Community Profile

An accurate assessment of existing and future resident demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost.

Throughout the Housing Element Background Report there are references to eastern and western regions of the county. The following list explains which cities and Census Designated Places (CDP) fall into each region.

Eastern Region

Cities: Blythe, Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, Rancho Mirage

Census Designated Places (CPDs): Bermuda Dunes, Desert Center, Desert Edge, Desert Palms, Garnet, Indio Hills, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Sky Valley, Thermal, Thousand Palms, Vista Santa Rosa, Whitewater

Western Region

Cities: Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar

Census Designated Places (CPDs): Aguanga, Anza, Cabazon, Cherry Valley, Coronita, East Hemet, El Cerrito, El Sobrante, French Valley, Good Hope, Green Acres, Highgrove, Home Gardens, Homeland, Idyllwild-Pine Cove, Lakeland Village, Lake Matthews, Lake Riverside, Lakeview, March Air Reserve Base (ARB), Meadowbrook, Mead Valley, Nuevo, Romoland, Temescal Valley, Valle Vista, Warm Springs, Winchester, Woodcrest

Data Sources

In preparing the Housing Element, various sources of information were used. The County relied on the US Census, American Community Survey (ACS), California Department of Finance, California Employment Development Department, Southern California Association of Governments (SCAG), and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indictors based on samples averaged over a five-year period. The Community Profile reflects the 2014–2018 ACS data.

The California Department of Finance (DOF) is another source of valuable data and is more current than the US Census but does not provide the depth of information as in the US Census Bureau reports. The California Employment Development Department (EDD) provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Community Profile to provide the most current information on unincorporated communities.

Due to the different in data sources used, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

Demographic Trends

Regional Growth

Between January 1, 2015, and January 1, 2020, Riverside County's population as a whole grew by approximately 125,598 people or by approximately 5.5 percent (Table P-1). When looking at the unincorporated portion of the county, there was a similar increase in population of 5.3 percent, or approximately 19,523.

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

Area	January 1, 2015	January 1, 2020	Change
Unincorporated	365,865	385,388	5.3%
Cities	1,949,841	2,056,916	5.5%
Riverside County	2,315,706	2,442,304	5.5%
California	38,870,150	39,782,870	2.3%

Source: California Department of Finance, City/County Population and Housing Estimates

Table P-2 presents the percentage change in population of the cities in Riverside County between 2010 and 2020. The fastest-growing cities during this period were Beaumont and Menifee, where the percentage changes in population were 39.6 percent and 25.3 percent, respectively. This is significantly different than the population change in the unincorporated county, which was a decrease of 23.6 percent, likely as a result of the incorporation of the cities of Eastvale in 2010 and Jurupa Valley in 2011.

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

County/City	2010	2020	Percentage Change
Banning	29,603	31,125	5.1%
Beaumont	36,877	51,475	39.6%
Blythe	20,817	19,255	-7.5%
Calimesa	7,879	9,329	18.4%
Canyon Lake	10,561	11,000	4.2%
Cathedral City	51,200	53,580	4.6%
Coachella	40,704	47,186	15.9%
Corona	152,374	168,248	10.4%
Desert Hot Springs	25,938	29,660	14.3%
Eastvale*	-	66,413	-
Hemet	78,657	85,175	8.3%
Indian Wells	4,958	5,403	9.0%
Indio	76,036	90,751	19.4%
Jurupa Valley*	-	107,083	-
Lake Elsinore	51,821	63,453	22.4%
La Quinta	37,467	40,660	8.5%
Menifee	77,519	97,093	25.3%

County/City	2010	2020	Percentage Change
Moreno Valley	193,365	208,838	8.0%
Murrieta	103,466	115,561	11.7%
Norco	27,063	27,564	1.9%
Palm Desert	48,445	52,986	9.4%
Palm Springs	44,552	47,427	6.5%
Perris	68,386	80,201	17.3%
Rancho Mirage	17,218	19,114	11.0%
Riverside	303,871	328,155	8.0%
San Jacinto	44,199	51,028	15.5%
Temecula	100,097	111,970	11.9%
Wildomar	32,176	37,183	15.6%
Unincorporated County	504,392	385,388	-23.6%
County Total	**2,189,641**	**2,442,304**	**11.5%**

Source: California Department of Finance City/County Population and Housing Estimates

* Cities incorporated after 2010

Table P-3 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2018. According to the ACS, unincorporated communities in western Riverside County account for 83 percent of the population of the unincorporated County overall. Additionally, western unincorporated communities account for 73 percent of the housing units, 78 percent of the households, and 84 percent of the employed population of the unincorporated County. As Table P-3 shows, there are estimated to be significantly fewer people and housing units in the unincorporated areas of eastern Riverside County.

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

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employed Population	% of Total
Unincorporated Communities in the Western County								
Aguanga CDP	835	0.3%	554	0.5%	337	0.4%	411	0.3%
Anza CDP	3,151	1.0%	1,313	1.2%	1,041	1.2%	1,158	1.0%
Cabazon CDP	3,367	1.1%	1,030	1.0%	973	1.1%	1,286	1.1%
Cherry Valley CDP	7,755	2.5%	2,946	2.8%	2,836	3.1%	3,275	2.7%
Coronita CDP	3,138	1.0%	769	0.7%	738	0.8%	1,659	1.4%
East Hemet CDP	20,679	6.8%	6,269	5.9%	5,766	6.4%	8,509	7.1%
El Cerrito CDP	5,471	1.8%	1,524	1.4%	1,464	1.6%	2,345	2.0%
El Sobrante CDP	13,966	4.6%	4,055	3.8%	4,055	4.5%	6,908	5.8%
French Valley CDP	33,818	11.1%	8,808	8.3%	8,539	9.4%	14,877	12.4%
Good Hope CDP	9,173	3.0%	2,341	2.2%	1,977	2.2%	3,832	3.2%
Green Acres CDP	2,542	0.8%	728	0.7%	666	0.7%	1,017	0.8%
Highgrove CDP	4,986	1.6%	1,477	1.4%	1,382	1.5%	2,568	2.1%
Home Gardens CDP	11,442	3.7%	3,108	2.9%	3,059	3.4%	5,268	4.4%
Homeland CDP	7,326	2.4%	2,326	2.2%	2,100	2.3%	2,925	2.4%
Idyllwild-Pine Cove CDP	2,459	0.8%	4,142	3.9%	1,145	1.3%	1,271	1.1%
Lakeland Village CDP	13,170	4.3%	3,814	3.6%	3,558	3.9%	5,919	4.9%
Lake Mathews CDP	6,848	2.2%	1,977	1.9%	1,895	2.1%	3,363	2.8%
Lake Riverside CDP	1,049	0.3%	397	0.4%	317	0.4%	391	0.3%
Lakeview CDP	2,566	0.8%	590	0.6%	549	0.6%	1,174	1.0%
March ARB CDP	1,150	0.4%	755	0.7%	492	0.5%	272	0.2%
Meadowbrook CDP	3,033	1.0%	995	0.9%	888	1.0%	1,298	1.1%
Mead Valley CDP	19,925	6.5%	4,717	4.4%	4,382	4.8%	8,039	6.7%
Nuevo CDP	7,033	2.3%	1,954	1.8%	1,852	2.0%	1,954	1.6%
Romoland CDP	2,227	0.7%	543	0.5%	520	0.6%	543	0.5%
Temescal Valley CDP	26,709	8.7%	8,551	8.0%	8,084	8.9%	8,551	7.1%

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employed Population	% of Total
Valle Vista CDP	16,879	5.5%	6,287	5.9%	5,628	6.2%	6,287	5.2%
Warm Springs CDP	1,903	0.6%	580	0.5%	550	0.6%	580	0.5%
Winchester CDP	2,931	1.0%	721	0.7%	689	0.8%	721	0.6%
Woodcrest CDP	17,310	5.7%	4,960	4.7%	4,678	5.2%	4,960	4.1%
Subtotal	*252,841*	82.7%	*78,231*	73.4%	*70,160*	77.6%	*101,361*	84.4%
Unincorporated Community in the Eastern County								
Bermuda Dunes CDP	6,817	2.2%	3,746	3.5%	2,818	3.1%	3,746	3.1%
Desert Center CDP	264	0.1%	239	0.2%	95	0.1%	239	0.2%
Desert Edge CDP	3,343	1.1%	3,610	3.4%	1,795	2.0%	3,610	3.0%
Desert Palms CDP	6,947	2.3%	5,191	4.9%	4,010	4.4%	5,191	4.3%
Garnet CDP	5,057	1.7%	2,358	2.2%	1,705	1.9%	2,358	2.0%
Indio Hills CDP	708	0.2%	331	0.3%	230	0.3%	331	0.3%
Mecca CDP	7,174	2.3%	2,191	2.1%	1,955	2.2%	2,191	1.8%
Mesa Verde CDP	584	0.2%	247	0.2%	155	0.2%	247	0.2%
North Shore CDP	2,892	0.9%	915	0.9%	915	1.0%	915	0.8%
Oasis CDP	3,020	1.0%	1,340	1.3%	1,028	1.1%	1,340	1.1%
Ripley CDP	408	0.1%	342	0.3%	181	0.2%	342	0.3%
Sky Valley CDP	2,430	0.8%	1,901	1.8%	1,023	1.1%	1,901	1.6%
Thermal CDP	1,359	0.4%	693	0.7%	472	0.5%	693	0.6%
Thousand Palms CDP	7,814	2.6%	3,813	3.6%	2,728	3.0%	3,813	3.2%
Vista Santa Rosa CDP	2,967	1.0%	1,022	1.0%	855	0.9%	1,022	0.9%
Whitewater CDP	976	0.3%	388	0.4%	283	0.3%	388	0.3%
Subtotal	*52,760*	17.3%	*28,327*	26.6%	*20,248*	22.4%	*18,739*	15.6%
Unincorporated Total	**305,601**	**100.0%**	**106,558**	**100.0%**	**90,408**	**100.0%**	**120,100**	**100.0%**
Riverside County Total	1146792		2,470,546		857,222		718,349	

Source: 2014–2018 American Community Survey

Age Composition

The age distribution for the unincorporated areas of western and eastern Riverside County is presented in Table P-4. According to the 2014-2018 ACS, roughly 40 percent of unincorporated Riverside County's population was prime working age, between 25 and 54 years of age. Another 22 percent of the population was school age, between 5 and 19 years of age. Roughly 26 percent of the population was over 55 years of age. The remaining 12 percent of the population is comprised of preschoolers and young adults. The unincorporated western and eastern county had slightly different age trends. The unincorporated areas of eastern Riverside County had a slightly lower working age population (33 percent) than unincorporated western county (41 percent), and unincorporated western county had a significantly lower population of retirement-aged individuals (12 percent) compared to unincorporated eastern county (28 percent).

Table P-4 Age Distribution 2018

Age Group	Western Unincorporated	Eastern Unincorporated	Unincorporated Total	County Total
Preschool (0–4)	17,516	2,273	19,789	157,599
School (5–19)	58,844	9,283	68,127	357,472
Young Adult (20–24)	16,792	2,100	18,892	168,426
Prime Working (25–54)	108,403	16,660	125,063	946,792
Mature (55–64)	28,670	6,319	34,989	272,502
Retirement (65+)	31,367	14,013	45,380	340,575
Total	**261,592**	**50,648**	**312,240**	**2,243,366**

Source: 2014–2018 American Community Survey

Race and Ethnicity

According to the 2014-2018 ACS, white residents represented the largest race group in the unincorporated county and Riverside County as a whole, accounting for 59.8 percent and 64.1 percent of residents, respectively. Persons of Hispanic origin, who may identify with any race, made up a significant portion of the population. Approximately 48.8 percent of residents were of Hispanic origin in the unincorporated county and 50.0 percent of the countywide population was Hispanic. Refer to Table P-5 for detailed figures on race and ethnicity in the unincorporated county and in Riverside County as a whole.

Table P-5 Population by Race 2018

Race/Ethnicity	Western Unincorporated		Eastern Unincorporated		Unincorporated Total		County Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White alone	165,161	63.7%	33,590	66.3%	198,751	64.1%	1,478,117	59.8%
Black of African American alone	14,227	5.5%	1,018	2.0%	15,245	4.9%	163,542	6.6%
American Indian and Alaska Native alone	2,861	1.1%	197	0.4%	3,058	1.0%	20,934	0.8%
Asian alone	14,814	5.7%	524	1.0%	15,338	4.9%	172,785	7.0%

Race/Ethnicity	Western Unincorporated		Eastern Unincorporated		Unincorporated Total		County Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Native Hawaiian and Other Pacific Islander alone	1,389	0.5%	0	0.0%	1,389	0.4%	8,695	0.4%
Some other race alone	50,976	19.7%	14,122	27.9%	65,098	21.0%	517,882	21.0%
Two or more races	9,853	3.8%	1,198	2.4%	11,051	3.6%	108,591	4.4%
Total	259,281	100.0%	50,649	100.0%	309,930	100.0%	2,470,546	100.0%
Hispanic or Latino	122,021	47.1%	29,275	57.8%	151,296	48.8%	1,236,032	50.0%

Source: 2014–2018 American Community Survey.

Employment Trends

Employment Characteristics

According to the 2014-2018 ACS, the estimated number of employed residents in the unincorporated portions of Riverside County for all industries was 151,325. Of this, 3.8 percent or 5,752 were farm jobs, while 96.2 percent or 145,573 were non-farm jobs. The largest job sectors in the county were educational and social services (19.2 percent), retail trade (11.6 percent), professional services (11.4 percent), and arts and entertainment (10.3 percent). A further breakdown is provided in Table P-6.

Table P-6 Employment by Industry, 2018

	Estimate	Percentage
Agriculture	5,752	3.8%
Construction	15,107	10.0%
Manufacturing	12,759	8.4%
Wholesale Trade	4,304	2.8%
Retail Trade	17,550	11.6%
Transportation	8,863	5.9%
Information	2,362	1.6%
Finance	7,722	5.1%
Professional Services	17,271	11.4%
Education & Social Services	29,115	19.2%
Arts, Entertainment, Recreation	15,623	10.3%
Public Administration	7,189	4.8%
Other	7,708	5.1%
Total	**151,325**	**100.0%**

Source: 2014-2018 American Community Survey; SCAG Local Housing Data

The California EDD projects the annual average employment by industry between 2016 and 2026 in the Riverside-San Bernardino-Ontario Metropolitan Statistical Areas, which includes Riverside and San Bernardino counties. By 2026, employment is expected to reach 1.63 million, or gain 228,200 jobs, for an annual growth rate 1.6 percent.

As the national economy improved during the 1990s, Riverside County's economy also improved, with the unemployment rate dropping from a high in 1993 of 12.2 percent (71,000 unemployed) to 5.2 percent (36,500 unemployed) in 2000. By January 2020, the unemployment rate had dropped to 4.2 percent (46,000 unemployed), slightly higher than the statewide unemployment rate of 3.5 percent. While data is not yet available for late 2020 at the county level, the unemployment rate has likely increased due to the effects of the COVID-19 pandemic that resulted in job losses nationally; in November 2020 the statewide unemployment rate had increased to 8.2 percent.

Large Employers

There are several businesses and organizations in Riverside County that employ a large number of residents from Riverside or nearby counties, though the majority of these employers are located in incorporated cities rather than the unincorporated county. Table P-7 identifies the county's largest employers. Each of these employers has 1,000 to 4,999 employees.

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

Employer Name	Location	Industry
Abbott Vascular Inc.	Temecula	Medical Equipment
Agua Caliente Casino Resort Spa	Rancho Mirage	Casinos
Amazon Fulfillment Center	Moreno Valley	Distribution Centers
Department-Corrections-Rehab	Norco	Government Offices-State
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr	Rancho Mirage	Hospitals
Fantasy Springs Resort Casino	Indio	Casinos
J Ginger Masonry LP	Riverside	Masonry Contractors
Kleinfelder Construction Svc	Riverside	Engineers-Structural
La Quinta Golf Course	La Quinta	Golf Courses
Parkview Community Hosp Med	Riverside	Hospitals
Pechanga Resort & Casino	Temecula	Casinos
Riverside Community Hospital	Riverside	Hospitals
Riverside County Public Health	Riverside	Government Offices-County
Riverside University Health	Moreno Valley	Hospitals
Southwest Healthcare System	Murrieta	Health Care Management
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	E-Commerce
Sun World Int'l LLC	Coachella	Fruits & Vegetables-Wholesale
Universal Protection Svc	Palm Desert	Security Control Equip & Systems-Mfrs

Employer Name	Location	Industry
US Air Force Dept	March ARB	Military Bases
Wachter Inc	Riverside	Electric Contractors

Source: California Employment Development Department 2020

Jobs / Housing Balance

Government Code Section 65890.1 states that, "State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized." This type of balance is normally measured by a jobs-to-housing ratio, which must consider the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. A jobs-to-housing ratio of 1.5:1 is considered "balanced" according to the State of California General Plan Guidelines prepared by the Governor's Office of Planning and Research. Areas with ratios significantly different from this standard would be considered out of balance.

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Additionally, Riverside County also serves as a bedroom community for San Diego County. Between 2010 and 2018, the jobs-to-household ratio increased throughout the county, as shown in Table P-8.

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

	Total County		Western Unincorporated		Eastern Unincorporated		Unincorporated Total	
	2010	2018	2010	2018	2010	2018	2010	2018
Employment	700,266	1,120,366	47,339	115,751	20,116	20,175	67,455	135,962
Households	653,977	724,893	83,746	70,163	26,120	19,836	109,866	89,999
Jobs-Household Ratios	1.07	1.55	0.57	1.65	0.77	1.02	0.61	1.51

Source: 2014-2018 American Community Survey

Household Characteristics

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. The State defines a family as "one or more persons living together in a dwelling unit," and the U.S. Census defines a family household as one that is "maintained by a householder that is in a family and includes any unrelated people who may be residing there." In contrast, a non-family household is defined as one that "consists of a householder living alone or where the householder shares the home exclusively with people to whom he/she is not related." Family households often prefer single-family homes or condominiums to accommodate children, and non-family households generally occupy smaller apartments or condominiums.

Table P-9 displays household composition as reported by the 2014-2018 ACS. In unincorporated Riverside County, families comprised 80.7 percent of all households in the unincorporated areas of western Riverside County, of which 33.6 percent of households were families with children under 18. In the unincorporated

areas of eastern Riverside County, families comprised 61.6 percent of all households, of which 38.5 percent were families with children under 18.

Table P-9 Household Characteristics, 2018

Jurisdiction	Households	Percentage of Households		
		Families	Families with Children Under 18	Non-family
Unincorporated Western	70,163	80.7%	33.6%	20.6%
Unincorporated Eastern	19,836	61.6%	38.5%	38.5%
Riverside County	724,893	72.7%	32.6%	27.3%

Source: 2014-2018 American Community Survey

Persons per Household

The distribution of household size for Riverside County is displayed in Table P-10. The data indicates that 51 percent of households in Riverside County contained one or two persons, 15 percent contained three persons, and 33 percent contained four or more persons. The unincorporated areas of eastern Riverside County had more one-person or two-person households and fewer households with three or more people. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the unincorporated areas of western Riverside County.

Table P-10 Household Size Distribution, 2018

Household Size	Western Unincorporated		Eastern Unincorporated		Riverside County	
	Total	Percentage	Total	Percentage	Total	Percentage
1-person	11,161	15.8%	6,748	34.0%	159,546	22.0%
2-person	20,175	28.5%	7,118	35.9%	213,352	29.4%
3-person	11,705	16.5%	2,222	11.2%	110,568	15.3%
4+ persons	27,842	39.3%	3,748	18.9%	241,427	33.3%
Total	**70,833**	**100.0%**	**19,836**	**100.0%**	**724,893**	**100.0%**

Source: 2014-2018 American Community Survey

Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general. A household is considered to be overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Overcrowding varies with tenure and income. Based on 2014-2018 ACS data provided by the US Census Bureau regarding overcrowding within the unincorporated area of Riverside County (Table P-11), approximately 13 percent of renter households were reported to be overcrowded or severely overcrowded.

Only 5 percent of owner-occupied units were overcrowded or severely overcrowded. These statistics indicate that overcrowding is more prevalent among renter households than owner households. These percentages are consistent within the unincorporated areas of both eastern and western Riverside County.

Among owner households, overcrowding can often be alleviated by a room addition to the home. However, many lower-income households may lack the resources for a room addition, or the owners may be constrained by lot size or other physical constraints.

Table P-11 Overcrowding, 2018

Persons per Room	Owner-Occupied		Renter-Occupied		Total	
	Households	Percentage	Households	Percentage	Households	Percentage
Western Unincorporated Riverside County						
1.00 or less (Not Overcrowded)	45,702	94.5%	15,411	87.0%	61,113	92.5%
1.01-1.50 (Overcrowded)	2,031	4.2%	1,736	9.8%	3,767	5.7%
1.51 or more (Severely Overcrowded)	641	1.3%	574	3.2%	1,215	1.8%
Total	48,374	100.0%	17,721	100.0%	66,095	100.0%
Eastern Unincorporated Riverside County						
1.00 or less (Not Overcrowded)	13,939	95.2%	4,453	85.9%	18392	92.7%
1.01-1.50 (Overcrowded)	530	3.6%	629	12.1%	1159	5.8%
1.51 or more (Severely Overcrowded)	181	1.2%	104	2.0%	285	1.4%
Total	14,650	100.0%	5,186	100.0%	19836	100.0%
Total Unincorporated Riverside County						
1.00 or less (Not Overcrowded)	59,641	94.6%	19,864	86.7%	79,505	92.5%
1.01-1.50 (Overcrowded)	2,561	4.1%	2,365	10.3%	4,926	5.7%
1.51 or more (Severely Overcrowded)	822	1.3%	678	3.0%	1,500	1.8%
Total	63,024	100.0%	22,907	100.0%	85,931	100.0%

Source: 2014-2018 American Community Survey

Household Income

The state of California uses five income categories to determine housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various federal and state housing programs, e.g., Section 8 and state density bonus law. These categories are as follows:

- Extremely Low Income—less than or equal to 30 percent of median income
- Very Low Income—31 to 50 percent of median income
- Low Income—51 to 80 percent of median income
- Moderate Income—81 to 120 percent of median income
- Above Moderate Income—more than 120 percent of median income

The California Department of Housing and Community Development (HCD) develops annual median household income estimates and income limits (as shown on Table P-12) for Riverside County. The median income for a family of four in 2020 was $75,300.

Table P-12 2020 Income Limits by Persons in Household

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$15,850	$18,100	$21,720	$26,200	$30,680	$35,160	$39,640	$44,120
Very Low	$26,400	$30,150	$33,900	$37,650	$40,700	$43,700	$46,700	$49,700
Low	$42.200	$48,200	$54,250	$60,250	$65,100	$69,900	$74,750	$79,550
Moderate	$63,250	$72,300	$81,300	$90,350	#97,600	$104,800	$112,050	$119,250
Area Median Income: $75,300								

Source: Department of Housing and Community Development: Official State Income Limits for 2020

Table P-13 presents the distribution of households by income category in unincorporated Riverside County based on HCD State Income Limits. The largest number of households in Riverside County as a whole fell into the above-moderate-income category (greater than 120 percent of area median income [AMI]), with 37 percent of households in this category. The income distribution in the unincorporated areas of western Riverside County is similar to the county as a whole. However, in the unincorporated areas of eastern Riverside County, the largest number of households fall into the extremely low-income category (less than 30 percent of AMI), with approximately 34 percent of households.

Table P-13 Households by Income Category

Income Category	Western Unincorporated		Eastern Unincorporated		Riverside County Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low	12,175	17.0%	6,633	33.5%	135,700	18.7%
Very Low	5,967	8.3%	2,514	12.7%	69,204	9.6%
Low	11,331	15.8%	3,494	17.7%	120,652	16.6%
Moderate	13,061	18.2%	3,181	16.1%	131,440	18.1%
Above Moderate	29,158	40.7%	3,956	20.0%	267,891	37.0%
Total Households	**71,692**	**100.0%**	**19,778**	**100.0%**	**724,887**	**100.0%**

Note: Based on the area median income of $75,300 for a 4-person household in Riverside County.

Source: 2014-2018 American Community Survey, California Department of Housing and Community Development: Official State Income Limits for 2020

Extremely Low-Income Households

Extremely low-income households are those earning 30 percent or less of the area median income. In 2020, the upper limit of this income category was $26,200 for a family of four in Riverside County. Those with the lowest incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on Social Security, individuals with

disabilities, single parents, farmworkers, and low-wage workers. Some extremely low-income individuals and households are homeless.

Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have members with mental or other disabilities and special needs.

Approximately 21 percent (or 18,808 households) of households in unincorporated Riverside County fell into the extremely low-income range, according to the 2014-2018 ACS. Of those households, 35 percent were renters and 65 percent were homeowners. The County relied on ACS data rather than HUD's Comprehensive Housing Affordability Strategy (CHAS) to determine the number of extremely low-income households as CHAS data estimates this number of the whole of Riverside County while estimates for unincorporated Riverside County are available through ACS. Estimates for the County total are presented in Table P-14.

The County has included Actions H-11, H-12, H-16, H-17, H-18, and H-19 to provide the following that could assist extremely low-income households:

- Promote periodic outreach to housing developers, providing financial assistance (when feasible) or in-kind technical assistance, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding opportunities, and/or offering additional incentives beyond the density bonus

- 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 deeded most effective

- Provide financial assistance for extremely low-income mobile homeowners through the Mobile Home Tenant Loan Assistance Program.

- Assist prospective owners and renters to fund the purchase and/or installment of mobile home units.

- Simplify and expedite the permitting process for Polanco Parks.

- Support development of farmworker housing through coordination with Coachella Valley advocate groups to identify sites and assist with funding, where feasible.

- 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.

Households Overpaying for Housing

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of decent housing and suitable living environments for Californians of all economic levels. Historically, the private sector generally responds to most of the community's housing needs through the

production of market-rate housing. However, the percentage of the population on a statewide basis that can afford market-rate housing is declining. By HUD's definition, a household is considered to be overpaying when they "pay more than 30 percent of their income for housing."

In determining the existing need for affordable housing, it is necessary to relate income to housing costs and rent prices. Affordability is defined by the US Department of Housing and Urban Development (HUD) as the expenditure of no more than 30 percent of the household income for housing costs using a hypothetical family of four persons. Severe cost burden occurs when a household spends more than 50 percent of its total income on housing, including utilities. Incidence of cost burden is of concern for the reasons previously discussed. Incidence of cost burden is most significant among lower-income households since, by definition, their income is so small that overpaying for housing endangers their ability to pay for other necessities. Cost burden is also a concern among all owner-occupied households, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating the deterioration of the home.

Overall, cost burden among both owner and renter households tends to be most prevalent among the lower-income households. Additionally, large families and elderly often overpay for housing. Large families, particularly lower-income households, often need to find larger homes, which cost more to accommodate their family, or live-in overcrowded housing. Elderly households often have fixed incomes, but housing costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forgo needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

A distinction between renter and owner housing overpayment is important—while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established by the market. The discrepancy in overpaying between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2013 to 2017, there were 86,275 lower-income, owner-occupied households overpaying for housing (18.6 percent of all owner-occupied households) and 111,470 lower-income, renter-occupied households overpaying for housing (44.8 percent of all renter-occupied households) in all of Riverside County—data is not available for just unincorporated areas of the county. Table P-14 presents the number of low-income households overpaying for housing.

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

Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	711,725	100.0%
Total renter households	248,935	35.0%
Total owner households	462,790	65.0%
Total lower income (0-80% of HAMFI) households	276,190	38.8%
Lower income renters (0-80%)	140,630	19.8%
Lower income owners (0-80%)	135,560	19.0%
Extremely low-income renters (0-30%)	48,385	6.8%
Extremely low-income owners (0-30%)	32,320	4.5%

Total Household Characteristics	Number	Percentage of Total Households
Lower income households paying more than 50%	123,650	17.4%
Lower income renter HH severely overpaying	68,795	9.7%
Lower income owner HH severely overpaying	54,850	7.7%
Extremely low-income (0-30%)	55,645	7.8%
ELI Renter HH severely overpaying	35,000	4.9%
ELI Owner HH severely overpaying	20,645	2.9%
Income between 30% and 50%	39,355	5.5%
Income between 50% and 80%	28,650	4.0%
Lower income households paying more than 30%	197,750	27.8%
Lower income renter HH overpaying	111,470	15.7%
Lower income owner HH overpaying	86,275	12.1%
Extremely low-income (0-30%)	62,610	8.8%
Income between 30%-50%	61,550	8.6%
Income between 50% -80%	73,590	10.3%
Total Households Overpaying	**287,355**	**40.4%**
Total Renter Households Overpaying	**135,620**	**19.1%**
Total Owner Households Overpaying	**151,620**	**21.3%**

Source: 2013-2017 CHAS Data Sets https://www.huduser.gov/portal/datasets/cp.html

Table P-14 shows that in Riverside County, about 79 percent of lower-income renters were estimated to be overpaying. Among lower-income owners, 64 percent were estimated to be overpaying. Of the 711,725 households in 2017, lower-income households who were overpaying (197,745) made up nearly 28 percent of all households in Riverside County.

To assist with the housing need for extremely low-income households, the County has included Action H-11 which encourages 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.; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding opportunities at least twice in the planning period; and/or offer additional incentives beyond the density bonus.

Housing Stock Characteristics

Housing Type

Table P-15 summarizes the distribution of housing by type in both incorporated and unincorporated portions of Riverside County in 2020. Of the 143,000 units in the unincorporated county, approximately 72 percent were single-family homes, 23 percent were mobile homes, and 5 percent were multifamily homes. These percentages are identical to the 2014 data reported in the 2017-2021 Housing Element.

Second units and Accessory Dwelling Units (ADUs) are also a component of the housing stock in the unincorporated area of Riverside County. In 2018 and 2019, a total of 166 building permits were issued for second units in the county's unincorporated area, a significant increase from the 60 permits that were issued between January 2013 and February 2017.

Table P-15 Housing Inventory by Type, 2020

Type	Riverside County Total		Unincorporated County	
	Estimate	Percentage	Estimate	Percentage
SF Detached	585,544	68.4%	101,081	70.7%
SF Attached	52,844	6.2%	2,493	1.7%
3-4 Units	39,044	4.6%	3,326	2.3%
5+ Units	98,023	11.5%	3,481	2.4%
Mobile Homes	80,669	9.4%	32,619	22.8%
Total	**856,124**	**100.0%**	**143,000**	**100.0%**

Source: California Department of Finance, 2020 Housing Estimates

Vacancy Rates and Tenure

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate an imbalance between household characteristics and the type of available units, an oversupply of housing units, or large numbers of homes that are for seasonal use, recreational use, or occasional use. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed previously (Table P-14).

Table P-16 provides occupancy and tenure characteristics for the unincorporated areas of Riverside County based on the 2014-2018 ACS. The data indicated a 0.8 percent vacancy rate for rental units in western unincorporated Riverside County and 1.9 percent vacancy rate for rental units in eastern Riverside County. Ownership vacancy rates were 1.4 percent and 3.0 percent for western and eastern unincorporated areas, respectively. In addition to units on the market, 36.9 percent of housing units in eastern unincorporated County are estimated to be used for seasonal and recreational use, compared to 6.5 percent of these units in western unincorporated Riverside County.~~42 percent vacancy rate in the unincorporated areas of eastern Riverside~~

~~County and a 9 percent vacancy rate in the unincorporated areas of western Riverside County.~~ These figures combine to give the entire unincorporated area of Riverside County a 16 percent vacancy rate in 2018.

In 2018, occupancy rates were higher in owned units (75 percent) than in rental units (25 percent). Owned units are more prevalent in both planning areas. The unusually high vacancy rate in the unincorporated areas of eastern Riverside County is due primarily to the large number of vacation homes.

Table P-16 Housing Inventory by Tenure, 2018

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other*
Western Unincorporated	70,618	17,546	52,726	597	992	4,623
		24.8%	74.7%	0.8%	1.4%	6.5%
Eastern Unincorporated	19,836	5,186	14,640	370	586	7,310
		26.1%	73.8%	1.9%	3.0%	36.9%
Total Unincorporated	90,454	22,732	67,366	967	1,578	11,933
		25.1%	74.5%	1.1%	1.7%	13.2%

Source: 2014-2018 American Community Survey

**Includes seasonal, recreational, occasional use, for migrant workers and other vacant*

Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years old or older are more likely to be in need of rehabilitation. In addition, older houses may not be built to current standards for fire and earthquake safety.

Table P-17 shows that approximately 30 percent of the housing stock in unincorporated areas is relatively new, 20 years old or less. According to the 2014-2018 ACS, approximately 55 percent of the housing stock in the unincorporated areas of both eastern and western Riverside County were built before 1990 (30 years or older). Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation.

It should also be noted that approximately 22 percent of all housing units in the unincorporated county are manufactured homes (see Table P-15). Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes. The county has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. As of March 2021, according to Riverside County Code Enforcement, there are approximately 87 unpermitted and potentially substandard mobile home units in the unincorporated areas of eastern Riverside County and 215 unpermitted and potentially substandard mobile home units in the unincorporated areas of western Riverside County. Through the senior home repair program, the County has rehabilitated a total of 29 homes, 6 of those homes were from in Eastern County.

