to support water systems with technical, managerial, and financial development and infrastructure improvements. \$7.545 billion for water projects including surface and groundwater storage, ecosystem and watershed protection and restoration, and drinking water protection	\$130–\$150 million (revolving funds) (annually). \$7.545 billion. Project selection anticipated in 2016.	<ul style="list-style-type: none"> 20 to 30 percent of annual federal contribution can be used for grants. The remainder must be committed to loans. Funds can be used only for capital costs. Cannot be used for operation and maintenance Only loans (not grants) for privately owned water systems. Some funds available for feasibility and planning studies for eligible projects/systems. Can only be used for public water systems (not domestic wells or state small systems) Eligible applicants: Public agencies, nonprofit organizations, public utilities, federally recognized Indian tribes, state Indian tribes listed on Native



RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency (State Water Board) 2	Program (year passed or created) Prop. 1 funds are administered by multiple agencies. For more information: http://bondaccountability.resources.ca.gov/Guidelines.aspx?PropositionPK=48	Funding Provided (Storm Water Program is \$200 million; Groundwater Program is \$800 million).	Funding Remaining/ Available	Limitations/Barriers on Use of Funds American Heritage Commission's California Tribal Consultation List, and mutual water companies. State Water Board Guideline Adoption Hearings - • Prop 1, SWGP Guidelines adoption hearings - tentatively December 2015/January 2016 • Storm Water Resource Plan Guidelines -- Tuesday, December 1, 2015 Eligible uses: Stormwater treatment and diversion, sediment and erosion control, stream restoration, land acquisition. Drinking water treatment generally not eligible except under certain expanded use scenarios. Capital cost only. Operation and maintenance is not eligible. Funding can go to local government or nongovernmental organization. Must demonstrate financial hardship. Can only provide alternate water supply. No operation and maintenance costs. Program not currently active due to staff resource limitations.
Clean Water State Revolving Fund (Expanded Use Program) (CWSRF) (1987) (loans)	\$200-\$300 million per year. Water quality protection projects, wastewater treatment, nonpoint source contamination control, and watershed management.	\$50 million per agency per year. can be waived.		
Small Community Groundwater Grants (Prop. 40) (2004, amended 2007) (grants)	\$9.5 million. Assist small disadvantaged communities (less than 20,000 people) with projects where the existing groundwater supply exceeds maximum contaminant levels, particularly for arsenic or nitrate.	\$1.4 million remaining - \$300,000 available to encumber, \$1.1 million available to appropriate.		
Small Community Wastewater Grant (SCWG) Program	The SCWG Program was most recently funded in 2002 (by Propositions 40 and 50), and provided grants to small (i.e., with a population of 20,000 persons, or less) disadvantaged (i.e., annual median household income [MHI] is 80 percent or less of the statewide MHI) communities for planning, design, and construction of publicly owned wastewater treatment and collection facilities.	All available SCWG funds were committed to projects several years ago; however, some of the funds previously committed to projects have gone unused for various reasons. These "residual bond funds" have been disencumbered, and can be used to fund new projects.		
Nonpoint Source (NPS) Grant Program - Clean Water Act §319(h) and Timber Regulation and Forest Restoration Fund For more information: http://www.waterboards.ca.gov/water_issues/programs/mps/solicitation_notice.shtml	Funding range per project for CWA 319(h) is \$250,000-\$800,000. Projects are implementation actions to restore impaired surface waters and groundwater by controlling NPS pollution. Funding range per project for Timber Fund Projects is \$250,000-\$1,000,000. Projects are implementation actions to improve water quality on forest lands in	No additional specifics available.		

2 On July 1, 2014, California's Drinking Water Program's existing programs were transferred from California Department of Public Health to the State Water Resources Control Board.



County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency	Program (year passed or created)	Funding Provided with State Responsibility Area. Projects that involve disadvantaged communities may be eligible for a waiver or reduction of matching funds.	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	State Water Quality Control Fund: Cleanup and Abatement Account (2009)	Was \$10 million in 2012 (varies annually): Projects to (a) clean up waste or abate its effects on waters of the state, when there is no viable responsible party, or (b) address a significant unforeseen water pollution problem (regional water boards only). Funds can be allocated to public agencies, specified tribal governments, and not-for-profit organizations that serve disadvantaged communities.	\$10 million is most recent available figure, but varies.	Eligible uses: Emergency cleanup projects; projects to clean up waste or abate its effects on waters of the state; regional water board projects to address a significant unforeseen water pollution problem. Recipient must have authority to clean up waste. Under certain circumstances this fund has been used to provide drinking water operation and maintenance for limited durations.
	Agricultural Drainage Loan Program (created by the Water Conservation and Water Quality Bond Act of 1986)	\$6.66 million. Loan repayments are for a period of up to 20 years.	Accepting applications.	To address treatment, storage, conveyance, or disposal of agricultural drainage water that threatens waters of the state.
	Agricultural Drainage Management Loan Program (created by Proposition 204 and distributed through the Agricultural Drainage Management Subaccount)	\$10.44 million for loans. (All grants have been disbursed.)	Accepting applications.	Funding for Drainage Water Management Units (land and facilities for the treatment, storage, conveyance, reduction, or disposal of agricultural drainage water that, if discharged untreated, would pollute or threaten to pollute the waters of the state.)
	Water Recycling Funding Program (2008) (grants) For more information: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/water_recycling/index.shtml	\$5 million for construction. Check here: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/water_recycling/index.shtml	\$0, fully committed.	<ul style="list-style-type: none"> Provide for treatment and delivery of municipal wastewater to users that replace the use of local water supply with recycled water. Provide treatment and reuse of groundwater contaminated due to human activity, and provide local water supply benefits. Provide for the treatment and disposal of municipal wastewater to meet waste discharge requirements imposed for water pollution control. Projects that do not have identifiable benefits to the state or local water supply.
California Department of Water Resources (DWR)	For all programs listed here which are administered by the DWR, refer to http://www.water.ca.gov/funding/index.cfm (click on "Program Names (A-Z)", in the column on the right). Each program has a different application. For information and assistance, call Tracie Billington, Financial Assistance Branch Chief, DWR: 916-651-9226	Recently announced awards for the final solicitation.	Check this website for possible continued funding:	<ul style="list-style-type: none"> Must be consistent with an adopted IRWM Plan and other program requirements. For capital investment only.

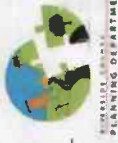


County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	Contaminant treatment or removal technology pilot and demonstration studies (2002) (grants)	Up to \$5 million per grant.	http://www.water.ca.gov/irwm/grants/index.cfm \$15 million available.	<ul style="list-style-type: none"> Covers infrastructure but not operations and maintenance. Eligible applicants are public water systems under the regulatory jurisdiction of the California Department of Public Health and other public entities. For capital investment only.
	Safe Drinking Water Bond Law (Prop 81) (1988)	Up to \$74 million to be awarded to current priority list.	Remaining balance to be determined.	Provides funding for projects that investigate and identify alternatives for drinking water system improvements.
	Drinking water disinfecting projects using UV technology and ozone treatment (2002) (grants)	\$5,000 minimum, up to \$5 million per grant.	\$19 million remaining.	Eligible applicants are public water systems under the regulatory jurisdiction of the California Department of Public Health. For capital investment only.
iBank (CA Infrastructure and Development Bank)	Infrastructure State Revolving Fund (ISRF) Program (2000) (loans)	\$50,000 to \$25,000,000 loans per project to finance water infrastructure that promotes job opportunities. Eligible projects include construction or repair of publicly owned water supply, treatment, and distribution systems.	\$52.6 million approved to date for water supply, treatment, and distribution. Applications continually accepted.	Finances system capital improvements only. Must show job creation. Special loan tier for DUCs was discontinued.
USDA (United States Department of Agriculture) Rural Development Program	Rural Utilities Service - Water & Environmental Programs <ul style="list-style-type: none"> Circuit Rider Program Emergency Community Water Assistance Grants Household Water Well System Grants Individual Water & Wastewater Grants SEARCH - Special Evaluation Assistance for Rural Communities and Households Solid Waste Management Grants Water & Waste Disposal Grants to Alleviate Health Risks on Tribal Lands and Colonias Water & Waste Disposal Loans & Grants Water & Waste Disposal Loan Guarantees 	Varies. See website: http://www.rd.usda.gov/programs-services/all-programs#WEF		

County of Riverside General Plan

Disadvantaged Unincorporated Communities SB244



Agency	Program (year passed or created)	Funding Provided	Funding Remaining/ Available	Limitations/Barriers on Use of Funds
	<ul style="list-style-type: none"> • Water & Waste Disposal Redevelopment Planning Grants • Water & Waste Disposal Revolving Loan Funds • Water & Waste Disposal Technical Assistance & Training Grants • Drinking water disinfecting projects using UV technology and ozone treatment (2002) (grants) 			



References

- Albert Webb and Associates. *Executive Report on the Eastern Coachella Valley Stormwater Master Plan*, April 2015. Accessed, September 14, 2021, Website: <https://www.cvwd.org/ArchiveCenter/ViewFile/Item/599>
- Cabazon Water District, *2020 Consumer Confidence Report*, Accessed, September 14, 2021, Website: <http://www.cabazonwater.org/documents.html>.
- California Regional Water Quality Control Board Colorado River Basin Region, *Wastewater Requirements for Riverside County, Owner/Operator Riverside County Services Area 62 Ripley Wastewater Treatment Plant Ripley – Riverside County*, 2017, Accessed, September 15, 2021, Website: https://www.waterboards.ca.gov/coloradoriver/board_decisions/adopted_orders/orders/2017/0020ripley_wdr.pdf
- Riverside County Fire Department and CalFire *2019 Fire Incident Report*, Accessed, September 14, 2021, Website: <https://www.rvcfire.org/ourDepartment/Documents/2019%20Annual%20Report.pdf>
- Coachella Valley Water District, *Domestic Water Boundaries Map*, Accessed, September 14, 2021, Website: <https://www.cvwd.org/DocumentCenter/View/1006/Domestic-Water-Service-Area-Map-PDF?bidId=>
- Coachella Valley Water District, *Thermal Mutual project milestone celebrated*, December 22, 2020, Accessed September 15, 2021, Website: <https://www.cvwd.org/CivicAlerts.aspx?AID=362>
- Coachella Valley Water District, *Sanitation Boundaries map*, Accessed, September 15, 2021, Website: <http://www.cvwd.org/DocumentCenter/View/1017/Sanitation-Service-Area-Map-PDF?bidId=>
- County of Riverside, *Environmental Impact Report No. 521 Public Review Draft*, February 2015.
- County of Riverside, *Palo Verde Valley Area Plan*, December 8, 2015, Accessed, September 15, 2021, Website: https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/PVVAP_120815m.pdf?ver=2017-10-11-101710-300
- Eastern Municipal Water District Wastewater Service, Accessed, September 14, 2021, Website: <https://www.emwd.org/wastewater-service>
- Riverside County Flood Control and Water Conservation District, *Master Drainage Plan for the Anza and Wilson Creek Area Zone Seven*, May 1988.
- Riverside County Flood Control and Water Conservation District, *Salt Creek Area Drainage Plan*, November 19, 1996, Accessed, September 15, 2021, Website: http://content.rcflood.org/downloads/area%20drainage%20plans/ADP_Reports/Salt%20Creek%20Channel%20ADP.pdf
- Riverside County Flood Control *Area Drainage Plan* map, Accessed, September 15, 2021, Website: <http://content.rcflood.org/MDPADP/>
- Elsinore Valley Municipal Water District, *2016 Water System Master Plan*, August 2016, Accessed, September

County of Riverside General Plan Disadvantaged Unincorporated Communities SB244

15, 2021, Website:

[//temeca1fs1.bkr.mbakercorp.com/HROOT/pdata/179973/02_Housing%20Element/DUC%20Memo%20Update/DUC%20Status%20Memo/Studies/EVMWD%20-%20Water%20System%20Master%20Plan%202016.pdf](http://temeca1fs1.bkr.mbakercorp.com/HROOT/pdata/179973/02_Housing%20Element/DUC%20Memo%20Update/DUC%20Status%20Memo/Studies/EVMWD%20-%20Water%20System%20Master%20Plan%202016.pdf)

Elsinore Valley Municipal Water District, *Sewer System Management Plan*, October 2013, Accessed, September 14, 2021, Website: <https://www.evmwd.com/home/showdocument?id=1004>

Riverside County Flood Control and Water Conservation District, *Master Drainage Plan for The Green Acres Area*, July 1981, Accessed, September 14, 2021, Website: http://content.rcflood.org/downloads/Master%20Drainage%20Plans/MDP_Reports/Zone%204/Green%20Acres%20MDP.pdf

Indio Water Authority Service Territory map, Accessed, September 14, 2021, Website: <https://www.indio.org/your-government/water/about-us/service-territory.htm>

Palo Verde Irrigation District, Accessed, September 15, 2021, Website: <https://www.pvid.org/Default.aspx>

Riverside County Flood Control and Water Conservation District, *Homeland Master Drainage Plan*, 1982, revised 2006, Accessed, September 14, 2021, Website: http://content.rcflood.org/downloads/Master%20Drainage%20Plans/MDP_Reports/Zone%204/Homeland%20MDP.pdf

San Geronimo Integrated Regional Water Management, *Water Supply Reliability Study*, February 2018, September 14, 2021, Website: http://www.cabazonwater.org/UserFiles/SGIRWM_Appendicies_2018-05-02_Final.pdf



RIVERSIDE COUNTY

2021-2029 HOUSING ELEMENT



Adoption Draft - September 2021







RIVERSIDE COUNTY

2021-2029 HOUSING ELEMENT

Adoption Draft - September 2021

Prepared By:



101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500

Michael Baker
INTERNATIONAL

40810 County Center Drive, Suite 200
Temecula, CA 92591

TABLE OF CONTENTS

INTRODUCTION..... H-1

 HOUSING ELEMENT REQUIREMENTS H-1

 HOUSING ELEMENT ORGANIZATION..... H-1

 REGIONAL HOUSING NEEDS ALLOCATION..... H-~~22~~

 GENERAL PLAN CONSISTENCY..... H-~~33~~

HOUSING ELEMENT GOALS, POLICIES, AND ACTIONS H-~~44~~

 HOUSING GOALS..... H-~~44~~

 HOUSING POLICIES H-~~44~~

 HOUSING ACTIONS..... H-~~77~~

 QUANTIFIED OBJECTIVES..... H-~~2221~~

LIST OF TABLES

Table H-1 2021-2029 Unincorporated Riverside County Regional Housing Need..... H-~~22~~

Table H-2 Eight-Year Housing Action Plan..... H-~~77~~

Table H-3 Quantified Objectives 2021-2029..... H-~~2221~~

Introduction

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County’s policies with respect to meeting the housing needs for residents in unincorporated Riverside County. It establishes policies that guides County decision-making and sets forth an action plan to implement its housing goals for the 6th Cycle Housing Element update, through 2029.