Table P-17 Age of Housing Stock

Year Structure Built	Western Unincorporated		Eastern Unincorporated		Total Unincorporated		Total County	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2014 or later	2,594	3.27%	82	0.29%	2,676	2.49%	19,154	2.28%
2010 to 2013	1,970	2.48%	515	1.83%	2,485	2.31%	21,819	2.60%
2000 to 2009	20,283	25.58%	7,026	25.00%	27,309	25.43%	218,763	26.03%
1990 to 1999	9,735	12.28%	6,119	21.77%	15,854	14.76%	132,893	15.81%
1980 to 1989	15,082	19.02%	5,956	21.19%	21,038	19.59%	178,975	21.29%
1970 to 1979	14,220	17.93%	4,606	16.39%	18,826	17.53%	121,586	14.47%
1960 to 1969	7,038	8.87%	1,908	6.79%	8,946	8.33%	64,405	7.66%
1950 to 1959	4,604	5.81%	1,433	5.10%	6,037	5.62%	50,018	5.95%
1949 or earlier	3,780	4.77%	457	1.63%	4,237	3.94%	32,888	3.91%
Total	**79,306**	**100.00%**	**28,102**	**100.00%**	**107,408**	**100.00%**	**840,501**	**100.00%**

Source: 2014-2018 American Community Survey

Housing Costs and Rents

New Home Price Trends

Table P-18 compares median sales prices by community for November 2019 and November 2020. Over this period, the median sales price for Riverside County increased from $389,000 to $442,000, an increase of 13.6 percent. The greatest increases in sales price were in Idyllwild (47.2 percent) and Indian Wells (55.6 percent), and the greatest drop in sales price was in Anza (25.5 percent).

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

County/City/Area	Median Sales Price November 2019	Median Sales Price November 2020	Percent Change Year-to-Year
Riverside County	$389,000	$442,000	13.6%
Aguanga	$275,000	$298,800	8.7%
Anza	$349,000	$260,000	-25.5%
Banning	$255,000	$275,000	7.8%
Beaumont	$344,375	$409,500	18.9%
Blythe	$167,450	$149,900	-10.5%
Cabazon	$188,475	$203,000	7.7%
Calimesa	$375,117	$390,000	4.0%
Cathedral City	$332,000	$376,000	13.3%
Coachella	$293,000	$280,000	-4.4%
Corona	$495,000	$544,500	10.0%
Desert Hot Springs	$239,500	$240,500	0.4%
Hemet	$270,000	$305,000	13.0%

County/City/Area	Median Sales Price November 2019	Median Sales Price November 2020	Percent Change Year-to-Year
Idyllwild	$299,000	$440,000	47.2%
Indian Wells	$562,500	$875,000	55.6%
Indio	$344,000	$367,600	6.9%
La Quinta	$455,000	$545,000	19.8%
Lake Elsinore	$360,000	$435,000	20.8%
Menifee	$360,000	$426,000	18.3%
Mira Loma	$535,000	$617,500	15.4%
Moreno Valley	$338,000	$389,999	15.4%
Mountain Center	$525,000	$500,000	-4.8%
Murrieta	$439,900	$505,000	14.8%
Norco	$575,000	$675,000	17.4%
Nuevo	$324,000	$447,000	38.0%
Palm Desert	$369,000	$399,000	8.1%
Palm Springs	$347,000	$378,000	8.9%
Perris	$331,500	$389,000	17.3%
Rancho Mirage	$527,495	$535,000	1.4%
Riverside	$438,000	$470,000	7.3%
San Jacinto	$298,309	$350,000	17.3%
Temecula	$474,500	$550,000	15.9%
Thermal	$149,000	$96,000	-35.6%
Thousand Palms	$255,000	$204,000	-20.0%
Wildomar	$407,500	$477,450	17.2%
Winchester	$420,000	$486,017	15.7%

Source: Realtor.com, 2021

Manufactured Homes

According to Homes Direct, a provider of new manufactured and modular homes in western states, including the Riverside County region, new manufactured housing in April 2020, the most recent available data, ranged from $64,500 to $120,300, on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table P-20 shows that a four-person, extremely low-income household can afford a maximum sales price of $163,536, a very low-income household can afford a maximum sales price of $235,005, and a low-income household can afford a maximum sales price of $376,070, meaning that manufactured housing is affordable to extremely low- to low-income households. A manufactured home may also be used as an Additional Residential Unit (i.e. accessory dwelling unit under Ordinance No. 348 (Land Use Ordinance)).

Rental Prices

According to apartment-listing websites, the average rent for housing units varies widely depending on location. Table P-19 identifies a sampling of rental listing prices for a variety of areas in Riverside County. Generally, the rental prices in eastern Riverside County are significantly lower than in western Riverside County, and available units in the unincorporated county will be slightly lower than those in the cities listed below. In June 2021, of the survey completed, there were only six units listed for rent in unincorporated areas of Riverside County. These included a 3-bedroom unit in Cabazon for $1,395, a 3-bedroom unit in Homeland for $2,100, a 5-bedroom unit in Winchester for $4,000, a 4-bedroom unit in Winchester for $2,900, a 3-bedroom unit in Idyllwild for $1,900, and a 3-bedroom unit in Unincorporated Hemet for $1,500. There were no units listed as available on Trulia.com or Zillow.com outside of these unincorporated communities.

Table P-19 Average Rents by Unit Type, 2020

Jurisdiction	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Blythe	$610	$679	$975	$939	-
Eastvale	$2,727	$2,920	$2,550	$2,998	$3,933
Temecula	$2,037	$2,544	$3,000	$3,990	$7,082
Indio	$1,100	$2,510	$3,656	$2,350	$2,550

Source: Zillow.com, June 23, 2021

Housing Affordability

Table P-20 shows the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown, the maximum affordable rent for a four-person household is $655 monthly for an extremely low-income; $941 for a very low-income household; $1,506 for a low-income household; and $2,259 for a moderate-income household. The rental units in unincorporated communities listed above are unaffordable to extremely low- and very low-income households. Additionally, as shown in Table P-19, three-, four-, and five-bedroom units were renting for an average of $975 to $7,082, and therefore are out of the affordability range of all extremely low-income households and most very low-income households. However, one-bedroom units in the City of Blythe were affordable to extremely low-income households, two-bedroom units in the City of Blythe were affordable to very low-income households, and one-bedroom units in the City of Indio were affordable to low-income households. It is likely that the units in unincorporated communities near the cities of Indio and Blythe, and similar areas of the county, are equally affordable. Table P-

As of November 2020, the median sales price for all single-family homes in Riverside County was $442,000 (Table P-18). The maximum affordable sales price for a four-person household is $163,536 for an extremely low-income household, $235,005 for a very low-income household, $376,070 for a low-income household, and $563,949 for a moderate-income household (Table P-20). When compared to Table P-18, the sales price in the cities and surrounding areas of Blythe and Thermal are affordable to extremely low-income households, Cabazon and the City of Thousand Palms and the surrounding area are affordable to very low-income households, and communities and cities of Aguanga, Anza, Banning, Cathedral City, Coachella, Desert Hot Springs, Hemet, Indio, and San Jacinto are affordable to low-income households. While there are areas of the County that have median sales prices unaffordable to lower income households, many areas, particularly in the Eastern Coachella Valley, are affordable to most households.

Table P-20 Housing Affordability by Income Level

	Income Level (Based on a 4-Person Household)			
	Extremely Low	Very Low	Low	Moderate
Annual Income	$26,200	$37,650	$60,250	$90,350
Monthly Income	$2,183	$3,138	$5,021	$7,529
Maximum Monthly Gross Rent[1]	$655	$941	$1,506	$2,259
Maximum Purchase Price[2]	$163,536	$235,005	$376,070	$563,949

Source: California Department of Housing and Community Development, 2020 State Income Limits

1. Affordable cost 30 percent of gross household income spent on housing.

2. Affordable housing sales price is based on conventional 30-year loan at 3% interest and a 5% down payment.

Special Needs Groups

California housing law requires that the special needs of certain household groups be addressed by each jurisdiction in its housing element. The special needs groups include seniors, persons with disabilities, persons with developmental disabilities, large families, female heads of household, the homeless population, and farm workers. These households typically experience difficulty in securing decent, affordable housing. Housing problems experienced by these groups may include but are not limited to: insufficient number of bedrooms to accommodate the number of persons residing in the unit; limited availability of studio and one-bedroom units for single persons; monthly housing payments that severely limit remaining spendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segments with the greatest housing assistance needs are households earning less than 50 percent of the county median income.

Seniors

The special housing needs of seniors are an important concern since many retired persons are likely to be on fixed low incomes. In addition, seniors maintain special needs related to housing construction and location. Seniors often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, seniors also typically need to have access to public facilities (e.g., medical and shopping) and public transit facilities. The County of Riverside is committed to addressing the special needs of senior citizens and offers a variety of resources and housing programs to meet these needs.

It is estimated that in 2018, approximately 15 percent of the unincorporated area population was 65 years of age or older (45,380 persons). According to the 2014-2018 ACS, approximately 25,183 seniors were householders and represented 28 percent of all households in the unincorporated county. Of those households, approximately 21,909 were owner occupied and 3,274 were renter occupied. Table P-21 provides an additional breakdown for the unincorporated areas of both eastern and western Riverside County.

Table P-21 Householders by Age and Tenure

Householder Age	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Western Unincorporated Riverside County						
Under 65 Years	38,452	72.9%	15,899	87.8%	54,351	76.7%
65-74 Years	8,287	15.7%	1,303	7.2%	9,590	13.5%
75+ Years	6,038	11.4%	904	5.0%	6,942	9.8%
Subtotal	52,777	100.0%	18,106	100.0%	70,883	100.0%
Eastern Unincorporated Riverside County						
Under 65 Years	7,066	48.2%	4,025	79.0%	11,091	56.2%
65-74 Years	3,304	22.6%	619	12.2%	3,923	19.9%
75+ Years	4,280	29.2%	448	8.8%	4,728	23.9%
Subtotal	14,650	100.0%	5,092	100.0%	19,742	100.0%
Total Unincorporated Riverside County						
Under 65 Years	45,518	67.5%	19,924	85.9%	65,442	72.2%
65-74 Years	11,591	17.2%	1,922	8.3%	13,513	14.9%
75+ Years	10,318	15.3%	1,352	5.8%	11,670	12.9%
Subtotal	67,427	100.0%	23,198	100.0%	90,625	100.0%

Source: 2014-2018 American Community Survey

Large Households

According to the 2014-2018 ACS, approximately 20,691 households had five or more persons, representing approximately 18 percent of all households in the unincorporated county. Of these, about 33 percent were renters and 67 percent were owners. In western unincorporated Riverside County, nearly 21 percent of all households had five or more persons (19 percent of owners and 25 percent of renters), compared to just 12 percent of households in eastern unincorporated Riverside County (9 percent of owners and 19 percent of renters). Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households typically have the highest cost burdens. This is especially true for renter households, because multifamily rental units are typically smaller than single-family units.

In addition to space requirements, large households often face a significant cost burden for housing. Large, very low-income households will continue to be among the most impacted in terms of finding and maintaining affordable and appropriate housing. Market-rate housing options available to this segment often include overcrowded rental units or poorly maintained single-family homes.

The 2014-2018 ACS estimated that there were 74,668 housing units with three or more bedrooms in the unincorporated County, however, many of these units may be offered at rents that are only affordable to moderate-income households and above, with only a small proportion affordable to the upper income range of low-income households. This indicates that there are not enough units to accommodate the need, because the available units may be out of the price range for many large households, and larger units may be rented by smaller households who can afford the market rent.

Female-Headed Households

Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the County to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2014-2018 ACS, there were 12,616 female-headed households (11 percent of all households) in unincorporated Riverside County. In western unincorporated Riverside County, the percentage of female headed households is slightly higher at 12 percent, and in eastern unincorporated Riverside County it is slightly lower at 9 percent. Throughout unincorporated Riverside County, Aapproximately 51 percent of all female-headed households have children under 18 and 3 percent are below the poverty line. Among those below the poverty line, 78 percent have children under 18 and 27 percent have three or more children.

Persons with Disabilities

Physical and developmental disabilities can hinder access to housing units of traditional design. Examples of housing design features that may be needed to accommodate persons with disabilities include level entries, wider doorways, larger bathrooms, lever-style door handles, hand-held showerheads, lower kitchen counters, and pull-out shelves.

According to the 2014-2018 ACS, 75,799 individuals (25 percent) living in the unincorporated county reported a limitation. The breakdown in population by type of limitation for the unincorporated areas of eastern and western Riverside County is shown in Table P-22.

To meet the special needs of disabled residents, the County operates programs for home repair, rental assistance, and improving accessibility.

Table P-22 Disabilities by Age

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
Western Unincorporated County						
Hearing Difficulty	472	3,224	5,577	9,273	254,490	24.1%
Vision Difficulty	529	3,189	2,449	6,167		
Cognitive Difficulty	1,421	6,931	3,605	11,957		
Ambulatory Difficulty	271	7,836	7,914	16,021		
Self-Care Difficulty	362	3,046	2,747	6,155		
Independent Living Difficulty	-	6,264	5,511	11,775		
Eastern Unincorporated County						
Hearing Difficulty	21	430	2,173	2,624	50,666	28.5%
Vision Difficulty	96	713	813	1,622		

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
Cognitive Difficulty	172	1,104	651	1,927		
Ambulatory Difficulty	64	1,426	2,599	4,089		
Self-Care Difficulty	83	611	842	1,536		
Independent Living Difficulty	-	1,237	1,416	2,653		
Total Unincorporated County						
Hearing Difficulty	493	3,654	7,750	11,897	305,156	24.8%
Vision Difficulty	625	3,902	3,262	7,789		
Cognitive Difficulty	1,593	8,035	4,256	13,884		
Ambulatory Difficulty	335	9,262	10,513	20,110		
Self-Care Difficulty	445	3,657	3,589	7,691		
Independent Living Difficulty	-	7,501	6,927	14,428		

Source: 2014-2018 American Community Survey

Persons with Developmental Disabilities

Senate Bill 812 (SB 812, Ashburn, 2010) requires the County to include in its analysis of "Special Needs Groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment that provides medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center is one of the regional centers in the state of California and provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The information in Table P-23 from the California Department of Developmental Services provides more details about the disabled population in unincorporated Riverside County. As shown in the table, approximately 3,863 persons in the listed zip codes are served by the Inland Regional Center. This is approximately 1 percent of the total population of the unincorporated areas of the county.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes, which are Adult Residential Facilities for Persons with Special Health Care Needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving these special needs group.

Table P-23 Developmentally Disabled Residents, by Age

Zip Code	0–17 years	18+ years	Total
92220	89	119	208
92230	<11	17	>17
92282	<11	13	>13
92518	<11	<11	>0
92530	255	206	461
92536	14	13	27
92539	19	<11	>19
92544	242	233	475
92545	164	221	385
92548	36	32	68
92549	<11	<11	>0
92561	<11	12	>12
92563	390	228	618
92567	42	20	62
92570	232	228	460
92585	126	102	228
92592	306	227	533
92883	167	110	277
Totals	**<2,137**	**<1,814**	**>3,863**

Source: California Department of Developmental Services, Quarterly Consumer Reports, September 2020

Homeless Population

Every January, Riverside County conducts a homeless count; the most recent available data is for the homeless count completed in January 2020. While the size of the homeless population may change throughout the year, the primary purpose of the count is to estimate how many homeless people are in Riverside County in general on any given day and gain demographic information about homelessness in Riverside County. An interview or observational survey, or both, could be chosen by surveyors, based on the situation during the counts. Ideally, every homeless person would be interviewed, but obviously this was not always possible because of safety concerns, language barriers, refusal, etc. Therefore, some counts also provided demographic information about the adults counted related to location (whether a person was counted on the streets or in a residential facility that serves homeless people), age, gender, ethnicity, and state of birth. The 2020 count revealed the following for unincorporated Riverside County:

- **Total Number of Unsheltered Homeless Persons**—There were approximately 202 unsheltered homeless adults and children on any day in unincorporated Riverside County, which is 23 percent fewer than in 2019 (261 persons).
- **Location**—Approximately 35 percent of homeless adults and children in unincorporated Riverside County live in a car; followed by 29 percent living in an encampment.
- **Gender**—Approximately 68 percent of homeless individuals were male (138 persons), and approximately 27 percent were female (55 persons) on any day in unincorporated Riverside County. The remaining 4 percent were an unknown or unreported gender.
- **Race and Ethnicity**—62 percent of homeless individuals identified as white; 12 percent as black or African American; 4 percent as American Indian; 3 percent as Native Hawaiian; 2 percent as multiple races. No individuals identified as Asian, and 17 percent did not report their race. Of those who responded, 38 percent identified as Hispanic.
- **Children:** The survey did not interview or observe any children under the age of 18.

The County provides services to homeless persons in both the incorporated and unincorporated areas of the county through the Department of Public Health and Department of Public Social Services (DPSS).

The number of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families.

Table P-24 identifies the cities and communities in which homeless adults and their children were encountered during the January 2020 homeless count.

Table P-24 Distribution of Unsheltered Homeless Population

Location	Persons Counted	Percentage
Incorporated Cities	1,953	90.6%
Unincorporated Areas	205	9.4%
Eastern	58	2.7%
Western	144	6.7%
Total Unsheltered	**2,155**	**100.0%**

Source: 2020 Riverside County Homeless Point-in-Time County and Survey Report

Each year, in the period of November 1 through March 31, the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons that cannot gain admittance into a regular, full-time shelter. California National Guard armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 136, are operated under this program for an average of 90 nights, providing a total of approximately 25,000 shelter bed nights. Riverside County, through DPSS, contracts with local community-based organizations to provide this program in appropriate locations.

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters

exist in unincorporated areas, the County recognizes the need for these facilities throughout the county and has passed local ordinances implementing SB 2. It has also targeted the eastern and mid-county areas due to lack of shelter services in those areas. SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. Through partnerships between the DPSS and nonprofits, programs such as the Supportive Housing Program, the Shelter Plus Care Program, the Emergency Shelter Grants Program (ESG), the Community Services Block Grant program, and the Emergency Food and Shelter Program are existing resources for the support and development of homeless facilities in Riverside County.

Table P-25 shows some of the shelter resources available to the homeless in Riverside County. It should be noted that there are many organizations and agencies that provide other services such as emergency food, vouchers, and rental/mortgage payment assistance. All of the facilities identified in the table are in cities where these other services are available. A complete list of these resources is in the Riverside County 2019-2024 Consolidated Plan.

The County is committed to working with area nonprofit agencies and addressing homeless problems from all sides, which includes providing prevention, outreach, and shelter services.

Table P-25 Homeless Shelter Resources, 2021

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds[1]
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women and children	15
Path of Life Ministries Family Shelter	Transitional	Riverside	General	135
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Operation SafeHouse	Transitional	Riverside	Ages 18–22 years	15
Project T.O.U.C.H.	Emergency	Temecula	General	215
Project T.O.U.C.H.	Transitional	Temecula	Winter shelter	25
Valley Restart Shelter	Emergency /Transitional	Hemet	Families	89
Friends of Jefferson House	Transitional	Riverside	Substance abuse/dually diagnosed	30
God's Helping Hand	Transitional	Perris	Substance abuse	15
Inland AIDS Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Riverside Recovery Resources	Transitional	Hemet	Substance abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
Whiteside Manor	Transitional	Riverside	Dually diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance abuse	122
Whiteside Manor	Transitional	Riverside	Substance abuse/women	21
Coachella Valley Association of Governments Area				
ABC Recovery Center	Emergency	Indio	Adults	68
Coachella Valley Rescue Mission	Emergency	Indio	General	150

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds[1]
Coachella Valley Rescue Mission	Transitional	Indio	General	150
Nightingale Manor	Emergency	Palm Springs	Families	40
Shelter From the Storm	Emergency	Palm Springs	Women and children	60
ABC Recovery Center	Transitional	Indio	Substance abuse	40

1. Some of the beds are double-counted in this table because some shelters provide emergency, transitional, and/or permanent shelter beds.

Source: Riverside County Consolidated Plan 2009-2014

Farm Workers

Agricultural production is an important component of Riverside County's economy. According to the 2018 Agricultural Production Report prepared by the County's Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was nearly $1.3 billion. Agricultural activities, including direct and indirect employment and production, injected $3.9 billion into the local economy. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 60 percent, or approximately $624 million; the San Jacinto/Temecula Valley District produced 15 percent, or approximately $154 million; the Riverside/Corona District produced 10 percent, or approximately $106 million; and the Palo Verde District produced 15 percent, or approximately $152 million. A thriving and productive work force is critical to maintaining this billion-dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2019-2024." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the county's most important agricultural areas, Riverside County commissioned a Coachella Valley Farm Worker Survey in 2007 that surveyed 525 year-round and seasonal farm workers. While the survey was conducted almost 15 years ago, it is safe to assume that the needs identified are still relevant. The top three findings were:

The need for medical services, transportation, and education.

- 87% of survey respondents stated that they do not have private medical/health insurance
- 42% of survey respondents stated that they "miss work due to lack of transportation."
- 40% of survey respondents noted that they "have trouble getting to other locations and places" due to lack of transportation.
- 71% of farm workers stated that they could not communicate in English and nearly two-thirds (65%) of them were interested in learning English

To assist with some of these identified needs, tThe County has included Action H-18 to complete an updated survey to determine the needs of the farm worker population.

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities

on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that he/she is unable to return to his/her permanent residence within the same day.

The housing needs of farm workers differ depending on whether they are permanent, migrant, or seasonal workers Suitable housing types would include manufactured homes as well as traditional single-family homes or multifamily apartments.

Farm worker housing is often substandard or nonexistent. Over the past decade, much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities. To address housing conditions for farmworkers, the County offers the Polanco Park Rehabilitation Loan Program and Mobile Home Tenant Loan Assistance program, in cooperation with the County's Housing Authority, to provide funding assistance for owners of mobile homes in making repairs to their unit or for tenants in an unpermitted mobile home park to purchase a unit in a permitted park. The County also provides 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 with the dual intent of permitting unpermitted units and improving housing conditions for farmworkers.

According to the US Department of Agriculture's (USDA) 2017 Census of Agriculture, there were 11,365 farm workers in Riverside County (see Table P-26). Of those farm workers, the majority (8,469 or 75 percent) were seasonal employees, working less than 150 days per year. The remaining one-quarter of farmworkers (3,714 persons) were permanent employees.

Table P-26 Farm Workers, 2017

	Riverside County
Farms with Less than 10 Employees	2,321
Permanent Employees	1,503
Seasonal Employees (less than 150 days)	4,255
Farms with More than 10 Employees	9,044
Permanent	1,393
Seasonal Employees (less than 150 days)	4,214

Source: USDA 2017 Census of Agriculture

To meet the needs of farm workers, Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction.

Preservation of Assisted Units at Risk of Conversion

Overview

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2031) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units at risk of converting to market rate within 10 years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by state law, means any federal, state, or local statute, regulation, ordinance, or contract that, as a condition of receipt of any housing assistance (e.g., rental subsidy, mortgage subsidy, mortgage insurance) to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Inventory of Assisted Units at Risk

Table P-27 summarizes the assisted, multifamily rental units in the unincorporated communities of Riverside County. Included are all multifamily rental units in the unincorporated county that are assisted under federal, state, and/or local programs, including HUD programs; state and local bond programs; redevelopment programs; and local in-lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs.

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 farm worker 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 2020.

According to the California Housing Partnership Cooperation, the Paseo de los Poetas subsidy is set to expire in 2026; however, this project is considered at low risk of converting to market rate because it is owned and operated by the Coachella Valley Housing Coalition, a nonprofit developer. Nevertheless, the County maintains an active list of resources by which to preserve property (Action H-23) and will conduct the

necessary outreach to the property owner to express interest in preserving the project's affordability. The County conducts this outreach for any property becoming at risk of conversion.

Table P-27 Inventory of Assisted Units

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Paseo de los Poetas	Mecca	LIHTC	21	21	2026
Paseo de los Heroes III Apartments	Mecca	Housing Authority	81	81	--
Bermuda Park Apartments	Bermuda Dunes	LIHTC	90	89	2052
Lincoln Family Apartments	Mecca	LIHTC	57	56	2062
Clinton Family Apartments	Mecca	LIHTC	59	58	2063
Highgrove Workforce Apartments	Highgrove	LIHTC	89	87	2068
Legacy	Thousand Palms	LIHTC; CalHFA	81	80	2066
March Veterans Village	March ARB	LIHTC	138	136	2069
Nueva Vista Apts	Mecca	LIHTC	32	31	2049
Mecca Apartments II	Mecca	LIHTC	60	59	2049
Mecca III Apartments	Mecca	LIHTC; HUD	58	57	2059
Mecca Family Housing	Mecca	LIHTC; USDA	31	30	2057
Paseo de los Heroes III	Mecca	LIHTC; USDA	81	80	2071
Thunderbird/San Jacinto Vista Apartments (Site A)	Perris	LIHTC; USDA	102	100	2063
Villas Oscar Romero	Mecca	LIHTC; USDA	50	49	2058
Paseo de los Heroes II	Mecca	LIHTC; USDA	53	52	2064
Fred Young FLH c/o Hyder & Co	Unincorporated Indio	USDA	252	252	2041
Pie de La Cuesta c/o Hyder & Co	Mecca	USDA	68	68	2037
Tamarisk Villas Apartments	Ripley	USDA; HUD	50	50	2043
Total Assisted Units		LIHTC	**1,372**	**1,355**	

Source: California Housing Partnership Corporation 2021

Resources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Riverside County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the County an opportunity to reinstate affordability

requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage pre-payment.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. The following qualified entities were listed as potential purchasers of at-risk units in Riverside County:

- Innovative Housing Opportunities, Inc.
- CSI Support & Development Services
- Keller & Company
- Orange Housing Development Corporation
- The East Los Angeles Community Union
- Anka Behavioral Health
- Coachella Valley Housing Coalition
- St. Vincent de Paul Village
- ROEM Development Corporation
- Coalition for Economic Survival
- Poker Flats LLC
- Nexus for Affordable Housing
- Southern California Presbyterian Homes
- Housing Corporation of America
- BUILD Leadership Development Inc.
- Neighborhood Housing Services of the Inland Empire, Inc.

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Housing Authority of the County of Riverside (HACR). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8–supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The HACR administers approximately 9,821 Tenant-Based Section 8 Vouchers, 1,025 Project-Based Section 8 Vouchers, 122 Shelter-Plus Care Vouchers, 135 Housing Opportunities for Persons with AIDS (HOPWA) units, and 301 Family Self Sufficiency (FSS) participants.

Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multi-family buildings throughout the County, prices ranged from $97,813 per unit for a 16-unit building in Desert Hot Springs to $265,000 per unit for a triplex in Cathedral City. While most units listed for sale in April 2021 were in incorporated jurisdictions of Riverside County, purchasing residential units in unincorporated Riverside County will likely have a similar price range depending on where in the county the units are located. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2020 fair market rents, the total cost to subsidize rental costs for a very low-income household for 20 years would be $23,760 for a two-bedroom home and $134,160 for a three-bedroom home.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the County is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 60 assisted units and one manager's unit on 10 acres, the cost for land acquisition is approximately $6,800 per unit, or $415,000 total. In March 2020, the Terner Center reported that multi-family construction costs average approximately $222 per square foot; therefore, the cost per unit for construction, for 800 square foot units, is $177,600 per unit, for a total construction cost of $10,833,600. Based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be $184,403.

Cost of Preservation versus Replacement

The cost to the County of preserving units projected to expire in 2031 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

Funding Sources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: financial resources available to purchase existing units or develop replacement units; entities with the intent and ability to purchase and/or manage at-risk units; and programs to provide replacement funding for potential reductions in funding for Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, multiple funding sources would be required. The following summarizes federal and state financial resources available to the County for preservation of assisted, multifamily rental housing units.

Federal Programs

Community Development Block Grant (CDBG)—This program is intended to enhance and preserve the county's affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county median family income.

HOME Investment Partnerships—HOME funding is a flexible grant program that is awarded to the County on a formula basis for housing activities that take into account local market conditions, inadequate housing, poverty, and housing production costs. The formula for determining funding amount and eligibility is based on several factors including the number of units in a jurisdiction that are substandard or unaffordable, the age of a jurisdiction's housing, and the number of families living below the poverty line. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program—This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program—Nonprofit organizations and consumer cooperatives are eligible to receive zero-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance, or capital advances, is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA)—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. When an assisted housing project pays off the loan, they are then eligible to convert to market-rate, thus resulting in a loss of affordable housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure an 8 percent return for property owners on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair market rate (FMR), or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a "voluntary" sale) to a priority purchaser for a 12-month option period or other purchasers for an additional 3 months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8 percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a "mandatory" sale), and filing a plan of action which demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California

Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay the loan. First, the owner may prepay the property loan if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs—This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market-rate mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Low Income Housing Tax Credit (LIHTC)—This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC)—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Nonprofit Entities—Nonprofit entities serving the County can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area follows:

- Alternatives to Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Coachella Valley Housing Coalition (CVHC)
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. The Riverside County Economic Development Agency will be responsible for implementing the programs. Funding for implementation could be provided through the funding sources cited above.

The County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in the County as well as its desire to preserve the units as affordable.

Rental Subsidies—If HUD funding is discontinued at some point within the next planning period to subsidize affordable units and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting their units to market rate, the County will evaluate the feasibility of implementing available options to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, if only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.

Housing Corporation—The Riverside Housing Development Corporation (RHDC) was established to develop and increase the supply of affordable housing. RHDC provides opportunities for home ownership as well as rental opportunities throughout the county, including both new and rehabilitated units.

Assessment of Fair Housing

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" (Government Code Section 8899.50(a)(1)).

AB 686 requires the County and all jurisdictions in the state to complete three major requirements as part of the housing element update:

- Conduct an Assessment of Fair Housing that includes a summary of fair housing issues; an analysis of available federal, state, and local data to identify patterns of segregation or other barriers to fair housing; and a prioritization of contributing factors to fair housing issues.
- Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.

- Include a program in the Housing Element that affirmatively furthers fair housing; promotes housing opportunities throughout the community for protected classes; and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the County has completed the following outreach and analysis.

Outreach

As discussed in the "Efforts to Achieve Citizen Participation" section and Appendix P-1 of the Housing Element, the County held 12 community meetings, 2 stakeholder workshops, 7 individual stakeholder consultations, and 2 virtual public workshops and conducted a public housing survey in addition to the standard public hearing process. The County offered all presentations at public workshops and all flyers and surveys in both English and Spanish.

The 12 community meetings were regular meetings held by Municipal Advisory Councils and Community Councils between December 2020 and January 2021 in unincorporated communities across the county. The County provided notice of the Housing Element component of these meetings prior to each event through the standard outreach process each council has, including a public agenda. At these meetings, the County provided an overview of the Housing Element update process, site selection, and requirements before soliciting input from attendees. At each of the meetings, the primary concern raised by residents was regarding the capacity to support new housing due to constraints of public infrastructure and services. The County assured residents that the development process includes expansion of infrastructure, when needed, to maintain or improve the quality of service in the community.

In December 2020, the County reached out to 23 community organizations, fair housing advocates, service providers, and other stakeholder groups to solicit one-on-one feedback regarding housing needs in the county. Of these 23 organizations, 7 participated in an individual consultation. In these meetings, stakeholders expressed several common concerns regarding current barriers to housing in Riverside County, including the lack of affordable housing and poor housing conditions that put tenants at risk of displacement or unsafe living conditions. Stakeholders also identified a general lack of public infrastructure or investment in many rural communities, costs of development, the length and complexity of the permitting and development process, and lack of community support as barriers to construction of new housing. Overall, stakeholders identified housing condition 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.

On January 11 and 14, 2021, the County hosted virtual stakeholder meetings to gather the input of key organizations and groups throughout the county regarding housing. These meetings provided a venue for stakeholders to participate in the program development and site selection process and emphasize the needs of the individuals and households they work with. The full description of comments and questions is available in Appendix P-1 of this Housing Element.

On February 16 and 18, 2021 the County held virtual public workshops that, like the community meetings, provided an overview of the Housing Element update requirements and process. The County distributed flyers in English and Spanish to stakeholder organizations, community groups, and affordable housing providers to inform residents of these workshops and encourage their participation. At each meeting, attendees had the option to join the English or Spanish presentation and discussion. The full description of comments and questions is available in Appendix P-1 of this Housing Element.

In addition to public and stakeholder meetings, the County developed a Housing Element Update website to provide residents with regularly updated information on the status of the Housing Element and outreach opportunities. All materials and virtual event recordings were made available on this website, and it included information on how to provide comments at any time. All information on this website was in English and Spanish. The County also hosted a survey—again in English and Spanish—that residents could take either online or on paper. No respondents elected to use the paper survey options. The survey was distributed through community groups, service providers, and housing providers. The full analysis of the results of this survey are discussed in the "Efforts to Achieve Citizen Participation" section.

Assessment of Fair Housing Issues

State Government Code Section 65583 (10)(A)(ii) requires Riverside County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources—such as high paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators—in an effort to provide evidence for policy recommendations. This effort has been dubbed "opportunity mapping," and it is available to all jurisdictions to evaluate access to opportunities within their communities. According to the 2021 HCD/TCAC Opportunity Areas Map, all of Riverside County between approximately the City of Indio and City of Blythe is a low resource area (Figure P-1). This portion of the county, however, also includes Joshua Tree National Park, which provides access to valuable environmental resources. This area is also dominated by dispersed industry such as agriculture. The western, more urbanized, portion of Riverside County has areas designated as more moderate to highest access to resources, and the tracts of low resource in the western areas are most commonly unincorporated communities. There is greater access to resources in the western portion of the county based on TCAC and HCD designations, but it varies by proximity to an urban area.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "low resource" areas, which typically have limited access to education and economic opportunities. The trends and factors that resulted in these patterns of access to resources and other fair housing issues may stem from historical patterns or current practices.

Agriculture has been an important part of Riverside County's economy and culture since its beginning. Large-scale efforts from private investors using government resources in the early 20th century resulted in a stable water flow from the Colorado River to irrigate crops in eastern Riverside County. The crops produced were numerous and varied and covered the Coachella Valley and other areas of eastern Riverside County. The success of the agricultural industry resulted in the dispersed, rural population that exists today, with farm work being the dominant employment opportunity in this area. This typically low-wage industry and the need for both permanent and migrant workers inform the patterns of segregation this assessment identifies between eastern and western Riverside County. A real estate boom beginning in the 1970s brought dramatic population growth to Riverside County, with the county's population increasing by over 76 percent between 1980 and 1990. With the population growth came the growing sprawl of new houses and businesses, particularly in western Riverside County. The combination of a strong agricultural economy and rapid population growth has

resulted in the stark differences between eastern and western Riverside County that are identified throughout this assessment.

In addition to considering the history of the area, the County also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

Patterns of Integration and Segregation

Racial and Ethnic Characteristics

As shown in Figure P-2, the majority of residents identify as Hispanic or Latino in more than half of the geographical area of Riverside County. This trend is dominant in the more rural areas of eastern Riverside County, the City of Perris in the western county, and its surrounding neighborhoods. While the dominance of non-White, Hispanic residents is more common in SCAG jurisdictions than in many areas of the state, Riverside County has one of the largest areas in the SCAG region where the population predominantly identifies as Hispanic or Latino. This demographic make-up of the county has been prominent since the early 1900s when the agricultural economy began to grow in Riverside County. The geographic areas of Hispanic majority also have higher rates of non-English-speaking households. The unincorporated areas south of the City of Indio and west of the City of Blythe are the largest areas, and more than 80 percent of the population report that English is not the primary language spoken in their household, according to the California Office of Environmental Health Hazard Assessment's CalEnviroScreen tool.

As a result of the dominance of non-White speakers and households throughout the county, Riverside County scores a diversity index of over 85 in much of the county, with 100 being perfect diversity, as shown in Figure P-3. This level of diversity has remained steady in recent years. The few areas with lower levels of diversity, such as the area directly west of the City of Indio, are typically undevelopable mountainous areas where the data may not accurately represent the lack of residents in these areas. While most of the SCAG region has high levels of diversity, Riverside County represents a fairly even level of diversity across the county with few pockets with a low diversity score.

Racially Concentrated Areas of Poverty

Riverside County has several census tracts that are considered racially and ethnically concentrated areas of poverty (R/ECAP), as shown in Figure P-6. R/ECAPs, as defined by HUD, are areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. The R/ECAPs in Riverside County include the tracts immediately adjacent to the Salton Sea, the area near Desert Hot Springs, Meadowbrook, the neighborhoods southwest of Hemet, and portions of the cities of Riverside and Moreno Valley. The R/ECAPs in unincorporated Riverside County have a combined population of approximately 35,047 and the highest concentration of individuals that identify as Hispanic (Figure P-6). No public housing projects are located in the R/ECAPs, and there is not a greater concentration of Housing Choice Voucher holders in these areas than in other areas of the County.

The only R/ECAPs located entirely within the unincorporated County are located in Meadowbrook and the communities of Thermal, Mecca, Oasis, North Shore, and other areas around the Salton Sea. Meadowbrook is located in western Riverside County, between the cities of Perris and Lake Elsinore and is a dispersed community comprised primarily of single-family homes and mobile and manufactured homes. The community is predominantly Hispanic, similar to the surrounding areas, and its diversity has remained relatively stable

since 2010. While this community was designated as a R/ECAP in 2013 by HUD, the rate of poverty has decreased from 42.5 percent in 2014 to 18.9 percent in 2019, indicating that Meadowbrook is no longer a racially concentrated area of poverty. Similar to Meadowbrook, the unincorporated communities around the Salton Sea have experienced a decrease in poverty rates as well, though not as significantly. In 2014, poverty rates in the Salton Sea communities ranged from approximately 42.0 to 46.7 percent and had decreased to 34.9 to 38.2 percent in 2019 with the greatest decrease in Thermal. These communities have small populations and are housing is almost entirely mobile and manufactured homes. The primarily employment opportunities are agricultural, which typically offer low wages and may explain the concentration of poverty. While none of the R/ECAPs in unincorporated Riverside County have a history of redlining, the dominance of agriculture and limited transit opportunities may have resulted in the current status of each community. In order to address the discrepancy in housing types, access to resources, and poor housing condition reported by stakeholders, the County will actively seek funding for targeted rehabilitation efforts and investment in parks, transit, and housing creation to combat poverty and segregation in the unincorporated R/ECAPs (Action H-14).

Racially Concentrated Area of Affluence

A racially concentrated area of affluence (RCAA) was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While there are no census tracts that have been identified as a RCAA by this definition, the block group west of Thousand Palms north of, and encompassing, the Mission Hills Country Club has a median income of $135,000 and 84 percent of residents within the block group identify as While. However, the only area in this block group that is populated is located within the City of Rancho Mirage, there is no development in unincorporated areas. This portion of the block group within Ranch Mirage, adjacent to the country club, is likely the area that resulted in the potential RCAA designation of this region, rather than any indicators in the unincorporated county. Additional analysis of patterns and trends related to household income and the distribution of affluence and poverty is included in the Distribution of Income analysis below. In the SCAG region, RCAAs are located primarily in coastal communities and jurisdictions, with none in Imperial, Riverside, or San Bernardino counties. While there are small concentrations of affluence in predominantly White neighborhoods throughout the region, full census tracts that may be identified as RCAAs are most often coastal where median incomes and housing costs are typically highest.

Distribution of Income

In addition to the patterns of racial and ethnic segregation that exist, particularly between the eastern and western areas of the county, there is also a notably higher rate of poverty in the eastern portion of Riverside County (Figure P-4). This discrepancy is also apparent in the differences in median income across the county (Figure P-5). According to the Riverside County 2018 Crop Report, approximately 75 percent of the county's agricultural crop value is in the Coachella Valley and Palo Verde Valley, or the eastern portion of Riverside County. This suggests that this area likely has a large share of agricultural workers, for which the mean annual wage falls into the low- and very low-income categories in Riverside County, according to the California Employment Development Department. The historical dominance of farm labor in the eastern areas of Riverside County have likely resulted in the racial, ethnic, and income ~~segregation~~ concentrations identified in this assessment. The persistence of this industry in eastern Riverside County may also be a contributing factor when considering historical income trends in the county. According to ACS estimates, the median income in western Riverside County has typically increased since 2014, while it has remained stable or decreased in communities in eastern Riverside County. The concentration of affluence in western Riverside County may

indicate discrepancies in the ability of households to obtain or maintain their housing situation between eastern and western Riverside County based on lower wages available. The dominance of the agricultural industry and associated development patterns may have influenced the patterns of income distribution seen in the county today. These trends in Riverside County mirror those in San Bernardino and Imperial counties, where lower-income residents reside in eastern portions of the county near agricultural jobs and without immediate access to the variety of resources found in urbanized areas. While the geographies of eastern Riverside County are most conducive to agricultural work, the County will work with housing providers to encourage and incentivize construction of affordable and safe housing for farm workers and will seek funding to assist with the production of self-help housing and multifamily farmworker housing (Action H-18).

As shown in Figure P-5, the median income in western communities and jurisdictions throughout the SCAG region is higher than in eastern portions of the region. The range in median incomes in highly urbanized counties, such as Los Angeles, Orange, and Ventura, is significant, with block groups with extremely high median incomes in coastal communities, while there are more block groups with median incomes less than the state median in more inland communities. Eastern Imperial County and San Bernardino County reflect the income patterns found in Riverside County, with higher rates of poverty in rural and agricultural communities without immediate access to the variety of resources found in urbanized area to the west. The stark contrast between eastern and western SCAG communities and jurisdictions has persisted throughout recent history and is tied to patterns of development and the dominant industries. Rural areas in the region have extensive desert and have not typically been conducive to dense urban development and, instead, have smaller communities with lower median incomes due to proximity to jobs and economic opportunities. Riverside County is reflective of the eastern SCAG trends.

While the geographies of eastern Riverside County are most conducive to agricultural work, the County will work with housing providers to encourage and incentivize construction of affordable and safe housing for farm workers and will seek funding to assist with the production of self-help housing and multifamily farmworker housing (Action H-18).

Riverside County also has several census tracts that are considered racially and ethnically concentrated areas of poverty (R/ECAP), as shown in Figure P-6. R/ECAPs, as defined by HUD, are areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. The R/ECAPs in Riverside County include the tracts immediately adjacent to the Salton Sea, the area near Desert Hot Springs, Meadowbrook, the neighborhoods southwest of Hemet, and portions of the cities of Riverside and Moreno Valley. The R/ECAPs in unincorporated Riverside County have a combined population of approximately 35,047 and the highest concentration of individuals that identify as Hispanic (Figure P-6). No public housing projects are located in the R/ECAPs, and there is not a greater concentration of Housing Choice Voucher holders in these areas than in other areas of the County. The County will actively seek funding for targeted rehabilitation efforts and investment in parks, transit, and housing creation to combat poverty and segregation in the unincorporated R/ECAPs (Action H-14).

Unlike R/ECAPs, there are no areas that meet the definition of a racially concentrated area of affluence (RCAA) in unincorporated Riverside County. A RCAA was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. Using this definition, there are no census tracts in Riverside County that can be identified as a RCAA. In the SCAG region, RCAAs are located primarily in coastal communities and jurisdictions, with none in Imperial, Riverside, or San Bernardino counties.

Persons with Disabilities

In 2014, ACS reported that approximately 11 percent of the population of unincorporated Riverside County had a disability. By 2018, this had increased to 25 percent of unincorporated county residents. The rate is slightly higher in eastern Riverside County, at approximately 28 percent of residents, compared to 24 percent of residents in western Riverside County. As shown in Figure P-7, the unincorporated areas surrounding Anza, Aguanga, and Sky Valley have slightly higher percentages of residents with a disability than other areas of the county. ~~However, Riverside County overall has a similar, or lower, rate of residents with a disability than most rural areas in the SCAG region.~~ In the SCAG region, t~~T~~he rate of disability decreases in the westernmost portion of the county, similar to the trends in Los Angeles, Ventura, and San Bernardino counties. ~~As discussed in the assessment of access to opportunity, there are several services in Riverside County to meet the needs of residents with disabilities.~~ This may be due to the larger populations in these areas, increasing the number of residents without a disability, or increased number of young persons living near urban centers, which is a population that typically has fewer disabilities than seniors. The areas with higher rates of persons with disabilities, the areas further from incorporated and urban centers, tend to be those areas with heavy industries such as agriculture, mining, and other industries that have higher injury rates than a standard office job might. This may contribute to the trend seen throughout the SCAG region with higher rates of disabilities in more rural, and typically less affluent, areas. This trend has remained steady in the last decade, with few shifts in concentrations of persons with disabilities. In contrast, Riverside County overall has a similar, or lower, rate of residents with a disability than most unincorporated areas in the SCAG region. As discussed in the assessment of access to opportunity, there are several services in Riverside County to meet the needs of residents with disabilities. In addition to existing services, the County is committed to working with service providers to ensure all residents have accessible housing choices and access to services they need (Action H-30).

Familial Status

In most of the county, more than 60 percent of families with children were married-couple households, rather than single-parent. However, in ~~the areas to the south and to the east of the City of Banning~~Cabazon and the surrounding areas there is a higher rate of single-parent, female-headed households with children than most other areas of the county~~y~~. Familial trends in unincorporated Riverside County reflect the SCAG region closely, with higher rates of families with children located within the spheres of influence of incorporated jurisdictions and higher rates of single-adult households in rural areas. While generally the urban areas of the SCAG jurisdictions the patterns seen in other urban areas, and rural areas reflect rural areas, the concentration of single-parent female-headed households in the Cabazon area is relatively unique, reflecting only unincorporated San Bernardino County east of Twentynine Palms. ~~Overall, there is a higher rate of single-parent, female-headed households in eastern Riverside County than in western, and Riverside County as a whole is similarly family oriented as other areas of the SCAG region—the more rural areas mirror rural areas of surrounding counties, and more urban areas mirror urban areas.~~ San Bernardino County is ~~the only outlier~~ an outlier in the SCAG region because it is not primarily married-couple households with children, which is the dominant family type throughout most of Riverside County and the remainder of the SCAG region. While the trends found in Riverside County do not differ significantly from trends seen throughout the region, the concentration of single-parent, female-headed households may indicate a need for different housing types than married-couple households need. Therefore, Riverside County will encourage construction of affordable housing with 2 or more bedrooms to meet the needs of single-parent, female-headed households in this area (Action H-5).

Access to Opportunity

Environmental Health

A disadvantaged community or environmental justice community ("EJ Community") is defined by the California Environmental Protection Agency ("Cal EPA") as a "low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation." The California Office of Environmental Health Hazard Assessment (OEHHA) Using an environmental health screening tool, CalEnviroScreen 4.0, Cal EPA was able to identify and designate EJ Communities throughout the state that are burdened by multiple sources of pollution. There are a number of EJ Communities located within the unincorporated areas of the County, including the communities of Thermal, Oasis, Home Garden, Highgrove, Mead Valley, Meadowbrook, Nuevo, and communities on the eastern shore of the Salton Sea. These communities are generally located in areas with heavy industrial activities that produce emissions thus reducing environmental quality and have more limited access to healthy outdoor recreation opportunities such as parks and trails. EJ communities have a disproportionate access to healthy environmental opportunities compared to other communities in unincorporated Riverside County. In an effort to collectively address environmental justice, the *Healthy Communities Element* of the Riverside County General Plan includes a section entitled, "Environmental Justice" where focused policies are found to improve public health and the ~~environment~~ increase access to environmentally healthy neighborhoods ~~within EJ Communities~~throughout the county. These policies include, but are not limited to:

- Policy HC 1.2: Promote an understanding of the connections between the built environment and the on-going health challenges in Riverside County.
- Policy HC 4.1b: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.
- Policy HC 10.1: Provide residents of all ages and income levels with convenient and safe opportunities for recreation and physical activities.
- Policy HC 10.2b: Facilitate the location of additional transportation routes to existing recreational facilities.
- Policy HC 10.2b Require that development of parks, trails, and open space facilities occur concurrently with other area development.
- Policy HC 14.1: When feasible, avoid siting homes and other sensitive receptors near known or anticipated sources of air pollution.
- Policy HC 14.3: When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.

Concurrently with the Housing Element update, the County will begin implementation of its environmental justice (SB1000) policies contained in the Healthy Communities Element of the General Plan. The implementation tool is the Environmental Justice Implementation Plan which is an appendix to the Healthy Communities Element. The purpose of the Implementation Plan is to evaluate and remediate environmental constraints affecting the population of the identified environmental justice communities.

Additionally, the Center for Community Action and Environmental Justice (CCAEJ) is a nonprofit that serves Riverside and San Bernardino counties by collaborating with communities to develop ways of addressing environmental concerns and facilitating social change. Resources such as CCAEJ provide another opportunity for residents to participate in decision-making processes to improve access to healthy environments throughout the County, in addition to the steps the County is taking through the *Healthy Communities Element* policies.

Educational Opportunities

In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASP) test scores listed on School-Ratings.com, of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher (James Monroe Elementary in Bermuda Dunes ranked in the 84th percentile), compared to similar schools in the state. Six more schools ranked between the 50th and 79th percentiles. Several other schools that were not included in the ranking system exist in unincorporated Riverside County; however, there are fewer educational facilities in eastern Riverside County than in western. In the eastern area, there are no schools in the communities of Desert Edge, Desert Palms, Garnet, Indio Hills, Mesa Verde, North Shore, Ripley, Sky Valley, and Whitewater, that is, in 9 of the 16 communities in this portion of the county. In contrast, only 3 out of 29 unincorporated communities in the western portion of the county lack schools in their communities—Green Acres, Lake Riverside, and Temescal Valley. Additionally, as shown in Figure P-8, TCAC and HCD determined that there are more indicators for positive educational outcomes for students in western Riverside County than in eastern, based on access to proficient schools. For communities without a school, students must commute to a neighboring community or jurisdiction or be home schooled, both of which put additional strain on their parent(s) and present disproportionate access to an education for students in these areas. ~~To address the disparities in access to housing, the County will meet with transit agencies to determine if additional routes to connect students to schools are needed (Action H-28).~~

Lack of access to schools in rural and unincorporated communities reflects the trends seen in San Bernardino and Imperial Counties. For example, San Bernardino and Imperial Counties have low expected educational outcomes in eastern portions of these counties and areas with lower median incomes, similar to Riverside County. Throughout the SCAG region, higher educational outcomes are often expected in areas with higher median incomes, though not exclusively. To address the disparities in access to housing, the County will meet with transit agencies to determine if additional routes to connect students to schools are needed (Action H-28).

Mobility

Three transit agencies operate in Riverside County to serve residents: Riverside Transit Agency (RTA) in the western county, SunLine Transit Agency in the Coachella Valley (SunLine), and Palo Verde Valley Transit Agency (PVVTA) in the Palo Verde Valley.

RTA provides several routes at a variety of intervals within and between communities in western Riverside County. RTA's northernmost service point is the City of Loma Linda in San Bernardino County, its southernmost is Temecula Ranchos, its easternmost is East Hemet, and its westernmost is the City of Corona with express bus service to Anaheim in Orange County. RTA also offers Dial-A-Ride, an origin-to-destination advanced reservation transit service for seniors and persons with disabilities. However, the service is only

available for stops within three-quarters of a mile of a local fixed route, which may present limitations for residents of some unincorporated communities.

SunLine provides local connections in and between Desert Edge, Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, Bermuda Dunes, La Quinta, Oasis, Mecca, North Shore, Thermal, Coachella, Indio, and Thousand Palms. SunLine also operates a Commuter Link route on weekdays during commute hours between San Bernardino Transit Center and Indio, with stops at Cal State San Bernardino–Palm Desert Campus, Beaumont, and Cal State San Bernardino Main Campus. The SunDial Paratransit Service and SunRide are on-demand services to increase accessibility for residents. SunDial provides an origin-to-destination shared-ride transit service for people who are unable to use the fixed-route system as a result of a disability; the service also offers door-to-door assistance for riders in need of this support. Like RTA's Dial-A-Ride service, SunDial is only available within three-quarters of a mile of a local fixed route. SunRide is a weekday microtransit service that riders can use to call a vehicle to pick them up within designated zones and be connected to a fixed route or destination. This service helps close the gap between the SunDial service area and residents farther than three-quarters of a mile from a fixed route. SunLine also offers taxi vouchers to seniors over the age of 60 and persons with disabilities and provides a free Travel Training Program for seniors, persons with disabilities, group homes, or other special needs persons interested in learning how to ride the bus system. These programs provide additional support for new and experienced riders.

PVVTA provides bus service within the City of Blythe as well as to Palo Verde College, Ehrenberg, Ripley, Mesa Verde, and the California State Prisons of Ironwood and Chuckawalla Valley. All routes allow for deviation requests, meaning that riders at a location within four blocks or three-quarters of a mile of a fixed-route bus stop may call PVVTA to request a pick-up or drop-off at that location for an extra charge of $0.80. PVVTA also offers the Desert RoadTRIP Program, which provides transportation by volunteer drivers to seniors, persons with a disability, and low-income passengers in Desert Center, southern Palo Verde Valley, or resort communities along Highway 95 that do not live near public transit.

Despite the far reaches of these transit agencies, there is still a discrepancy in access to transit for many small unincorporated communities. According to All Transit, a data tool that measures access to transit, connectivity, and service availability, Riverside County has a transit performance score of 3.3 for Riverside County, compared to 5.5 for the SCAG region as a whole. The score in Riverside County far exceeds that of Imperial County (0.1) but is lower than San Bernardino County (4.4), Los Angeles County (6.8), and Orange County (4.2). To address gaps in transportation that may exist within Riverside County, particularly in rural unincorporated communities, the Riverside County Transportation Department has prepared a Regional Mobility Plan for the Unincorporated Communities of the Eastern Coachella Valley, the Neighborhood Mobility Plan for the Communities of North Shore and Mecca, and the Neighborhood Mobility Plan for the Communities of Thermal and Oasis. The Riverside County Planning Department is also currently preparing the Highway 74 Multi-Modal Transit Plan. The mobility plans have the express goals of presenting a blueprint for future transportation planning in unincorporated communities, coordinating planning at a neighborhood and regional scale, increasing bicyclist and pedestrian safety, promoting shared mobility, and improving communication between stakeholders. The multi-modal transit plan will address barriers to mobility including limited transportation infrastructure, lack of pedestrian and bicycle access to transit and community resources, and limited transit.

The diverse range of the three transit agencies provides options to residents in most populated areas of Riverside County and the implementation of these plans will assist in addressing barriers to fair housing due to mobility and will improve access to jobs, services, and other resources. To ensure that the needs of residents

continue to be met, the County will meet biannually with each of the transit agencies, individually or together, to determine whether transit demand is met by existing routes and frequency and, if needed, will assist in applying for additional funding to expand transit options (Action H-28).

Services for Persons with Disabilities

To meet the needs of residents with disabilities, Riverside County Department of Public Social Services offers in-home supportive services (IHSS) for eligible seniors, dependent adults, and minors to live safely in their homes. There is also one residential care facility located in each of the communities of Thousand Palms, Cherry Valley Homeland, and Romoland; two located in each Whitewater and Cabazon; and eight residential care facilities in located in the community of Winchester. There is one assisted living facility in each of the communities of Bermuda Dunes, Sky Valley, Lakeview, Nuevo, and 10 located in Winchester. While residents in communities that do not have residential care facilities or assisted living facilities may have disproportionate access to a housing situation that would allow them to move while remaining in their community, the IHSS services provided by the County remedy this by bringing services into the homes of those in need to allow them to remain in place. The County has included Action H-7 to expand where residential care facilities are allowed in compliance with Health and Safety Code Section 1267.8, 1566.3, and 1569.08.

Employment Opportunities

According to HUD's Jobs Proximity Index for 2014 to 2017, eastern Riverside County had significantly less access to jobs than the western county (Figure P-9). This could suggest fewer job opportunities or longer commutes to jobs. However, an analysis of commute times in the county found that the Jobs Proximity Index may not accurately reflect access to jobs in unincorporated areas of the county.

In the eastern portion of the county in 2019, the mean commute times for unincorporated communities ranged from 16.1 minutes in Desert Center to 46.7 minutes in Desert Palms, with an average of 25.3 minutes. Of the 16 communities in the eastern region, only 2 had a longer mean commute time than the county overall (34 minutes). Since 2010, 10 of the 16 communities in the eastern region experienced a decrease in their mean commute time, with the greatest decreases for residents of Desert Center, Sky Valley, and Desert Edge. Despite the average improvement in access to jobs, there were significant increases in mean commute time for residents of Desert Palm, Indio Hills, Whitewater, and Oasis. In the western portion of the county, the mean commute times for unincorporated communities ranged from 16 minutes at the March ARB to 52.8 minutes in Meadowbrook. Of the 29 communities in the western region, 21 had a longer mean commute time than the county overall. Between 2010 and 2019, 10 communities experienced a decrease in their mean commute time, the greatest being for residents of Aguanga and Romoland. The two greatest increases in mean commute time were experienced by residents of Nuevo and El Sobrante.

The changes in mean commute time and assumed access to jobs can be seen in Table P-28. While HUD's jobs proximity analysis suggests that residents in the eastern portion of unincorporated Riverside County have less access to jobs than residents of the western portion, commute data suggest otherwise. This may be due to the disbursement of agricultural jobs throughout eastern Riverside County, so that it does not appear as a job center, but it still offers employment opportunities to residents in rural communities. However, TCAC and HCD have identified that a less positive economic outcome is expected for households in the eastern portion of the county due to access to jobs, the wages offered at available jobs, median household income, and home values (Figure P-10). To assist residents of the county with accessing job opportunities and improving their economic mobility, the County will promote the CalWorks program in rural areas of the county to provide

assistance for eligible low-income families with children to meet basic needs and enter or re-enter the workforce (Action H-28). The County will also use the meetings with transit agencies to identify any unmet transit demand for access to employment centers (Action H-28).

Table P-28 Mean Commute Time

Jurisdiction	Mean Commute Time (minutes)		Percent Change
	2010	2019	
Riverside County	31.7	34.0	7.3%
Eastern Unincorporated Riverside County			
Bermuda Dunes	18.6	20.0	7.5%
Desert Center	35.8	16.1	-55.0%
Desert Edge	37.1	26.5	-28.6%
Desert Palms	24.6	46.7	89.8%
Garnet	26.2	25.4	-3.1%
Indio Hills	14.8	24.5	65.5%
Mecca	24.9	22.9	-8.0%
Mesa Verde	22.1	20.6	-6.8%
North Shore	34.5	29.6	-14.2%
Oasis	21.7	21.0	-3.2%
Ripley	14.9	19.0	27.5%
Sky Valley	45.0	29.9	-33.6%
Thermal	22.4	26.0	16.1%
Thousand Palms	20.1	19.3	-4.0%
Vista Santa Rosa	27.1	23.2	-14.4%
Whitewater	26.5	34.2	29.1%
Western Unincorporated Riverside County			
Aguanga	49.0	28.8	-41.2%
Anza	42.9	35.8	-16.6%
Cabazon	31.2	25.7	-17.6%
Cherry Valley	31.4	34.5	9.9%
Coronita	33.0	32.2	-2.4%
East Hemet	30.7	35.7	16.3%
El Cerrito	30.5	35.5	16.4%
El Sobrante	36.2	45.5	25.7%
French Valley	42.0	46.1	9.8%
Good Hope	33.5	33.1	-1.2%
Green Acres	46.0	39.4	-14.3%
Highgrove	23.5	28.6	21.7%
Home Gardens	30.9	32.2	4.2%
Homeland	35.1	34.6	-1.4%
Idyllwild-Pine Cove	25.0	27.7	10.8%
Lakeland Village	39.6	43.8	10.6%

Jurisdiction	Mean Commute Time (minutes)		Percent Change
	2010	2019	
Lake Mathews	41.0	42.0	2.4%
Lake Riverside	47.2	49.4	4.7%
Lakeview	37.2	42.0	12.9%
March ARB	18.3	16.0	-12.6%
Meadowbrook	45.7	52.8	15.5%
Mead Valley	41.4	38.6	-6.8%
Nuevo	31.8	44.7	40.6%
Romoland	46.2	32.9	-28.8%
Temescal Valley	44.6	49.8	11.7%
Valle Vista	32.5	39.6	21.8%
Warm Springs	37.7	41.9	11.1%
Winchester	43.7	40.4	-7.6%
Woodcrest	33.0	35.1	6.4%

Source: 2006-2010 ACS, 2015-2019 ACS

Disproportionate Housing Need and Displacement Risk

Overcrowding

As discussed in the Community Profile, overcrowding is a more significant issue among renters in unincorporated Riverside County than among homeowners. Approximately 13.1 percent of renters in the eastern county and 13.0 percent of renters in the western county live in an overcrowded household, compared to 4.8 percent of owners in the eastern portion and 5.5 percent of owners in the western portion. The highest rates of overcrowding among all households is in the communities south of the City of Coachella, including Thermal, Mecca, North Shore, and Oasis. In these communities, the rate of overcrowding ranges from approximately 15 to 22 percent of all households. The trends of overcrowding in Riverside County reflect the region, with higher concentrations of overcrowding in areas with higher poverty. Overcrowding is more prevalent in most urban and suburban centers in SCAG than in rural areas, with most of these in western SCAG. This includes cities of Los Angeles, Santa Ana, Anaheim, Ontario, Riverside, Perris, San Bernardino, Oxnard, and more. In these areas, more than 20% of residents in most of these cities are living in overcrowded situations. Overcrowding in these areas is much more significant than anywhere in Riverside County, even considering the increased rates in the communities near the Salton Sea. The higher rate of overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the community's need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in these areas. ~~The rates of overcrowding are similar for Riverside County as a whole.~~ In order to address the issue of overcrowding ~~among renters~~, particularly among renters, the County will encourage the construction of both affordable and market-rate housing units with three or more bedrooms (Action H-5).

Overpayment

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

Substandard Housing

Housing condition presents another issue in Riverside County that may increase displacement risk for residents. Approximately 55 percent of housing in the unincorporated areas of the county are older than 30 years, which is typically the age at which housing units begin to need repairs or rehabilitation to meet current standards or fix features that have begun to degrade. Additionally, 22 percent of the housing stock in Riverside County is manufactured homes, which often need more frequent maintenance to remain in good condition or may be unpermitted and in substandard condition (see "Housing Stock Conditions" of the Community Profile). California Rural Legal Assistance and other stakeholders also emphasized the poor conditions of housing for farm workers, including many occupied units that do not have access to running water or other basic features. To better understand the extent of substandard living conditions for farmworkers, the County will complete a farm working survey of existing living conditions and needs (Action H-18). Given the state of existing housing, especially for lower-income households, the County is committed to working with owners of unpermitted manufactured homes to bring them up to current standards, seeking funding to support construction of complete units for farm workers, and targeting rehabilitation efforts in areas of high need (Actions H-14 and H-16).

Homelessness

As discussed in the Special Needs Group section of the Community Profile, there are approximately 205 homeless persons living in unincorporated areas of Riverside County, according to the 2020 Riverside County Homeless Point-in-Time Survey. Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there are higher rates of poverty in the eastern portion of unincorporated Riverside County, the housing costs are also typically lower and more attainable for these households. This may explain why approximately 70 percent of the homeless population of unincorporated Riverside County is in the western portion, where

housing costs typically are higher and may increase displacement risk due to overpayment for lower-income households (see **Table P-24**). The homeless population in unincorporated Riverside County is one of the largest in the SCAG region, second only to Los Angeles County with a unincorporated homeless population of approximately 319 in 2020. However, Riverside County has a significantly larger unincorporated geographic region than Ventura, Orange, or Los Angeles counties so comparing the size of homeless populations may not be a clear indicator of whether homelessness is a more significant problem in Riverside County.

While there are several shelters and homeless resources in Riverside County (**Table P-25**), there are limited services available outside of incorporated jurisdictions, particularly in eastern Riverside County. To increase the availability of land suitable to support homeless resources, the County will allow the development of low-barrier navigation centers by-right in zones where mixed-uses are allowed and in non-residential zones where multifamily housing is permitted, in compliance with Government Code Section 65662 (Action H-7). The County will also promote inter-jurisdictional planning to address homelessness at a community-wide scale, per Action H-28.

Displacement Risk

Displacement occurs when a household is no longer able to remain in their home for any number reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, wage increases that are less than home price increases.

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the County may also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the median home value in Riverside County has increased 12 percent annually since 2011. While data is not available for all unincorporated communities While housing costs have increased rapidly, wages have not kept pace. The median income in Riverside County has increased by less than 2 percent annually, from $58,365 in 2011 to $67,005 in 2019 according to the American Community Survey. The difference in these trends indicates growing unaffordability of housing in Riverside County that may prevent low-income households from remaining in their homes over time. In order to address affordability challenges, the County will take a variety of actions to encourage and incentivize development of affordable housing units, particularly in high opportunity areas (see **Table P-30**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Riverside County, overpayment is a more pressing problem in the western portion of unincorporated Riverside County (**Figures P-12** and **P-14**). While there are slightly higher rates of poverty the Eastern Coachella Valley than in western portions of the County (**Figure P-4**), housing in this area tends to be more affordable due to its location and condition. However, while there is not an exact correlation between areas with the lowest median income and highest rates of overcrowding, overcrowding still increases displacement risk for households.

Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed in the Community Profile of this Housing Element, vacancy rates in unincorporated Riverside County are low for both rental and ownership units (see **Table P-16**). Low vacancy

rates may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing being unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community due to lack of housing options.

In order to address these indicators of displacement risk, the County has included Action H-31 included to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; Actions H-17 through H-19 to provide assistance to farmworkers and lower-income households to secure affordable housing, and Action H-5 to provide technical assistance and to work with developers to increase the supply of affordable housing in unincorporated Riverside County.

Other Relevant Factors

Loan Denial Rates

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Riverside County includes census tracts in both incorporated and unincorporated areas.

In 2020, White applicants accounted for 27 percent of all mortgage loan applications for home purchase and 35 percent of all originated loans in Riverside County. Hispanic and Latino applicants comprised 25 percent of loan applications and 29 percent of originated loans. Hispanic residents make up approximately half of Riverside County's ethnic composition; however, Hispanic applicants (applicants of any race indicating their ethnicity as "Hispanic or Latino") comprised only 25 percent of loan applications and 29 percent of total applications originated. Black applicants represented 3 percent of loan applications and 4 percent of originated loans, Asian applicants represented 5 percent of loan applications and 6 percent of originated loans, and American Indian, Alaskan Native, Native Hawaiian, and other Pacific Islander applicants each represented less than one percent of loan applications and originated loans, reflecting a similar representation in Riverside County's population. However, the low rate of applications from these groups may indicate difficulty building capital necessary to pursue home ownership. In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loan. In 2020, Hawaiian and other Pacific Islander applicants had the lowest denial rate across all loan types. These applicants primarily applied for conventional loans; of 107 complete applications made by Hawaiian and Pacific Islander applicants, just four were denied (four percent). White applicants had the highest participation in each of the loan types and similar success rate across the three loans, with a denial rate of 8 percent for conventional, 7 percent for FHA, and 6 percent for VA, indicating relative ease for white applicants to purchase a home with any loan type. Hispanic and Latino applicants also had high participation rates in each loan type, though denial rates were higher for conventional and VA loans. Twelve percent of conventional loan applicants who identified as Hispanic or Latino were denied, zero percent of Hispanic or Latino applicants for FHA loans, but 34 percent were denied for VA loans. The denial rate Hispanic applicants for VA loans is over five times the White applicant denial rate, suggesting that Hispanic applicants have less success originating VA loans, which can deny access to securing housing in high resource areas. Homeownership is a primary means of building equity and intergenerational wealth. Overall, White households experience low barriers to homeownership in Riverside County utilizing all loan types and Hawaiian and Pacific Islander households, though a smaller share of the applicant pool, have the most success in originating all loan types, allowing for economic mobility home ownership. To address this disparity in access to financial resources for Hispanic and

Latino residents, and other persons of color, Riverside County will ~~partner with local non-profits to [insert]~~coordinate with the Fair Housing Council of Riverside County to provide education to lending institutions on discriminatory lending and equal opportunity processes (Action H-26).