Housing Element Requirements

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, in implementing the policies set forth in the Housing Element.

Housing Element Organization

The Housing Element is divided into two documents. The Housing Element **Policy Document** and the Housing Element **Background Report**.

The **Policy Document** includes the following sections:

Introduction: This section provides information on the State of California’s housing requirements, the purpose and requirements of the Housing Element, the organization of the document, the regional housing needs allocation, and General Plan consistency.

Goals, Policies, and Actions: This section sets forth the County’s goals, policies, and actions that are designed to address the housing needs in unincorporated Riverside County. The Goals, Policies, and Actions section identifies housing goals and actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in unincorporated Riverside County.

The **Background Report** includes the following sections:

Efforts to Achieve Citizen Participation: Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Evaluation of the Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Community Profile: This section focuses on demographic information, including population trends, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section also outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

Housing Resources: This section describes the County’s housing resources, historic development patterns, and housing opportunities as well as the County’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the County.

Housing Constraints: This section analyzes potential governmental and non-governmental constraints to housing development in unincorporated Riverside County. This includes the County’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations.

Regional Housing Needs Assessment (RHNA) Allocation

The first step in addressing California’s housing needs is the Regional Housing Needs Plan, which is mandated by the State of California (California Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for region. The California Department of Housing and Community Development (HCD) allocates regional housing need numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan for Riverside County is developed by the Southern California Association of Governments (SCAG), who allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Assessment (RHNA) Allocation. The Regional Housing Needs Plan allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element.

On March 4, 2021, SCAG adopted the 6th Cycle Final RHNA Plan for the 2021-2029 planning period. The allocation for the unincorporated County of Riverside is a total of 40,647 housing units. The County must identify sites to accommodate these units in the Housing Element. The breakdown of this allocation by income category is shown in **Table H-1**.

Table H-1 2021-2029 Unincorporated Riverside County Regional Housing Need

Income Category	Income Range*	2021-2029 RHNA
Extremely Low	\$0 - \$26,200	5,185
Very Low	\$26,201 - \$37,650	5,186
Low	\$67,651 - \$60,250	6,627
Moderate	\$60,251 - \$90,350	7,347
Above Moderate	\$90,351 or more	16,302
Total		40,647

Source: SCAG, March 2021

*Based on a four-person household

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the county.

The Housing Element has been reviewed for consistency with the County’s other General Plan Elements, which were last comprehensively updated in December 2015. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. The County is currently (2021) working to review and update the County’s current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR). Additionally, in compliance with Senate Bill (SB) 244, the County is in the process of conducting an analysis of disadvantaged unincorporated communities, defined as a community in which the median household income is 80 percent or less than the statewide median household income.

Housing Element Goals, Policies, and Actions

This Housing Element includes five goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation actions are listed in **Table H-2** at the end of the corresponding group of policies and briefly describe the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

Housing Goals

The Housing Element includes the following five goals.

Goal 1, New Construction: Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.

Goal 2, Innovative Housing Types: Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.

Goal 3, Affordable Housing: Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.

Goal 4, Special-Needs Groups: Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.

Goal 5, Affirmatively Furthering Fair Housing: Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

Housing Policies

Goal 1, New Construction: Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.

- H 1.1: Maintain an adequate supply of appropriately zoned land to accommodate housing needs of existing and future residents.
- H 1.2: Encourage innovative housing development that promotes and facilitates development of new affordable housing.
- H 1.3: Continue efforts to streamline and improve the development review process to eliminate any unnecessary delays in the development of housing.
- H 1.4: Strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures.

H 1.5: Encourage the development of higher-density, multifamily housing in locations where adequate infrastructure and public services are planned or are available.

Goal 2, Innovative Housing Types: Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.

H 2.1: Incentivize and encourage the construction of accessory dwelling units (ADUs) and other similar types of residential accommodations through various methods, including but not limited to public education, fee modification, and making necessary resources available.

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

Goal 3, Affordable Housing: Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.

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 should advocate for revisions to State laws that will make affordable housing easier to achieve, including but not limited to issues related to requiring the payment of prevailing wage, burdensome California Environmental Quality Act (CEQA) requirements adversely affecting housing production, tax code reform, and tools and funding for affordable housing while recognizing the need to maintain the integrity of existing residential communities.

H 3.3: The County should allow housing developments with at least 20-percent affordable housing and on-site inventory housing sites that have been counted in previous Housing Element cycles as a by-right use.

H 3.4: The County should continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.

H 3.5: The County should prioritize opportunities for providing low and very low-income housing in multifamily development projects through individual project negotiation, through the preparation of inclusionary housing requirements, or through other means, whichever may be deemed most effective.

H 3.6: The County should evaluate the availability of publicly owned land for the development of affordable housing, in cooperation with the County's Housing Authority and coordination with affected communities and non-profit and for-profit developers.

H 3.7: The County should pursue all available federal, state, and local funds to assist in housing rehabilitation and preservation of at-risk units.

H 3.8: Promote the rehabilitation and preservation of farmworker housing.

H 3.9: The County should strive to preserve all deed-restricted affordable dwelling units in the unincorporated County that are at risk of converting to market-rate.

H 3.10: The County’s code enforcement officers should continue to require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.

Goal 4, Special Needs Groups: Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.

H 5.1: Facilitate the development of new employee or farmworker housing, including Palanco Parks.

H 5.2: Support self-help housing programs.

H 5.3: The County should encourage developers to provide more accessible housing for seniors and persons with disabilities.

H 5.4: The County should continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation section of Riverside County Ordinance No. 348.

H 5.5: The County should support 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 should continue to assist various organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

Goal 5, Affirmatively Furthering Fair Housing: Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

H 5.1: The County shall continue to support fair housing laws and organizations that provide fair housing information and enforcement.

H 5.2: The County shall provide housing information and counseling to low-income households and households with special housing needs.

H 5.3: 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 5.4: The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.

H 5.5: The County shall increase access to opportunities 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. *(Refer to Assessment of Fair Housing Section in the Background Report for the definition of resource areas)*

H 5.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.

Housing Actions

Table H-2 Eight-Year Housing Action Plan

Action#	Action	Implementation
H-1	<p>Sites to Accommodate the Regional Housing Needs Assessment (RHNA) Allocation</p> <p>In an effort to maintain an inventory of sites to accommodate the Regional Housing Needs Allocation and the needs of the unincorporated County, the County will provide the following:</p> <ul style="list-style-type: none"> • Ensure adequate sites to be available at all times throughout the planning period to meet the County's RHNA for each income category consistent with Government Code Section 65863. • Continue to identify existing and potential community cores that can, through regulations and policies, evolve into new communities or Specific Plans, or modification of existing community plans or Specific Plans, which would allow sufficient densities and intensities of residential and non-residential products to meet the socioeconomic needs of the communities, including those designated as economically and environmentally disadvantaged communities. 	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: Transportation and Land Management Agency (TLMA)</p> <p>Time Frame: Ongoing, throughout the planning period</p>
H-2	<p>Infrastructure Availability and Coordination</p> <p>The County shall work with service districts or purveyors to identify and overcome constraints to providing water and sewer service for housing, prioritizing improvements for lower-income housing, and in low-resource areas to further place-based revitalization efforts. To this end, the County will:</p> <ul style="list-style-type: none"> • Coordinate every two years with service providers to assess the needs for infrastructure and services and discuss plans for expansion based on future proposed developments. • Apply for funding from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs, <u>annually</u>, as <u>available</u> <u>NOFAs are released</u>, to fund design plans and infrastructure improvements for affordable housing. • Explore and pursue funding opportunities and concentrate efforts for area plan updates for specific communities, <u>annually</u>, as <u>necessary</u> <u>NOFAs are released</u> to promote development, active transportation and access to services and amenities. • Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and assist service providers with establishing procedures to grant priority service to the development of housing with units affordable to lower-income households. 	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: TLMA, Planning and Housing, Homelessness Prevention and Workforce Solutions (HHPWS)/Housing Authority</p> <p>Time Frame: Identify infrastructure constraints by May 15, 2024; Fund and conduct infrastructure improvements dependent on grant funding availability. Explore NOFAs annually.</p>

Action#	Action	Implementation
H-3	<p>Large Lot Development</p> <p>To facilitate the development of large lots for affordable housing and provide for development phasing for development of 50 to 150 units, the County will give high priority to processing housing developments that include affordable housing units on lots larger than 10 acres and. <u>Additionally, the County will provide incentives on a case-by-case basis for development of high-density residential on large sites.</u></p> <p><u>Additionally, to ensure the program is successful, the County will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.</u></p>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department and incentives will be adopted within one year of adoption of the Housing Element. <u>Annually meet with developers.</u></p> <p>Quantified Objective: 700 low-income; 700 very low-income; 332 extremely low-income units. Of these, 200 extremely low and 350 very low-income units in areas of concentrated poverty, 300 units in areas of high opportunity.</p>
H-4	<p>Legislative Initiatives</p> <p>The County shall consider on an annual basis with each state legislative session, advocating for affordable housing issues through its legislative platform. Such items may include, but are not limited to, funding for affordable housing, housing on religious institution sites – Yes in God’s Backyard (YIGBY) construction financing, building codes, prevailing wage, tax code reform, CEQA reform, and other regulations that restrict affordable housing, but not promoting legislation that would adversely affect the integrity of existing residential neighborhoods or communities.</p>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: County Executive Office, TLMA</p> <p>Time Frame: Ongoing</p>
H-5	<p>Support Affordable Housing Development</p> <p>The County shall work with housing developers to expand opportunities for affordable lower-income and special needs housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the County shall:</p> <ul style="list-style-type: none"> • Support affordable housing development for special-needs groups, including seniors; persons with disabilities, including developmental disabilities; female-headed households; farmworkers; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities. • Provide technical assistance with site identification, site acquisition, and permit processing procedures. Encourage selection of sites in high resource areas and/or near services. • Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs. 	<p>Implementing Resources: HOME and other HUD, HCD and state grants as they become available, County tax allocation bonds; California Debt Limit Allocation</p> <p>Responsible Agency: <u>Housing, Homelessness Prevention and Workforce Solutions (HHPWS) Department</u>; Housing Authority/TLMA</p> <p>Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc. County tax allocation bonds; California Debt Limit Allocation</p> <p>Quantified Objective: 500 low-income; 500 very low-income; 250 extremely low-income units. 30 percent of these in areas</p>

Chapter 8 Housing Element

Action#	Action	Implementation
	<ul style="list-style-type: none"> • Promote the use of the density bonus regulations, application processing fee modifications, and impact fee modifications to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas. • Facilitate the consideration process for land divisions or alterations to lot lines resulting in parcel sizes that enable affordable housing development, and consider processing fee modifications related to the subdivision for projects providing for affordable housing to lower-income households. • Continue to give priority to permit processing for projects providing affordable housing for special-needs groups. • Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available. • Pursue Federal, State, and local funding for low- and moderate-income housing by applying for State and Federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households. • Pursue partnerships with the Inland Regional Center to identify funding opportunities and promote housing for persons with disabilities. • Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed to reduce displacement risk or address disproportionate housing need. • Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special-needs housing into affordable housing communities. 	<p>of high opportunity, 20 percent in areas of concentrated poverty or low resource.</p>
H-6	<p>New Mechanisms for Achievable Housing</p> <p>The County shall continue to meet with local regional housing entities, stakeholders, and surrounding jurisdictions in the County to discuss housing issues and develop cooperative strategies that address identified housing needs. The County shall investigate additional mechanisms to facilitate achievable production of housing affordable to lower- and moderate-income households.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Annually meet with stakeholders.</p>