History of Development Patterns

Agriculture has been an important part of Riverside County's economy and culture since its beginning. Large-scale efforts from private investors using government resources in the early 20th century resulted in a stable water flow from the Colorado River to irrigate crops in eastern Riverside County. The crops produced were numerous and varied and covered the Coachella Valley and other areas of eastern Riverside County. The success of the agricultural industry resulted in the dispersed, rural population that exists today, with farm work being the dominant employment opportunity in this area. This typically low-wage industry and the need for both permanent and migrant workers inform the patterns of segregation this assessment identifies between eastern and western Riverside County. A real estate boom beginning in the 1970s brought dramatic population growth to Riverside County, with the county's population increasing by over 76 percent between 1980 and 1990. With the population growth came the growing sprawl of new houses and businesses, particularly in western Riverside County. The combination of a strong agricultural economy and rapid population growth has resulted in the stark differences between eastern and western Riverside County that are identified throughout this assessment.

Specific plans have also played a significant role in the development of unincorporated Riverside County. As described in the Housing Resources section of this Housing Element, over 300 specific plans have been processed during the county's history. Each of these identifies the number of dwelling units it will accommodate, the variety of housing types it will include, and reserves space for open space and, in some cases, non-residential complimentary uses to promote a mixed-use community.

Specific plans are a useful tool in affirmatively furthering fair housing by requiring that infrastructure be available for the entire development and facilitating the development of a variety of housing types and uses within a connected neighborhood rather than isolating uses. As described in the Housing Resources section, specific plans continue to be an integral part of development in Riverside County and will be used to facilitate the development of high-density housing to accommodate lower-income households near services and in areas with adequate infrastructure.

Current and past practice in Riverside County has been to prioritize investment based on need, rather than location. HUD HOME and California Permanent Local Housing Allocation funds are awarded on a competitive basis to increase the supply of affordable housing and target projects that will being construction within one year of receiving the award to ensure housing is actually built. At the time of this writing, the County has 760 affordable housing units under construction, with 556 of those in eastern Riverside County. Within the last year, 40 affordable units were completed in the eastern portion of the county and 126 in western Riverside County. For affordable housing developments, project readiness is a primary consideration in providing financial assistance to ensure affordable housing units are constructed in a timely manner. While this process removes any bias based on location, the need for affordable housing is greater in eastern unincorporated areas, as demonstrated in this Assessment. Therefore, in order to facilitate development in that region of the county, the County will meet with developers to identify sites for affordable housing and will provide technical assistance to ensure project readiness for competitive funding applications (Action H-27).

Enforcement and Outreach Capacity

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

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

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

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

During the public review period, the County received comments from local and regional organizations regarding fair housing concerns and the assessment. Comments were received from the Leadership Council for Justice and Accountability, Consejo de Federaciones Mexicanas, California Institute for Rural Studies, and Pueblo Unido CDC. Comments emphasized the need for further investigation into fair housing issues identified in this assessment to understand the full extent of existing issues. These include researching the range of possible causes of displacement, housing conditions, access to a healthy environment, and more. The

assessment of fair housing uncovered several possible discrepancies in access to opportunity, concentrations of poverty, and disproportionate housing needs that the County will conduct a survey of farmworker conditions (Action H-18), work with local transit agencies to increase mobility and will promote community services in low resource areas (H-27), and will work with the County of Riverside Continuum of Care and other service providers for special needs groups to address existing and future needs.

In its 2019 Annual Report, the DFEH reported that it received 36 housing complaints from residents of all Riverside County, not just unincorporated areas. This was nearly 4 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), which is able to identify the specific jurisdiction from which a complaint originates. According to HUD's Region IX FHEO, 15 fair housing discrimination cases were filed with and accepted by HUD from unincorporated areas of Riverside County from January 1, 2013, through February 8, 2021. As shown in Table P-29, the most common reason for the alleged discrimination was retaliation. The percentages total more than 100 percent because some cases claimed multiple reasons. In addition to these cases, 38 inquiries with known and unknown reasons for the alleged discrimination were sent to HUD to determine their validity. In reviewing these cases, one claimant decided not to pursue the case, 14 failed to respond to HUD's follow up, 20 were found to not have a valid basis, 1 had an information resolution, and 2 had some other disposition. Of these inquiries, 12 were inquiries against a housing authority or the County.

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

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

Source: HUD FHEO, 2021

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

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

Sites Inventory

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

Potential Effect on Patterns of Integration and Segregation

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

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

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

Potential Effect on Access to Opportunity

Due to the predominantly rural nature of much of eastern unincorporated Riverside County, where there is a high rate of poverty, many unincorporated communities tend to have relatively longer distances between housing and jobs than western unincorporated Riverside County. However, these areas have a great demand for an increase in the supply of affordable housing, including multi-family, ADUs, and manufactured homes. Therefore, the County identified sites in the rural, low resource areas to meet this demand. In order to improve access to resources and encourage economic mobility for residents of these areas, the County has included Action H-2 to expand public water and sewer capacity in unincorporated areas, Action H-3 to encourage large lot development, Action H-12 promotes the production of affordable units using inclusionary housing requirements or other means~~Action H-12 to adopt an inclusionary housing program~~, and Action H-14 to assist with rehabilitation and repair of housing for low-income households. Additionally, the County will work with transit agencies to assess demand to expand their routes to connect residents to resources (Action H-28). Sites to meet the moderate- and above moderate-income RHNA are located throughout the County in specific plans which often include some higher density areas as well. Development of specific plans with moderate- and above moderate-income units often includes, or encourages, development of employment opportunities and

services nearby, which will increase access to opportunity for all households in the vicinity. Integration of moderate- and above moderate-units with lower-income units ensures that neighborhoods are mixed-income with access to opportunities that may be lacking in areas of concentrated poverty.

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

Potential Effect on Displacement Risk

As discussed above, overpayment is a chronic problem in Riverside County for both all households regardless of income category, though is particularly significant among lower-income renters. Overpayment rates are highest in the western county, where housing prices are typically higher. Therefore, the County is actively combating this issue by identifying sites for affordable housing in several western Riverside County neighborhoods including Home Gardens, Lee Lake, Highgrove Town Center, Good Hope, Mead Valley, Meadowbrook Town Center, and others as well as in the western Coachella Valley where overpayment rates increase. Housing Element sites were selected throughout unincorporated communities in an effort to increase the supply of affordable units in areas of concentrated overpayment and address the shortage of vacant units. Additionally, the Valante and Travertine Specific Plans are anticipated to provide affordable housing units in areas of high overpayment to further reduce displacement risk in these areas. Increasing the supply of affordable housing throughout unincorporated Riverside County at the identified sites will reduce displacement risk for lower-income households. Additionally, future development of sites identified for lower-, moderate-, and above moderate-income units will all ease pressure on the housing stock, thus potentially reducing displacement risk due to overcrowding for all households as more units become available.

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

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

~~In order to combat potential segregation based on income by increasing the supply of affordable housing in low resource areas and R/ECAPs, the County has identified several Specific Plans for moderate and above~~

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

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

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

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

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Riverside County, as shown in Table P-30. While there are several strategies identified to address the fair housing issues, the most pressing barriers are the limited economic mobility opportunities and access to resources, particularly in the Eastern Coachella Valley, that may prevent lower-income households from securing safe and stable housing. Therefore, the County has identified the factors that contribute to the presence of R/ECAPs and increase displacement risk due to economic pressures as priorities to combat fair housing issues in Riverside County.

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

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

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

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

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

Housing Resources

Overview of the Regional Housing Needs Assessment

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

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

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

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

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

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

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

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

Approved Housing Units

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

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

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	60,135	0	1,~~3963~~ 68	10,384	48,355	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan (refer to Table P-43)
Oasis Villas	160	0	160	0	0	HCD Farmworker Housing Grant Program
Vista Santa Rosa	128				128	Market Rate
Total	**60,423**	**0**	**1,~~5565~~ 28**	**10,384**	**48,483**	

Source: Riverside County Planning Department, 2021

Availability of Sites for Housing

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

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

Land Analysis

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

Area Plans

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

Site Selection Criteria

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

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

Determining Capacity

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

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

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

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

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

The County also considered athe following recent projects to determine a realistic capacity for each site.

- Oasis Villa (Approved in 2021): that included 160 affordable units on approximately 19 acres which calculates to be a --60 percent realistic capacity.
- Paseo de Los Heroes, Mecca (2017) – 81 units on approximately 8.82 acres -- 115 percent realistic capacity

Area Plan Capacity

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

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

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

Table P-33 Area Plan Capacity Summary

Area Plan	HHDR Units – Vacant			MUA Units – Vacant			Total All Units
	Vacant	Underutilized	Total	Vacant	Underutilized	Total	
Eastern Coachella Valley	164	31	195	1,438287 988	0	1,438287	1,633482 1,152
Elsinore	0	0	0	466	112	558	558446
Harvest Valley/Winchester	929	0	929	2,686	0	2,686	3,615

Highgrove	818	~~29~~	~~847~~	1,673	~~0~~	~~1,673~~	~~2,520~~2,491
Lakeview/Nuevo	394	~~0~~	~~394~~	2,482	~~0~~	~~2,482~~	2,876
Mead Valley	507	~~0~~	~~507~~	955	~~0~~	~~955~~	1,462
Temescal Canyon	0	~~0~~	~~0~~	233	~~96~~	~~329~~	~~329~~233
The Pass	709	~~68~~	~~777~~	1,484	~~0~~	~~1,484~~	~~2,261~~2,193
Western Coachella Valley	247	~~19~~	~~266~~	2,301	~~0~~	~~2,301~~	~~2,567~~2,548
Total	**3,768**	~~147~~	~~3,915~~	~~13,698~~547 13,248	~~208~~	~~13,906~~755	~~17,821~~670 17,016

Source: Riverside County, ~~June August~~ September 2021

Large Sites

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

While during the previous Housing Element cycle not much large site development occurred, however, as of 2021, t~~T~~he County has ~~recently~~ worked with affordable housing providers to approve two 100 percent affordable projects on sites larger than 10 acres, Oasis Villa, a farm worker housing project, and a senior housing project in Vista Santa Rosa, both processed in early 2021. These proposals for farm worker and senior housing on large sites demonstrates that affordable housing is feasible. Based on these recent projects, the County assumes larger sites are appropriate to meet a portion of the lower income RHNA. Additionally, Action H-3 has been included to further assist with large site development.

Oasis Villa

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

Vista Santa Rosa

A mixed-use project in the Vista Santa Rosa community proposed the consolidation of 12 parcels for a gross acreage of 26.81 for the project. The County worked with the developer to process a General Plan Amendment, Change of Zone, and Tentative Parcel Map and ensured the project's compliance with the Vista Santa Rosa Design Guidelines. Additionally, as the project site is located within the sphere of influence for the

City of La Quinta, County staff coordinated with City staff regarding the project from the time of its submittal and provided documents and exhibits, the mitigated negative declaration, and staff report for their review and comments. The site currently accommodates a variety of commercial buildings, most of which will be demolished to allow for the new commercial uses, which include a gas station, retail, and a pharmacy uses, as well as a multi-unit senior housing assisted living facility. The assisted living facility will have 128 total dwelling units, comprised of one- and two-bedroom units, for a density of approximately 9 dwelling units per acre.

Eastern Coachella Valley Area Plan

Table P-34 Eastern Coachella Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Mecca Town Center										
727100007	Vacant	12.43	MUA	MIXED USE	30	50%	186		Yes – CVWD	Lower
~~727271026~~	~~Vacant~~	~~11.51~~	~~MUA~~	~~MIXED USE~~	~~30~~	~~75%~~	~~258~~		~~CVWD~~	Lower
727271005	Vacant	3.25	MUA	MIXED USE	30	75%	73		Yes – CVWD	Lower
						SUBTOTAL (VACANT)	***~~517~~259***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
North Shore Town Center										
723143003* Bermejo	Vacant	0.62	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723143004* Bermejo	Vacant	0.49	HHDR	R-7	17	100%		8	Yes – CVWD	Lower
723162015	Vacant	0.59	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723174017	Vacant	0.6	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723162013	Vacant	0.59	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723174021	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723174020	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723174013	Vacant	0.88	HHDR	R-7	17	100%		14	Yes – CVWD	Lower
725160014	Vacant	3.36	HHDR	R-7	17	100%		57	Yes – CVWD	Lower
723124004	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723141001	Vacant	1.08	HHDR	R-7	17	100%		18	Yes – CVWD	Lower
725150008	Vacant	2.17	MUA	MIXED USE	17	35%	12		Yes – CVWD	Lower
725160003	Vacant	2.58	MUA	MIXED USE	17	35%	15		Yes – CVWD	Lower
725160002	Vacant	12.26	MUA	MIXED USE	17	35%	72		Yes – CVWD	Lower
725160010	Vacant	2.15	MUA	MIXED USE	17	35%	12		Yes – CVWD	Lower
725160004	Vacant	8.47	MUA	MIXED USE	17	35%	50		Yes – CVWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
723240002	Vacant	4.71	MUA	MIXED USE	17	35%	28		Yes – CVWD	Lower
725210012	Vacant	11.86	MUA	MIXED USE	17	35%	70		Yes – CVWD	Lower
725160001	Vacant	15.29	MUA	MIXED USE	17	35%	90		Yes – CVWD	Lower
725150007	Vacant	5.23	MUA	MIXED USE	17	35%	31		Yes – CVWD	Lower
~~723162014~~	~~Underutilized~~	~~0.6~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~10~~	~~CVWD~~	
~~723174028~~	~~Underutilized~~	~~0.74~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~12~~	~~CVWD~~	
~~723162027~~	~~Underutilized~~	~~0.53~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~9~~	~~CVWD~~	
						SUBTOTAL (VACANT)	***380***	***164***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***~~310~~***		
Oasis Town Center										
755162011	Vacant	4.77	MUA	MIXED USE	17	50%	40		Yes – CVWD	Lower
~~755162009~~	~~Vacant~~	~~9.42~~	~~MUA~~	~~MIXED USE~~	~~17~~	~~50%~~	~~80~~		~~CVWD~~	
755162001	Vacant	5.07	MUA	MIXED USE	17	50%	43		Yes – CVWD	Lower
755162004	Vacant	8.2	MUA	MIXED USE	17	50%	69		Yes – CVWD	Lower
755162003	Vacant	8.75	MUA	MIXED USE	17	50%	74		Yes – CVWD	Lower
~~755162010~~	~~Vacant~~	~~4.91~~	~~MUA~~	~~MIXED USE~~	~~17~~	~~50%~~	~~41~~		~~CVWD~~	
						SUBTOTAL (VACANT)	***~~347~~267***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Thermal Town Center										
~~757090011~~	~~Vacant~~	~~2.42~~	~~MUA~~	~~MIXED USE~~	~~30~~	~~50%~~	~~36~~		~~CVWD~~	
~~757090010~~	~~Vacant~~	~~2.37~~	~~MUA~~	~~MIXED USE~~	~~30~~	~~50%~~	~~35~~		~~CVWD~~	
757090027	Vacant	8.21	MUA	MIXED USE	30	50%	123		Yes – CVWD	Lower
						SUBTOTAL (VACANT)	***~~194~~123***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Eastern Coachella Area Plan Total							~~5,425~~5,064	~~164~~ 154		

Underutilized sites

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

APN	Net Acreage	GP Land Use	Zoning	MUA Site Capacity	HHDR Site Capacity	Current Use of Site	Description of Site
723162014	0.6	HHDR	R-7		10	R1 – RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174028	0.74	HHDR	R-7		12	R1 – RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162027	0.53	HHDR	R-7		9	R2 – RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
755162010	4.91	MUA	MIXED USE	41			Portion of parcel has a medical center and parking lot.

Elsinore Area Plan

Table P-35 Elsinore Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Lee Lake Community										
393070012* Corona Canyon	Vacant	4.03	MUA	MIXED USE	30	30%	36		Yes – WMWD	Lower
393070015* Chase	Vacant	11.53	MUA	MIXED USE	30	30%	103		Yes – WMWD	Lower
393070008* Sycamore Creek Marketplace	Vacant	2.17	MUA	MIXED USE	30	30%	19		Yes – WMWD	Lower
393070009* Sycamore Creek Marketplace	Vacant	2.24	MUA	MIXED USE	30	30%	20		Yes – WMWD	Lower
393070010* Sycamore Creek Marketplace	Vacant	5.91	MUA	MIXED USE	30	30%	53		Yes – WMWD	Lower
393070007* Sycamore Creek Marketplace	Vacant	1.00	MUA	MIXED USE	30	30%	9		Yes – WMWD	Lower
~~393070013* Dar Inv~~	~~Underutilized~~	~~12.48~~	~~MUA~~	~~MIXED USE~~	~~30~~	~~30%~~	~~112~~		~~WMWD~~	
							SUBTOTAL (VACANT)	***240***	***0***	
							SUBTOTAL (UNDERUTILIZED)	***~~1120~~***	***0***	
Meadowbrook Town Center										
345220085	Vacant	7.28	MUA	MIXED USE	30	50%	109		Yes – WMWD	Lower
349080070	Vacant	1.4	MUA	MIXED USE	30	50%	21		Yes – WMWD	Lower
349100008	Vacant	2.15	MUA	MIXED USE	30	50%	32		Yes – WMWD	Lower
349342018	Vacant	1.31	MUA	MIXED USE	30	50%	19		Yes – WMWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
349080077	Vacant	1.67	MUA	MIXED USE	30	50%	125		Yes – WMWD	Lower
						SUBTOTAL (VACANT)	***206***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Elsinore Area Plan Total								0		

Underutilized sites

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

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

Harvest Valley/Winchester Area Plan

Table P-36 Harvest Valley/Winchester Area Plan

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

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

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

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

Highgrove Area Plan

Table P-37 Highgrove Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Highgrove Town Center										
255060029	Vacant	7.95	MUA	MIXED USE	30	75%		178	Yes – WMWD	Lower
255060022	Vacant	6.32	MUA	MIXED USE	30	75%		142	Yes – WMWD	Lower
255060016	Vacant	12.87	MUA	MIXED USE	30	75%	289		Yes – WMWD	Lower
255060015	Vacant	8.09	MUA	MIXED USE	30	75%	182		Yes – WMWD	Lower
255060017	Vacant	6.54	MUA	MIXED USE	30	75%	147		Yes – WMWD	Lower
255060018	Vacant	10.8	MUA	MIXED USE	30	75%	243		Yes – WMWD	Lower
255110015	Vacant	7.39	MUA	MIXED USE	30	75%	166		Yes – WMWD	Lower
255040010	Vacant	8.55	MUA	MIXED USE	30	50%	128		Yes – WMWD	Lower
255110003	Vacant	4.9	MUA	MIXED USE	30	75%	110		Yes – WMWD	Lower
255110005	Vacant	4.93	MUA	MIXED USE	30	75%	110		Yes – WMWD	Lower
255110006	Vacant	4.84	MUA	MIXED USE	30	75%	108		Yes – WMWD	Lower
255110004	Vacant	4.87	MUA	MIXED USE	30	75%	109		Yes – WMWD	Lower
255040017	Vacant	1.79	MUA	MIXED USE	30	50%	26		Yes – WMWD	Lower
255170012	Vacant	0.56	HHDR	R-7	30	100%		16	Yes – WMWD	Lower
255170014	Vacant	8.93	HHDR	R-7	30	100%		267	Yes – WMWD	Lower
255170005	Vacant	2.19	HHDR	R-7	30	100%		65	Yes – WMWD	Lower
255170011	Vacant	5.02	HHDR	R-7	30	100%		150	Yes – WMWD	Lower
255040014	Vacant	0.69	MUA	MIXED USE	30	50%	10		Yes – WMWD	Lower
255040015	Vacant	3.01	MUA	MIXED USE	30	50%	45		Yes – WMWD	Lower
~~255170013~~	~~Underutilized~~	~~0.98~~	~~HHDR~~	~~R-7~~	~~30~~	~~100%~~		~~29~~	~~WMWD~~	
						SUBTOTAL (VACANT)	***1,673***	***818***		
						SUBTOTAL (UNDERUTILIZED)	***0***	~~***290***~~		
Highgrove Area Plan Total							1,673	~~847~~		

Underutilized Sites

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

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

Lakeview/Nuevo Area Plan

Table P-38 Lakeview/Nuevo Area Plan

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

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

Mead Valley Area Plan

Table P-39 Mead Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Good Hope Community										
326240061	Vacant	2.20	HHDR	R-7	30	100%		66	Yes – EMWD	Lower
326250039	Vacant	3.65	MUA	MIXED USE	30	30%	32		Yes – EMWD	Lower
326250029	Vacant	1.33	MUA	MIXED USE	30	30%	11		Yes – EMWD	Lower
326250037	Vacant	4.25	MUA	MIXED USE	30	30%	38		Yes – EMWD	Lower
326250043	Vacant	4.34	MUA	MIXED USE	30	30%	39		Yes – EMWD	Lower
326250011	Vacant	9.96	HHDR	R-7	30	100%		298	Yes – EMWD	Lower
326240077	Vacant	2.70	MUA	MIXED USE	30	30%	24		Yes – EMWD	Lower
326240079	Vacant	5.91	MUA	MIXED USE	30	30%	53		Yes – EMWD	Lower
326250040	Vacant	9.57	MUA	MIXED USE	30	30%	86		Yes – EMWD	Lower
326250038	Vacant	1.86	MUA	MIXED USE	30	30%	16		Yes – EMWD	Lower
326250001	Vacant	4.77	HHDR	R-7	30	100%		143	Yes – EMWD	Lower
326240085	Vacant	1.64	MUA	MIXED USE	30	30%	14		Yes – EMWD	Lower
						SUBTOTAL (VACANT)	***313***	***507***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Mead Valley Community (I-215/Nuevo Road Vicinity)										
305270030	Vacant	1.62	MUA	MIXED USE	30	50%	24		Yes – EMWD	Lower
305270031	Vacant	1.42	MUA	MIXED USE	30	50%	21		Yes – EMWD	Lower
305270032	Vacant	2.3	MUA	MIXED USE	30	50%	34		Yes – EMWD	Lower
						SUBTOTAL (VACANT)	***79***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Mead Valley Town Center										
318160045	Vacant	1.97	MUA	MIXED USE	30	50%	29		Yes – EMWD	Lower

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

The Pass Area Plan

Table P-40 The Pass Area Plan

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

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

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
526090001	Vacant	6.32	MUA	MIXED USE	17	50%	53		TBD – CCWD	Lower
~~526160011~~	~~Underutilized~~	~~0.91~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~15~~	~~CCWD~~	
~~526160010~~	~~Underutilized~~	~~0.93~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~15~~	~~CCWD~~	
~~526160012~~	~~Underutilized~~	~~2.25~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~38~~	~~CCWD~~	
						SUBTOTAL (VACANT)	*1,484*	*709*		
						SUBTOTAL (UNDERUTILIZED)	*0*	~~*680*~~		
The Pass Area Plan Total							1,484	~~1,218~~		

~~Underutilized Sites~~

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

~~APN~~	~~Net Acreage~~	~~GP Land Use~~	~~Zoning~~	~~HHDR Site Capacity~~	~~Current Use of Site~~	~~Description of Site~~
~~526160011~~	~~0.91~~	~~HHDR~~	~~R-7~~	~~15~~	~~MF - MOBILE HOME~~	~~Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.~~
~~526160010~~	~~0.93~~	~~HHDR~~	~~R-7~~	~~15~~	~~MO - MOBILE HOME~~	~~Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.~~
~~526160012~~	~~2.25~~	~~HHDR~~	~~R-7~~	~~38~~	~~R1 - RESIDENTIAL~~	~~Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.~~

Temescal Canyon Area Plan

Table P-41 Temescal Canyon Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available Water District	Assumed Affordability
Temescal Canyon Area Plan										
~~135102001~~	~~Underutilized~~	~~6.43~~	~~MUA~~	~~MIXED USE~~	~~30~~	~~50%~~	~~96~~		~~TVWD~~	
115300049	Vacant	2.16	MUA	MIXED USE	30	50%	32		Yes – TVWD	Lower
115300052	Vacant	1.21	MUA	MIXED USE	30	50%	18		Yes – TVWD	Lower
135061020	Vacant	0.66	MUA	MIXED USE	30	50%	10		Yes – TVWD	Lower
135063020	Vacant	1.31	MUA	MIXED USE	30	50%	20		Yes – TVWD	Lower
135061022	Vacant	0.53	MUA	MIXED USE	30	50%	8		Yes – TVWD	Lower
135103005	Vacant	2.22	MUA	MIXED USE	30	50%	33		Yes – TVWD	Lower
115300051	Vacant	0.56	MUA	MIXED USE	30	50%	8		Yes – TVWD	Lower
115300050	Vacant	2.23	MUA	MIXED USE	30	50%	33		Yes – TVWD	Lower
135151021	Vacant	2.67	MUA	MIXED USE	30	50%	40		Yes – TVWD	Lower
135151023	Vacant	2.04	MUA	MIXED USE	30	50%	31		Yes – TVWD	Lower
						SUBTOTAL (VACANT)	*233*	*0*		
						SUBTOTAL (UNDERUTILIZED)	*~~960~~*	*0*		
Temescal Canyon Area Plan Total							~~1,193~~	0		

~~Underutilized Sites~~

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

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

Western Coachella Valley Area Plan

Table P-42 Western Coachella Valley Area Plan

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

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
						SUBTOTAL (VACANT)	***266***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
Rushmore Kimdale Community										
520080017* SCE	Vacant	2.85	HHDR	R-7	17	100%		48	Yes – DWA	Lower
520080016* SCE	Vacant	7.52	HHDR	R-7	17	100%		127	Yes – DWA	Lower
520110006	Vacant	0.95	HHDR	R-7	17	100%		16	Yes – DWA	Lower
520110013	Vacant	0.99	HHDR	R-7	17	100%		16	Yes – DWA	Lower
520080001	Vacant	2.41	HHDR	R-7	17	100%		40	Yes – DWA	Lower
~~520110007~~	~~Underutilized~~	~~0.6~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~10~~	~~DWA~~	
~~520105002~~	~~Underutilized~~	~~0.56~~	~~HHDR~~	~~R-7~~	~~17~~	~~100%~~		~~9~~	~~DWA~~	
						SUBTOTAL (VACANT)	***0***	***247***		
						SUBTOTAL (UNDERUTILIZED)	***0***	~~***190***~~		
I-10 Haugen/Lehmann Ave Community										
517300019	Vacant	6.38	MUA	MIXED USE	17	75%	81		Yes – DWA	Lower
517290016	Vacant	2.57	MUA	MIXED USE	17	75%	32		Yes – DWA	Lower
						SUBTOTAL (VACANT)	***113***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		
North Palm Springs Community										
664200011	Vacant	2.26	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200001	Vacant	2.29	MUA	MIXED USE	30	50%	34		Yes – DWA	Lower
664200004	Vacant	2.18	MUA	MIXED USE	30	50%	32		Yes – DWA	Lower
664200012	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200002	Vacant	2.25	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200030	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
664200014	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200015	Vacant	2.46	MUA	MIXED USE	30	50%	36		Yes – DWA	Lower
664200025	Vacant	2.56	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200027	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200033	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200016	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200017	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200031	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200022	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200023	Vacant	2.52	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200036	Vacant	2.56	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200003	Vacant	2.23	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200005	Vacant	2.26	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200037	Vacant	2.11	MUA	MIXED USE	30	50%	31		Yes – DWA	Lower
664200013	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200024	Vacant	2.48	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200026	Vacant	2.53	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200028	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200032	Vacant	2.48	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200034	Vacant	2.53	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200020	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200018	Vacant	1.27	MUA	MIXED USE	30	50%	19		Yes – DWA	Lower
						SUBTOTAL (VACANT)	***998***	***0***		
						SUBTOTAL (UNDERUTILIZED)	***0***	***0***		

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Western Coachella Valley Area Plan Total							2,301			

~~Underutilized Sites~~

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

~~APN~~	~~Net Acreage~~	~~GP Land Use~~	~~Zoning~~	~~HHDR Site Capacity~~	~~Current Use of Site~~	~~Description of Site~~
~~520110007~~	~~0.6~~	~~HHDR~~	~~R-7~~	~~10~~	~~MF - MOBILE HOME~~	~~This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multi-family housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.~~
~~520105002~~	~~0.56~~	~~HHDR~~	~~R-7~~	~~9~~	~~R1 - RESIDENTIAL~~	~~This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.~~

Projected Housing Units

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

Accessory Dwelling Unit Capacity

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

Between 2018 and ~~2019~~2020, the County permitted an average of ~~83~~ 7350 ADUs per year. The County projects that the annual average will double during the 2021-2029 planning period as a result of increased efforts to promote and encourage construction of ADUs. Therefore, the County projects that 1,~~328~~ ~~168~~99 ADUs annually, or a minimum of 795 will be constructed over the course of the planning period. According to SCAG's Regional Accessory Dwelling Unit Affordability Analysis released in December 2020, approximately 15.0 percent of ADUs in Riverside County are affordable to extremely low-income households, 7.7 percent are affordable to very low-income households, 34.8 percent are affordable to low-income households, 34.8 percent are affordable to moderate-income households, and 7.7 percent are affordable to above moderate-income households. Using this analysis of affordability, the County projects that 57.5 percent of ADUs, or ~~764~~ ~~672~~457 units, will be affordable to lower income households.

Manufactured Home Capacity

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

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs as well ability to secure financing and rescale affordability. As identified in Table P-55, the average price per acre in unincorporated Riverside County varies significantly depending on location. In the communities of Aguanga, Homeland, Anza, Desert Center, Sky Valley, Mecca, and North Shore the cost of land is less than $50,000 per acre, and in some cases less than $15,00 per acre. In these communities, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks. In other communities, land costs may present a barrier to this type of housing. The County recently acquired 107 mobile homes to be placed at Mt. View Mobile Home Park in Oasis. The cost of purchasing, installation, and fees totaled approximately $105,000 per unit. The following costs were included in the total:

Item	Cost
Home	$69,733.00
Installation	$4,795.37
Foundation and Skirting	$7,723.29
Steps	$1,130.00
A/C	$2,360.00
Awning 11 ft. x 40 ft.	$1,700.00
Transportation	$1,600.00
Fees and Permits	$8,640.00
Driveway	$2,227.50
Fence and Gates	$4,020.00
Landscape	$1,263.00
Total	**$105,192.16**

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

When comparing the~~At th~~ price, including installation of a new mobile home, mobilehomes are ~~is~~an affordable ~~to an~~option to extremely low-, very low-, and low- income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (Action H-29). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between ~~2018~~2014 and ~~2019~~2020, there was an average of ~~233~~163 mobile/manufactured homes added to the County's housing stock per year. Projecting these ~~233~~163 units over the RHNA period (eight years) gives the County a projected capacity of ~~1,864~~1,301 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on SCAG's Regional Accessory Dwelling Unit Affordability Analysis to provide the affordability breakdown.

Assuming the SCAG affordability analysis, the County assumes 748 homes will be affordable to lower income households,453 homes will be affordable to moderate- income households and 100 will be affordable to above moderate- income households.

Progress Towards Meeting the RHNA

Based on the land analysis, the County has sufficient land to accommodate 6th Cycle RHNA, shown in Table P-43. Moderate- and above moderate-income unit allocations are met through specific plans, projected ADUs, and project manufactured homes. As shown in Table P-43, the County has a capacity of ~~3,915~~3,768 HHDR units, 13,~~248906~~ MUA units, 1,~~556~~528 units approved within Specific Plans and approved projects, ~~764 672 457~~ADUs, and ~~1,072~~748 manufactured homes to meet the lower-income RHNA. This gives the County a total lower-income unit capacity of ~~19,749~~21,~~1850,942~~, resulting in a surplus of ~~3,978~~2,751 units for the lower-income category.

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

Income Category	RHNA	HHDR		MUA		Specific Plans/Approved Projects	Projected ADUs	Projected Manufactured Homes	RHNA Surplus
		Vacant	~~Underutilized~~	Vacant	~~Underutilized~~				
Very Low	10,371	3,768	~~147~~	13,~~248698~~	~~208~~	1,~~556~~528	~~764672~~457	~~1,072~~748	2,751
Low	6,627								
Moderate	7,347	--	—	--	—	~~10,384~~7,269	~~462~~406277	~~649~~453	~~4,148~~092651
Above Moderate	16,302	--	—	--	—	~~48,48351~~133,868	~~1029~~061	~~144~~100	~~32,427~~44217,727
Total	**40,647**	**3,768**	~~147~~	~~13,698~~13,248	~~208~~	~~60,423~~42,665	~~1,328168~~795	~~1,864~~1,301	21,129

Source: Riverside County, ~~April August~~September 2021

Specific Plans in the County

Over 300 specific plans have been processed in the County since 1973. A residential specific plan is an important planning tool as it establishes the permitted number of dwelling units; accommodates a variety of housing types including attached and multifamily uses; and fosters clustering concepts, leaving room for open space and other amenities, and often including complementary uses and services. Additionally, specific plan requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved specific plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the specific plan. Other specific plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result, they no longer offer potential for additional units within the unincorporated area. The County understands that several of the specific plans include can reasonably be built in the planning period, but also understands that some specific plans have an anticipated horizon longer than the 8-year planning period. As a result, the County has adjusted the anticipated number of units to be 70 percent of the total build out.

Specific Plans with Densities to Meet Lower-Income Housing Needs

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

Valante Specific Plan

Valante is an approved plan that will allow for 460 units. Of those units, 243 are planned for very high-density residential development allowing up to 30 dwelling units per acre. In order for this project to move forward, a subdivision map will need to be filed and a public hearing for approval by the Planning Commission. Once the hearing has been held, development can occur through building permits. It is estimated that it would take approximately 15 months for this project to break ground once the plot plan is initiated.

Table P-44a Valante Specific Plan Land Use Designations

Land Use Designation	Density Range (units per acre)	Acres	Units Planned
High Density Residential	8-14	17.2	217
Very High Density Residential	16-30	9.3	243
Total Units			460

Phasing Plan

The Valante Specific Plan identifies a possibility of phasing, in 3 stages, over a 2-to-3-year period, dependent on market demand and absorption rates. The phases are identified conceptually as such:

Phase 1 to occur in Year 1 and include the construction of 191 units.