Action#	Action	Implementation
H-7	<p>Land Use (zoning) Ordinance Amendments (Riv. Co. Ordinance No. 348)</p> <p>The County will <u>proceed</u> complete the following amendments to Ordinance No. 348, to comply with State law.</p> <ul style="list-style-type: none"> • Employee Housing: To comply with Health and Safety Code Section 17021.5, allow employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. • Low-Barrier Navigation Centers: Allow the development of Low-Barrier Navigation Centers to be developed as a use by-right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing consistent with Government Code Section 65662. • Residential Care Facilities: To comply with Health and Safety Code Sections 1267.8, 1566.3, 1568.08, the County will review the definition of community care facilities and allow for community care facilities with six or fewer persons by right in the R-7, R-D, MU, and SP zones subject only to the same restrictions in that zone and allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone.. Residential care facilities would still be subject to state licensing. • Reasonable Accommodation: Review <u>and</u> revise the County's findings for approving reasonable accommodation requests, including, but not limited to, potential impact on surrounding uses, physical attributes of the property and structures, and any other findings that may be potential barriers to housing for persons with disabilities. • Parking Standards: <u>Upon receipt of an application for an emergency shelter, the County will accommodate parking requirements for the shelter in compliance with Government Code Section 65583(a)(4)(A)(ii) and will review and revise county parking standards, as needed, to accommodate future applications for emergency shelters. Review and revise parking standards to ensure compliance with emergency shelter parking requirements (Government Code Section 65583(a)(4)(A)(iii))</u> 	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Within one year of adoption of the Housing Element</p>
H-8	<p>Review County Processes and Procedures (housing development)</p> <p>Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Biannually review. Consider hiring a permanent staff person by 2024. <u>Review and revise approval findings by September 2022.</u></p>

Chapter 8 Housing Element

Action#	Action	Implementation
H-9	<p>Specifically, the County will review the processes and procedures in the Desert Office and consider hiring a permanent staff person(s) to ensure that processing and procedures are not a constraint on development or permitting.</p> <p><u>The County will also review and revise approval findings, specifically the County's finding to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, to ensure they are consistent with State Law.</u></p> <p>Accessory Dwelling Unit Program</p> <p>The County shall promote accessory dwelling units as an affordable housing option and an economic mobility opportunity in Riverside County through the following actions.</p> <ul style="list-style-type: none"> Identify stakeholders from the eastern and western portions of the county to develop ADU prototypes that meet the needs of the different regions. These prototypes will offer free of charge preapproved plans for accessory dwelling units to bring down permit costs and expedite the permitting process. <u>Create and promote</u> ADU prototypes in high-resource areas and communities with complete services to facilitate mobility between low- and high-resource areas. Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses. <u>Explore options for</u> <u>Assess the feasibility of</u> establishing a loan program to help homeowners finance the construction of ADUs. The County shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households. Actively market ADU guidance and materials and preapproved plans in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. Develop and implement a monitoring program. The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The County will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income 	<p>Implementing Resources: General Fund SB2 and other planning grants</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Meet with stakeholders to develop ADU prototypes within one year of adoption of the Housing Element. Evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024, <u>and continue to monitor every two years.</u></p> <p>Quantified Objectives: 764 lower-income units. 250 of these in areas of high opportunity.</p>

Action#	Action	Implementation
H-10	<p>housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).</p> <p>Innovative Housing Options</p> <p>The County shall promote innovative and alternative housing options that provide greater flexibility and affordability in the housing stock to provide a variety of housing options to reduce displacement risk. This includes ADUs, junior ADUs, tiny houses, inclusionary housing, container housing, Polanco parks, Ranchettes, MOG (Multi-Owner Group Unit) and other alternative housing types. The County will also explore a variety of densities and housing types in all zoning districts.</p> <p>The County will emphasize promoting innovative housing in high resource areas to reduce displacement of residents and promote mixed-income communities by actively distributing educational and promotional materials to developers interested in developing in these areas.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing. Annually distributive educational and promotional materials to developers</p> <p>Quantified Objectives: 300 lower income units, 200 moderate-income units. Of these, 50 lower-income units and 50 moderate-income units in high opportunity areas, 50 lower-income units in areas of concentrated poverty.</p>
H-11	<p>Development of Housing for Extremely Low-Income Households</p> <p>The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding, and/or offering additional incentives beyond the density bonus.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: <u>HHPWS and</u> Housing Authority</p> <p>Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.</p> <p>Quantified Objective: 50 extremely low-income units, 15 of these in high opportunity areas, 15 in areas of concentrated poverty.</p>
H-12	<p>Inclusionary Housing Requirements</p> <p>The County will promote very low income and low-income housing requirements for multifamily projects exceeding five (5) dwelling units by negotiating for such units on a project-by-project basis, establishing inclusionary housing requirements, or by other means whichever is deemed most effective. These requirements will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu or affordable housing linkage fee.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA and HHPWS/Housing Authority</p> <p>Time Frame: Explore alternatives within 3 years; adopt program before end of 6th Cycle Housing Element.</p>
H-13	<p>Code Enforcement</p> <p><u>Continue to administer and implement the County's Code Enforcement Program through inspection and enforcement activities to eliminate substandard conditions in residential units and mobile home parks and</u></p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>

Chapter 8 Housing Element

Action#	Action	Implementation
	<p>areas of concentrated rehabilitation need, which could result in repairs and mitigate potential costs, displacement, and relocation impacts on residents. When violations are identified or cited on homes occupied by lower- and moderate-income households, the County encourages property owners to seek assistance through home repair programs.</p> <p>Utilize the County's Housing Rehabilitation programs (H-14) to help mitigate housing rehabilitation costs.</p> <p>Annually apply for funding to support implementation of this plan and prioritize implementation in areas with a concentration of substandard housing conditions and in disadvantaged communities to encourage place-based revitalization and reduce displacement risk by improving housing conditions. Utilize additional funding to "grow" the program to become increasingly proactive with consideration given to private property rights.</p> <p>The County has brochures in English and Spanish available on the County's website and in the Code Enforcement Department. Continue to administer the County's Code Enforcement Program to eliminate substandard conditions in residential units and mobile home parks and areas of concentrated rehabilitation need, which could result in repairs and mitigate potential costs, displacement, and relocation impacts on residents. Utilize the County's Housing Rehabilitation programs (H-14) to help mitigate housing rehabilitation costs.</p> <p>The County has brochures in English and Spanish available on the County's website and in the Code Enforcement Department.</p>	<p>Time Frame: Ongoing. Evaluate the need to codify new or expanded proactive program components by 2024, annually apply for funding as NOFAs are released. Ongoing Development proactive code enforcement by 2024, annually apply for funding as NOFAs are released.</p> <p>Quantified Objective: Connect 50 households in areas of concentrated need and disadvantaged communities with rehabilitation assistance through the code enforcement program.:</p>
H-14	<p>Housing Rehabilitation</p> <p>The County will continue to advertise and promote the following home repair programs to reduce displacement risk for low-income households and farmworkers. The County will provide multilingual outreach materials, including Spanish, and other identified languages, to educate and inform all residents on the available rehabilitation programs and resources.</p> <p>Home Repair Loan Program (HRLP) – Continue to provide up to \$10,000 for home repair services in the form of a deferred loan. The HRLP provides one-time loans to qualified low-income homeowners to address health and safety issues, Housing Quality Standards and improve substandard living conditions within the scope of eligible program repairs.</p> <p>Senior Home Repair Grant (SHRG) – Continue to cover the cost of repairs up to a total of \$6,000 with no loan or payback requirement to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes to address health and safety issues and handicapped accessibility improvements exclusively.</p> <p>Mobilehome Park Rehabilitation and Resident Ownership Program (MPROOP) – Apply for funding through the MPROOP, as NOFAs are released, to convert mobilehome parks to ownership units or put in</p>	<p>Implementing Resources: CDBG and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.</p> <p>Quantified Objective: 150 lower income units. Rehabilitate 80 units in areas of concentrated substandard housing conditions.</p>

Action#	Action	Implementation
H-15	<p><u>the control of a resident organization, nonprofit housing sponsor, or local public entity. Use this funding on mobilehome parks in concentrated areas of poverty as well as in areas of opportunity to provide affordable ownership opportunities for housing mobility.</u></p> <p>Community Utility/Energy Programs Continue to offer programs through the County of Riverside Community Action Partnership (CAP). Promote the use of these programs in low-resource areas to encourage place-based revitalization through home improvements and security.</p> <p>Weatherization program: Offer assistance to low-income households to conserve existing single-family housing through weatherization and/or rehabilitation.</p> <p>Utility Assistance: Provide a one-time assistance program that helps low and moderate-income individuals and families with utility payment assistance and weatherization services to low-income customers in Riverside County.</p> <p>CAP CARES Program: Assist with emergency assistance to help cover unmet utility bills and technology needs.</p>	<p>Implementing Resources: Department of Energy, Southern California Gas, California Conservation Corp. Responsible Agency: Community Action Partnership (CAP) Time Frame: Ongoing programs Quantified Objective: 300 households. 200 of these in areas of concentrated poverty and/or substandard housing conditions.</p>
H-16	<p>Mobile Home Tenant Loan Foreclosure/Abandonment Program Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock. The intent of this is to facilitate place-based revitalization by redeveloping abandoned and vacant properties and reduce displacement risk through increased affordable housing options.</p>	<p>Implementing Resources: Remaining RDA funding Responsible Agency: Housing Authority Time Frame: Ongoing until funds are exhausted. Quantified Objective: 50 lower-income units. 20 of these in areas of concentrated poverty.</p>
H-17	<p>Mobile Homes The County offers the following mobile home programs to reduce displacement risk for residents and facilitating economic mobility:</p> <ul style="list-style-type: none"> Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile homeowners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park to mitigate risk of displacement due to violation or rehabilitation need. The MHTL will provide financing for replacement of existing mobile home/coaches that serve low-income farmworkers of the Coachella Valley in the County of Riverside. 	<p>Implementing Resources: HCD Cal Home Funds, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available. Responsible Agency: HHPWS/Housing Authority Time Frame: Annually, and as Notice of Funding Availability (NOFA) are released. Evaluate affordability and approvals by 2023, rezone if necessary, by 2024.</p>

Chapter 8 Housing Element

Action#	Action	Implementation
	<p>Action</p> <ul style="list-style-type: none"> Through the HOME Program the County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farmworker households. The County will assist approximately a minimum of 83 households with the MHTL program. Continue to use federal and state funding programs <u>and assist with funding applications</u>, to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units. The County will promote purchasing and/or installing mobile home units in moderate- and high-resource areas to encourage mobility between low- and high-resource areas. Develop and implement a monitoring program. The program will track mobile homes and manufactured homes approvals and affordability. The County will use this monitoring program to track progress in development. The County will evaluate the production and affordability of mobile homes and manufactured homes two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h). 	<p>Implementation</p> <p>Quantified Objective: 144 above moderate-income units, 649 moderate income units, 1072 lower income units. Of these, 300 lower income units in areas of poverty, 300 lower income units in areas of high opportunity, and 200 moderate income units in areas of high opportunity.</p>
H-18	<p>Farmworker Assistance</p> <p>To provide housing and meet the needs of farmworkers, the County will implement the following:</p> <ul style="list-style-type: none"> Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley, with a particular emphasis on identifying sites near <u>transit, medial services, and with education opportunities, services</u> and/or in higher-resource areas. Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farmworker housing opportunities. <u>Focus these efforts to areas that have access to transit, medial services, and education opportunities</u> Complete a farm working survey to better understand the living conditions and daily service needs of the farmworker population in the eastern Coachella Valley to inform place-based revitalization efforts. 	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA and HHPWS/Housing Authority</p> <p>Time Frame: Annually meet with developers, meet with the Housing Review Committee quarterly to discuss farm worker housing. <u>Complete an updated farmworker survey before the end of the planning period.</u></p> <p>Quantified Objective: 250 very low-income units, 100 extremely low-income units. Of these, 50 extremely low- and 100 very low-income units in low resource and/or areas of concentrated poverty near farm working employment opportunities.</p>

Action#	Action	Implementation
H-19	<p>Polanco Parks Program</p> <p>To provide and maintain affordable housing the County will take the following actions:</p> <ul style="list-style-type: none"> Partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and periodically meet with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing. Encourage place-based revitalization and reduce displacement risk by organizing bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources. Promote fast-tracking for farmworker housing and other types of special needs and affordable housing 	<p>Implementing Resources: Responsible Agency: TLMA</p> <p>Time Frame: Review the County permitting processes by January 2022, provide qualified owners construction loans as applications are submitted. evaluate the existing lending processes by January 2022. Provide brochures and outreach materials to identified areas with Polanco Parks.</p> <p>Quantified Objective: 200 low-income units, 100 very low-income units, 100 extremely low-income units. Of these, facilitate 200 lower-income units in areas of high opportunity.</p>
H-20	<p>Persons with Disabilities</p> <p>Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <ul style="list-style-type: none"> In cooperation with Rural Community Assistance Corporation (RCAC) and the County's Housing Authority, provide qualified owners of unpermitted Polanco Mobile Home Parks an opportunity to apply for and receive a construction loan for the rehabilitation of their unpermitted Polanco Mobile Home Park. Other funding sources to be evaluated for this purpose include the Polanco Park Rehabilitation Loan Program and the Mobile Home Tenant Loan Assistance Program. This provides an opportunity to permit unpermitted units to be rehabilitated and provide a decent, safe, and sanitary housing opportunity for farmworkers. To complement the loan programs, seek the availability of grant and other types of funding from state and federal programs for the purpose of place-based revitalization through mobile home park rehabilitation. 	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits, and Community Access Center, DPSS</p>

Chapter 8 Housing Element

Action#	Action	Implementation
H-21	<p>Funds for Special-Needs Housing</p> <p>Continue to use the following programs to assist special-needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program. 	<p>Time Frame: Ongoing, as projects are processed. <u>Reach out to non-profit agencies and coordinate with the Inland Regional Center at least twice during the planning period.</u></p> <p>Quantified Objective: 50 very low-income units. Of these, 20 units in high opportunity areas and/or emerging areas of opportunity.</p> <p>Implementing Resources: HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p> <p>Responsible Agency: Housing Authority, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>
H-22	<p>Housing Choice Voucher Program</p> <p>The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Riverside County Housing Authority and promote the use of Housing Choice Vouchers in high-opportunity areas to facilitate mobility between high- and low-resource areas regardless of income.</p>	<p>Implementing Resources: HUD Housing Choice Voucher Program</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing as interested persons contact the Housing Authority.</p> <p>Quantified Objective: 1,000 vouchers</p>
H-23	<p>Monitor At-Risk Units</p> <p>The County will maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Annually monitor and apply for funding as Notices of Funding Availability are released</p>