Phase 2 to occur in Year 2 and include the construction of 99 units.

Phase 3 to occur in Year 3 and include the construction of 170 units.

In each phase, the developer will widen roads, improve onsite streets, and construct open spaces as parks as identified in the Specific Plan.

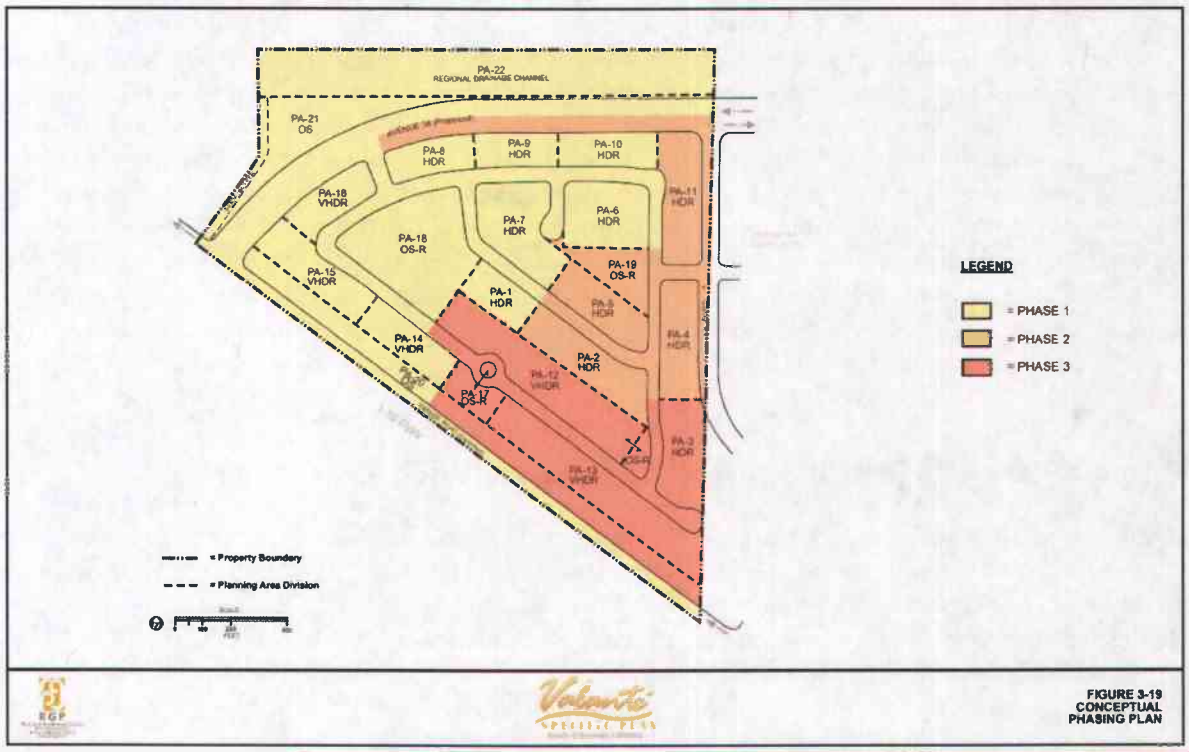


FIGURE 3-19
CONCEPTUAL
PHASING PLAN

Travertine Specific Plan

Travertine is an approved plan that will allow for 16,655 units with densities ranging from 2–20 or more units per acre. The plan has an affordability requirement of 10 percent of the total units, or 1,666 units that must fall between 35–120 percent of the area median income and shall require a minimum of 167 units to be affordable to very low-income households. To determine the affordability breakdown, the County assumed that 50 percent of the remaining affordable unit requirements would be affordable to ~~applied the moderate-income RHNA percentage requirement and then assumed the remaining units would be allocated toward~~ very low and low income households and 50 percent would be affordable to moderate income households. This breaks down to ~~300~~ 916 units allocated toward moderate income, and ~~1,366~~750 allocated toward very low- and low- income (which includes the 167 required affordable units). It is estimated that it would take approximately 15 months for this project to break ground once the plot plan is initiated.

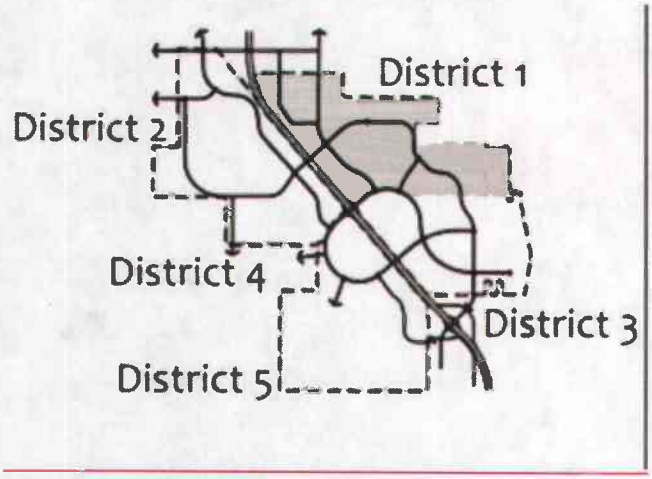
Table P-44b Travertine Specific Plan Land Use Designations

Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Medium Density Residential	2-5	1,197	4,800
Medium High Density Residential	5-8	878	5,646
High Density Residential	8-14	266	2,206
Highest Density Residential	>20	45	1,125

Mixed Use	8-20+	467	2,778
Total Units			**16,655**

Subareas

Travertine Point Specific Plan has been divided into five Districts for more manageable planning.



District 1 is the northeast portion of the Specific Plan area and will include 1,106 medium density residential units, 2,208 medium high density residential units, 1,735 high density residential units, and 150 mixed use residential units.

District 2 is the northwest portion of the Specific Plan area and will include 1,210 medium density residential units, 2,158 medium high density residential units, 471 high density residential units, and 555 mixed use residential units.

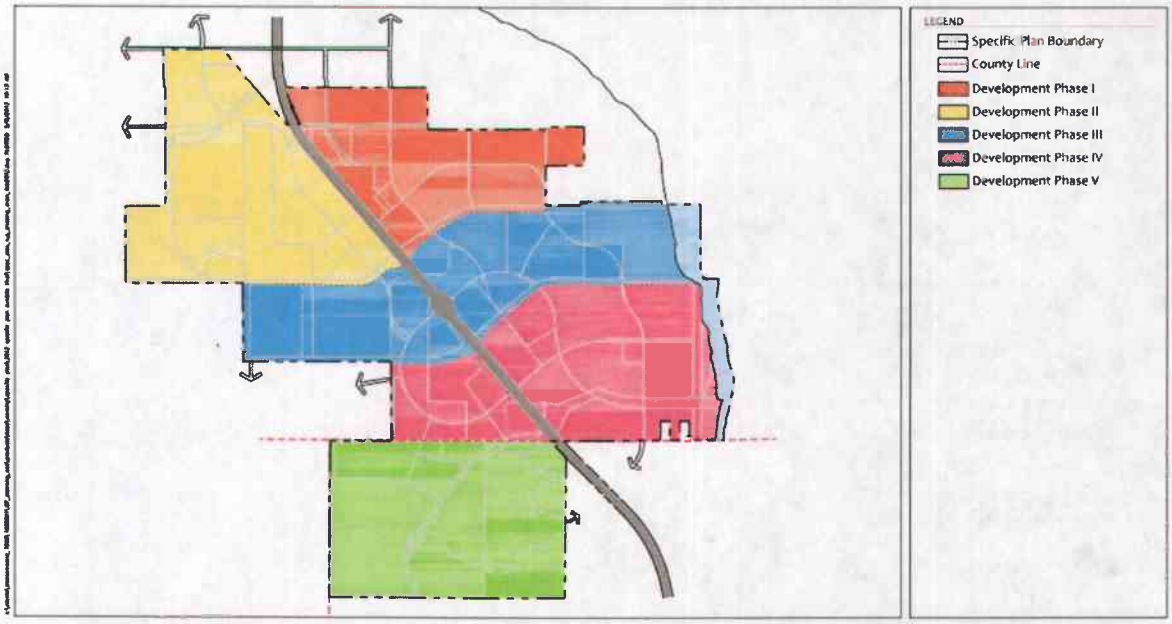
District 3 is the southeast portion of the Specific Plan area and will include 1,095 medium density residential units, 1,280 medium high density residential units, and 1,125 highest density residential units.

District 4 is the central portion of the Specific Plan area and will include 2,073 mixed use residential units.

District 5 is the southerly portion of the Specific Plan area and will include 1,389 medium density residential units.

Development Phasing Plan

The Specific Plan will be phased over approximately 5 years and has identified 5 phases of development. The intention of phasing is to ensure there is sufficient infrastructure to support development and respond to market demand for new units. Each of the five phases may be developed independently and in any order.



Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3 39a

Development Phasing Plan

FORMA

February 2012

Phase I includes 1,000 medium density residential units, 1,497 medium high density residential units, 602 high density residential units, and 150 residential units in mixed use areas. During this phase, the developer will connect to CVWD 30' Main for potable water and will install a wastewater package plant prior to issuance of the first building permit. The wastewater package plant will serve up to 2,500 residential units.

Phase II includes 1,210 medium density residential units, 1,522 medium high density residential units, 471 high density residential units, and 405 residential units in mixed use areas. After a total of 2,500 residential units have been built between Phase I and II, the developer will facilitate the first phase of a permanent wastewater treatment plant for CVWD prior to the issuance of the 2,501st building permit.

Phase II includes 106 medium density residential units, 1,347 medium high density residential units, 1,133 high density residential units, and 700 residential units in mixed use areas.

Phase IV includes 1,238 medium density residential units, 1,280 medium high density residential units, 1,125 high density residential units, and 1,523 residential units in mixed use areas.

Phase V includes 1,246 medium density residential units.

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

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

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
183	Rancho Nuevo	508	505			505
198	Belle Meadows	440	440			440
212	Mesa Grande	200	200			200
239	Stoneridge	2236	2,236			2236
246	McCanna Hills	3210	3,210			3210
250	Gateway Center	553	553			553
251A1	Lakeview Nuevo Village	315	314			314
260	Menifee North	2025	1,825			1825
284	Quinta Do Lago	1284	523			523
286	Winchester 1800	4720	2,362			2362
288	The Crossroads in Winchester	925	926			926
293	Winchester Hills	5354	4,728			4728
303	Kohl Ranch	7,171	7,171			7171
310	Domenigoni/Barton Properties	4,186	4,186			4186
312	French Valley	1817	450			450
313	Morgan Hill	1,221	394			394
317	The Retreat	540	50			50
322	BSA Properties	421	421			421
323	Spring Mountain Ranches	1,461	889			889
325	Citrus Heights	343	148			148
327	Terramor	1,443	827			827
330	Springbrook Estates	650	650			650

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
333	Renaissance Ranch	355	355			355
336	Desert Dunes	1850	1,850			1850
343	Northstar	970	970			970
360	Valante	460	460	243	217	
362	Panorama	2717	2,717			2,717
369	Thermal 551	2,354	2,354			2,354
375	Travertine Point	16,655	16,655			
	MDR 2-5 du/acre	*4800*				*4,800*
	MHDR 5-8 du/acre	*5646*			*5,646*	
	HDR 8-14 du/acre	*2206*			*2,206*	
	HHDR 20+ du/acre	*1125*		*1,125*		
	MU 8-20 du/acre	*2878*			*1,439*	*1,439*
	10% affordable requirement	*1666*		~~1,366~~916	~~300~~750	
380	Keller Crossing	320	320			
	MU 6.4 du/acre	*250*			*250*	
	VLDR 0.3 du/ac	*3*				*3*
	LDR 1.4 du/ac	*25*				*25*
	MDR 3.0 du/ac	*42*			*42*	
382	Belle Terre	856	856			
	MDR 2-5 du/acre	*272*				*272*
	MHDR 5-8 du/acre	*421*			*421*	
	HDR 8-14 du/acre	*163*			*163*	
386	Thousand Palms 278	590	590			
	5-8 du/acre	*590*				*590*
Total Units		**69,816**	**60,135**	**1,368**	**10,384**	**48,383**
Total Units – 70% Capacity		**48,871**	**42,095**	**958**	**7,269**	**33,868**

Housing Constraints

Governmental Constraints

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

Land Use Controls

General Plan

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

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

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

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

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

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

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

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

Table P-45 Land Use Designations Summary*

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

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

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

Overlays and Policy Areas

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

Community Development Overlay (CDO)	Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are in the appropriate area plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.

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

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

Source: Riverside County General Plan.

Notes:

1. FAR = Floor area ratio, which is the measurement of the amount of nonresidential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the number of residential units in a given acre.

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

3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

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

and commercial developments, accommodate the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses in areas where the overall density typically would not accommodate housing products affordable to low- and moderate-income households.

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

Typical Densities for Development

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

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

According to the Coachella Valley Housing Coalition, the most appropriate type of housing density for this region is medium density with 1- to 3-story buildings that range from 40 to 60 dwelling units per acre. These numbers are based on the need for affordable housing. Assumptions include that there is no underground parking, and parking reductions have been provided, especially for senior living development and low-income housing. Typical single-family densities range from one to eight homes per acre. Multifamily densities are typically eight to forty units per acre. In the previous planning period, the County did receive requests for development at densities lower than those listed in the sites inventory during the last planning period. However, the County was able to maintain sufficient sites and was not subject to identifying new sites to ensure there was no net loss due to the approval of lower densities.

Land Use Ordinance No. 348

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

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

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

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

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

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

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

Development Standards

Table P-46 Summary of Residential Zoning Requirements

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

Source: Riverside County, April 2021

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

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

[2]Minimum size of mobile home shall be 450 square feet. Minimum size of conventional one-family house shall be 750 square feet. Mobile home front setbacks may be reduced to 10 feet if community recreational facilities exist in tract. Minimum frontage of 30 feet. If Community Recreation/Open Space is developed as part of the subdivision: (a) A minimum of 500 square feet for each residential lot shall be usable recreational area. (b) Combined square footage of community area and lot area, excluding street right-of-way, shall total no less than 6,000 square feet for each residential lot. The minimum size site that may be developed for a mobile home park shall be 5 acres gross.

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

[4]10-foot setback on corner lots.

[5]20-foot front setback for single-family. Setbacks are for buildings not over 35 feet in height. See Section 18.18 of Ordinance 348.4913 for detached accessory building setbacks.

[6]Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side, or rear yard except as provided in Section 18.19 of Ordinance 348.4913.

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

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

[9]Minimum floor-to-ceiling height, not number of floors.

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

Zoning for a Variety of Housing Types[13]

Table P-47 Zoning Use Index Summary

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

Source: Riverside County Planning Department – Ordinance No. 348 (Land Use Ordinance); Ordinance 348, April 2021

Key: CUP - Conditional Use Permit, P - Permitted, PP - Plot Plan, PUP - Public Use Permit, SUP - Second Dwelling Unit Permit, A - Allowed

Note: Please refer to Ordinance No. 348 (Land Use Ordinance) or the respective specific plan for allowable uses and development requirements. If there is any inconsistency between this Table P-49 and the requirements provided for these zones in Ordinance No. 348, the zoning in Ordinance No. 348 shall apply.

1. Any use not specifically listed may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. (Amended March 2021)

2. A residence or dwelling unit, or part thereof, where a room or rooms are rented under two or more separate written or oral rental agreements, leases, subleases or combination thereof, whether or not the owner, agent, or rental manager resides within the residence, on a monthly or greater basis. A boarding, rooming or lodging house does not include sober living homes or residential facilities, residential care facilities, residential care facilities for the elderly, and alcohol or drug abuse treatment facilities serving six or fewer persons.

3. Requirements for establishing these uses and their subcategories are provided in Article XIXe of Ordinance 348.

4. One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.

5. A building or portion thereof used to house two or more families, including domestic employees of each such family, living independently of each other, and doing their own cooking.

6. A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one family.

7. A mobile home park is any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Notwithstanding the foregoing definition, any person, not including a mobile home park operator, who owns a mobile home and owns, rents, or leases the land upon which the mobile home is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobile home and the land upon which the mobile home is located, without obtaining a permit to construct or operate a mobile home park.

8. Any building or group of buildings where five or more farm employees are housed.

9. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that is permitted reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities in the development, which may include recreational and public buildings intended primarily for the use of the residents of the project.

10. Supportive and transitional housing are permitted in all zones where single family, multifamily, and mixed uses are allowed.

11. Single Room Occupancy Units are allowed with an approved CUP and in accordance with Section 18.28 of the County's Land Use Ordinance in the C-1/C-P zone districts, in addition to the MU zone district.

Mobile Homes and Manufactured Homes

For purposes of permit issuance, a mobile home on a foundation system is allowed on all lots zoned to permit single-family dwellings. The installation of manufactured homes, not on foundations, is allowed whenever it is specifically provided for in the various zone classifications and is subject to the requirements and standards set forth in those zones.

Mobile home parks are permitted in the R-R, R-D, W-2, and W-2-M zones must have the following: a floor living area of at least 450 square feet, a lot size of at least 2,500 square feet with a width of at least 30 feet, and an opaque skirt screening the area between the ground level and the floor level of the unit. Mobile home parks must have a masonry wall 6 feet in height erected along the perimeter of the park. Manufactured homes outside of these zones must comply with the same standards except that they must have a floor living area of at least 750 square feet.

Manufactured homes provide an additional opportunity for affordable housing in the county. Section 65852.7 of the California Government Code requires that the County permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (see Table P-46). In all zones where manufactured homes are permitted by right, there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are reasonable because they are similar to requirements of surrounding cities and counties.

Accessory Dwelling Units

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

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

Second Units, Ranchets, MOGs

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

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

Farm Worker Housing

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

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

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

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

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

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

Emergency Shelters

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

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

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

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

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

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

- If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.

- An emergency shelter shall have a manager and at least one other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of each six shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.

- No client shall be allowed to stay more than 300 total days within any 12-month period or more than 180 consecutive days.

- No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.

- No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport if the runway is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport if the runway is 6,000 feet or more in length but less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is 12,000 feet or more in length.

- The maximum number of beds in an emergency shelter shall be 11 when the emergency shelter is located within 21,500 feet of any point on the centerline of a runway of a public-use airport or located within 43,300 feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be 75.

Low Barrier Navigation Centers

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

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

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

Transitional and Supportive Housing

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

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

Community Care Facilities

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

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

Housing for Persons with Disabilities

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

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

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

- **Reasonable accommodations**— Ordinance 348 includes a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. A determination to approve, conditionally approve, or deny a request shall be based on the following:
    - Whether the housing in the request will be used by an individual considered disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
    - Whether the request for reasonable accommodations is necessary to make specific housing available to an individual considered disabled.
    - Whether the request would impose an undue financial or administrative burden on the county.
    - Whether the request would require a fundamental alteration in the nature of a county program or law; including but not limited to land use and zoning.
    - Potential impact on surrounding uses.
    - Physical attributes of the property and structures.
    - Other reasonable accommodations that may provide an equivalent level of benefit.
- **Separation requirements for congregate care facilities**—The County's ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in areas that offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Separation requirements for parolee-probationer homes**—The County requires a 2,000-foot separation between parolee-probationer homes.
- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family**—The County's definition of family in the Land Use Ordinance states: "One or more persons living together as a single housekeeping unit in a single dwelling unit."

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

Extremely Low-Income Households

Extremely low-income households typically have persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and

farm workers. Section 65583 of the Government Code requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

The County amended the Land Use Ordinance to allow SRO units and to encourage and facilitate the development of housing affordable to extremely low-, very-low-, lower, and low-income households. SROs are allowed in the C-1/C-P and MU zones with a conditional use permit. At a minimum, one disabled accessible SRO unit is required for every twenty SRO units. Action H-11 states that the County will encourage the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land write-downs; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the 2021-2029 planning period; and/or offering additional incentives beyond the density bonus. The Riverside County Department of Mental Health has taken steps to hire a mental health housing coordinator, whose responsibilities will include the development of design criteria for housing suitable for the homeless who are mentally disabled. The development standards for shelters are the same as for other structures in the applicable zoning designation.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, parking can constrain the development of housing. For every parking space required, that much less land is available for development. Excessive parking requirements can thus drive the cost of development up and the amount of housing down.

Residential parking standards are not deemed a constraint to the development, improvement, and maintenance of housing. The current standards, inclusive of guest parking, (see Table P-48) are similar to other counties, match current vehicle ownership patterns of residents, and do not have an impact on the cost or supply of housing. To ensure that the County's parking are consistent with statutory requirements, Action H-7 has been included.

Table P-48 Residential Parking Requirements

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

Type of Residential Development	Required Parking Spaces	Comments
Two or more bedrooms dwelling unit	2.5 spaces/unit	
Senior	Same as single- and multifamily requirements	
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces
Emergency Shelters	One space for each employee + one space for each six client beds	

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel. If there is any inconsistency between this Table P-50 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.
1. On-site employee parking (e.g., manager, landscaper)
Source: Riverside County Ordinance No. 348 (Land Use Ordinance).

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

Density Bonus

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

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

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

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

Design Standards

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

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

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

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

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

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

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

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

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

Building Codes

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

Building Code Amendments

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

Site Improvements

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

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

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

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

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

Development Fees

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

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

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

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

Planning, Surveyor, and Building Fees

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

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

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

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

Table P-49 Planning Department Residential Fees

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

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

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

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

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

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

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

County Mitigation Fees

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

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

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

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

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

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

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

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

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

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

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

Table P-50 Other Mitigation Fees

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

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

Infrastructure Fees

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

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

Development Impact Fees

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

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

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

Table P-51 Developer Impact Fee Summary by Area Plan

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

Developer Impact Fee by Area Plans Commencing 1-13-15	Single-Family Residential ($ per dwelling unit)	Multifamily Residential ($ per dwelling unit)
Palo Verde Valley	$3,705	$2,710
Eastern Coachella Valley	$4,385	$3,187
Western County		
Jurupa	$3,669	$2,685
Highgrove	$4320	$3,142
Reche Canyon/Badlands	$4,234	$3,081
Eastvale	$3,669	$2,685
Temescal Canyon	$4,281	$3,115
Lake Mathews / Woodcrest	$4,473	$3,249
March Air-Force Base*	$3,669	$2,685
San Jacinto Valley	$4,059	$2,957
Riverside Extended Mountain (REMAP)	$3,851	$2,813
Lakeview / Nuevo	$3,698	$2,705
Mead Valley	$4,159	$3,029
Elsinore	$3,832	$2,799
Harvest Valley / Winchester	$3,669	$2,685
Sun City / Menifee Valley	$3,669	$2,685
Southwest (SWAP)	$3,669	$2,685
The Pass	$3,985	$2,907

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

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

Local Processing and Permit Procedures

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

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

Permit and Entitlement (Development) Processing

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

Land Use Approval to Building Permit

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

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

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

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

Table 52a below shows the typical process and timeframe associated with single and multifamily developments.

Table P-52a Typical Processing Timeline by Project Type

Type of Approval or Permit	Typical Processing Time*				
	Single-Family (1 - 4 units)	Single-Family (Tract Map)	Multifamily (Not by-right)	Multifamily (By-right)	Planned Development
Step 1a: Entitlement	N/A	9-12 months	6-9 months	N/A	6-12 months
Step 1b: Design Review	N/A	N/A	N/A	60-90 days	N/A
Step 2: Site Design Plan	N/A	4 weeks	N/A	N/A	4 weeks
Step 3: Building Permit**	14 days	30 days	30 days	30 days	30 days
Estimated Total Processing Time	**14 days**	**11-14 months**	**7-10 months**	**3-4 months**	**8-14 months**

Source: Riverside County Planning Department, September 2021
**Approximate times, depends on applicant responsiveness*
***May be longer if revisions are required*

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

Table P-52 Local Development Processing Timelines

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

Source: Riverside County Planning Department, April 2021

Approval Findings

The County's plot plan review shall be approved once it complies with the following standards:

1. The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

To ensure compliance with State Law, the County has included Action H-8 to review and revise approval findings, as appropriate.

Senate Bill 330 Processing Procedure

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

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

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

A single-family residential unit with the correct zoning and general plan designation does not require a six- to nine-month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about two to three weeks at the maximum. However, as described previously in our responses, the County's Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that qualify

as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing approximately 90 days from the date of application. For building permit applications, the permits should be issued within two to three weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety.

Senate Bill 35 Approvals

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

Standard Permit Process and Procedures for Septic Systems

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

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

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

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

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

Review of Local Ordinances

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

Non-Governmental Constraints

Environmental Constraints

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

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

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

The environmental review process facilitates housing by:

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

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

- Environmental assessment fees (with initial case submittal).
- Environmental impact report review fees.
- Consultant costs for preparing preliminary studies.

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

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

Environmental Constraints on the Housing Sites Inventory

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

Water and Sewer Availability

Availability for Specific Plans

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

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

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

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's agricultural areas, the development of mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water

lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current Department of Environmental Health requirements.

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

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

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

Infrastructure Availability

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

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

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

There are a number of water and wastewater facilities located throughout the county, allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New state water quality requirements and wastewater treatment limitations may have impacts on development

potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional, and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of state, regional, and local agencies and independent districts involved.

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

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

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

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

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

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

Primary water and sewer providers include EVMWD, WMWD, Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EVMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. According to all service districts, they have adequate capacity to meet current demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating

condition. Additionally, EVMWD has plans to expand a wastewater treatment plant to increase capacity by 4 million gallons per day, with expected completion of the expansion by 2026.

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

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

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

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

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

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

Coachella Valley—The Coachella Valley encompasses the desert region bounded by the Santa Rosa Mountains to the west and south and the San Bernardino County line on the north. Included in this area are

the cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Unincorporated communities include Bermuda Dunes, Garnet, Mecca, Thermal, and Thousand Palms.

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

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

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

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

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

Conclusion

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

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

The County identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure in the county. In Table P-53, the County has summarized the capacity of each water district providing services to the unincorporated county compared to the units assumed for each area plan to meet the County's RHNA. ~~Table P-~~Though full capacity is difficult to quantify, the County believes that, based on current development trends and its plans for the need of future water and wastewater capacity as development increases, there is sufficient water and wastewater capacity to meet the current RHNA.

All sites identified in the inventory are located within districts that have capacity to serve future development or have plans to expand infrastructure in the short term. While the County was unable to determine the current capacity for the Cabazon County Water District (CCWD), the County does have a surplus of sites outside of the CCWD that are available to meet the RHNA. . Therefore, the sites identified within CCWD (1,484 units); could be used as additional capacity, should expansions be completed during the planning period. Based on the numbers shown in Table P-53, the County has sufficient sites with available water and sewer capacity to meet the RHNA.

It is also safe to assume that affordable housing projects are typically built where public services are available, thus, also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not a constraint to development, the County has included Action H-2 to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

Table P-53 Water and Sewer Providers, 2021

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District	0	20,588	3,080
Blythe Water Agency	0	1,200	1,300
Temescal Valley Water District	329	3,184	3,184
Coachella Valley Water District	2,513	~~Pending~~1	1~~Pending~~
Mission Springs Water District	1,377	*Pending*2	*Pending*2
Western Municipal Water District	2,074	34,325	15,930
Desert Water Agency	0	~~3~~1	~~3~~1
Yucaipa Valley Water District	0	*Pending*2	*Pending*2
Elsinore Valley Water District	467	~~Pending~~46,346	~~Pending~~37,190
Rubidoux Community Services District	0	12,600	6,300
Beaumont Cherry Valley Water District	0	7,000	N/A~~4~~2
Pine Cove Water District	0	500	-
Lake Hemet Municipal Water District	0	~~5~~3	~~5~~3
Eastern Municipal Water District	6,672	320,000	320,000
Cabazon County Water District	2,261	*Pending*6	*Pending*6

Source: Riverside County 2021

1. *CVWD plans to utilize water and sewer expansions as part of NorthStar Specific Plan in Thousand Palms to increase capacity to serve this region during the planning period.*
2. *Available capacity was not available for MSWD or YVWD, however no sites identified in the inventory are located within these service districts.*
~~1.~~3. *New developments pay a fee to DWA to expand system capacity as needed to prevent a shortage of available service.*
~~2.~~4. *Service provided by City of Beaumont and individual septic systems.*
5. *While a specific number of available connections is unavailable, LHMWD confirmed sufficient capacity to accommodate the proposed area plan units.*
~~3.~~6. *Available capacity was not determined for the CCWD; however, the County has sufficient sites to provide a surplus of units beyond those identified in CCWD's service area. Therefore, should expansions be required by CCWD, there is still a sufficient supply of sites with water and sewer capacity to meet the RHNA.*

Water and Sewer Priority

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

Available Dry Utilities

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

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

Drainage

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

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

Land Costs

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

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

Table P-55 Land Costs in Unincorporated Riverside County

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

Source: Landwatch.com, March 2021

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

Construction Costs

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

Table P-56 Construction Costs

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

Source: Building-Cost.net, accessed September 2020

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

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

Mortgage and Rehabilitation Financing

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

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

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

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

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

Conclusion

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

Energy Conservation

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

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

Table P-58 Energy Conservation Programs Summary

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

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

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

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

Appendix P-1 Public Participation

Efforts to Achieve Citizen Participation

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

Municipal Advisory Committees and Community Council Meetings

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

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

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

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

- The Municipal Advisory Committee had no comments on the project.
- Members of the community expressed concern that new housing would interfere with emergency response times.

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

- One resident expressed concern that the project would allow for housing next to cell towers and major generators of pollution. County staff explained regulations in place by the federal government regarding where cell towers could be sited and Michael Baker staff explained that site specific development would be responsible for preparation of a Health Risk Assessment if proposed near uses that could impact sensitive receptors.

- Mecca-North Shore - November 16, 2020 (Virtual Meeting)
  - The Community Council requested the County facilitate addition outreach opportunities for the community in addition to the Community Council meetings.
  - Community members opined that the website was not particularly useful for understanding the project. There was a question regarding the availability of project-related materials online. The County stated the website was in process and let community members know that a main Housing Element website and an Esri StoryMap website were available.

- Lakeland Village - November 18, 2020 (In-Person Meeting)
  - The community had limited comments on potential future sites but requested to be informed if land use changes would occur in the community.
  - Public comments were limited, the community asked general questions about the project, but did not have specific guidance on future sites in Lakeland Village.

- Vista Santa Rosa - November 18, 2020 (Virtual Meeting)
  - Meeting Notes: The Community Council asked questions about the region's overall housing requirements and how developers and zoning work in tandem with fulfilling the Housing Element requirements. There was also concern about how new housing may not be concentrated around jobs and higher intensities of uses.
  - Public Comments: None.

- Thousand Palms - November 19, 2020 (Virtual Meeting)
  - Community Councilmembers were primarily concerned that the existing sites selected for the 5th Cycle Housing Element do not have the infrastructure in place to support HHDR/MUA Neighborhoods. Traffic-related impacts were a major concern for all Councilmembers. Specifically, the Councilmembers opined that the candidate sites along Varner Road between the two existing residential golf communities are no longer viable since the existing roadway infrastructure is deficient and would not be able to support high density development in addition to existing and cumulative development (there is a proposed indoor stadium project that would also be located along this road). Overall, they indicated that the Candidate Sites along Ramon Road were appropriately sited. However, the Councilmembers expressed concern that project would allow for projects that are much denser than surrounding communities and would turn the community into a "ghetto." A Councilmember also noted that Cathedral City is considering annexation of the community and wondered how that would factor into RHNA calculation/site selection. Suggested re-locating HHDR near the County's

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

- There were no public comments.

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

Stakeholder Meetings

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

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

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

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

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

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

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

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

Stakeholder Consultations

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

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

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

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

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

The responses of each participating organization were as follows:

California Rural Legal Assistance

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

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

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

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

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

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

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

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

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

Economics & Politics, Inc.

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

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

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

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

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

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

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

Coachella Valley Housing Coalition

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

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

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

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

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

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

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

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

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

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

Pueblo Unido Community Development Corporation

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

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

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

Barriers: The following indicators summarize the barriers to mobile home

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

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

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

Lift to Rise

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

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

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

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

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

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

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

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

Habitat for Humanity Coachella Valley

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

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

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

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

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

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

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

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

County of Riverside Housing, Homelessness, Prevention and Workforce Solutions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Outreach Meetings

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

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

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

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

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

Response:

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

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

H 3.2: The County shall advocate for revisions to State laws that will make affordable housing easier to achieve, including issues related to prevailing wage, California Environmental Quality Act (CEQA) reform, tax code reform, and tools and funding for affordable housing.

H 3.3: The County shall allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with AB 1397.

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

H 3.5: The County shall meet the state requirements for density-bonus incentives to facilitate the development of new affordable housing.

H 3.6: The County shall evaluate the availability of publicly owned land for the development of affordable housing in cooperation with the County's Housing Authority and coordinate with affected communities and non-profit and for-profit developers to design projects that can be built with affordability deed restrictions and with the land being conveyed or rented below fair-market value.

H 4.1: The County shall pursue all available federal, state, and local funds to assist housing rehabilitation.

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

Response:

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

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

H 5.1: Assist in the development of new farmworker housing.

H 5.2: Support self-help housing programs.

H 5.3: The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities.

H 5.4: The County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.

H 5.5: The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.

H 5.6: The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

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

Response:

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

H 1.3: The County shall continue efforts to streamline and improve the development review process based on objective design standards and to eliminate any unnecessary delays in the processing of development.

H 1.4: The County shall strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible.

H 1.5: The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by allowing flexible development standards and providing other incentives.

H 6.3: The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

H 6.4: The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities.

H 6.5: The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.

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

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

Response:

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

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

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

H 4.2: Facilitate rehabilitation and preservation of farmworker housing.