Action#	Action	Implementation
	<ul style="list-style-type: none"> • Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the desire to preserve complexes as affordable housing. • Reach out to owners to see their intent on renewing affordability restrictions. In addition, the County will coordinate with owners of expiring subsidies to ensure the required notices of potential conversion to tenants are sent out at 3 years, 12 months, and 6 months. • Reach out to agencies interested in purchasing and/or managing at-risk units. • Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. • Assist with completion of funding applications. 	<p>Quantified Objective: 26 lower-income units</p>
H-24	<p>Rural Development Self Help</p> <p>Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program. The County is committed to investing no less than 15 percent of the annual HOME allocation on CHDOs.</p>	<p>Implementing Resources: HOME, HUD, Rural Development Self Help Program</p> <p>Responsible Agency: TLMA and HHPWS/ Housing Authority</p> <p>Time Frame: Meet annually meeting CHDOs to provide policy direction.</p> <p>Quantified Objective: 50 low-income units. 15 of which in areas of concentrated poverty.</p>
H-25	<p>Public Housing Units</p> <p>The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize public housing units affordable to very low- and low-income households to facilitate place-based revitalization in underserved areas.</p>	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing, as funding is available.</p> <p>Quantified Objective: 50 low-income units. 20 of which in high resource/opportunity areas.</p>
H-26	<p>Fair Housing</p> <p>Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ul style="list-style-type: none"> • Audits of lending institutions and rental establishments. • Education and training of County staff. 	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Coordinate with the Fair Housing Council and monitor the program. Prepare the AI per HUD requirements.</p>

Chapter 8 Housing Element

Action#	Action	Implementation
	<ul style="list-style-type: none"> Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. Education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program. <p>Additionally, the County will update the Analysis of Impediments to Fair Housing (AI) choice per HUD requirements.</p>	
H-27	<p>Improve Low Resource Areas Access to Opportunities</p> <p>The County shall improve low-resource areas to increase access to opportunity for lower-income households by conducting the following:</p> <ul style="list-style-type: none"> Coordinate with public transit providers to increase mobility. Allow for employment centers to be located near housing developments to encourage job opportunities. Promote CallWorks offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. Increase community services in low-resource areas, such as public libraries and parks. Review existing zoning to ensure medical services are allowed throughout the County, specifically in low-resource areas, revise zoning as needed by December 2022. Review existing zoning to ensure grocery stores are allowed in low-resource areas, revise zoning as needed by December 2022. Seek opportunities to access funding for improved transit service, particularly around areas with lower-income sites. Continue to facilitate the integration of affordable housing and mixed income settings in new growth specific plan areas. Alleviate overpayment by increasing the supply of housing by meeting with developers to identify suitable sites for affordable housing in eastern unincorporated areas and provide technical assistance to prepare projects for funding applications. As part of the APR process in year 2025, evaluate the County's fair housing objectives and adjust as appropriate. 	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: CDRA Housing Division, Health and Human Services Department</p> <p>Time Frame: Ongoing</p> <p>Quantified Objective: 200 low-income households, all near existing or proposed high resource areas.</p>

Action#	Action	Implementation
H-28	<p>Homeless Collaboration</p> <p>Continue to collaborate with the County of Riverside Continuum of Care (CoC) to promote community-wide planning and the strategic use of resources addressing homelessness. The County shall also support inter-jurisdictional emergency shelter programs, including consideration of funding for programs, with the priority in the Eastern portion of the County.</p>	<p>Implementing Resources: HUD Shelter Plus Care</p> <p>Responsible Agency: Housing Authority/ Riverside County CoC</p> <p>Time Frame: Ongoing, <u>throughout the collaborate with the County of Riverside CoC at least twice during the planning period.</u></p>
H-29	<p>Mortgage Credit Certificate (MCC) Program</p> <p>Continue to implement the Riverside County the Mortgage Credit Certificate (MCC) program in increase economic mobility opportunities for lower-income households. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. MCCs can be used with County homebuyer programs to assist persons to qualify for private mortgage financing.</p>	<p>Implementing Resources: CDLAC</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing and as first-time homebuyers' applications are pursued and as funding is available.</p> <p>Quantified Objective: 50 low-income units. 15 of which in areas of high opportunity and 15 in concentrated areas of poverty.</p>
H-30	<p>First Time Home Buyer Program.</p> <p>Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First-Time Home Buyer Program, which is designed to provide assistance to lower-income persons for the down payment in the purchase of a home and facilitate economic mobility.</p>	<p>Implementing Resources: HOME, PLHA</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing and as first-time homebuyers' applications are pursued and as funding is available.</p> <p>Quantified Objective: 50 low-income units. 20 of which in areas of concentrated poverty.</p>
H-31	<p>Acquisition/Rehabilitation of Senior/Affordable Housing</p> <p>Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median. The intent of this is to reduce displacement risk for seniors and lower-income households by increasing the supply of affordable housing.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD</p> <p>Responsible Agency: HHPWS / Housing Authority</p> <p>Time Frame: Ongoing. Annually meet with interested developers.</p> <p>Quantified Objective: 50 low-income units. 15 of which in areas of high opportunity and 15 in concentrated areas of poverty.</p>

Chapter 8 Housing Element

Action#	Action	Implementation
<p><u>H-32</u></p>	<p><u>Replacement of Affordable Housing</u></p> <p><u>The County will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</u></p> <p><u>This requirement applies to:</u></p> <ul style="list-style-type: none"> • <u>Non-vacant sites</u> • <u>Vacant sites with previous residential uses that have been vacated or demolished</u> 	<p>Implementing Resources: <u>General Fund</u></p> <p>Responsible Agency: <u>Planning Department</u></p> <p>Time Frame: <u>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</u></p> <p>Quantified Objective: <u>In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.</u></p>

Chapter 8 Housing Element

Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from October 15, 2021, through October 15, 2029. Refer to **Table H-3**.

It is important to note that while the Quantified Objectives are required to be part of the Housing Element and the County will strive to obtain these objectives, the County cannot guarantee that these needs will be met given limited financial and staff resources, the foreseeable product development climate in the county with a current bias toward low and medium density housing, and the changing gap in the affordability of housing resources and incomes. Satisfaction of the County's share of regional housing needs will depend heavily on the cooperation of private funding sources and developers, as well as resources of state, federal, and County programs that are used to support the needs of the lower-income and special-needs households. The Quantified Objectives assume optimum conditions for the production of housing; however, environmental, physical, and market conditions exert influence on the timing, type, and cost of housing production in a community. State law recognizes that a locality may not be able to accommodate its regional fair-share housing need.

Table H-3 Quantified Objectives 2021-2029

Action		Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA		5,185	5,186	6,627	7,347	16,302
New Construction						
H-3	Large Lot Development	332	700	700		
H-5	Support Affordable Housing Development	250	500	500		
H-9	ADU Program			764	462	102
H-10	Innovative Housing Options			300	200	
H-11	Development of Housing for Extremely Low-Income Households	50				
H-17	Mobile Homes			1,072	649	144
H-18	Farmworker Assistance	100	250			
H-24	Rural Development Self Help			50		
H-29	Mortgage Credit Certificate (MCC) Program			50		
H-30	First Time Home Buyer Program			50		
Rehabilitation						
H-13	Housing Rehabilitation Code Enforcement	-10	-20	150	-	-
H-14	Housing Rehabilitation			150		
H-31	Acquisition/Rehabilitation			50		
Preservation/Conservation						
H-15	County of Riverside Community Action Partnership				300	
H-16	Mobile Home Tenant Loan Foreclosure/Abandonment Program			50		
H-19	Polanco Parks Program	100	100	200		
H-20	Persons with Disabilities		50			
H-22	Housing Choice Voucher Program			1,000		
H-23	Monitor At-Risk Units			26		
H-25	Public Housing Units			50		
H-27	Improve Low Resource Areas Access to Opportunities			200		
Total		8342	1,6020	5,2432	1,611	246

Source: Riverside County, May 2021

TABLE OF CONTENTS

EFFORTS TO ACHIEVE CITIZEN PARTICIPATION	P-1
MUNICIPAL ADVISORY COUNCIL AND COMMUNITY COUNCIL MEETINGS	P-1
STAKEHOLDER MEETINGS	P-1
STAKEHOLDER CONSULTATIONS	P-2
PUBLIC OUTREACH MEETINGS	P-3
COMMUNITY SURVEY	P-4
EVALUATION OF THE PREVIOUS HOUSING ELEMENT.....	P-5
PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES	P-5
EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS	P-5
COMMUNITY PROFILE	P-43
DATA SOURCES	P-43
DEMOGRAPHIC TRENDS	P-44
EMPLOYMENT TRENDS	P-49
HOUSEHOLD CHARACTERISTICS	P-51
HOUSING STOCK CHARACTERISTICS	P-58
SPECIAL NEEDS GROUPS	P-63
PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION	P-72
ASSESSMENT OF FAIR HOUSING	P-78
HOUSING RESOURCES.....	P-102
OVERVIEW OF THE REGIONAL HOUSING NEEDS ASSESSMENT	P-102
AVAILABILITY OF SITES FOR HOUSING	P-103
PROGRESS TOWARDS MEETING THE RHNA	P-134
SPECIFIC PLANS IN THE COUNTY	P-135
HOUSING CONSTRAINTS	P-141
GOVERNMENTAL CONSTRAINTS	P-141
NON-GOVERNMENTAL CONSTRAINTS	P-174
APPENDIX P-1 PUBLIC PARTICIPATION.....	P-189
APPENDIX P-2 HOUSING ELEMENT MAPS.....	P-212

LIST OF TABLES

Table P-1 Regional Population Growth Trends, 2015–2020 P-44

Table P-2 County/City Population Growth Trends, 2010–2020 P-44

Table P-3 Population, Households, and Employment Distribution, 2018 P-46

Table P-4 Age Distribution 2018 P-48

Table P-5 Population by Race 2018 P-48

Table P-6 Employment by Industry, 2018 P-49

Table P-7 Riverside County’s Largest Employers (1,000–4,999 Employees) P-50

Table P-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2018 P-51

Table P-9 Household Characteristics, 2018 P-52

Table P-10 Household Size Distribution, 2018 P-52

Table P-11 Overcrowding, 2018 P-53

Table P-12 2020 Income Limits by Persons in Household P-54

Table P-13 Households by Income Category P-54

Table P-14 Housing Overpayment for Low Income Households in Riverside County P-56

Table P-15 Housing Inventory by Type, 2020 P-58

Table P-16 Housing Inventory by Tenure, 2018 P-59

Table P-17 Age of Housing Stock P-60

Table P-18 Riverside County Sale Activity, December 2019 and 2020 P-60

Table P-19 Average Rents by Unit Type, 2020 P-62

Table P-20 Housing Affordability by Income Level P-63

Table P-21 Householders by Age and Tenure P-64

Table P-22 Disabilities by Age P-65

Table P-23 Developmentally Disabled Residents, by Age P-67

Table P-24 Distribution of Unsheltered Homeless Population P-68

Table P-25 Homeless Shelter Resources, 2021 P-69

Table P-26 Farm Workers, 2017 P-71

Table P-27 Inventory of Assisted Units P-73

Table P-28 Mean Commute Time P-89

Table P-29 Fair Housing Cases in Unincorporated Riverside County, 2013–2021 P-96

Table P-30 Factors That Contribute to Fair Housing Issues in Riverside County P-99

Table P-31 2021-2029 Regional Housing Needs Allocation Unincorporated County P-102

Table P-32 Approved or Entitled Projects as of April 2021 P-103

Table P-33 Area Plan Capacity Summary P-105

Table P-34 Eastern Coachella Valley Area Plan P-108

Table P-35 Elsinore Area Plan P-111

Table P-36 Harvest Valley/Winchester Area Plan P-114

Table P-37 Highgrove Area Plan P-118

Table P-38 Lakeview/Nuevo Area Plan P-120

Table P-39 Mead Valley Area Plan P-122

Table P-40 The Pass Area Plan P-124

Table P-41 Temescal Canyon Area Plan P-127

Table P-42 Western Coachella Valley Area Plan P-128

Table P-43 Comparison of Regional Housing Need and Available Capacity P-134

Table P-44a Valante Specific Plan Land Use Designations P-135

Table P-44b Travertine Specific Plan Land Use Designations P-136

Table P-44 Housing Potential of Specific Plans in Unincorporated Riverside County P-139

Table P-45 Land Use Designations Summary* P-142

Table P-46 Summary of Residential Zoning Requirements P-148

Table P-47 Zoning Use Index Summary P-149

Table P-48 Residential Parking Requirements P-156

Table P-49 Planning Department Residential Fees.....	P-161
Table P-50 Other Mitigation Fees.....	P-167
Table P-51 Developer Impact Fee Summary by Area Plan.....	P-168
Table P-52a Typical Processing Timeline by Project Type.....	P-171
Table P-52 Local Development Processing Timelines.....	P-171
Table P-53 Water and Sewer Providers, 2021.....	P-181
Table P-55 Land Costs in Unincorporated Riverside County.....	P-183
Table P-56 Construction Costs.....	P-184
Table P-57 Disposition of Home Loans, Riverside County, 2019.....	P-185
Table P-58 Energy Conservation Programs Summary.....	P-185

LIST OF FIGURES

Figure P-1 TCAC Opportunity Areas
Figure P-2 Predominant Population - Hispanic Majority
Figure P-3 Diversity Index
Figure P-4 Poverty Status
Figure P-5 Median Income
Figure P-6 Racially or Ethnically Concentrated Areas of Poverty
Figure P-7 Population with a Disability
Figure P-8 TCAC Education Score
Figure P-9 Jobs Proximity Index
Figure P-10 TCAC Economic Score
Figure P-11 Overpayment by Renters (2010-2014)
Figure P-12 Overpayment by Renters (2015-2019)
Figure P-13 Overpayment by Owners (2010-2014)
Figure P-14 Overpayment by Owners (2015-2019)
Figure P-15 Neighborhood Overview (East)
Figure P-16 Neighborhood Overview (West)
Figure P-17 North Shore Town Center
Figure P-18 Thermal Town Center
Figure P-19 Lee Lake Community
Figure P-20 Meadowbrook Town Center
Figure P-21 Winchester Town Center & Winchester West
Figure P-22 Highgrove Town Center
Figure P-23 Lakeview Town Center & Nuevo Community (Western Area)
Figure P-24 Good Hope & Mead Valley Town Center & Mead Valley Community (I-215/Nuevo Rd Vicinity)
Figure P-25 Cabazon Town Center
Figure P-27 Temescal Canyon Area Plan
Figure P-28 Thousand Palms Town Center
Figure P-29 Desert Edge/Southeast Desert Hot Springs & North Palm Springs Communities
Figure P-30 Rushmore Kimdale & I-10 Haugen/Lehmann Ave Communities
Figure P-31 Mecca and Oasis Town Center

Efforts to Achieve Citizen Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c] [6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, Riverside County has completed the public outreach and encouraged community involvement as described herein. Please refer to Appendix P-1 for additional details.