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

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

Response:

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

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

Response:

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

Public Survey

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

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

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

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

2. **How long have you lived in this community?**

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

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

3. **Do you currently own or rent your home?**

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

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

4. **What best describes your home?**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix P-2 Housing Element Maps

Appendix P-1 Public Participation

Efforts to Achieve Citizen Participation

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

Municipal Advisory Committees and Community Council Meetings

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

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

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

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

- The Municipal Advisory Committee had no comments on the project.
- Members of the community expressed concern that new housing would interfere with emergency response times.

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

- One resident expressed concern that the project would allow for housing next to cell towers and major generators of pollution. County staff explained regulations in place by the federal government regarding where cell towers could be sited and Michael Baker staff explained that site specific development would be responsible for preparation of a Health Risk Assessment if proposed near uses that could impact sensitive receptors.

- Mecca-North Shore - November 16, 2020 (Virtual Meeting)
  - The Community Council requested the County facilitate addition outreach opportunities for the community in addition to the Community Council meetings.
  - Community members opined that the website was not particularly useful for understanding the project. There was a question regarding the availability of project-related materials online. The County stated the website was in process and let community members know that a main Housing Element website and an Esri StoryMap website were available.

- Lakeland Village - November 18, 2020 (In-Person Meeting)
  - The community had limited comments on potential future sites but requested to be informed if land use changes would occur in the community.
  - Public comments were limited, the community asked general questions about the project, but did not have specific guidance on future sites in Lakeland Village.

- Vista Santa Rosa - November 18, 2020 (Virtual Meeting)
  - Meeting Notes: The Community Council asked questions about the region's overall housing requirements and how developers and zoning work in tandem with fulfilling the Housing Element requirements. There was also concern about how new housing may not be concentrated around jobs and higher intensities of uses.
  - Public Comments: None.

- Thousand Palms - November 19, 2020 (Virtual Meeting)
  - Community Councilmembers were primarily concerned that the existing sites selected for the 5th Cycle Housing Element do not have the infrastructure in place to support HHDR/MUA Neighborhoods. Traffic-related impacts were a major concern for all Councilmembers. Specifically, the Councilmembers opined that the candidate sites along Varner Road between the two existing residential golf communities are no longer viable since the existing roadway infrastructure is deficient and would not be able to support high density development in addition to existing and cumulative development (there is a proposed indoor stadium project that would also be located along this road). Overall, they indicated that the Candidate Sites along Ramon Road were appropriately sited. However, the Councilmembers expressed concern that project would allow for projects that are much denser than surrounding communities and would turn the community into a "ghetto." A Councilmember also noted that Cathedral City is considering annexation of the community and wondered how that would factor into RHNA calculation/site selection. Suggested re-locating HHDR near the County's

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

- There were no public comments.

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

Stakeholder Meetings

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

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

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

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

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

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

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

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

Stakeholder Consultations

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

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

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

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

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

The responses of each participating organization were as follows:

California Rural Legal Assistance

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

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

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

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

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

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

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

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

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

Economics & Politics, Inc.

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

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

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

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

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

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

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

Coachella Valley Housing Coalition

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

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

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

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

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

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

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

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

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

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

Pueblo Unido Community Development Corporation

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

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

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

Barriers: The following indicators summarize the barriers to mobile home

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

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

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

Lift to Rise

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

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

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

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

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

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

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

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

Habitat for Humanity Coachella Valley

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

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

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

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

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

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

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

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

County of Riverside Housing, Homelessness, Prevention and Workforce Solutions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Outreach Meetings

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

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

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

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

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

Response:

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

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

H 3.2: The County shall advocate for revisions to State laws that will make affordable housing easier to achieve, including issues related to prevailing wage, California Environmental Quality Act (CEQA) reform, tax code reform, and tools and funding for affordable housing.

H 3.3: The County shall allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with AB 1397.

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

H 3.5: The County shall meet the state requirements for density-bonus incentives to facilitate the development of new affordable housing.

H 3.6: The County shall evaluate the availability of publicly owned land for the development of affordable housing in cooperation with the County's Housing Authority and coordinate with affected communities and non-profit and for-profit developers to design projects that can be built with affordability deed restrictions and with the land being conveyed or rented below fair-market value.

H 4.1: The County shall pursue all available federal, state, and local funds to assist housing rehabilitation.

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

Response:

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

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

H 5.1: Assist in the development of new farmworker housing.

H 5.2: Support self-help housing programs.

H 5.3: The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities.

H 5.4: The County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance.

H 5.5: The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.

H 5.6: The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

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

Response:

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

H 1.3: The County shall continue efforts to streamline and improve the development review process based on objective design standards and to eliminate any unnecessary delays in the processing of development.

H 1.4: The County shall strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible.

H 1.5: The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by allowing flexible development standards and providing other incentives.

H 6.3: The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

H 6.4: The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities.

H 6.5: The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas.

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

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

Response:

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

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

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

H 4.2: Facilitate rehabilitation and preservation of farmworker housing.

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

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

Response:

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

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

Response:

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

Public Survey

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

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

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

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

2. **How long have you lived in this community?**

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

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

3. **Do you currently own or rent your home?**

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

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

4. **What best describes your home?**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Chapter 6
Safety Element

1. Introduction

Purpose, Scope, and Content

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

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

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

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

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

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

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

The Safety Element serves the following functions:

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

- Presents policies directed at identifying and reducing hazards in existing communities and infrastructure networks; and

- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

Regulatory Framework

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

- Protect the community from risks associated with a variety of hazards, including seismic activity, landslides, flooding, and wildfire, as required by the California Government Code Section 65302(g)(1).

- Map and assess the risk associated with flood hazards, develop policies to minimize the flood risk to new development and essential public facilities, and establish effective working relationships among agencies with flood protection responsibilities, as required by California Government Code Section 65302(g)(2).

- Map and assess the risk associated with wildfire hazards, develop policies to reduce the wildfire risk to new land uses and essential facilities, ensure there is adequate road and water infrastructure to respond to wildfire emergencies, and establish cooperative relationships between wildfire protection agencies, as required by California Government Code Section 65302(g)(3).

- Assess the risks associated with climate change on local assets, populations, and resources. Note existing and planned development in at-risk areas and identify agencies responsible for providing public health and safety and environmental protection. Develop goals, policies, and objectives to reduce the risks associated with climate change impacts, including locating new public facilities outside of at-risk areas, providing adequate infrastructure in at-risk areas, and supporting natural infrastructure for climate adaptation, as required by California Government Code Section 65302(g)(4).

- Identify residential developments in any hazard area identified that do not have at least two emergency evacuation routes, as required by California Government Code Section 65302(g)(5).

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

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

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

Relationship to Other Documents

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

Other General Plan Elements

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

Area Plans

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

Multi-Jurisdictional Local Hazard Mitigation Plan

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

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

Relationship to the Emergency Management Department

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

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

Hazard Reduction

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

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

- Identifying unsafe structures and posting public notices.

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

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

2. Issues and Policies

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

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

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

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

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

Code Conformance and Development Regulations

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

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

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

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

Policies

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

S 1.1 * Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.

S 1.2 * Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures, focusing on unreinforced masonry structures. Work to secure funding and other resources and establish inter-agency coordination to support this effort. (AI 100, 101, 148, 156)

S 1.3 * Continue to enforce penalties against grading without permits and ensure the restoration of degraded land. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are determined to be ineffective, explore whether levying greater penalties would be more effective in deterring illegal grading and ensuring proper restoration of damaged lands.

S 1.4 Incorporate the current County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (approved by FEMA in 2018) into this Safety Element by reference, and work to implement the Plan with local partners. (AI 88, 100)

S 1.5 * Request structural and non-structural assessment and, when necessary, request mitigation of potentially hazardous buildings that: (1) are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or (2) are considered an element of blight. Potential implementation measures may include: (AI 81, 88, 89, 90, 100, 101, 156)

a) Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives.

b) Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency, after funding and other necessary resources are secured.

c) Development of a mandatory retrofit program for hazardous, high-occupancy, essential, dependent, or high-risk facilities.

d) Development of a mandatory program requiring public posting of unreinforced masonry buildings.

Seismic and Geologic Hazards

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

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

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

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

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

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

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

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

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

Policies

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

Fault Rupture

S 2.1 * Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following: (AI 80, 91, 152).

a) Require geologic studies or analyses for critical structures, lifelines, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. The County geologist shall review and make recommendations based on the results to reduce the potential risk.

b) Request geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined by the Riverside County Geologist, is accepted. The County of Riverside may request geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.

c) Require that infrastructure systems, such as energy, communications, and transportation infrastructure be designed to resist, without failure to the extent feasible, their crossing of a fault, should fault rupture occur.

d) Support efforts by the California Department of Conservation, California Geological Survey, to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a fault cannot be reliably located.

e) Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities

Seismically-Induced Liquefaction, Landslides, and Rock Falls

S 2.2 * Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County officials. Any studies or surveys should be prepared/completed by a state-licensed professional. (AI 81)

S 2.3 * Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Groundwater" for all proposed critical facilities, except for accessory buildings. Any studies must be prepared/completed by a state-licensed professional.

S 2.4 * Request that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking, using a Newmark-type deformation analysis or other analyses as appropriate.

S 2.5 * Request that cut-and-fill transition lots appropriately mitigate the potential of seismically-induced differential settlement, including through using over-excavation or other techniques as required by geotechnical, soils, and grading requirements.

S 2.6 * Request structures in liquefaction and slope instability hazard zones to mitigate the potential of seismically-induced differential settlement through appropriate techniques as determined by geotechnical studies, including a 100-percent maximum variation of fill depths as warranted.

S 2.7 Encourage research into new foundation design systems that increase resilience to hazards posed by Riverside County's climatic, geotechnical, and geological conditions. (AI 104)

Landslides, Rockfalls, and Debris Flows

S 2.8 * Request the following in landslide potential hazard management zones, or when deemed necessary for compliance with the California Environmental Quality Act (CEQA), prior to the issuance of development permits or approval of project designs: (AI 104)

a) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence.

b) Evaluations of site stability, including any possible impact on adjacent properties.

c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, shall be prepared by state-licensed professionals.

S 2.9 * Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be adequately mitigated against these hazards, as feasible. Any development in hillside areas should prepare drainage plans to direct runoff and drainage away from potentially unstable slopes. New developments should incorporate hillside design techniques and features to mitigate and support slope stability. (AI 102)

S 2.10 * Identify and request mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements, particularly during the entitlement or permitting process.

S 2.11 * Request grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, to ensure the adequate demonstration of a project's ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.

S 2.12 Conduct mitigation on existing public property, and support mitigation activity on private property through any appropriate programs, located on unstable hillside areas, especially slopes with recurring failures where unincorporated Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County Engineer, Fire Department, or Sheriff Department. (AI ~~100~~148)

S 2.13 * Consider establishing neighborhood and building design standards that minimize landslide hazards in high landslide susceptibility areas.

S 2.14 Encourage building retrofits that improve resiliency to geologic and seismic hazards. (AI 100, 101, 156)

Subsidence and Expansive and Collapsible Soils

S 2.15 * Request geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore Valleys, the studies should address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.

S 2.16 Encourage a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence (AI 4).

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

Wind Erosion

S 2.18 * Request studies that assess the potential of this hazard on proposed development within "High" and "Very High" wind erosion hazard zones and request appropriate mitigation to wind erosion hazards prior to the issuance of development permits.

S 2.19 Request a disclosure about wind erosion susceptibility on property title for those properties located within "High" and "Very High" wind erosion hazard zones, in connection with entitlement requests. (AI 92)

S 2.20 * Request buildings to be designed to resist wind loads as appropriate for their form and location.

Flood and Inundation Hazards

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

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

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

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

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

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

Policies

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

Flood and Inundation Hazard Abatement

S 3.1 * All residential, commercial, and industrial structures should be flood-proofed, to the maximum extent possible and as required by law, from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrological studies for areas not mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (commercial or industrial) structures may be allowed with a "flood-proofed" finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities should be constructed above-grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. Residential commercial, and industrial structures shall meet these standards as a condition of approval. (AI 25, 59, 60, 88)

S 3.2 * Agricultural, recreational, or other low-intensity uses may be allowable within a 100-year floodplain if flood control and groundwater recharge functions are maintained. (AI 25, 59, 60)

S 3.3 * Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or alternative methods are used to the maximum extent practicable. The intent is to balance floodway protection with prudent land use solutions, recreational needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation. (AI 25, 59, 60)

a) Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

b) Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

S 3.4 * Prohibit substantial modification to watercourses, unless the modification does not adversely affect adjacent wetlands or riparian habitat, or become detrimental to adjacent property as a result of increased erosion, sedimentation, or water velocity. Substantial modifications to watercourses shall be done in the least environmentally damaging manner practicable and shall restore natural conditions to the greatest extent possible, to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 59, 60, 61)

S 3.5 * Development within the floodway fringe should only be allowed if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety, as required by law. Such developments shall be required to be capable of withstanding flooding and minimize the use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 25, 59, 60, 61)

S 3.6 * All projects in unincorporated Riverside County should address and mitigate where applicable, adverse impacts to the carrying capacity of local and regional storm drain systems.

S 3.7 Collaborate with neighboring jurisdictions to mitigate the impacts of new development in unincorporated Riverside County that could increase runoff onto parcels downstream in a neighboring jurisdiction and encourage neighboring jurisdictions to require development occurring adjacent to the county to consider the impact of flooding and flood-control measures on properties within unincorporated Riverside County. (AI 62)

S 3.8 * Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements. (AI 25)

S 3.9 * Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces. (AI 4, 25, 100, 101, 156)

S 3.10 Collaborate with the Rancho California Municipal Water District, Eastern Municipal Water District, and other dam owners to maintain all dams in Riverside County to a high degree of structural stability.

S 3.11 Consider identifying areas of poor drainage and installing new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible. (AI 148)

High-Risk Facilities

S 3.12 * Public facilities and other facilities essential for emergencies and large public assembly within the County Regulatory Floodplain as mapped by the Federal Emergency Management Agency shall not be approved unless the project is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with County ordinances and guidelines, as feasible, and will not result in any increase in flood levels during the occurrence of a flood event. Such facilities that are new shall have at least two routes for emergency egress and ingress, and the project design shall minimize the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access. (AI 25)

S 3.13 * Existing essential, dependent-care, and high-risk facilities not in conformance with provisions of the County of Riverside zoning should upgrade or modify building use to a level of safety consistent with the inundation risk. (AI 25, ~~101~~88, 148)

S 3.14 * Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials should not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials should be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones should be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)

S 3.15 * Dependent-care facilities should have all flood-vulnerable electrical circuitry flood-proofed. (AI ~~101~~25)

S 3.16 * High-risk facilities should be required to maintain and rehearse inundation response plans. (AI 25)

Risk Assessment

S 3.17 Continue to assess the dam inundation risk within unincorporated Riverside County and upgrade facilities and infrastructure at risk, as feasible. (AI 83, 88)

S 3.18 Designs and upgrades of street storm drains should be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows should be contained within the top of curbs and the 100-year flood flows within the street right-of-way.

S 3.19 During updates to the Safety Element or the Multi-Jurisdictional Local Hazard Mitigation Plan, or when otherwise necessary, the County shall review the 500-year, 100-year, and 10-year flood hazard in the unincorporated county by state, federal, county, and other standards. The County shall use such sources to improve existing protection, review protection standards proposed for new development and redevelopment, and update emergency response plans, to the extent necessary. (AI ~~59, 60,~~ 83~~, 88~~)

S 3.20 Promote flood-control measures that maintain natural conditions within unincorporated Riverside County's regulatory floodplain of rivers and streams. (AI 25, 59, 60)

S 3.21 Encourage the use of Specific Plans to allow increased densities in certain areas of a proposed development or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of better adapting to these hazards. (AI 25, 59, 60)

S 3.22 The County should take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. (AI 59, 60)

S 3.23 Coordinate with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife, the Resource Conservation District, the Federal Emergency Management Agency, the California Department of Water Resources, and the Riverside County Flood Control and Water Conservation District, in defining existing and potential flood problem areas. (AI 4)

Fire Hazards

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

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

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

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

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

Policies

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

Building Code and Performance Standards

S 4.1 * All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the following requirements before the issuance of any building permits: (AI 25, 81.1, 81.2, 104.1)

a) All proposed development and construction shall meet minimum state, county, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency, based on building type, design, occupancy, and use.

b) In addition to the standards and guidelines of the California Building Code, California Fire Code, the Riverside County Code of Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

c) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County ordinances, where required. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street addresses and signs and sufficient water supplies, infrastructure for structural fire suppression, and other applicable local and state requirements.

d) Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

e) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires.

f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a condition of approval and as feasible and appropriate, the developer meet or exceed the State Responsibility Area Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see Gov. Code, Section 66474.02.)

g) Proposed development and construction of more than four residential units or more than 10,000 square feet of nonresidential space located in Very High Fire Hazard Severity Zones, or other appropriate zones as determined by the Riverside County Fire Department, shall submit and implement a fire protection plan as feasible and appropriate. This plan shall include provisions for roadways and access, firefighting infrastructure, signage, vegetation management, construction materials, and evacuations.

S 4.2 Require continued long-term operation and maintenance of fuel breaks, brush management, controlled burning, revegetation, and fire roads by Riverside County and private landowners. (AI 25)

S 4.3 Monitor fire-prevention measures (e.g., fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones. (AI 25, 88)

S 4.4 * Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented. (AI 60)

S 4.5 * Require proposed development in High or Very High Fire Hazard Severity Zones be located where fire and emergency services are available or will be constructed as part of the proposed development activities, to the extent such locations are available. These services should meet the minimum response times as established by the Riverside County Fire Department. (AI 60, 61)

S 4.6 * Request that conceptual landscaping plans for development in Fire Hazard Severity Zones be reviewed by TLMA and Fire Department prior to the issuance of development permits. The conceptual landscaping plan of the proposed development should, at a minimum, include: (AI 25)

a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.

b) Retention of existing natural vegetation to the maximum extent feasible.

c) Removal of on-site combustible plants.

S 4.7 * Site design for development in Fire Hazard Severity Zones should be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by: (AI 60, 81.2, 91)

a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion.

b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.

c) Submitting topographic map with site-specific slope analysis.

d) Submitting erosion and sedimentation control plans.

e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department.

f) Minimizing disturbance of 25 percent or greater natural slopes.

g) Or enacting other efforts as appropriate to provide comparable protection.

S 4.8 * Locate new critical public facilities outside of High or Very High Fire Hazard Severity Zones or other areas facing elevated risk of wildfire events. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events. (AI 25, 60)

S 4.9 * Site all new public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible. (AI 60)

S 4.10 * Establish neighborhood and building design standards that minimize fire hazards in high fire hazard severity zones, as feasible.

S 4.11 Collaborate with local governments to establish fire fuel management practices in local and regional parks and open spaces., as feasible

S 4.12 Identify existing public and private roadways in fire hazard areas not in compliance with contemporary fire-safe standards, including road standards, vegetation clearance, and other requirements of Sections 1273 and 1274 of the California Code of Regulations to the extent resources are available. Work at retrofitting County-owned roadways as needed to meet current standards and require private property owners to do the same, to the extent feasible and given the absence of other site constraints. (AI 25, 81.1, 88, 101, 148, 156)

Wind-Related Hazards

S 4.13 Use ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 25, 96, 97)

S 4.14 Coordinate with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. (AI 96, 97, 98)

General and Long-Range Fire Safety Planning

S 4.15 * Seek to conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector. (AI 88, 93)

S 4.16 Continue to work cooperatively with the California Department of Forestry and Fire Protection and Tribal government fire departments to strengthen fire-fighting capabilities and successfully respond to multiple fires. (AI 4, 88, 150)

S 4.17 Consider developing a program to use existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.

S 4.18 When updating the Safety Element, the Multi-Jurisdictional Local Hazard Mitigation Plan, or at other times as appropriate, review inter-jurisdictional fire response agreements and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan. Ensure that fire response agreements and firefighting resources are able to meet current and future needs, including increased demand from new development and changing fire regimes. Ensure that: (AI 4, AI 88, 104, 104.1):

- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described in these plans.
- Fire flow requirements (e.g., water for fire protection) are consistent with Riverside County Ordinance 787, including requirements for fire hydrant size and outlets, sprinklers, and other water supply needs.
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for future development types.
- County firefighting agencies have access to water supplies that are regular, reliable, and sufficient to meet long-term needs, including accounting for changes in water supply availability.

S 4.19 Continue to use the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan as the foundational document to implement the Safety Element's goals and objectives. (AI 59, 60, 104.1, 104.4)

S 4.20 * Encourage property owners to use clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones, as appropriate, by: (AI 59, 61)

- Exploring restricting the development of a property through placement of conservation easement.
- Considering acquiring the conservation easements similar to that of the Multiple Species Habitat Conservation Plan (MSHCP).

S 4.21 Identify, map, and update Fire Hazard Severity Zone maps on an as-needed continual basis. (AI 25, 91)

S 4.22 Ensure that the Riverside County Fire Department has appropriate municipal staffing and Office of the Fire Marshall staff to address development pressure and adequately respond to expected future fire protection needs. (AI 59)

S 4.23 * Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and adjust fire prevention and suppression needs, including needs for new or revised development and reconstruction standards. (AI 104.6)

S 4.24 Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.

S 4.25 Implement a long-term fire protection training and education program for government agencies and communities. (AI 93)

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

Hazardous Waste and Materials

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

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

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

Policies

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

S 5.1* Enforce land use policies and existing criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County's —Hazardous Waste Management Plan (CHWMP). (AI 88)

S 5.2 * Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.

S 5.3 * Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

S 5.4 * Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.

S 5.5 Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.

S 5.6 * Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.

S 5.7 * Identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment. Prohibit the siting of new or expanded hazardous material facilities on such sites to the extent feasible.

S 5.8 Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.

S 5.9 * Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to install automatic fire and hazardous materials detection, reporting, and shut-off devices, and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.

Disaster Preparedness, Response, and Recovery

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

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

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

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

During high wind events, high temperatures, and dry conditions, electricity utility companies servicing unincorporated Riverside County such as Southern California Edison (SCE), Anza Electric Cooperative, and

Imperial Irrigation District have begun to occasionally "de-energize," or turn off the electricity for, power lines that run through areas where there is an elevated fire risk. These activities, called Public Safety Power Shutoffs (PSPSs), result in a loss of power for customers served by the affected power lines and may occur at any time of the year.

A loss of power can make it more difficult for homes or businesses to receive emergency notifications if needed. PSPS events can also create vulnerabilities for community members that lack backup power supplies and depend on electricity for heating or cooling homes and buildings, lighting, and internet. PSPS events may also be harmful to people who depend on electrically powered medical devices. Additionally, community members may be faced with economic hardships and be deprived of important services, such as grocery stores, gas stations, and banks/ATMs. Traffic lights and other traffic control systems may not work, which can complicate any evacuation needs and may hinder emergency response. Although critical public health and safety facilities often have backup generators, the loss of power may also disable other key infrastructure systems.

Some natural disasters or other public safety events may require evacuation of parts of unincorporated Riverside County. In some instances, these evacuations may be limited to a particular neighborhood or street. In other instances, entire communities may need to evacuate. To allow for a safe and effective evacuation, all community members should be able to easily access an evacuation route that allows them to safely travel out of the evacuation zone. If there is limited access to evacuation routes or if these routes cannot accommodate evacuation traffic, evacuation efforts may be severely hampered by slow traffic and collisions, which can put community members at risk. Evacuation constraints can also slow down the public safety response by hindering access by emergency responders.

Policies

The following policies address disaster preparedness, critical facilities and lifelines, disaster recovery plans, and public information and outreach. These policies are intended to adequately prepare Riverside County for emergencies and disasters and develop an integrated approach to minimizing the threat of natural and manmade hazards. Policies with an asterisk next to them (*) are those that apply to development projects.

Disaster Preparedness

S 6.1 Continually strengthen the Riverside County Emergency Management Department's Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan (as approved by the Federal Emergency Management Agency) and maintain mutual-aid agreements with federal, state, local agencies, and the private sector to assist in: (AI 88)

a) Clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress

b) Heavy search and rescue

c) Fire suppression

d) Hazardous materials response

e) Temporary shelter

f) Geologic and engineering needs

g) Traffic and crowd control

h) Building inspection

S 6.2 Provide alerts about potential, developing, and ongoing emergency situations through extensive early-warning and notification systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible. (AI 85)

S 6.3 Prioritize multilingual staff personnel as a resource to assist in evacuation and short-term recovery activities. (AI 97)

S 6.4 Use incentives and disincentives to encourage private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by maintaining a fire control plan, including an on-site firefighting capability and volunteer fire response teams to respond to small fires, and identifying medical personnel or residents capable and certified in first-aid and CPR.

S 6.5 Conduct regional drills for earthquakes and other hazards as appropriate: (AI 82) Use HAZUS results in the Technical Background Report to develop internal scenarios for emergency response and test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill. During emergency drills, encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent care facilities.

S 6.6 Develop a system to respond to short-term increases in hazard on the southern San Andreas Fault, based on probabilities associated with foreshocks. (AI 85)

S 6.7 As feasible, install solar energy and battery backup systems at critical facilities to ensure continuation of services if the power grid is disrupted.

S 6.8 Maintain and continue to improve management and emergency dissemination of information using portable computers with geographic information systems (GIS) and disaster-resistant Internet access, to obtain: (AI 86)

- Hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials;
- Real-time information on seismic, geologic, or flood hazards; and
- The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines.

S 6.9 Continue to improve collaboration between public agencies, disadvantaged and vulnerable communities, and community-based organizations. (AI 82, 84)

S 6.10 Regularly review and clarify emergency evacuation plans for dam failure, inundation, fire, and hazardous materials releases. The County shall also continue to maintain, periodically update, and test the effectiveness of the Emergency Operations Plan. (AI 104)

S 6.11 Monitor the effectiveness of public safety, preparedness, and hazard mitigation policies under changing climate conditions to continue to protect the community as local and regional conditions change. (AI 88)

S 6.12 The County shall regularly update all appropriate planning documents, including the Safety Element, the Multi-Jurisdictional Local Hazard Mitigation Plan, emergency operations plans, and other public safety plans, and ensure these updates integrate climate change adaptation considerations.

S 6.13 Develop a blueprint for managing evacuation plans, including allocation of buses, designation and protection of disaster routes to maximize capacity and redundancy, and creation of traffic-control contingencies. Ensure that evacuation transportation services are available for those with limited mobility or lacking access to a personal vehicle. (AI 84, 88)

S 6.14 Adopt inundation alert and readiness levels corresponding with official forecasts by the State Office of Emergency Services, regarding earthquake prediction and potential for dam failure. (AI 83, 85, 93).

Critical Facilities and Lifelines

S 6.15 * Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated. (AI 104.2, 152, 155)

a) Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.

b) Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction to the extent feasible and appropriate. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.

c) Require that planned lifeline utilities, as a condition of project approval and as feasible and appropriate, be designed, located, structurally upgraded, fit with safety shutoff valves, designed for easy maintenance, and have redundant backup lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.

d) Review proposed uses of fault setback areas closely to ensure that county infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County of Riverside for the potential costs of repair.

S 6.16 * Promote strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities. (AI 100, 101, 148, 152, 155, 156)

S 6.17 * Identify critical facilities in hazard-prone areas and work to relocate or harden these facilities to reduce risk of damage and loss of service. (AI 87, 101)

S 6.18 * Prohibit development of critical facilities that are proposed in dam failure inundation areas unless no feasible alternative exists and apply hazardous materials safety guidelines within such zones.

S 6.19 * Coordinate with the Public Utilities Commission (PUC) and/or use the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that (AI 4, 152, 155):

- Extend through areas of high liquefaction potential.
- Cross active faults.
- Traverse earth cracks or landslides.

S 6.20 * Require additional design considerations as appropriate for lifelines within subsidence areas.

S 6.21 Communicate climate risks to energy utilities and request they ensure that new and upgraded infrastructure is climate resilient. (AI 152, 155)

S 6.22 * During the development review process, when developing alternatives and adaptation projects for consideration, the County shall require applicants to identify natural infrastructure that may be used through the conservation, preservation, or sustainable management of open space to reduce climate change hazards, where feasible.

S 6.23 Establish a network of equitably located resilience centers throughout unincorporated Riverside County and ensure that resilience centers are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and extreme weather events, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members as needed. (AI 151)

S 6.24 Collaborate with utility companies to support and enhance grid reliability during regular operations and extreme conditions. (AI 152, 155)

Disaster Recovery Plans

S 6.25 Develop plans for short-term and long-term post-disaster recovery. (AI 88, 103, 104.5)

Public Information and Outreach

S 6.26 Conduct public outreach and education efforts to inform people in unincorporated Riverside County of the hazard risks, vulnerabilities, and threats in the community, and what steps community members should take to reduce their risks and provide all materials and information in both English and Spanish by default, as well as any other languages, as requested. (AI 82, 93, 94, 95, 96, 97, 98, 99, 153)

S 6.27 Forge productive working relationships and foster good communication with researchers, other government agencies, and providers of mitigation services. (AI 93)

S 6.28 The County shall coordinate and share data, experience, and strategies with other emergency management agencies in state or regional efforts on disaster preparedness coordination and disaster response procedures. (AI 93, 94)

S 6.29 Maximize use of technology and the Internet to effectively distribute emergency communications and alerts to members of the public to improve resiliency. (AI 85, 93, 94, 99)

S 6.30 Develop and maintain the County of Riverside Hazard Management website as a knowledge resource center for Riverside County officials, educators, developers, builders, and the general public. (AI 82, 93, 94, 95, 96, 97, 99)

S 6.31 Provide information to members of the public about evacuation concerns, including designated evacuation routes and evacuation plan details, through multiple formats and in multiple languages. (AI 84, 93, 94)

S 6.32 Work with local jurisdictions, Tribal governments, and community-based organizations to support implementation of community-identified resilience projects. (AI 82, 93, 150, 154)

Additional Climate Change-Related Hazards

Drought

Unincorporated Riverside County chronically experiences drought cycles. A drought is a long period when precipitation levels are well below normal. Based on historical information, the occurrence of drought in California, including unincorporated Riverside County, is cyclical, driven by weather patterns.

Drought can severely impact a region both physically and economically. Drought makes less water available for people, businesses, agricultural activities, and natural systems. Less snow falling in mountainous areas causes water levels in lakes and reservoirs to drop, which can affect recreation activities. Local ecosystems that are not well adapted to drought conditions can be more easily harmed by it. Droughts can also indirectly lead to more wildfires, and the stress caused by water shortages can weaken plants, making them more susceptible to pests and diseases. As of spring 2021, conditions range from "severe drought" in western and southern Riverside County to "exceptional drought" in the northeast corner of the county.

The vulnerability of unincorporated Riverside County to drought is countywide, but impacts may vary and include reduction in water supply, agricultural losses, and an increase in dry fuels. Although droughts are a regular feature of California's climate, scientists expect that climate change will lead to more frequent and more intense droughts statewide.

Extreme Heat

Extreme heat tends to occur on an annual basis in unincorporated Riverside County. While there is no universal definition of extreme heat, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level (an average of 106-degrees Fahrenheit (°F) across all of unincorporated Riverside County, although this threshold varies by location) are called extreme heat days. Extreme heat is any period of time when the temperatures are well above the usual level.

Health impacts are the primary concern with this hazard, though economic impacts are also an issue. The Centers for Disease Control and Prevention (CDC) recognizes extreme heat as a substantial public health concern. Extreme heat events are dangerous because people exposed to extreme heat can suffer a number of heat-related illnesses, including heat cramps, heat exhaustion, and (most severely) heat stroke. Very high temperatures can harm plants and animals that are not well adapted to them. This includes wild ecosystems as well as farm crops and livestock. Extreme heat is expected to have a severe effect on agriculture. Indirectly, extreme heat puts more stress on power lines, causing them to run less efficiently. The heat also causes more demand for electricity (usually to run air conditioning units), and in combination with the stress on the power lines, may lead to brownouts and blackouts.

While extreme heat is relative to the area, extreme heat events may occur anywhere in unincorporated Riverside County. However, the threshold for extreme heat is likely to be lower in the higher elevations of the San Jacinto Mountains than in Coachella Valley where temperatures at or above 90°F are common most summer days. The warmer temperatures brought on by climate change are likely to cause an increase in extreme heat events in different regions of unincorporated Riverside County. According to the California Energy Commission, the number of extreme heat days is projected to, where the average year could include approximately 25 to 35 extreme heat days between 2041 and 2060, and 40 to over 60 extreme heat days per year between 2070 and 2099. Overall, unincorporated Riverside County is expected to see an increase in the average daily high temperatures.

Severe Weather

Severe weather is generally any destructive weather event, but usually occurs in unincorporated Riverside County as localized storms that bring heavy rain, hail, lightning, and strong winds. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences. High winds, often accompanying severe storms, can cause significant property and crop damage, threaten public safety, and have adverse economic impacts from business closures and power loss. Santa Ana winds have caused large amounts of damage and increased the fire damage level dramatically. All wind events, including Santa Ana winds, pose several different types of threats. By themselves, the winds pose a threat to the health of people and structures in the county. Severe weather is an annual occurrence in unincorporated Riverside County. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future.

Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. This means that unincorporated Riverside County could see more intense storms in the coming years and decades, possibly causing an increase in the frequency of severe weather events and any associated hazards. Such an increase may not affect all forms of severe weather and may not always be apparent.

Agricultural Hazards

Agriculture in unincorporated Riverside County must be considered from two standpoints, namely, both as a product producer/exporter and a major economic provider to the County of Riverside. In 2019, Riverside County ranked in the top 14 leading agricultural counties in California, with an agricultural production value of $1.32 billion, according to the California Department of Food and Agriculture. Major agricultural industries include milk, nursery products, citrus, avocado, grapes, vegetables, and hay.

According to the Hazard Mitigation Planning Committee, agricultural losses occur on an annual basis and are usually associated with severe weather events, including heavy rains, floods, heat, and drought. The 2018 State of California Multi-Hazard Mitigation Plan attributes most of the agricultural disasters statewide to drought, freeze, and insect infestations. Other agricultural hazards include fires, crop and livestock disease, and noxious weeds. As long as severe weather and other natural hazard events continue to be an ongoing concern to unincorporated Riverside County, the potential for agricultural losses remains.