Municipal Advisory Council and Community Council Meetings

Between October and December 2020, the County of Riverside held a series of outreach meetings with County Municipal Advisory Councils and Community Councils in relation to the 6th Cycle Housing Element and the Safety Element update. 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 throughout the County: ADD here

The meetings were held either in person or virtually, 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 were 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 and submit comments and questions throughout the process.

At these meetings, community members expressed concerns about the placement of affordable housing within certain neighborhoods, constraints of infrastructure capacity to support additional housing, and potential increases in traffic congestion as a result of increased residential growth. Participants expressed support for accessory dwelling units and mixed land uses.

Stakeholder Meetings

Two online stakeholder meetings were held to gather the input of key organizations and groups, such as cities, community groups, utility purveyors, relevant districts, etc., throughout the county. These meetings were held for stakeholders to provide feedback regarding housing in unincorporated Riverside County and to provide the groundwork for coordination as the document continued to develop. These meetings were held on January 11 and January 14, 2021.

At the first meeting, stakeholders raised questions about the site 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, displacement risk and environmental justice considerations, funding mechanisms, 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 barriers to affordable housing, including the cost of land and methods of mitigating these costs, 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, such as a permanent source of funding for housing development.

These meetings were supplemented with individual consultations for stakeholders to provide more detailed input as needed.

Stakeholder Consultations

To ensure the County was representing all segments of the community, consultations were conducted. 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?

Through these consultations, stakeholders expressed several common concerns regarding current barriers to housing in Riverside County. These included barriers to obtaining safe and accessible housing, such as the lack of affordable housing and poor housing conditions that put tenants at risk of displacement or in unsafe living conditions. Stakeholders also identified a general lack of public infrastructure or investment in many rural communities, high costs of development, the length and complexity of the entitlement, permitting and development process, and lack of community support as barriers to construction of new housing. Throughout the consultations, all stakeholders emphasized a need to encourage a variety of both rental and homeownership options to support economic mobility opportunities, particularly for farm workers, who stakeholders reported as often living in substandard conditions. To address these issues and work toward meeting the needs and preferences of residents of unincorporated Riverside County, stakeholders suggested increasing the allowed density and intensity in many communities, seeking funding to subsidize land acquisition for affordable-housing developers, expediting the permit process, and prioritizing investment in rural areas. Overall, stakeholders identified housing conditions and lack of a variety of housing types as the primary concerns but felt these could be addressed through targeted investment and incentives for development.

Public Outreach Meetings

On February 16 and February 18, 2021, the County hosted two online meetings for unincorporated communities and the public to further discuss the Housing Element update process and state requirements and to gather input on housing issues and concerns. The County provided advance notice of these meetings by directly distributing flyers in both English and Spanish to stakeholder organizations, affordable housing providers, and community organizations; additionally, the information about the meeting was published in local newspapers and social media, and placed on the public dedicated webpage. These meetings featured two breakout rooms using the virtual platform, Zoom, both 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 and collection of input.

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 of the sites. The County also solicited input from participants on where they would like to see additional housing development.

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.

Community Survey

To provide additional input opportunity, the County developed a community survey that was made available on its website and distributed directly to residents through community organizations, housing providers, stakeholders, and public notice boards in public places.

Between February 17 and March 26, the County hosted an online survey in English and Spanish on an established survey platform. The County also provided the option of a paper survey to any interested individuals; however, no one requested a paper survey. This survey consisted of nine multiple choice questions regarding housing in Riverside County. As a result of efforts to make the survey widely available for over a month, 125 residents responded – 118 in English and 7 in Spanish. The information provided a snapshot of perspectives, which is representative of those that participated.

While respondents were spread out over a large number of unincorporated areas of the county, the largest number of respondents were from the Eastern Coachella Valley (17 percent), followed by the Harvest Valley/Winchester Area (15 percent), which provides a prospective of both east County and west County residents/stakeholders. Nearly 35 percent of respondents had lived in their community for over 20 years, and more than 25 percent had lived in their community between 11 and 20 years. Approximately 73 percent of respondents owned their home and approximately 77 respondents lived in a single-family detached home.

Respondents reported that they felt low-income families, low-income seniors, and young families need more assistance to obtain and keep housing. The primary barriers to housing development that respondents identified included lack of adequate infrastructure, building permit fees, cost of construction, and building permit processing time. Respondents also felt that the greatest barrier to obtaining and keeping housing was the cost of purchasing or renting a home in unincorporated Riverside County. Respondents ranked that their most important concern was enhancing the livability of their neighborhoods, followed by integrating affordable housing, establishing special needs housing, and providing a variety of housing types. The County used the responses provided as part of this survey process to inform goals, policies, and programs incorporated into this Housing Element and to prioritize issues to be addressed.

Noticing of the Draft Housing Element

The County released the Public Review Draft of the 2021-2029 Housing Element on July 8, 2021 for review and comment. The draft was available on the County's website and direct noticing was sent to groups and individuals interested in the Housing Element update process. The County proactively released the revised Housing Element for public review on September 13, 2021, two weeks prior to the anticipated Board of Supervisors adoption hearing. This provided the public with the opportunity to review the revised draft Housing Element prior to adoption. The revised draft Housing Element considered public comments from several advocate groups, including but not limited to, Leadership Council of Justice and Accountability, Public Interest Law Project, California Rural Legal Assistance, California Institute for Rural Studies, Consejo de Federaciones Mexicanas, and Pueblo Unido CDC, as well as comments from HCD.

Evaluation of the Previous Housing Element

Progress in Implementing the Past Element Goals and Objectives

Government Code (GC) Section 65588 requires: Each local government to review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element.
- (4) The effectiveness of goals, policies, and related actions to meet the community's special housing needs. GC 65583(a)(7).

The matrix on the following page, Progress in Implementing Programs and Objectives, provides a list of the accomplishments for each program included in the 2013–2021 Housing Element since the mid-cycle review completed in 2017, along with recommendations for the current element, where appropriate.

Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page P-11, the 2013 Housing Element included several programs that addressed senior housing needs, emergency shelters, and needs for persons with disabilities. Some of the accomplishments are highlighted below:

- The County used HOME funds for various affordable housing program activities, including gap financing for the development and construction of farmworker housing projects, including Cesar Chavez Phase II in Coachella and Villa Hermosa Phase II Apartments in Indio.
- The County supported rental subsidies to lower income households in mobile home parks using Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.
- The County's Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted to very low-income households, of which, 7 units were restricted to extremely low-income households through the Mobile Home Tenant Loan (MHTL) program funded.
- The Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multifamily farmworker housing project, Paseo de los Heroes III Apartments, in the

unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households.

- The County adopted Ordinance No. 348.4950 to ensure that employee housing is not deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.
- Through the Riverside University Health System – Behavioral Health, the County provided diversified services to those living on the streets or at risk of homelessness, including the mentally ill which is managed through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).
- The County provided assistance through the Shelter Plus Care Housing Program to 122 qualified units for sheltering homeless persons with disabilities and 108 qualified units.
- The County provided assistance through the Continuum of Care Permanent Supportive Housing (PSH) Consolidated Program to 122 qualified units for sheltering homeless persons with disabilities.
- The County completed an amendment to Ordinance No. 348 to ensure that transitional and supportive housing are permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- The County's Housing Authority assisted a total of 5 households in the county through the Senior Home Rehabilitation Grant (SHRG) Program.
- The Veteran's Affairs Supportive Housing Program (VASH) provided an average of 551 homeless veterans with monthly rental assistance per year and provided Section 8 vouchers administered by the Housing Authority and clinical supportive services provided by the VA Loma Linda Healthcare System.
- The County assisted approximately 9 youth through the Foster Care Youth Program.
- Tenant Based Rental Assistance (TBRA). A total of 113 were assisted under the TBRA program from 2017-2019.
- Family Unification Program (FUP). The FUP assisted a total of 532 households during 2017-2019.
- The County assisted 58 persons at risk of homelessness or experiencing homelessness through the Homeless Prevention and Rapid Rehousing Program (HPRP)
- The County codified Chapter 5.36, Mobile Home Park Rent Stabilization in the Riverside County Code of Ordinances
- The County adopted Ordinance No. 348.4950 allowing for single-room occupancy (SRO) units and addressing new state law concerning accessory dwelling units.

Appendix P

Housing Background Report

Program	Implementation Status	Status
<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC]. CHFA multifamily housing assistance programs. HCD Multifamily Housing Loans), and other financing available.</p>	<p>Implementing Resources: HOME and other HUD, HCD and state grants as they become available, County tax allocation bonds; California Debt Limit Allocation</p> <p>Responsible Agency: Housing Authority/TLMA</p> <p>Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>	<p>Modified. New program H-5.</p>
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>The County uses various funding sources to provide for long-term affordability of rental units. Funding sources available to the County during this planning period for the production and subsidization of lower- and moderate-income housing included housing bond proceeds; HUD HOME funds; HUD Neighborhood Stabilization Program (NSP) funds; California Department of Housing and Community Development (HCD) grants; CalHome; CDBG; and Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBV).</p> <p>The County received federal allocations of \$1,864,798 for the 2016-2017 Fiscal Year (FY), \$2,264,790 for the 2017-2018 FY, and \$2,496,018 for the 2018-2019 FY in HOME funds, which were used for various affordable housing program activities, including gap financing for the development and construction of farmworker housing projects, including:</p> <p>Cesar Chavez Phase II in Coachella and Villa Hermosa Phase II Apartments in Indio. Additionally, in 2018, Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista completed acquisition and rehabilitation of three dwelling units, with the dwelling units being restricted to very low- and low- income households.</p> <p>The County did not issue or use tax-exempt revenue bonds to finance new construction of multifamily housing from 2017 through 2019.</p>	<p>Delete. Combine to create new program H-1.</p>

Program	Implementation Status	Status
<p>1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p>	<p>Implementing Resources: Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>In 2017, a total of 9 mobile home parks, with 12 units in each park for a total of 108 units, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.</p> <p>In 2018, a total of 14 mobile home parks, with approximately 12 units in each park for a total of 164 units, of which, 161 units are restricted for low-income households, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households. Additionally, the County's Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted to very low-income households, of which, 7 units were restricted to extremely low-income households through the Mobile Home Tenant Loan (MHTL) program funded by housing bonds and CalHome.</p> <p>In 2019, a total of 14 mobile home parks, with approximately 12 units in each park for a total of 164 units, of which, 161 units are restricted for low-income households, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.</p> <p>Although California eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before the elimination. The subsidies terminate between 2040 and 2059 for these mobile home parks: Aguirre, Arellano, Avila, Duarte, Ferro, Hernandez, Hope Ranch, Lopez, McRae, Ramirez, Rodriguez, and Vargas.</p>

Appendix P Housing Background Report

Program	Implementing Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.	Implementation Status	Status
<p>1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.</p>	<p>The County works to defer or reduce development fees when appropriate outside funds are available. The County's recently approved Senate Bill (SB) 2 grant application focuses on County-initiated entitlements to create "self-ready" development sites, developing a cooperative process in city spheres of influence to facilitate housing development where transit and infrastructure are more readily available, and streamlining of entitlement processes for multifamily projects and in specific plans where various residential product types have been identified by the private sector. For private-sector projects, deferred or reduced fees are generally not available because only private-sector development fees are used to pay staff time for processing. No General Fund monies are available for that purpose and none can be anticipated based on revenue projections. On a case-by-case basis, the County continues to use fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project-related information in response to a County request for such information to ensure quick project review turnarounds. Through changes in the General Plan and zoning associated with the 5th Cycle Housing Element update, the County has significantly increased allowable densities in certain areas. The net effect of these efforts should result in reduced entitlement development costs. The County has also implemented a process for reviewing SB 35-compliant projects, which would result in reduced entitlement development costs for qualifying projects. Additionally, gap financing options for the development of affordable housing projects are offered upon availability of funding (e.g., HOME funds, housing bond proceeds) through EDA Housing and the Housing Authority.</p>	<p>Delete, covered under new program H-5.</p>	

Program	Implementing Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDAHIPWS/Housing Authority, TLMA Time Frame: Review resources on an annual basis through 2021.	Implementation Status	Status
<p>1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).</p>		<p>In 2018, the County provided assistance for the acquisition and rehabilitation of the Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista, restricting housing units to very low- and low-income households. In 2019, the Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multifamily farmworker housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. This project was completed and opened in 2019.</p>	<p>Delete. Covered under new program H-5.</p>
<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County will continue to annually review the availability of funding sources for such purposes.</p>	<p>Modify. Covered under new program H-5.</p>
<p>1.1g: Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.</p>	<p>Implementing Resources: General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives) Responsible Agency: TLMA</p>	<p>To support significant affordable and special-needs housing projects, the County used fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. However, since the Housing Element's October 2017 inception date, no private or special-needs projects were proposed that would have been considered for expedited processing.</p>	<p>Delete. In compliance with State Law.</p>

Program	Implementation Status	Status
<p>Time Frame: Ongoing. Within 6 months of adoption of the Housing Element</p>	<p>provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. Nevertheless, staff has completed drafting an amendment to Ordinance No. 348 that establishes requirements for providing a residential and special-needs housing density bonus or other incentives pursuant to Government Code Section 65915. However, the adoption of a density bonus ordinance has now been linked to a number of other ordinance amendments being prepared in response to the state's focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions, including new density bonus legislation. The best estimate for an adoption timeframe is the first half of calendar year 2020.</p>	<p>Continue. Covered under new program H-24.</p>
<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Implementing Resources: HOME Responsible Agency: Housing <u>Authority/HPWS</u> Time Frame: Review on a project by project bases, as projects are proposed.</p>	<p>A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (P.J), the County of Riverside must set aside at least 15 percent of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. Throughout the planning period, the CVHC and the Riverside Housing Development Corporation were certified as CHDOs annually.</p>
<p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: Housing Authority/<u>HPWS</u></p>	<p>Continue. Covered under new program H-11.</p>

Program	Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.	Implementing Resources: SERAF, property transfer tax, commercial linkage and boomerang funds Responsible Agency: Housing Authority Time Frame: Annually	Implementation Status	Status
<p>an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of: 11 households to Expand the Affordable Rental Housing Stock; 11 households to Improve the Conditions of Substandard Housing; and 11 households to Address Farmworker Housing Needs.</p>			<p>through the MHTL program funded by housing bonds and CalHome. In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2019.</p>	
<p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>			<p>Since the dissolution of the County's Redevelopment Agency, the Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency for the County of Riverside (HASA), has been working with developers to apply for new funding from HCD, including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), CalHome, Housing for a Healthy California (HHC), Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, SB 2 Planning Grants Program, Section 811 Project Rental Assistance, Supportive Housing Multifamily Housing Program (SHMHP), Veterans Housing and Homelessness Prevention Program (VHHP).</p>	<p>Delete. Covered under new program H-21.</p>
<p>1.2a: To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA/GIS Time Frame: Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full</p>		<p>To facilitate the development of affordable housing, the County has established the Highest-Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre, and a Mixed-Use Area (MUA) land use designation allowing for a composite of uses, which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use.</p>	<p>Modify. Covered under new program H-1.</p>

Appendix P

Housing Background Report

Program	Implementation Status	Status
<p>nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.</p>	<p>review of the inventory will be done with the 2017 Housing Element update.</p> <p>Intensification and densification of areas primarily occurs in community planning areas, which are better served with existing surface transit infrastructure systems and have the ability to expand such systems to facilitate the location of affordable housing.</p> <p>The County's experience has been that higher-density residential projects are typically located where densification and intensification is permitted, which is also near transit routes, urbanization, and infrastructure-served unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available, recognizing that the cost factor is usually lower than it is for driving, especially to and from employment.</p> <p>In 2019, the County began reviewing how the designated sites have been used for development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029. The comprehensive effort for site analysis began with the selection of a planning consultant for the 6th Cycle update. Preliminary work related to the RHNA methodology and allocation is currently underway in cooperation with the Southern California Association of Governments (SCAG).</p>	<p>Modify. Covered under new program H-5.</p>
<p>1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>The Housing Authority of the County of Riverside has partnered with various nonprofit affordable housing developers through Exclusive Negotiation Agreements (ENAs) or Disposition and Development Agreements (DDAs) for Housing Authority-owned sites throughout the County. One site is located in the unincorporated community of Oasis (Middleton). The CVHC entered into an ENA with the Housing Authority to explore development and construction of Middleton, a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements.</p>	<p>Modify. Covered under new program H-5.</p>

Program	Implementing Resources:	Implementing Resources:	Implementation Status	Status
<p>1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p>Responsible Agency: TLMA</p> <p>Time Frame: Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	<p>Please see the implementation status for Action 1.2b. The Housing Authority of the County of Riverside has partnered with various nonprofit affordable housing developers through ENAs or DDAs for Housing Authority-owned sites throughout the County. One site is located in the unincorporated community of Oasis (Middleton). The CVHC entered into an ENA with the Housing Authority to explore development and construction of Middleton, a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> - Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "preassigned" to specific units in the project. - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. - Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). 	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	<p>The County considers the availability of adequate parking to be key to the success of residential projects. As such, the County has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special-needs housing projects are evaluated on a case-by-case basis for reduction of parking requirements and site development standards to ensure viability. Examples of parking standard reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.</p> <p>Current parking requirements are not considered to be a constraint for affordable housing projects; therefore, the County has not revised the current standards. However, the County will comply with SB 35, which requires the elimination or reduction of parking requirements from certain affordable and special-needs projects, including those located in close proximity to transit. The SB 35 parking reduction concept is being carried forward in other state legislation, e.g., new laws related to the siting of accessory dwelling units, giving consideration to transit proximity and the availability of other alternate modes.</p>	<p>The County considers the availability of adequate parking to be key to the success of residential projects. As such, the County has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special-needs housing projects are evaluated on a case-by-case basis for reduction of parking requirements and site development standards to ensure viability. Examples of parking standard reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.</p> <p>Current parking requirements are not considered to be a constraint for affordable housing projects; therefore, the County has not revised the current standards. However, the County will comply with SB 35, which requires the elimination or reduction of parking requirements from certain affordable and special-needs projects, including those located in close proximity to transit. The SB 35 parking reduction concept is being carried forward in other state legislation, e.g., new laws related to the siting of accessory dwelling units, giving consideration to transit proximity and the availability of other alternate modes.</p>	<p>Delete. This is addressed with new State Law requirements.</p>

Appendix P Housing Background Report

Program	Implementation Status	Status
<p>- In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.</p> <p>- The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>		
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>In 2017, the County approved the Villages at Lakeview mixed-use project with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three California Environmental Quality Act (CEQA) challenge lawsuits were filed in response to the project approval. One lawsuit settled, and the superior court entered judgment in favor of the County in the other two lawsuits in January 2020. It is currently unknown if the cases may be appealed. Therefore, implementation may be further delayed if the two recent judgments are in fact appealed.</p> <p>Development agreements are typically used for large, multiphase, and long-term buildout projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. Throughout the planning period (2017-2019), no residential or mixed-use projects were processed with a development agreement. The vesting tentative map has provided the same level of protection against changes to land use policies and regulations for smaller-scale, single-phase residential projects without the need to negotiate for public benefits. The County remains committed to fast-track processing of affordable and special-needs residential projects in the affected zoning districts, including the R-7 district, as provided under the Constraints section of the Housing Element.</p>
		<p>Modify. Covered under new program H-3.</p>

Program	Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, update as projects are processed through the Planning Department.	Implementation Status	Status
<p>1.2f: 1) In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p> <p>The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, update as projects are processed through the Planning Department.</p>	<p>On December 6, 2016, the County adopted a Housing Element update covering the period from 2013 through 2021, designating land use areas as Highest-Density Residential (HHDR) and Mixed-Use Areas (MUA), which include densities of up to 40 units per acre, and a corresponding R-7 zone, which allows the same maximum residential density. With completion of this rezoning, the County now has sufficient capacity to meet its 2014–2021 RHNA and 2006–2013 unmet RHNA. The mid-cycle Housing Element update, approved in October 2017, maintained these land use regulations to ensure that higher densities continue to be encouraged and achieved. The County has started reviewing how these designated land use areas have been used for development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029.</p>	<p>Delete. Completed.</p>
<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> - allow affordable projects to exceed the maximum height limits, - lessen set-backs, and/or - reduce parking requirements. - The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of 	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing.</p> <p>The County is only able to defer or reduce development fees when appropriate grants are available. Therefore, for private-sector projects, deferred or reduced fees are generally not available because only private-sector development fees are used to pay for staff time for processing. No General Fund monies are available for that purpose and none can be anticipated based on revenue projections halfway. Note that current budget forecasts may adversely affect existing staffing levels. However, to support significant affordable and special-needs housing projects, the County uses fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915.</p>	<p>Delete. This is part of the County's subdivision process.</p>

Program	Implementation Status	Status
<p>project application reviews to developers who provide affordable housing.</p>	<p>Additional fees are assessed for infrastructure programs, such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation, and environmental mitigation. The assessment of such fees is required by state or local laws. General Fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. The HHDR land use designation and R-7 zoning district have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities), which will have the net effect of reducing fees for individual units.</p>	
<p>1.2h: As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <p>Continue to coordinate with service providers to assess the needs for infrastructure and services and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLM/EDA</p> <p>Time Frame: Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially, providing for the construction, operation, and maintenance of roads, bridges, and transportation facilities to meet capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety, including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multi-jurisdictional funds for regional and subregional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program funds derived from sales tax proceeds. In 2017/2018/2019, local funding sources, augmented in certain instances by state and federal funds, were used for roadway capacity and safety enhancements. Funding was also provided in support of alternative transportation modes. For 2018 and 2019, the County used appropriated SB 1 funds countywide, including areas in the west and central county, which have been identified for new housing development. From 2017 through 2019, specific</p>

Program	Implementation Status	Status
<p>Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan.</p> <p>Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <p>As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.</p> <p>Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p>	<p>projects included a number of roadway grade separations, new bridges and bridge widenings, new road segments and road widening, new freeway interchanges and interchange widening, a freeway bypass, sidewalk construction in developed unincorporated communities, and a number of multipurpose trail improvements as well as road resurfacing, sealing, and reconstruction. During this timeframe, work also focused on adding grade-separated intersections to remove unsafe at-grade crossings, including eliminating one major at-grade commuter rail crossing in the west county.</p> <p>The County's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. Capital improvement projects currently identified include repair and maintenance of drainage channels, creeks, and rivers; drainage improvements; repair and maintenance of dam structures; enhancement of groundwater recharge areas; new and enhanced water conservation areas; installation, repair, and maintenance of underground drainage lines; floodplain maintenance; and storm drain clearance. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the General Fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities, including the state, through Proposition 84. A total of 52 projects are being funded countywide during Fiscal Year (FY) 2017-18. It should be noted that the County provides for road and flood-control facility improvements, as noted previously. For calendar year 2019, most projects continued to focus on enhancing existing flood-control facilities and creating additional flood-control protection for developed and</p>	

Program	Implementation Status	Status
	<p>developable land for housing and other uses from the dangers of flooding. The 2019 improvements were located in the west and southwest county and in the northern Coachella Valley. Other services, such as water and sewer, are provided by various countywide service districts, which are responsible for determining their own service and related infrastructure needs.</p> <p>Project-related infrastructure requirements are typically provided by the developer, or fair-share fees are assessed through project conditions of approval. Infrastructure improvements beyond fair-share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for project approval directly benefit the developer project. When fair-share fees are paid, improvements are provided by the County using a combination of fees obtained from multiple developers and jurisdictions and other funding sources described previously. Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Land Use Ordinance when residential projects are proposed.</p>	
<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: Housing Authority/HPWS</p> <p>Time Frame: HOME entitled, annually apply for HUD and HCD grants.</p>	<p>Continue as 1.3a has been modified.</p>

Program	Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.	Implementation Status	Status
<p>1.3b: The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>In March 2021, the County adopted Ordinance No. 348.4950 to ensure that employee housing is not deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>Implementing Resources: General Fund Responsible Agency: EDAH/HPWS/Housing Authority Time Frame: Annually meet with developers</p>	<p>In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2019. The County meets quarterly with the CVHC to discuss projects and community concerns.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in unpermitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for</p>	<p>Implementing Resources: Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside.</p>	<p>In 2017, the MHTL program funded by housing bond proceeds and CalHome assisted 35 households in the unincorporated community of Thermal. In 2018, the Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted for very low-income households (7 households were extremely low-income) through the MHTL program funded by housing bonds and CalHome. In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for</p>	<p>Continue. Covered under new program H-17.</p>

Appendix P

Housing Background Report

Program	HOME funds Responsible Agency: Housing Authority/ HHPWS Time Frame: As loans are processed. Based on HOME funds availability at the time of application.	Implementation Status	Status
<p>low- and moderate-income farm worker households. The County will assist approximately a minimum of 83 households with the MHTL program.</p>	<p>Implementing Resources: Responsible Agency: Department of Mental Health Time Frame: Ongoing</p>	<p>Through the Riverside University Health System – Behavioral Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).</p>	<p>Delete.</p>
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p> <p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Implementing Resources: HUD Supportive Housing Program, Shelter Plus Care Responsible Agency: Department of Public Social Services Time Frame: Meet annually with County legislative advocates to address implications of new legislation.</p>	<p>The County provided assistance through the Shelter Plus Care Housing Program to 122 qualified units for sheltering homeless persons with disabilities in 2017 and 108 qualified units in 2018. During this period, the annual assistance subsidy for this number of units has been approximately \$1 million. In 2019, the County provided assistance through the Continuum of Care Permanent Supportive Housing (PSH) Consolidated Program to 122 qualified units for sheltering homeless persons with disabilities. During this period, the annual assistance subsidy for this number of units has been approximately \$1.1 million. The Shelter Plus Care Program and PSH Consolidated Program have been absorbed into the Continuum of Care options discussed in the following Section 1.4e. Therefore, these program funds will no longer be separately addressed in the future. Meetings to address the implications of new legislation are conducted as bills are proposed and signed</p>	<p>Modify. Covered under new program H-28.</p>