Extreme heat is expected to have the most severe effect on unincorporated Riverside County's agricultural assets, but drought, flooding, and severe weather may also cause significant harm. One of the most direct effects of climate change is that average temperatures will increase, and this has a bearing on many pests and diseases. Temperatures are expected to get warmer earlier in the year and remain warmer until later in the year due to climate change, creating a wider window for pests and diseases to be active. Moreover, excessive heat and prolonged dry or drought conditions can impact agriculture by creating worker safety issues for farm field workers, severely damaging crops, and reducing availability of water and food supply for livestock.

Policies

The following policies address drought, extreme heat, severe weather and agriculture hazards. These policies are intended to minimize the impact of climate change-related hazards on Riverside County's citizens, property, and economy through collaboration and coordination with agencies local and state agencies, and implementation of resilient strategies. Policies with an asterisk next to them (*) are those that apply to development projects.

S 7.1 Collaborate with local governments and special districts in Riverside County as well as with Inland Southern California Climate Collaborative to develop and implement regional climate change adaptation and resilience initiatives. (AI 88, 149)

S 7.2 Support the Resilient IE project to foster increased community resilience to climate-related hazards in unincorporated Riverside County and across the wider region. Incorporate the Resilient IE project files, including the Western Riverside County Vulnerability Assessment, the Western Riverside County Adaptation Strategies, and the WRCOG Subregion Hazard and Evacuation Maps, into this Safety Element by reference. (AI 91, 149, 153)

S 7.3 Use the reported data and findings of applicable local, regional, or state documents or plans pertaining to climate change and climate-related hazards that could impact unincorporated Riverside County, including the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California plan. (AI 149)

S 7.4 Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, including working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.

S 7.5 Coordinate with water agencies and irrigation districts to explore ways to improve and increase storage capacity and generation efficiency.

S 7.6 Work with healthcare providers, including the Riverside University Health System to support free or reduced-cost vaccinations for vector-borne diseases that are widely available for unincorporated Riverside County residents, including to traditionally underserved communities.

S 7.7 Coordinate with local governments, school districts, and regional transit providers to increase shading and heat-mitigating materials on pedestrian walkways, transit stops, parks, schools, and outdoor gathering places.

S 7.8 Ensure that unhoused persons or groups in unincorporated Riverside County have access to temporary and/or emergency housing, food, and other essential living materials to keep them safe during anticipated hazard events.

S 7.9 * Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase community access to these features. (AI 88, 153)

S 7.10 Ensure that lower-income households have access to low-cost programs (e.g., subsidies for National Flood Insurance Program participation, air-conditioning, low-cost healthcare) to protect their homes and wellbeing from climate-related hazards.

S 7.11 * Promote and expand the use of drought-tolerant green infrastructure, including street trees and landscaped areas, as part of cooling strategies in public and private spaces. (AI 4)

S 7.12 Use natural resources and infrastructure to absorb the impacts of climate change and associated natural hazards, as feasible.

S 7.13 Work with regional educational and farming organizations to support efforts to develop and share best practices for improving climate resiliency in agricultural operations, including responding to changing temperature and precipitation patterns, increases in drought events, and new or more active pest regimes. (AI 153)

S 7.14 Ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, and diseases. (AI 153)

S 7.15 * Encourage the use of high-reflectivity pavement in new or significantly retrofitted large-scale paving projects, such as parking lots.

3. Technical Background Information

Seismic and Geologic Hazards

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

Seismic Hazards

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

While unincorporated Riverside County is at risk from many natural and human-caused hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond. In unincorporated Riverside County, earthquake-triggered effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches. Earthquakes can also cause human-caused hazards such as urban fires, dam failures, and toxic chemical releases.

Earthquake risk is very high in the most heavily populated western portion of the county and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto Faults. Risk is moderate in the eastern portion of the county beyond the Coachella Valley due to the lack of major faults in this region. Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. Building codes for new construction have generally been made more stringent following damaging earthquakes. However, in the County of Riverside, structures built prior to the enactment of these improved building codes have generally not been upgraded to current standards and are vulnerable in earthquakes. Comprehensive hazard mitigation programs that include the identification and mapping of hazards, prudent planning and enforcement of building codes, and expedient retrofitting and rehabilitation of weak structures can significantly reduce the scope of an earthquake disaster.

Unincorporated Riverside County contains parts of several known active and potentially active earthquake faults, including the San Andreas Fault, San Jacinto Fault, and Elsinore Fault. The San Andreas Fault, the largest fault in California, runs from the Salton Sea north along the east side of the Coachella Valley, continuing north along the Transverse and Coast Ranges until running offshore in Mendocino County. The San Jacinto Fault runs from the Imperial Valley northwest through western Riverside County until it ends at the Cajon Pass. The Elsinore Fault zone extends from western Imperial County to the Chino Hills, and runs along Riverside County's western border with Orange County. Historically, the San Andreas Fault is the most active among the fault network that cuts through rocks of the California coastal region. The San Jacinto Fault has had a higher level of moderate to large earthquakes during the past 50 to 100 years, although the rate of slip is not as high. The main trace of the Elsinore Fault zone has only seen one historical event greater than magnitude 5.2 – the earthquake of 1910, a magnitude 6 near Temescal Valley.

In the event of an earthquake, the location of the epicenter, as well as the time of day and season of the year, would have a profound effect on the number of deaths and casualties, as well as property damage. There are a number of small-scale earthquakes that happen weekly, but larger scale or catastrophe shaking is less likely. Unincorporated Riverside County is at risk for a significant earthquake causing catastrophic damage and strains on response and mitigation resources. Both property and human life are at high risk. The county experiences hundreds of minor quakes and tremblers each month from the myriad of faults in the area. Studies indicate that stress is building up in major faults like the San Andreas.

The San Andreas, San Jacinto, and Elsinore Faults are all capable of producing significant earthquakes, with a magnitude of 6.7 or greater. Table 1 shows the chances of a major earthquake on these three faults within unincorporated Riverside County by 2045, according to the Third California Earthquake Rupture Forecast. Other faults, both in and outside unincorporated Riverside County, may also be capable of generating significant earthquakes with damaging effects in the county.

Table 1: Chances of Significant Earthquakes on Major Riverside County Faults

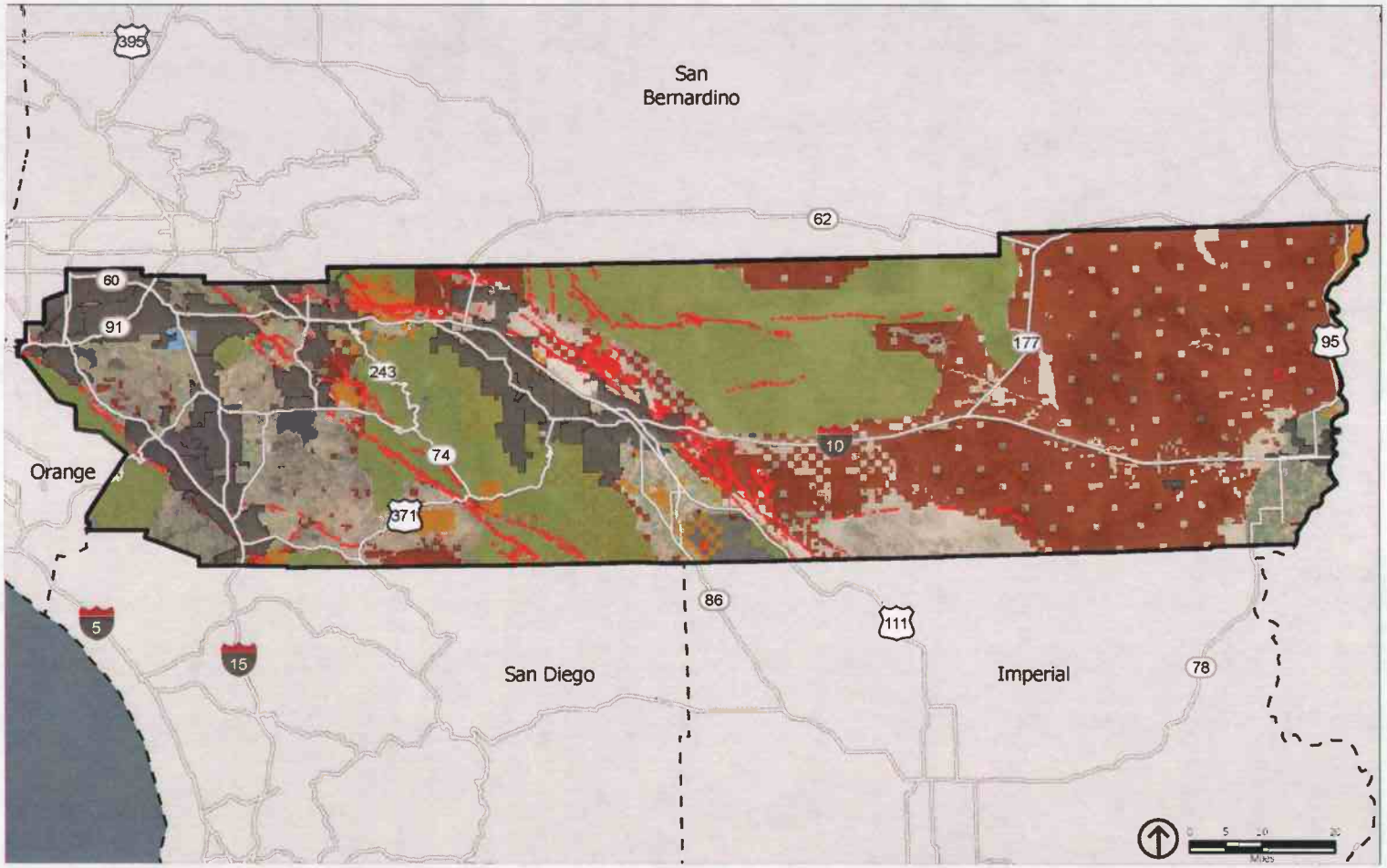
Fault	Mean Chance by 2045			
	Magnitude 6.7 or greater	Magnitude 7.0 or greater	Magnitude 7.5 or greater	Magnitude 8.0 or greater
SAN ANDREAS	24.21%	21.29%	11.62%	3.15%
SAN JACINTO	6.71%	6.43%	5.29%	2.75%
ELSINORE	3.66%	1.82%	0.95%	Less than 0.01%

Chances shown are the maximum mean probability for segments of these faults within unincorporated Riverside County.

Source: Third California Earthquake Rupture Forecast

Figure 1 shows the fault lines in and around unincorporated Riverside County.

FIGURE 1: FAULT LINES



Portions of the county are susceptible to liquefaction, which is a potentially destructive secondary effect of strong seismic shaking. Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and can result in a water-soil slurry flowing onto the ground surface. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater. Areas identified as susceptible to liquefaction are identified on Figure 2.

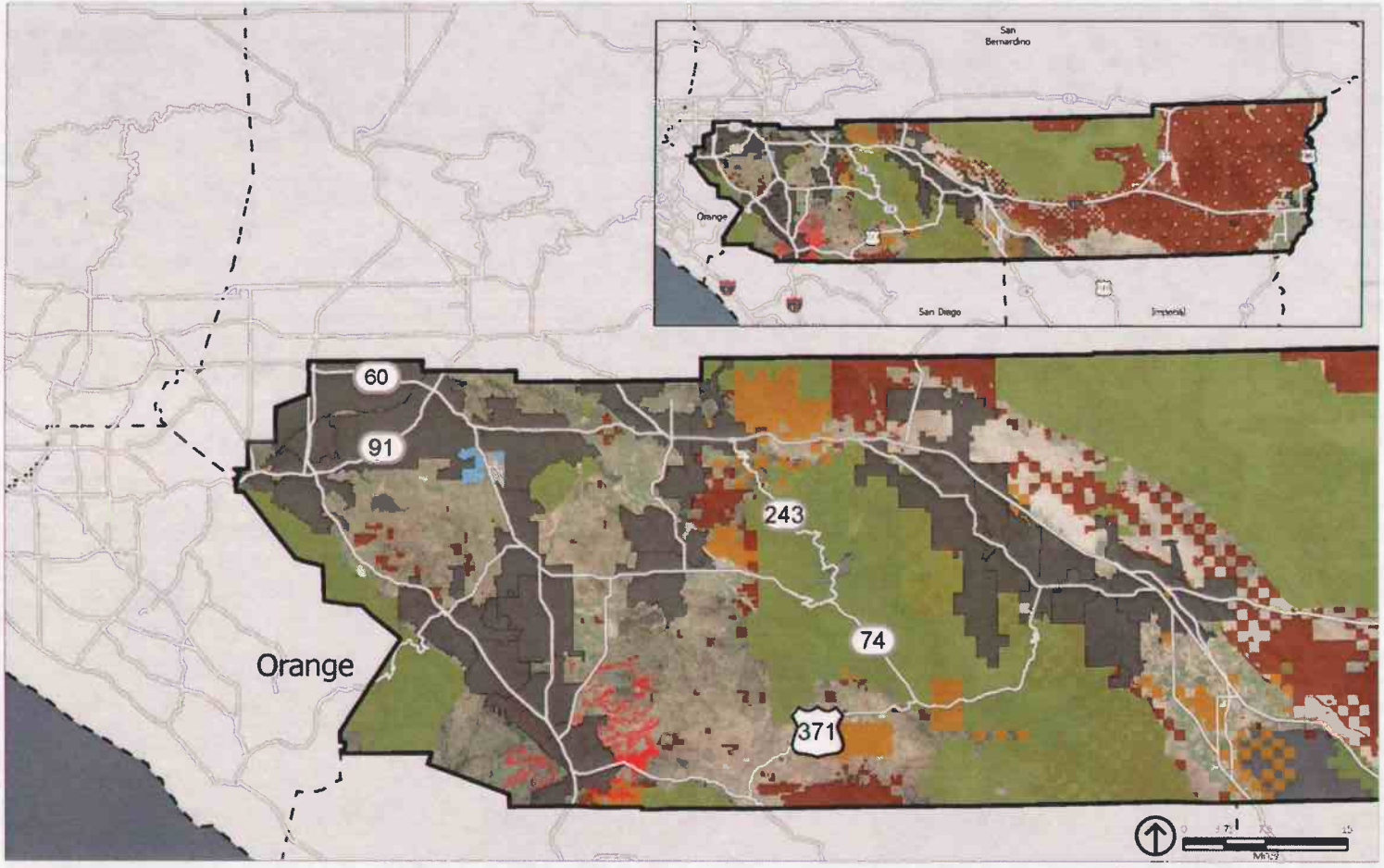
Areas are susceptible to liquefaction based on a combination of known factors in some areas and the absence of known factors in other areas. In addition, these potential hazard zones are not an absolute indication that the hazard truly exists nor are they an indicator of the extent of damage that may or may not occur at a given site. Research confirms there is a potential for liquefaction to occur; however, this research also confirms minimal liquefaction-induced ground settlement is anticipated to occur for the areas that were studied. In most cases, proper design and construction of subgrade soils and building foundations provides a mechanism to mitigate the risk of seismic hazard to an acceptable level in conformance with the California Building Code. Development in areas of high risk may need additional safety features to appropriately mitigate the risk of seismic hazards. The representation of areas having a liquefaction potential is only intended as notification to seek further site-specific information and analysis of this potential hazard as part of future site development. It should not be solely relied upon, without site-specific information and analysis, for design or decision-making purposes.

Geologic Hazards

Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rock falls may occur on sloped areas, especially areas with steep slopes, and usually in areas of loose and fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. They often occur as a consequence of seismic activity or heavy rainfall, either of which may cause slopes to lose their structural integrity and slide. There are predictable relationships between local geology and landslides, rockfalls, and debris flows. Slope stability is dependent on many factors and their interrelationships, including rock type, pore water pressure, slope steepness, and natural or human-made undercutting. Figure 3 shows the landslide risk in and around unincorporated Riverside County.

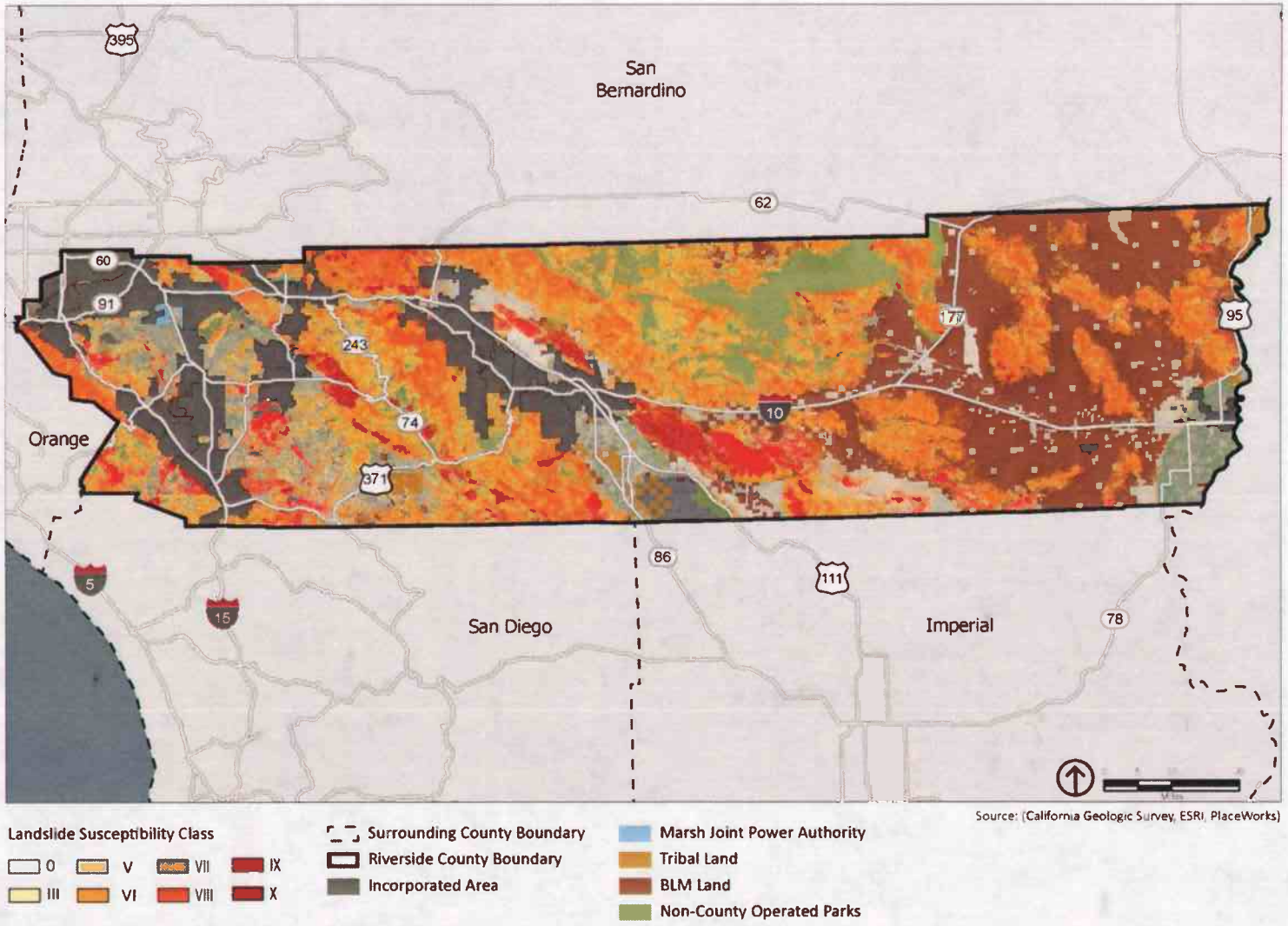
Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes and water saturation.

FIGURE 2: LIQUEFACTION ZONES



Source: (California Geologic Survey, ESRI, PlaceWorks)

FIGURE 3: LANDSLIDE RISK



Expansive soils have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can be found in hillside areas as well as low-lying alluvial basins. Expansive soils are now routinely alleviated through the Riverside County's implementation of the Building Code. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement, and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation, or alternatively, through the excavation and removal of expansive soils in an affected area.

Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with human-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial settlement results. An increase in surface water infiltration, such as from irrigation, or a rise in the groundwater table, combined with the weight of a building or structure, can initiate settlement and cause foundations and walls to crack.

Wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air traffic visibility. Dust storms can cause additional problems; buildings, fences, roads, crops, trees, and shrubs can all be damaged by abrasive blowing soil.

Landslide Management Zones (LMZs) are County-designated areas that identify regions susceptible to slope instability. This instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Without the presence of extensive flood-control devices, including large debris basins, the areas outlined by an LMZ may be subject to debris flow inundation. Most often, debris flow inundation results in roadways and improvements blocked by boulders. Rarely do debris-flow-generating storms affect the entire county. However, most of the area within potential LMZs of County of Riverside are designated for open space or rural development.

Land subsidence and related issues have been well-documented in unincorporated Riverside County. Most of the early documented cases of subsidence affected only agricultural land or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy. Ground subsidence and associated fissuring in unincorporated Riverside County have resulted from both falling and rising groundwater tables. In addition, many fissures have occurred along active faults that bound the San Jacinto Valley and the Elsinore Trough. Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

In unincorporated Riverside County, collapsible soils occur predominantly at the base of the mountains, where Holocene-age alluvial fan and wash sediments have been deposited during rapid runoff events. In addition, some windblown sands may be vulnerable to collapse. Typically, differential settlement of structures occurs when lawns or plantings are heavily irrigated in close proximity to the structure's foundation. Forensic indications of collapsible soils include tilting or sagging floors, cracking or separation of structures, and windows and doors that cannot open due to shifts in the building.

Wind and wind-blown sand are an environmentally-limiting factor throughout much of unincorporated Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to "high" and "very high" wind erosion susceptibility. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility.

Wind-blown sand is a well-recognized hazard for developments in the Coachella Valley. It has forced abandonment of dwellings and subdivided tracts in the central Coachella Valley. The primary source of sand here is the Whitewater River. Increases in the amount of wind-blown sand are related to episodic flooding of the Whitewater River. A 15-fold increase in wind erosion rates in this area has been noted following heavy flood events. Therefore, mitigation of wind-blown sand is directly related to mitigation of flood potential on the Whitewater River. Efforts to control the wind, using hedges and other barriers, may not be effective in mitigating wind erosion. However, the Whitewater River provides a large component of sand to sustain the dune fields, which is home to several endangered species. Erosion intervention has had serious and unforeseen consequences in many places, so any proposed mitigation program should be approached carefully, with an extended period of preparatory study.

Potential Changes to Seismic and Geologic Risk in Future Years

Likelihood of Future Occurrence

Seismic Risk

Earthquakes are likely to continue to occur on an occasional basis and are likely to be small. They may cause no substantive damage and may not even be felt by most people. Major earthquakes are rare, but a possibility in the region, as in other areas of the state. No major earthquakes have been recorded with epicenters within the county since the 1910 Elsinore earthquake, although the county has felt ground shaking from earthquakes with epicenters located elsewhere. Large earthquakes from faults such as the San Andreas Fault may cause significant damage to homes, businesses, and communities in the county. Based on historical data and the location of unincorporated Riverside County relative to active and potentially active faults, the Uniform California Earthquake Rupture Forecast projects that southern California has a 93 percent chance of a significantly damaging earthquake (magnitude 6.7 or higher) by 2044.

If serious shaking does occur, newer construction is in general more earthquake resistant than older construction because of improved building codes. Older manufactured housing is very susceptible to damage because their foundation systems are rarely braced for earthquake motions. Earthquake losses would vary across unincorporated Riverside County depending on the source and magnitude of the event.

Geologic Risk

Minor landslides have occurred in the past, probably over the last several hundred years, evidenced by both past deposits exposed in erosion gullies and recent landslide events. Unincorporated Riverside County has a history of landslides during seasons of high precipitation. With significant rainfall, additional failures are likely in the identified landslide hazard areas, minor landslides will likely continue to impact the area when heavy precipitation occurs, as they have in the past. In addition, areas affected by recent fires show an increased landslide risk.

Climate Change and Seismic and Seismic Hazards

While climate change is unlikely to increase earthquake frequency or strength, the threats from other seismic and geologic hazards are expected to continue. Climate change may cause precipitation extremes (i.e., wetter wet periods and drier dry periods). While total average annual rainfall may not change significantly, rainfall may be concentrated in more intense precipitation events. Heavy rainfall could cause an increase in the number of landslides or make landslides larger than normal. Increased wildfire frequency can destabilize hillsides due to loss of vegetation and change soil composition, which can contribute to greater runoff and erosion. The combination of a generally drier climate in the future, which will increase the chance of drought and wildfires, and the occasional extreme downpour, is likely to cause more mudslides and landslides. Impacts from these conditions would compound landslide potential for the most susceptible locations.

Flood and Inundation Hazards

Flooding is the rising and overflowing of a body of water onto normally dry land. History highlights floods as one of the most frequent natural hazards impacting communities in unincorporated Riverside County. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide. Floods can cause substantial damage to structures, landscapes, and utilities, as well as life-safety issues. Floods can be extremely dangerous, and even six inches of moving water can knock over a person given a strong current. Floodwaters can transport large objects downstream, which can damage or remove stationary structures, such as dam spillways. Ground saturation can result in instability, collapse, or other damage. Objects can also be buried or destroyed through sediment deposition. Floodwaters can also break utility lines and interrupt services. Standing water can cause damage to crops, roads, foundations, and electrical circuits.

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

Flash flooding is a common problem, especially in the Coachella Valley and the easterly portions of the county. Flash flooding is typically associated with short duration, high-intensity precipitation events often during summer thunderstorms. Such events can occur even during a drought. Localized flooding also occurs throughout unincorporated Riverside County at various times throughout the year with several areas of primary concern unique to each city. Historically, precipitation in and around unincorporated Riverside County has been low to moderate. Precipitation in the county area falls mainly in the fall, winter, and spring months, from November through April.

Although unincorporated Riverside County occasionally experiences periods of significant drought, the county can also experience periods of substantial rainfall. When unincorporated Riverside County does experience heavy rain, or rain over a period of days or weeks, many areas of the county are subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks, or into flood-control facilities.

Unincorporated Riverside County has several major river systems, dams, and reservoirs. Excessive rainfall can stress these systems, causing serious damage to property and potential loss of life. Rivers can overflow their banks, destroying bridges and washing out roads and highways during major flood events.

Areas at an elevated risk of flooding are generally divided into 100- and 500-year flood zones. A 100-year flood zone has a 1-percent chance of experiencing a major flood in any given year; a 200-year flood zone has a 0.5-percent

chance of flooding in any given year, a 500-year flood zone has a 0.2-percent chance of flooding in any given year. Figure 4 shows the 100- and 500-year flood zones in unincorporated Riverside County.

Agencies responsible for flood control in Riverside County include the County's Flood Control and Water Conservation District (RCFWCD), the United States Army Corps of Engineers (USACE), the Federal Emergency Management Agency (FEMA), the Federal Insurance Administration (FIA), and the Department of Water Resources (DWR).

- RCFWCD: RCFWCD is the regional flood management authority for the western part of Riverside County. RCFWCD provides the following: identification of flood hazards and problems; regulation of floodplains and development; regulation of drainage and development; county watercourse and drainage planning; education for flood prevention and safety; construction of flood control structures and facilities; flood warning and early detection; maintenance and operation of completed structures.

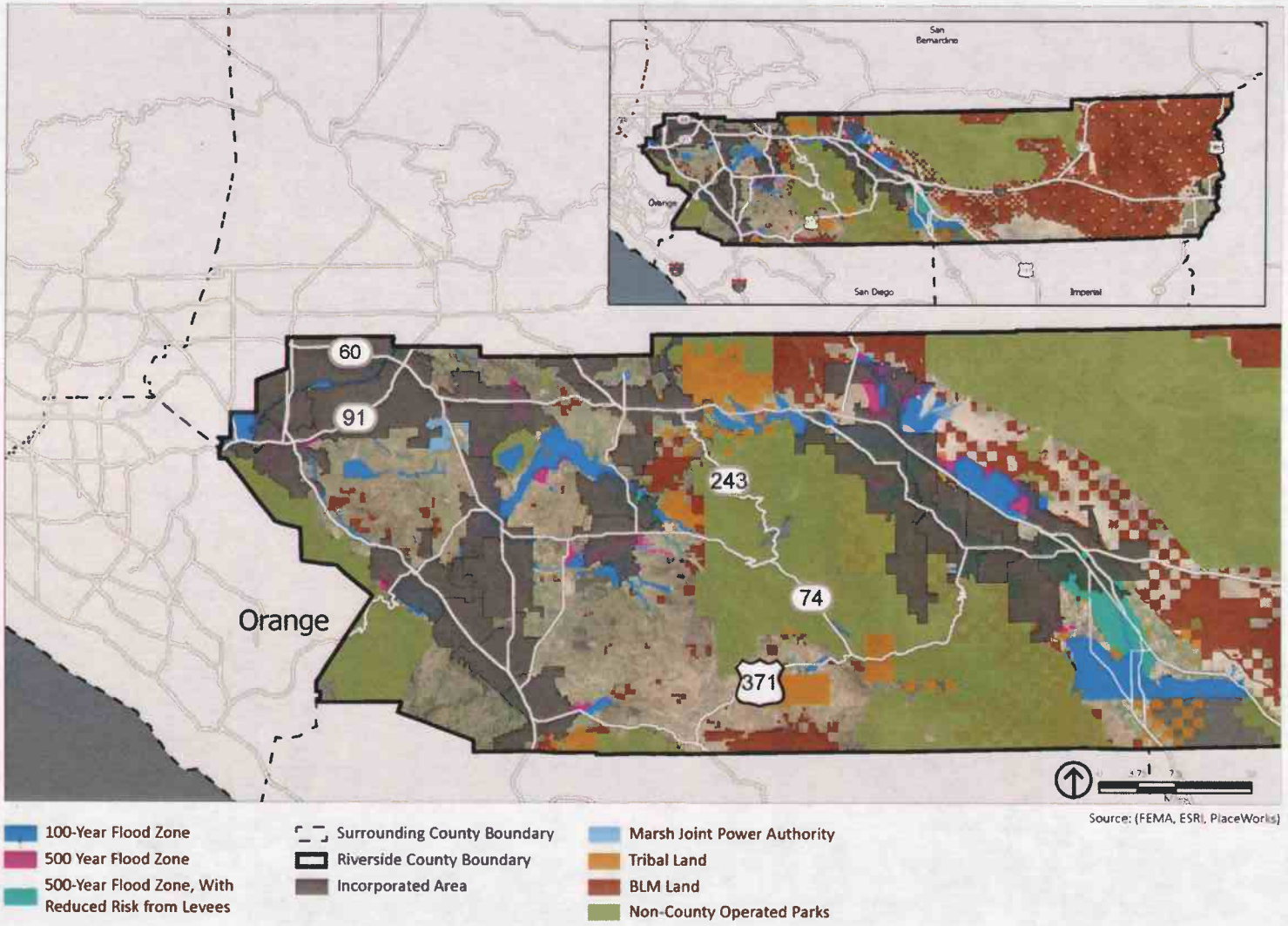
- USACE: The USACE identifies the need for and constructs major flood-control facilities. It also develops flood and dam inundation maps and reports.

- FEMA: FEMA manages the National Flood Insurance Program (NFIP), providing insurance to the public in communities that participate in the program. FEMA is the main federal government agency contact during natural disasters and publishes the Flood Insurance Rate Maps (FIRM), which identify the extent of flood potential in flood-prone communities based on a 100-year flood (or base flood) event.

- FIA: The FIA is the primary agency that delineates potential flood hazard areas and floodways through the FIRMs and the Flood Boundary and Floodway Map. Flood insurance is required of all homeowners who have federally subsidized loans.

- DWR: DWR is responsible for managing and protecting California's water. DWR works with other agencies to benefit the state's people, and to protect, restore, and enhance the natural and human environments. DWR also works to prevent and respond to floods, droughts, and catastrophic events that would threaten public safety, water resources and management systems, the environment, and property.

FIGURE 4: FLOOD HAZARD ZONE



Source: (FEMA, ESRI, PlaceWorks)

Dam failure also poses a risk to unincorporated Riverside County. Dam break floods are usually associated with intense rainfall or prolonged flood conditions. A dam failure is an uncontrolled release of water from a reservoir through a dam as a result of structural failures or deficiencies in the dam. Dam failures can range from fairly minor to catastrophic and can potentially harm human life and property downstream from the failure. In addition, ecosystems and habitats are destroyed as a result of waters flooding them. Although dam failures are very rare, these events are not unprecedented. Additionally, the older that dams get, the more potential exists for catastrophic dam failures. There are four major causes of dam failures, which include the following:

- Overtopping: These failures occur as a result of poor spillway design, leading to a reservoir filling too high with water, especially in times of heavy rainfall. Other causes of this type of failure include settling of the crest of the dam or spillway blockage.

- Foundation defects: These failures occur as a result of settling in the foundation of the dam, instability of slopes surrounding the dam, uplift pressures, and seepage around the foundation. All of these failures result in structural instability and potential dam failure.