Program	Implementing Resources:	Implementation Status	Status
<p>1.4c: Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special needs housing into affordable housing communities.</p>	<p>Implementing Resources: Responsible Agency: RUHS/Behavioral Health and Mental Health in conjunction with the Housing Authority Time Frame: Ongoing</p>	<p>at least annually, and more frequently as needed to address impacts on the County.</p> <p>Design criteria guidelines are not provided for special-needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project-by-project basis. The County's experience has been that design guidelines are successfully addressed on a project-by-project basis. Therefore, at this time, there does not appear to be a need for the preparation of generic design guidelines. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support Plan.</p> <p>In early 2016, the last of the MHSA projects became available for rent to tenants. The Perris Family Housing project consists of a total of 75 multifamily affordable rental housing units. The project has 1 manager's unit along with 59 units designated as affordable general population units and 15 units that are set aside for RUHS-BH consumers certified to be eligible for MHSA supportive permanent housing. The department allocated MHSA funding for the development and has 15 units set aside with an on-site case manager to provide housing and behavioral health support. This project has used all available MHSA funds to date. Therefore, no additional project activity occurred in 2017. RUHS-BH applied jointly with developers for Round 1 NPLH funds and has been awarded \$23.6 million. These funds will facilitate constructions of 427 units of affordable housing, of which, 162 units will be set-aside for homeless consumers with a behavioral health diagnosis. RUHS-BH intends to apply in all future rounds of NPLH competition.</p>	<p>Modify. Covered under new program H-5.</p>

Appendix P

Housing Background Report

Program	Implementing Resources:	Implementation Status	Status
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Responsible Agency: Department of Mental Health</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>The County's 2015–2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing. RUHS-BH continues to support this effort through advocacy work, advisement on boards and commissions, and by entering into partnerships with housing communities to provide on-site supportive services in exchange for integrated housing units.</p>	<p>Modify. Covered under new program H-5.</p>
<p>1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.</p>	<p>Implementing Resources: HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program</p> <p>Responsible Agency: RUHS/Behavioral Health</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements. HHOPE continues to be active and was expanded and selected to operate the countywide Coordinated Entry System, "HomeConnect" In 2017, HomeConnect links individuals from the street to a home. HHOPE also holds several HUD supportive housing program grants.</p> <p>Within the Continuum of Care program, the County administers Permanent Supportive Housing (PSH) and Rapid Rehousing. In 2019, there were 20 PSH projects with 1,703 total PSH beds, and there were 15 Rapid Rehousing projects with 235 total beds. In 2017 and 2018, there were 18 PSH projects with 535 leased dwelling units, and 94 leased dwelling units in the Rapid Rehousing projects. It should be noted that because grants for these projects have different starting dates and overlapping timeframes, distinguishing performance between two calendar years is not feasible. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University. In early 2016, the last of the MHSA projects, the Perris Family Housing</p>	<p>Delete.</p>

Program	Implementation Status	Status
	<p>Project, became available for rent to tenants. This project consists of a total of 75 multifamily affordable rental housing units. The project has 1 manager's unit along with 59 units designated as affordable general population units and 15 units that are set aside for RUHS-BH consumers certified to be eligible for MHSA supportive permanent housing. The department allocated MHSA funding for the development and has 15 units set aside with an on-site case manager to provide housing and behavioral health support. This project has used all available MHSA funds to date. Therefore, no additional project activity occurred in 2017. No additional MHSA funding is available at this time for future projects. In addition to the Perris Family Housing Project, the existing MSHA-funded projects are Rancho Dorado, Moreno Valley (15 units); Strawberry, Riverside (15 senior units); Vineyards, Menifee (15 senior units); Legacy, Thousand Palms (15 units); Verbena, Desert Hot Springs (15 units); and Cedar Glen, Riverside (15 units).</p>	
<p>1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p>Implementing Resources: HUD Responsible Agency: Department of Social Services Time Frame: Ongoing as funding is available.</p>	<p>Delete</p>

Program	Implementing Resources: HCD Responsible Agency: Department of Social Services and RUHS/Behavioral Health Time Frame: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.	Implementation Status	Status
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.</p>	<p>Implementing Resources: HCD Responsible Agency: Department of Social Services and RUHS/Behavioral Health Time Frame: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.</p>	<p>In 2017, the County allocated \$330,000 for two projects in the eastern portion of the county. The Rapid Rehousing Project is funded by the Continuum of Care (CoC) Program and is specific to the Eastern County. Behavioral Health was awarded \$142,117 in 2017 through HUD CoC, which provided 10 units with 20 beds of tenant-based rental assistance in scattered site apartments. The Coachella Valley Rescue Mission in Indio added 50 beds in 2018, thereby increasing its capacity from 250 to 300 beds. Additionally, Martha's Village and Kitchen also in Indio converted back from supportive housing to an emergency shelter in 2018. The facility houses approximately 500 people per year, of which, 50% are children. Additionally, RUHS-BH contracts for emergency shelter services throughout the Coachella Valley and Blythe, totaling approximately 1,500 bed nights of shelter for individuals with mental illness in the Coachella Valley and city of Blythe.</p>	<p>Modify. Covered under new program H-28.</p>
<p>1.5c: Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>Staff completed drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Subsequent to the breadth and scope of legislative statutory changes to the law in 2018 and 2019, particularly with respect to supportive housing, the County is redrafting its ordinances by adapting the additional requirements into amendments being prepared in response to the state's focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions. The best estimate for an adoption timeframe for the supportive and transitional ordinance amendments is the first half of calendar year 2020 <u>were adopted in March 2021.</u></p>	<p>Delete. Completed.</p>

Program	Implementing Resources: HOME, HUD, Rural Development Self Help Program Responsible Agency: Housing Authority Time Frame: Establish an annual meeting with CHDOs to provide policy direction.	Implementation Status	Status
<p>1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.</p>		<p>The County has not worked with any nonprofit organizations for the production of self-help housing for ownership within the unincorporated areas of the county.</p>	<p>Continue. Covered under new program H-24.</p>
<p>1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.</p>	<p>Implementing Resources: Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in response to the project approval. To date, one lawsuit has been settled. The superior court entered judgment in favor of the County in the other two lawsuits in January 2020. It is currently unknown if the cases may be appealed. Therefore, implementation may be further delayed if the two recent judgments are in fact appealed. In 2019, the County started processing a new Specific Plan in the Glen Ivy area consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set.</p>	<p>Delete. Standard operating procedures.</p>
<p>1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to</p>	<p>Implementing Resources:</p>	<p>Regarding any residential development, including mobile home parks, the County defers or reduces development fees when appropriate outside funding is available. The County anticipates the location of additional mobile homes</p>	<p>Delete. Covered under new program H-17.</p>

Program	Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.	Implementation Status	Status
<p>waive the fees (when funding is available) as an incentive.</p>	<p>Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.</p>	<p>through an expanded ADU ordinance and allowing of additional mobile homes on individual lots, particularly in the eastern Coachella Valley. Both ordinances were adopted in August 2020 through Ordinance No. 348.4926.</p>	
<p>1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.</p>	<p>Implementing Resources: Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed.</p>	<p>To facilitate the development of larger-scale, higher-density affordable housing, the County has established the HHDR land use designation and the R-7 zone, allowing between 20 and 40 dwelling units per acre, and has established a Mixed-Use Area (MUA) land use designation allowing for a composite of uses, which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use. The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). In 2019, the County started processing a new Specific Plan in the Glen Ivy area, consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set, as of June 2021, the Specific Plan is currently in the plan development stage.</p>	<p>Delete. Standard operating procedures.</p>
<p>1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans in cooperation with developers to achieve affordability restrictions and develop minimal affordability thresholds.</p>	<p>Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Consider adopting provisions within three years. Continue to pursue on an ongoing basis.</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined. In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in</p>	<p>Modify. Covered under new program H-12.</p>

Program	Implementation Status	Status
<p>1.7e: The County will adopt a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA and Housing Authority Time Frame: Explore alternatives within 3 years; adopt program before end of 6th Cycle Housing Element.</p>	<p>response to the project approval. To date, one lawsuit has been settled. The two remaining lawsuits are set for oral argument on May 17, 2019. Therefore, implementation will be further delayed, especially if the court requires changes to the project, which must then go through an additional public hearing(s) before approval. In 2019, the County started processing a new Specific Plan in the Glen Ivy area consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set, as of June 2021, the Specific Plan is currently in the plan development stage.</p>
<p>2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: Housing Authority/<u>HHPWS</u> Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits.</p>	<p>In March 2021, the County adopted Ordinance No. 348.4950 to establish requirements for providing a residential and special-needs housing density bonus or other incentives pursuant to Government Code Section 65915 with long-term commitments to ensure maintenance of the product type.</p> <p>Continue. Covered under new program H-12.</p>
		<p>The Housing Authority manages its Senior Home Rehabilitation Grant (SHRG) Program. The program assists households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds. In 2018, the SHRG Program assisted a total of 5 households in the county, in which, 1 household was</p> <p>Modify. Covered under new program H-14.</p>

Program	Entitled, apply annually HCD and HUD.	Implementing Resources: HUD Capital funds Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	Implementation Status	Status
2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.			Prior to October 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households, including families, seniors, and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the US Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties. It also allows units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were converted and transferred to the Housing Authority's nonprofit arm, the Riverside County Housing Corporation (RCHC), to own and operate the former public housing units. Funds to maintain and modernize the RAD units in 2018 and 2019 were primarily paid from rental proceeds and CDBG grant funding.	Continue. Covered under new program H-25.
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Implementing Resources: Tax-exempt private activity bonds Responsible Agency: Housing Authority Time Frame: As projects come forward assist with the process for applying for funding on the developers' behalf.		The County did not issue and use tax-exempt private activity bonds to finance rehabilitation of multifamily housing between 2017 and 2019.	Modify. Covered under new program H-14.

Program	Implementing Resources: CDBG Responsible Agency: Housing Authority Time Frame: Continue program when funding becomes available.	Implementation Status	Status
<p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.</p>		<p>No funding was available between 2017 and 2019 for this purpose.</p>	<p>Continue and update to current 5 year consolidated plan</p>
<p>2.1e: The Community Action Partnership (CAP) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.</p>	<p>Implementing Resources: Department of Energy, Southern California Gas, California Conservation Corp. Responsible Agency: Community Action Partnership (CAP) Time Frame: Ongoing program</p>	<p>The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP funds. In 2017, 680 dwelling units received such assistance, and 285 dwelling units received such assistance in 2018. During 2019, 376 dwelling units received such assistance.</p>	<p>Modify. Covered under new program H-15.</p>
<p>2.1f: Through the Senior Home Rehabilitation Program (SHRP), the County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Implementing Resources: Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside Responsible Agency: Housing Authority Time Frame: Ongoing as funds are available</p>	<p>The Housing Authority manages its SHRG Program. The program assists households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds. In 2018, the SHRG Program assisted a total of 5 households in the county, in which, 1 household was located within the unincorporated area of the county. During 2019, the SHRG Program assisted 15 households in the Redevelopment Areas of the County of Riverside.</p>	<p>Modify. Covered under new program H-14.</p>

Appendix P

Housing Background Report

Program	Implementing Resources: CDBG Responsible Agency: Housing Authority <u>HHPWS</u> Time Frame: Ongoing as funds are available	Implementation Status	Status
<p>2.1g Through the Home Enhancement Program, assist lower income homeowners in fixing or repairing exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>Implementing Resources: CDBG Responsible Agency: Housing Authority <u>HHPWS</u> Time Frame: Ongoing as funds are available</p>	<p>An estimated amount of approximately \$406,375 was expended in 2019 for this purpose through the Home Enhancement Program through the use of CDBG funds, with grants provided to 22 households. CDBG funds in 2017 and 2018 provided an estimated amount of approximately \$723,000 for this program, which resulted in grants to 42 households.</p>	<p>Modify. Covered under new program H-14.</p>
<p>2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and ongoing affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Develop a plan by summer 2019.</p>	<p>Approximately \$406,375 was expended in 2019 with the use of CDBG funds for this purpose through the Home Enhancement Program, with grants provided to 22 households. <u>The Housing Authority of Riverside County regularly addressed complaints about poor housing condition; however, due to limited staff capacity at the County, a proactive program was not implemented. This program will be enhanced to be more effective during the 2021-2029 planning period.</u></p>	<p>Modify. Covered under new program H-13.</p>
<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>	<p>Implementing Resources: Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement Time Frame: Ongoing, on a case-by-case basis.</p>	<p>The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.</p>	<p>Modify. Covered under new program H-13.</p>

Program	Implementing Resources: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds Responsible Agency: Housing Authority Time Frame: Ongoing as funds are available and units are identified.	Implementation Status	Status
<p>2.2b: Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.</p>	<p>Implementing Resources: CDBG and other HUD and HCD grants as they become available. Responsible Agency: Housing Authority Time Frame: Ongoing as funds are available and units or parks are identified.</p>	<p>In 2018, no mobile homes were returned to the affordable housing stock, but 9 are in process to be completed. In 2019, 5 mobile homes were returned to the affordable housing stock after rehabilitation and completion of title in 2019. Four completed rehabilitations but were in process for title to be completed.</p>	<p>Modify. Covered under new program H-17.</p>
<p>2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.</p>	<p>Implementing Resources: Responsible Agency: Housing Authority Time Frame: Ongoing as funds are available and units or parks are identified.</p>	<p>Please see the implementation status for Program 2.2b. The County did not use the MPRROP in 2017-2019.</p>	<p>Modify. Covered under new program H-17.</p>
<p>2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>Implementing Resources: Responsible Agency: EDA Time Frame: Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.</p>	<p>Through the help of nonprofit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and community meetings that also use translators to reach farmworkers. Especially in the Eastern Coachella Valley, community meetings continued to include bilingual presentations in 2019.</p>	<p>Modify. Covered under new program H-14.</p>
<p>2.4a: Ensure that County assisted affordable housing remains affordable by doing the following:</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p>	<p>EDA/Housing has monitored income-restricted projects in the county unincorporated area. In 2019, 53 projects were monitored totaling 1,655 dwelling units, all of which were income restricted. In 2018, 52 projects were monitored</p>	<p>Modify. Covered under new program H-23.</p>

Appendix P Housing Background Report

Program	Responsible Agency: Housing Authority	Implementation Status	Status
<p>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis.</p> <p>Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements.</p> <p>Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>	<p>Responsible Agency: Housing Authority</p> <p>Time Frame: Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	<p>totaling 1,597 dwelling units, all of which were income restricted. In 2017, 35 projects were monitored, totaling 1,569 dwelling units, of which 1,114 were income restricted. No units have been lost to date due to affordability expirations.</p>	
<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments.</p> <p>2. Education and training of County staff.</p> <p>3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: Housing Authority <u>HHPWS</u></p> <p>Time Frame: Housing Authority staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters. Staff attended the Fair Housing Council's 2019 Housing Conference.</p>	<p>Modify. Covered under new program H-26.</p>
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>Implementing Resources:</p> <p>Responsible Agency: EDA <u>HHPWS/Housing Authority</u></p> <p>Time Frame: 2019</p>	<p>The County completed its Analysis of Impediments (AI) and filed with HUD per HUD requirements in 2019.</p>	<p>Modify. Covered under new program H-26.</p>

Program	Implementing Resources: First Time Home Buyer Down Payment Assistance Program	Implementing Resources: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS	Implementing Resources: First Time Home Buyer Down Payment Assistance Program	Implementation Status	Status
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>Responsible Agency: EDA/Fair Housing Council/HIPWS</p> <p>Time Frame: Ongoing, as funding permits.</p>	<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. Coordinate with the Inland Regional Center to promote outreach efforts that inform families in the county on housing and services available for persons with developmental disabilities.</p>	<p>In 2019, there was one participant in the County's First-Time Home Buyer (FTHB) program within the unincorporated area of the County of Riverside that used services from the Fair Housing Council to meet their requirement for attendance at an eight-hour homebuyer workshop. Of note, there were six participants assisted within incorporated cities of the County of Riverside. Funding for FTHB was exhausted for much of 2019 until funding was approved in October 2019. In 2018 and 2017, a total of six participants in the County's FTHB program used services from the Fair Housing Council to meet their requirement for attendance at an eight-hour homebuyer workshop.</p>	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at Title 24 of the Code of Federal Regulations (CFR) Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 United States Code [USC] 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards, which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities establishes requirements for new construction of multifamily projects: 5 percent of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. Prospective tenants may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability. Additionally, the County's Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria.</p>	<p>Modify. Covered under new program H-26.</p> <p>Modify. Covered under new program H-20.</p>

Appendix P Housing Background Report

Program	Implementation Status	Status
<p>3.3b: Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program. 	<p>Implementing Resources: HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p> <p>Responsible Agency: Housing Authority, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>	<p>The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation, especially for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guidebook with procedures for the disabled to pursue Section 8 assistance. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p> <p>Housing Choice Voucher Section 8 (HCV) Program. \$220,754,525 in total HAP assisted an average of 8,362 clients per year from 2017-2019. Of the clients served, whose incomes at admission must be at or below 50 percent AMI, an annual average of 303 households were veterans and an annual average of 4,923 were disabled and/or elderly, including veterans.</p> <p>Family Self Sufficiency (FSS) Program. In 2017-2019, the FSS program served an average of 385 participants annually. A total of 40 families graduated and therefore no longer required rental assistance. Of the graduates, three purchased their own home.</p> <p>Housing Opportunities for Persons with AIDS (HOPWA). During 2018 and 2019, the program assisted a total of 779 households with Tenant Based Rental Assistance, Project Based Rental Assistance, Short-Term Rental Mortgage and Utility Assistance (STRMU), & Permanent Housing Placement (PHP) Services. An average of 96 individuals were assisted on a monthly basis in 2017.</p> <p>Veteran's Affairs Supportive Housing Program (VASH). The VASH program provided an average of 551 homeless veterans with monthly rental assistance per year from 2017-2019. The veterans were provided with a Section 8 voucher administered by the Housing Authority and clinical</p>

Program	Implementation Status	Status
	<p>supportive services provided by the VA Loma Linda Healthcare System.</p> <p>Foster Care Youth Program. An average of three youth were assisted per year from 2017-2019.</p> <p>Tenant Based Rental Assistance (TBRA). A total of 113 were assisted under the TBRA program from 2017-2019.</p> <p>HOME Security Deposit Assistance (SDA) Program: The HOME SDA program assisted a total of 420 low-income households with financial assistance towards their security deposit from 2017-2019.</p> <p>Family Unification Program (FUP). The FUP assisted a total of 532 households during 2017-2019.</p> <p>Homeless Prevention and Rapid Rehousing Program (HPRP). During FY 2016-17, 58 persons at risk of homelessness or experiencing homelessness received rapid rehousing assistance and homeless prevention assistance.</p> <p>Supportive Services for Veteran Families (SSVF): In 2017, the SSVF program provided temporary rental assistance to 20 veterans who are at-risk of homelessness and or experiencing homelessness and only need short-term support to stabilize in housing. The program is no longer funded and has not been administered since 2017/18.</p> <p>CalWORKs Housing Support Program (HSP): The CalWORKs HSP program provided an annual average of 274 cash-aid eligible families with rapid rehousing assistance to help them relocate and stabilize in permanent housing per year from 2018-2019.</p> <p>CSBG New Direction Program: In 2017, the CDBG New Direction Program provided 10 homeless youth and young adults with rapid rehousing and other emergency support to relocate and stabilize in housing. The program is no longer funded and has not been administered the program since 2017/18.</p>	

Appendix P

Housing Background Report

Program	Implementation Status	Status
	<p>ESG Housing First Program: The ESG Program provided an average of 11 households experiencing homelessness with rapid rehousing services to help them relocate and stabilize in permanent housing annually in 2018 and 2019.</p> <p>County CDBG Project Home: The County CDBG Project Home Program provides households experiencing homelessness with short-term rental and other move-in assistance to help them stabilize in housing. The program assisted an average of 47 households per year from 2018-2019.</p> <p>CDBG Homeless Prevention: In 2018-2019, the CDBG Homeless Prevention program supported a total of 53 households who were at-risk of homelessness with assistance towards their past-due rent to help them prevent homelessness.</p> <p>CDBG Emergency Assistance: The CDBG Emergency Assistance Program provided a total of 41 households during 2018-2019 with emergency assistance to help cover costs towards an emergency hotel voucher, purchase toward a refrigerator and/or stove, application fees, etc. to help them prevent or end homelessness.</p> <p>CDBG Security Deposit Assistance Program: From 2018-2019, the CDBG Security Deposit Assistance Program provided 30 households with move-in assistance toward their security deposit to help prevent and/or end their homelessness.</p> <p>Shelter Plus Care: The Shelter Plus Care program provided an average of 112 households per year during 2018-2019 with permanent supportive housing which combines rental assistance and supportive services through committed supportive service providers such as the Riverside University Health System – Behavioral Health, Operation Safehouse, Foothill AIDS Project, and Desert AIDS.</p>	

Program	Implementing Resources:	Implementation Status	Status
<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p>	<p>Implementing Resources: HUD Responsible Agency: Housing Authority Time Frame: Ongoing as interested persons contact the Housing Authority.</p>	<p>Please see the implementation status for Program 3.3b.</p>	<p>Continue. Covered under new program H-26.</p>
<p>3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p>	<p>Implementing Resources: HUD Shelter Plus Care Responsible Agency: Housing Authority/ DPSS Time Frame: Ongoing, throughout the planning period.</p>	<p>The County continues to administer the Shelter Plus Care Program throughout the county, including in western Riverside County.</p>	<p>Modify. Covered under new program H-5 and H-28.</p>
<p>3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	<p>Implementing Resources: HUD Housing Choice Voucher Program Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.</p>	<p>Please see the implementation status for Program 3.3b.</p>	<p>Modify. Covered under new program H-22.</p>
<p>3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	<p>Implementing Resources: FEMA, ESG, EHAP Responsible Agency: DPSS Time Frame: Ongoing, throughout the planning period.</p>	<p>Please see the implementation status for Program 3.3b.</p>	<p>Delete. Covered under new program H-29.</p>

Appendix P

Housing Background Report

Program	Implementing Resources: HUD Supportive Housing program, Shelter Plus Care Responsible Agency: DPSS Time Frame: Ongoing	Implementing Resources: HUD Supportive Housing program, Shelter Plus Care Responsible Agency: County Executive Office Time Frame: Ongoing	Implementation Status	Status
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.			Both programs continue to be administered throughout the county.	Delete. Covered under new program H-5 and H-28.
3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.			Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.	Delete. Mobile home rent stabilization is codified
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.			In 2019, the County assisted two households within the unincorporated areas of the county. In 2017-2018, the County did not assist any households in the unincorporated areas of the county.	Modify. Covered under new program H-29.
3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.			In 2019, the County assisted one household within the unincorporated area of the county. There were six participants assisted within incorporated cities of the County of Riverside. Funding for FTHB was exhausted for much of 2019 until funding was approved in October 2019. In 2017-2018, a total of five low-income first-time homebuyers received such assistance in unincorporated areas of the county.	Continue. Modify. Covered under new program H-30.
3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for			The County did not work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing in 2017 and 2019. Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista, completed	Continue. Modify. Covered under new program H-31.

Program	Responsible Agency: EDAHHPWS Time Frame: Ongoing. Annually meet with interested developers. Implementing Resources: HUD, HCD Responsible Agency: DPSS, nonprofits Time Frame: Within six months of adoption of the Housing Element.	Implementation Status	Status
<p>households with incomes below 80 percent of the County median.</p> <p>3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. Assist with available housing for extremely low and lower income households by: (1) Process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2)Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.</p>		<p>acquisition and rehabilitation restricted to very low- and low-income households in 2018.</p> <p>In March 2021, the County adopted Ordinance No. 348.4950 allowing for single-room occupancy (SRO) units and addressing new state law concerning accessory dwelling units.</p>	<p>Delete. Completed.</p>
<p>4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Annually</p>	<p>Please see the implementation status for Program 1.1d. Regarding infrastructure fees, those are generally linked to project development; if state and federal funding is unavailable. The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.</p>	<p>Continue. Covered under new program H-8.</p>
<p>4.1b: Continue to review the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA</p>	<p>A July 2016 amendment to Ordinance No. 348 removed limitations as to the number of persons constituting a family and removed a requirement for such members to be related by blood. The definition now reads "one or more persons living together as a single housekeeping unit in a single dwelling unit."</p>	<p>Delete. Completed.</p>

Appendix P Housing Background Report

Program	Time Frame: Ongoing Implementing Resources: General Fund Responsible Agency: EDAHHPWS/ Housing Authority Executive Office/TLMA Time Frame: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.	Implementation Status	Status
<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to:</p> <ul style="list-style-type: none"> Establish housing goals beyond county lines that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. 		<p>The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to County priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>	<p>Continue. Covered under new program H-32.</p>
<p>4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>	<p>Implementing Resources: General Fund Responsible Agency: EDAHHPWS/TLMA Time Frame: Annually in April.</p>	<p>The County submits the Housing Element Annual Report annually on or before April 1.</p>	<p>Delete.</p>
<p>5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.</p>	<p>Implementing Resources: Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE). Responsible Agency: TLMA/Building and Safety Time Frame: Implement Climate Action Plan that will include incentives</p>	<p>All developers comply with the County's building codes, which are based on Title 24 of the CCR, also known as the Building Standards Code, and the energy efficiency requirements contained therein. The County does not impose separate or different requirements. The County adopted a Climate Action Plan on December 8, 2015 and completed the 2019 update to the Climate Action Plan in December 2019.</p>	<p>Modify. Covered under new program H-15.</p>

Program	Implementation Status	Status
<p>for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.</p> <p>Implementing Resources: California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds</p> <p>Responsible Agency: DCA</p> <p>Time Frame: Ongoing</p>	<p>5. 1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.</p>	<p>The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP funds. All qualified applicant homes were assessed for weatherization. Once assessment was done, a variety of measures were installed, such as weather stripping of the doors and windows; door and window replacement; repair or replacement of different carbon monoxide appliances, such as the water heater, furnace, and stove; repair or replacement of refrigerator; and ceiling insulation and caulking. In 2019, a total of 376 dwelling units received such assistance. In 2018 and 2017, a total of 965 dwelling units received such assistance.</p>