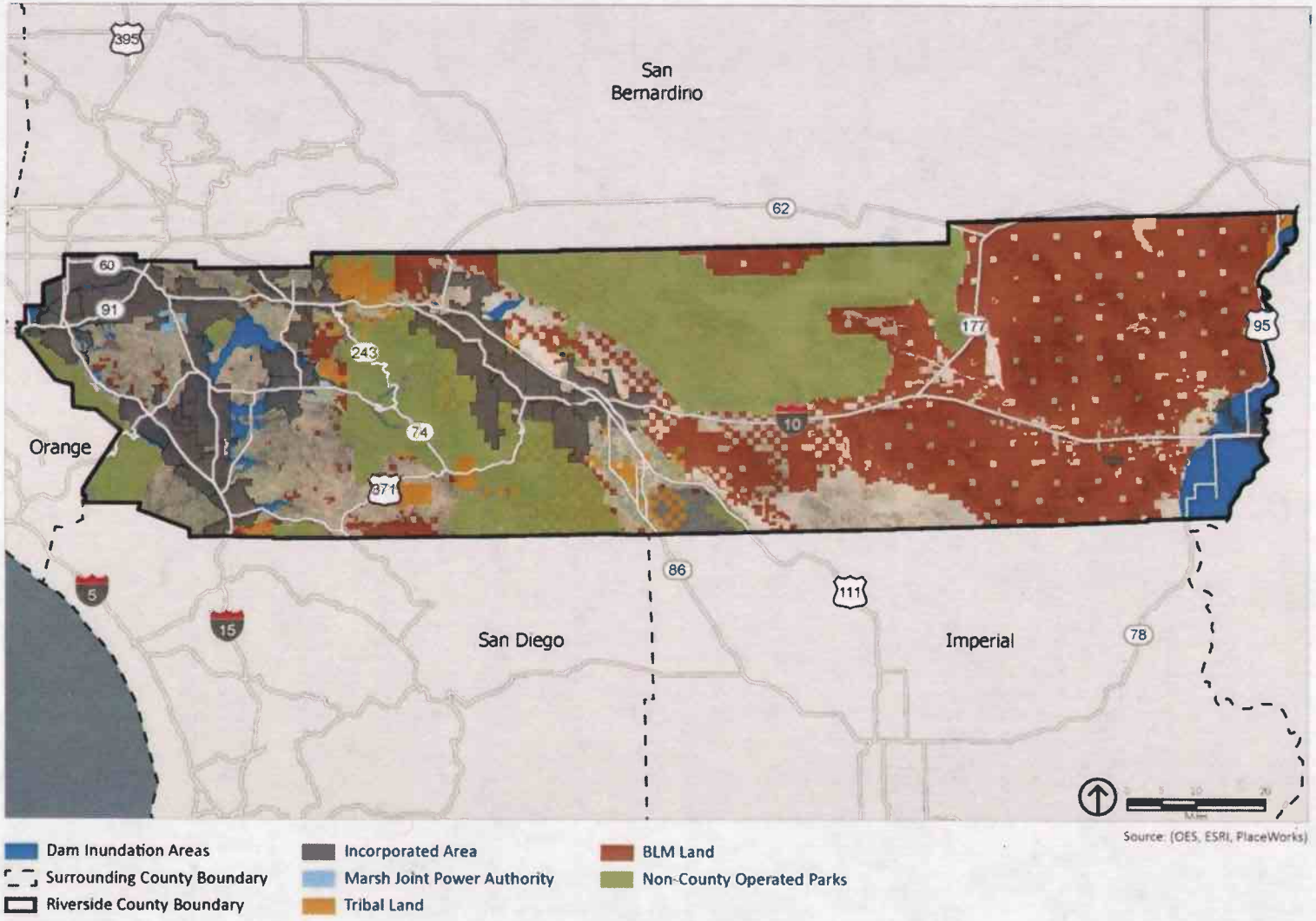
- Piping and seepage failures: These failures occur as a result of internal erosion caused by seepage and erosion along hydraulic structures such as the spillways. As well, erosion as a result of animal burrows and cracks in the dam structure contribute to these failures.

- Conduit and valve failure: These failures occur as a result of problems with valves and conduits.

Other dam failures arise as a result of other miscellaneous causes. Many dam failures are also the secondary result of other natural disasters, such as earthquakes, landslides, extreme storms, or heavy snow-melt. Other causes include equipment malfunction, structural damage, and sabotage.

In unincorporated Riverside County, a major earthquake could cause a dam failure. Dams are constructed with safety features known as "spillways" that allow water to overtop the dam if the reservoir fills too quickly. Spillway overflow events, often referred to as "design failures," result in increased discharges downstream and increased flooding potential. In a dam failure scenario, the greatest threat to life and property typically occurs in those areas immediately below the dam since flood depths and discharges generally decrease as the flood wave moves downstream. The primary danger associated with dam failure is the high-velocity flooding downstream of the dam and limited warning times for evacuation. The Mathews Dam, Robert A. Skinner Dam, and Railroad Canyon Dam present an extremely high downstream hazard to the communities of Home Gardens, French Valley, and Lakeland Village, respectively. Figure 5 identifies the areas at risk from dam failure. Both earthquake faults and developments reduce the total ground absorption area. Earthquake faults include bedrock features that create barriers to subsurface percolation, thus increasing the velocity and erosive capacity of stormwater runoff on hillsides. Development also creates impermeable surfaces (e.g., structures, pavement, streets). Storm runoff is augmented by water flows from development contributing to street flooding. Moreover, developed areas generate irrigation water runoff from landscaping, which may channel stormwater and other runoff flows into nearby underdeveloped areas and street gutters, increasing the possibility of flood events.

FIGURE 5: DAM HAZARD INUNDATION



Potential Changes to Flood Risk in Future Years

Likelihood of Future Occurrence

Flooding is a significant problem in unincorporated Riverside County. Historically, unincorporated Riverside County has been at risk to flooding primarily during the winter and spring months when river systems in the county swell with heavy rainfall runoff. Normally, storm floodwaters are kept within defined limits by a variety of storm drainage and flood-control measures. Occasionally, extended heavy rains result in floodwaters that exceed normal high-water boundaries and cause damage. Flooding has occurred both within the 100- and 500-year floodplains and in other localized areas. As land uses and climate conditions shift and as improvements are made to flood-control channels, the size of these flood zones is likely to change.

Historically, much of the development in the county has occurred adjacent to streams, resulting in significant damages to property, and losses from disruption of community activities when the streams overflow. Additional development in the watersheds of these streams affects both the frequency and duration of damaging floods through an increase in stormwater runoff. Other problems connected with flooding and stormwater runoff include erosion, sedimentation, degradation of water quality, losses of environmental resources, and certain health hazards.

Climate Change and Flooding

Floods are among the most damaging natural hazards in unincorporated Riverside County, and climate change is expected to make flood events worse. Although climate change may not change average precipitation levels significantly, scientists expect that it will cause more years with extreme precipitation events. This means that more years are likely to see particularly intense storm systems that drop enough precipitation over a short enough period to cause flooding. Although Southern California is likely to experience a decrease in overall precipitation levels from climate change, the region is also expected to see an increase in the number of extreme precipitation events. A meteorological phenomenon known as the "atmospheric river," a narrow stream of extremely moist air, is frequently responsible for the more intense storms that strike California. Atmospheric rivers generally deliver high levels of precipitation, up to 50 percent of the state's total precipitation in any given year.

Because of this, floods are expected to occur more often in and around unincorporated Riverside County and climate change may expand the parts of the county that are considered flood-prone. Although there are no specific flooding projections for the county, flood events are expected to become more frequent, and it is possible that the areas subject to flooding will expand.

There are some indirect effects of climate change that may also increase flooding in unincorporated Riverside County. Climate change is expected to increase the frequency and severity of droughts that cause soil to dry out and become hard. When precipitation does return, more water runs off the surface rather than being absorbed into the ground, which can lead to floods. Wildfires, which are also expected to become more frequent due to climate change, cause a similar effect by baking the surface of the ground into a harder and less--penetrable layer. Trees and other vegetation help slow water down, which lets the water absorb into the soil and prevents it from turning into runoff. Because of this, the loss of trees and other plants from wildfires, pests, diseases, or other climate-related exposures can also increase flooding risk.

While the risk and associated short-and long-term impacts of climate change are uncertain, experts in this field tend to agree that among the most significant impacts include those resulting from increased heat and precipitation events that cause increased frequency and magnitude of flooding. Changes associated with climate change and flooding could be significant given the higher elevations in the county where winter snow could turn to more significant rain events. Increases in damaging flood events will cause greater property damage, public health and safety concerns, displacement, and loss of life. In addition, an increase in the magnitude and severity of flood events can lead to potential contamination of potable water and contamination of food crops given the agricultural industry in the county. Displacement of residents can include both temporary and long-term displacement, increase in insurance rates, or restriction of insurance coverage in vulnerable areas.

Fire Hazards

Fire hazards can come in the form of both wildfires and urban fires. California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural ignition sources, has created conditions for extensive wildfires. Wildfire is an ongoing concern for communities in unincorporated Riverside County. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low-moisture content in the air and plant matter, an accumulation of vegetation, and high winds.

Three types of fires are of concern to unincorporated Riverside County: (1) wildfires, (2) wildland-urban interface fires, and (3) structural fires.

Wildfires

Wildfires occur on mountains, hillsides, and grasslands. Vegetation, wind, temperature, humidity, and slope are all factors that affect how these fires spread. In unincorporated Riverside County, native vegetation, such as chaparral, sage, and grassland provide fuel that allows fire to spread easily across large tracts of land. These plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the ecology of these areas. A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the hillside terrain of unincorporated Riverside County has a substantial fire risk. Fire potential for unincorporated Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, in unincorporated Riverside County, fires with conflagration potential can occur at any time of the year. Seasonal drought conditions exacerbate fire hazards.

Wildland-Urban Interface Fires

The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. This interface is sometimes divided into the defense zone (areas in close proximity to communities, usually about a quarter mile thick) and threat zones (an approximately one-and-a-quarter-mile buffer around the defense zone). Hundreds of homes now border major forests and brush areas. With thousands of people living near and visiting wildland areas, the probability of human-caused fires is growing. The Idyllwild area in the San Jacinto Mountains is a heavily forested area that faces a high wildfire hazard risk.

In the wildland-urban interface, efforts to prevent ignitions and limit wildfire losses hinge on hardening structures and creating defensible space through a multi-faceted approach, which includes engineering, enforcement, education, emergency response, and economic incentive. Different strategies in the defense and threat zones of the wildland-urban interface help to limit the spread of fire and reduce the risk to people and property.

Wildfire threat within the county ranges from moderate to very high. Figure 6 shows the wildfire risk zones in unincorporated Riverside County, Figure 7 shows the risk zones in western Riverside County along with the locations of key emergency service facilities, and Figure 8 identifies the wildland-urban interface. The highest threat occurs in Western Riverside County, especially along the San Jacinto Mountains. A majority of this region is considered a Very High Fire Hazard Severity Zone, the Little San Bernardino Mountains northeast of the Coachella Valley have hazard severity zones ranging from Moderate to Very High, and Eastern Riverside County is considered a Moderate Fire Hazard Severity Zone.

Structural Fires

Urban fires occur in built-up environments, destroying buildings and other human-made structures. These disasters are often due to faulty wiring or mechanical equipment, combustible construction materials, or the absence of fire alarms and sprinkler systems. Structural fires are largely from human accidents, although deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires. To minimize fire damage and loss, the County's Fire Code, based on the California Fire Code, sets standards for building and construction. It requires the provision of adequate water supply for firefighting, fire-retardant construction, and minimum street widths, among other things. Fire prevention awareness programs and fire drills are conducted to train residents to respond quickly and correctly to reduce injury and losses during fires.

Fire Responsibility Areas

In and around unincorporated Riverside County, different organizations all have some responsibility for wildfire protection in different areas. These responsibility areas are codified under state law into three categories: local responsibility areas (LRAs), state responsibility areas (SRAs), and federal responsibility areas (FRAs).

- LRAs are areas protected by local agencies, including city and county fire departments, local fire protection districts, and the California Department of Forestry and Fire Protection (CAL FIRE) when under contract to local governments. Approximately half of the land in Western Riverside County is an LRA and nearly all land in Eastern Riverside County is an LRA.

- SRAs are areas where CAL FIRE has responsibility for wildfire protection. SRAs are generally unincorporated areas that are not federally owned, are undeveloped, and are covered by wildland vegetation or rangeland. Approximately half of the land in Western Riverside County is an SRA; much of the SRA land encompasses the San Jacinto Mountains.

- FRAs are areas that are managed by a federal agency, including the U.S. Forest Service, the U.S. Fish and Wildlife Service, and the Bureau of Land Management. In the San Jacinto Mountains, most of the land is federally owned and consists of FRAs.

FIGURE 6: FIRE HAZARD SEVERITY ZONES

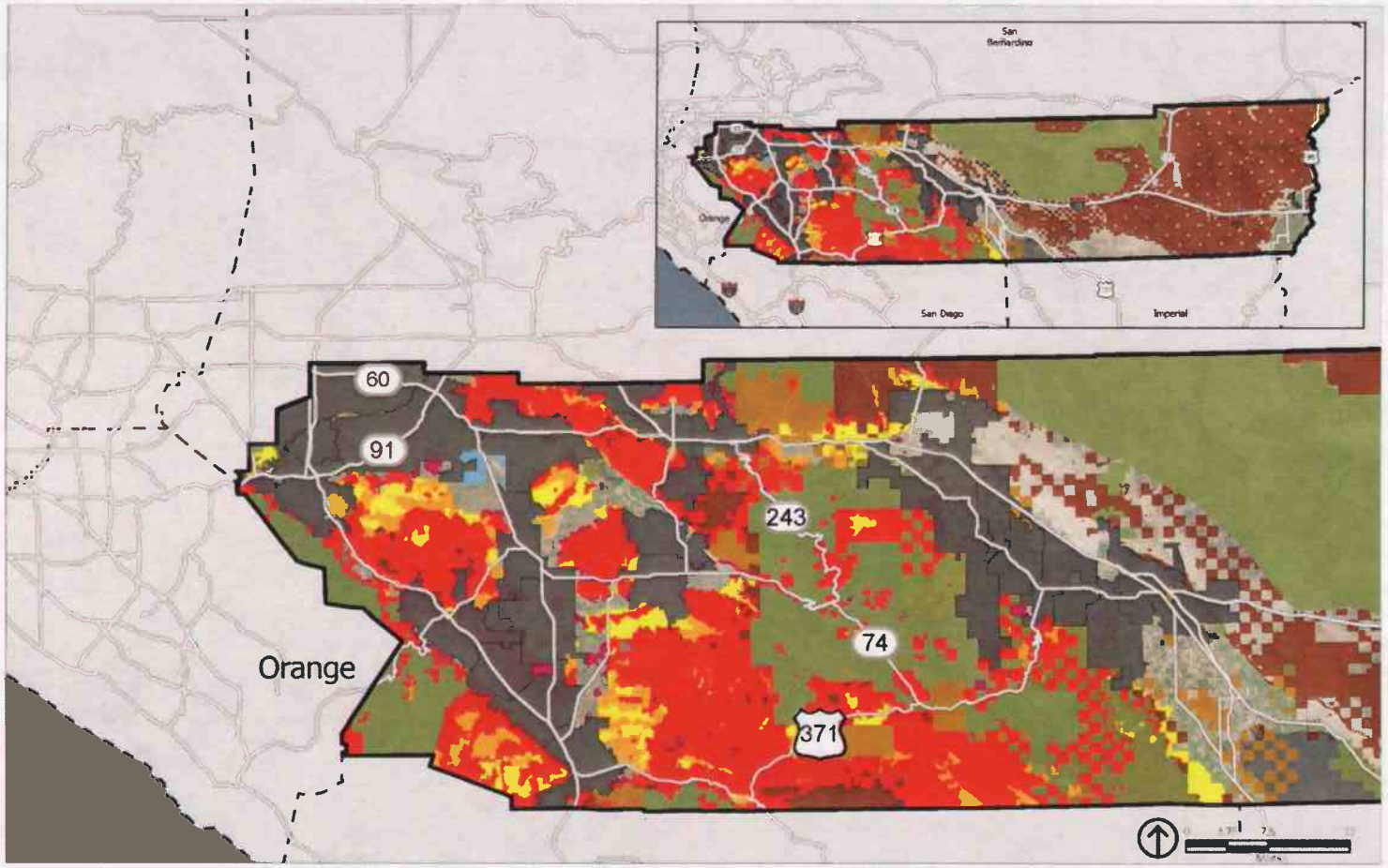


FIGURE 7: FIRE HAZARD SEVERITY ZONES (WEST COUNTY) AND EMERGENCY SERVICE FACILITIES

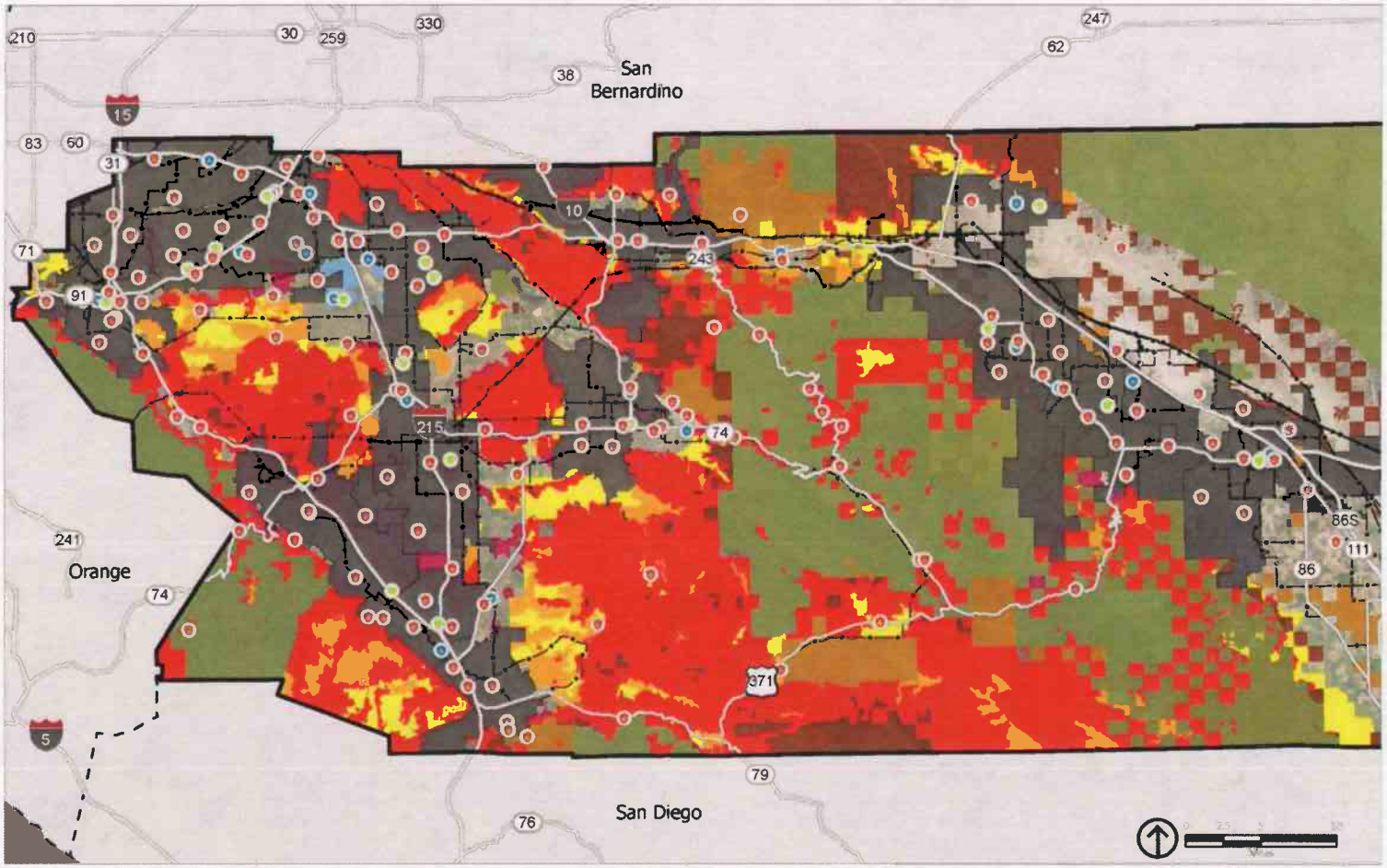
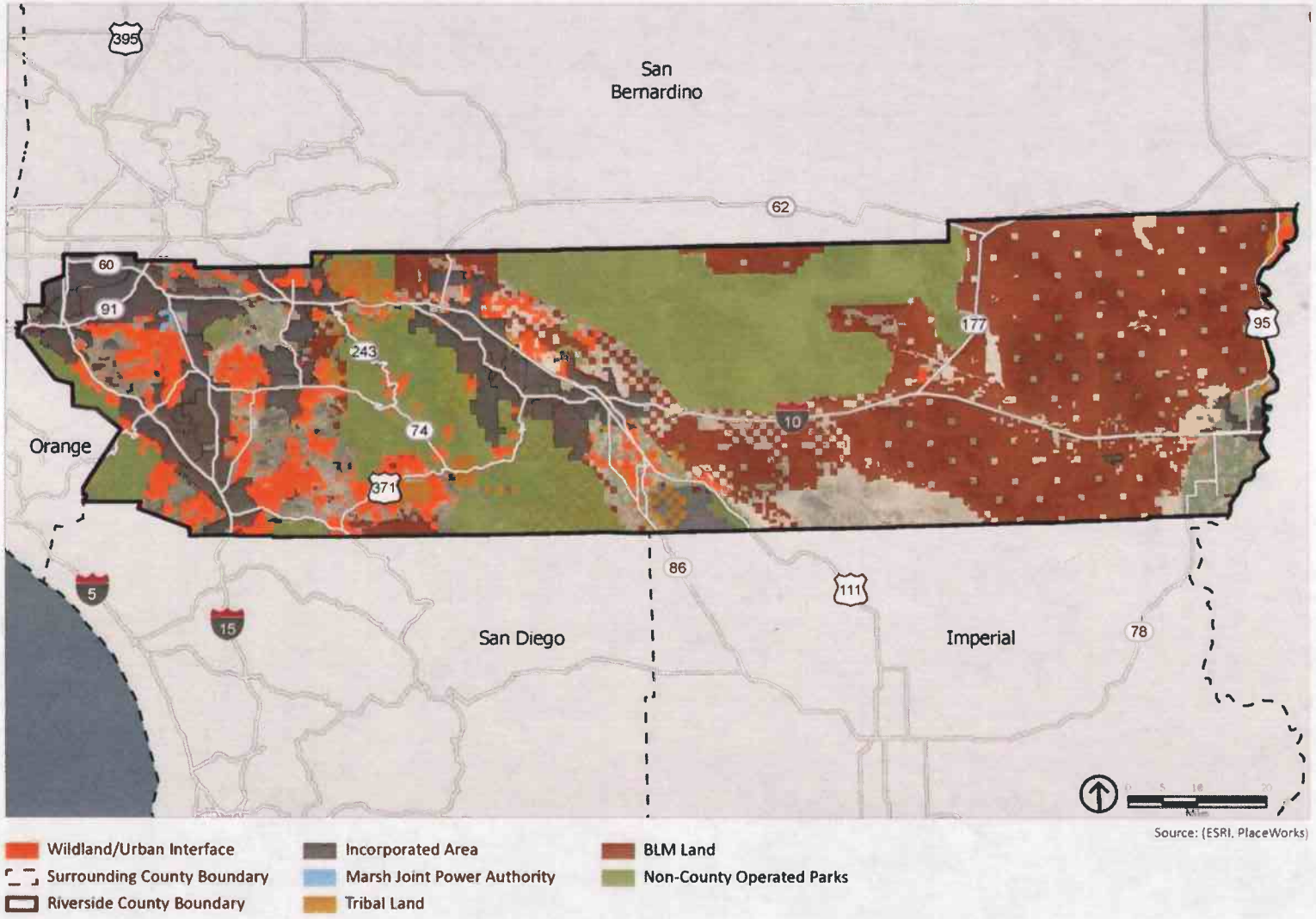


FIGURE 8: WILDLAND-URBAN INTERFACE



Past Occurrences

Table 2 contains a list of historical large fires that have occurred around the county dating back to 2008. Figure 9 shows the areas burned by historic wildfires in and around unincorporated Riverside County.

Table 2: Historical Large Fires in Riverside County, 2008 - 2019

Large Fires (500 Acres and Greater)							
Fire Name	Date		Acres Burned	Vegetation Type	Cause	Structures	
	Start	End				Destroyed	Damaged
LINCOLN FIRE	03/15/19	03/20/19	560	Grass	Arson	0	0
JERRY FIRE	06/21/19	06/21/19	500	Grass	Vehicle	0	0
TENAJA FIRE	09/04/19	09/14/19	1,926	Grass/Brush	Under Investigation	0	3
HORSESHOE FIRE	09/14/19	09/17/19	503	Grass/Brush	Undetermined	0	0
HILL FIRE	10/10/19	11/03/19	628	Grass/Brush	Under Investigation	0	0
SANDALWOOD FIRE	10/10/19	10/15/19	1,011	Grass/Timber	Undetermined	73	16
CRANSTON FIRE	07/25/18	08/09/18	13,139	Brush/Grass/Timber	Human	12	5
PATTERSON FIRE	05/17/18	05/18/18	1,261	Grass/Brush	Equipment Use	0	0
OPERA FIRE	04/30/17	05/02/17	1,350	Grass/Brush	Vehicle	0	0
MANZANITA FIRE	06/26/17	06/30/17	6,309	Grass/Brush	Vehicle	0	0
BLAINE FIRE	08/13/17	08/16/17	1,500	Grass/Brush	Undetermined	0	46
MIAS FIRE	08/14/17	08/18/17	600	Grass/Brush	Electrical Power	0	0
PALMER FIRE	09/02/17	09/09/17	3,800	Grass/Brush	Playing with Fire	0	0
WILDOMAR FIRE	10/26/17	11/01/17	866	Grass/Brush	Vehicle	0	0
BOGART FIRE	08/30/16	09/05/16	1,470	Grass/Brush	Undetermined	0	0
HIGHWAY FIRE	04/18/15	04/24/15	1,049	Timber/Grass	Equipment	0	0
ANZA FIRE	08/10/15	08/15/15	500	Brush	Human	0	0
SUMMIT FIRE	5/1/13	5/4/13	2,956	Grass/Brush	Undetermined	2	0
GORGONIO FIRE	5/4/13	5/4/13	650	Grass/Brush	Undetermined	0	0
MOUNTAIN FIRE	7/15/13	7/31/13	27,531	Timber/Brush	Electrical Power	23	1
SILVER FIRE	8/7/13	8/15/13	20,292	Brush	Undetermined	48	8
HATHAWAY FIRE	6/9/13	10/15/13	3,870	Brush	Under Investigation	0	0
FALLS FIRE	8/5/13	8/9/13	1,383	Grass/Brush	Under Investigation	0	0
HIGHLAND FIRE	6/16/12	6/18/12	2,171	Grass/Brush	Under Investigation	0	0
RUSHMORE FIRE	8/4/12	8/4/12	1,000	Grass	Undetermined	0	0
BUCK FIRE	8/14/12	8/18/12	2,681	Grass/Brush	Lightning	4	0
VISTA FIRE	8/20/12	8/21/12	500	Grass	Equipment	0	0
GILMAN FIRE	8/06/11	8/07/11	945	Grass	Undetermined	0	0
WINDY POINT FIRE	9/25/11	10/3/11	541	Grass	Miscellaneous	0	0
PEDLEY FIRE	5/12/10	5/13/10	850	Grass	Equipment	0	0
MCKINLEY FIRE	5/20/10	5/22/10	1,000	Grass	Equipment	0	0
SKINNER FIRE	7/15/10	7/18/10	503	Grass	Lightning	0	0
CACTUS FIRE	7/15/10	7/18/10	720	Grass	Lightning	0	0
OLIVER FIRE	05/27/09	05/27/09	500	Grass	Other	0	0
COTTONWOOD FIRE	08/27/09	08/31/09	2,409	Grass/Brush	Miscellaneous	0	0
FREEWAY COMPLEX FIRE	11/15/08	11/22/08	30,305	Grass	Structure	0	245
APACHE FIRE	4/29/08	5/4/08	769	Timber/Grass/Brush	Smoking	0	0

Source: Cal Fire Historical Wildfire Activity Statistics 2008 - 2019

Notable recent fires in Riverside County include:

2019 Tenaja Fire – The Tenaja Fire started in the rural community of La Cresta southwest of Murrieta. The fire burned approximately 1,926 acres and damaged three structures.

2019 Sandalwood Fire – The Sandalwood Fire, located in the City of Calimesa, burned approximately 1,011 acres. This wind-driven fire engulfed most of the Villa Calimesa mobile home park, ultimately destroying 73 structures, damaging 16 structures, and resulting in two civilian deaths.

2018 Cranston Fire – This fire was the result of arson, burning approximately 13,139 acres. The Cranston Fire impacted the communities of Idyllwild and Mountain Center, as well as recreational activities in the Lake Hemet area, San Bernardino National Forest, and Mount San Jacinto State Park. It also caused road closures along Highway 74 and Highway 243, impacting access to Hemet. Parts of Highway 74 and Highway 243 were later closed multiple times due to the threat of mudslides caused by the fire. The fire resulted in 12 destroyed structures, 5 damaged structures, and an evacuation of over 7,000 people; no fatalities occurred.

2017 Blaine Fire – The Blaine Fire occurred in the Box Springs Mountain Area and resulted in the evacuation for homes in Moreno Valley. The fire burned approximately 1,500 acres and damaged 46 structures.

2013 Summit Fire – The Summit Fire started in the Mias Canyon area north of Banning. The fire burned approximately 2,956 acres and forced the evacuation of over 1,200 people, leading to the closure of multiple school districts in the Murrieta, Perris, and Lake Elsinore area. The fire destroyed two structures and one firefighter suffered minor injuries.

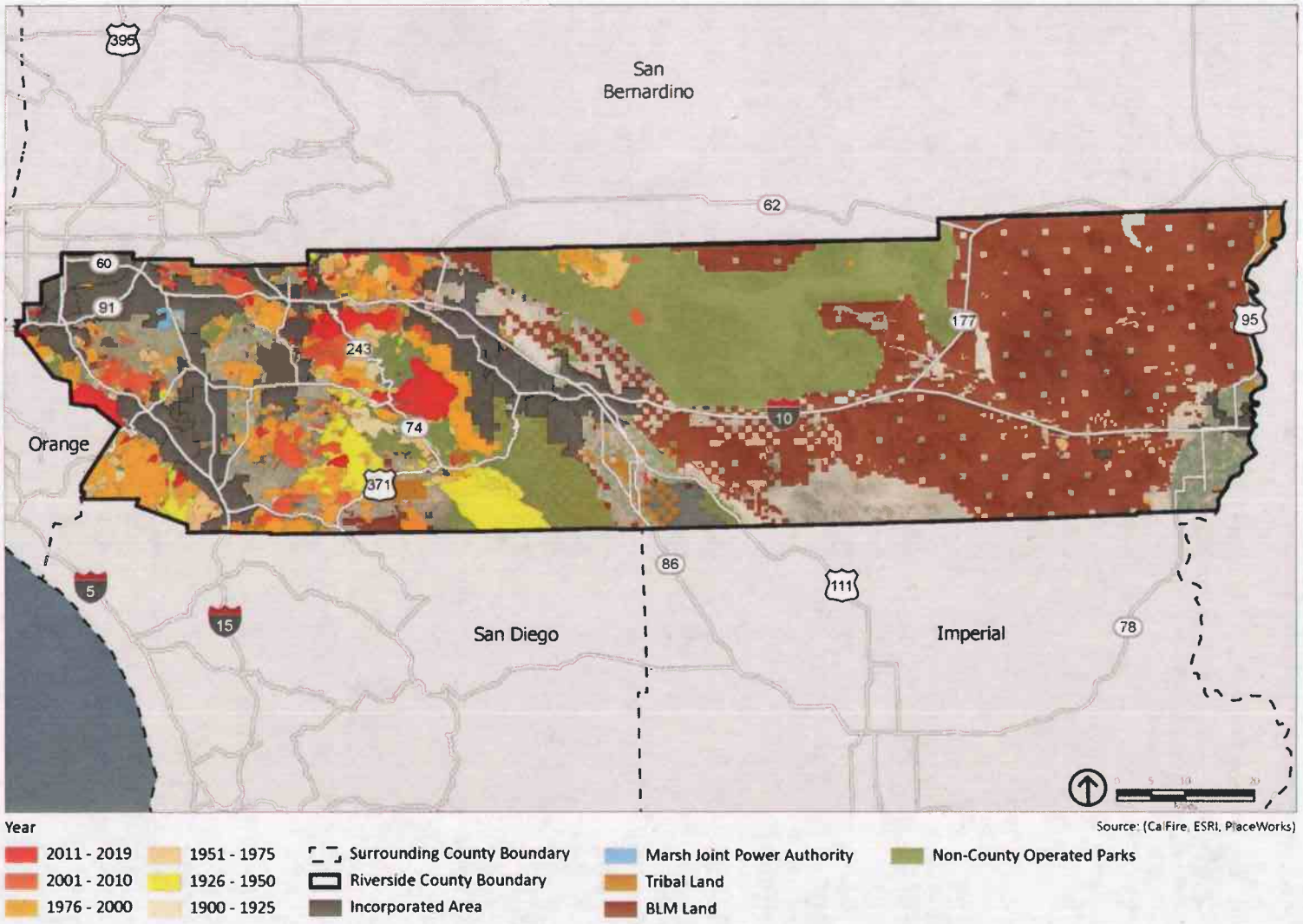
2013 Mountain Fire – The Mountain Fire burned 27,531 acres in Mountain Center. The fire burned for 16 days along steep slopes of timber and chaparral primarily in the San Jacinto Mountains of the San Bernardino National Forest. The fire threatened the town of Idyllwild, other small towns, and reached within two miles of Palm Springs. Nearly 6,000 residents of the Idyllwild and Fern Valley areas were ordered to evacuate; however, those communities were not damaged by the fire. While 23 structures were destroyed, and one structure was damaged, no fatalities occurred.

2013 Silver Fire – The Silver Fire burned 20,292 acres in the San Jacinto Mountains of the San Bernardino National Forest. Nearby communities of Poppet Flats, Twin Pines, and Silent Valley ordered to evacuate, displacing at least 1,500 residents. Highway 243 was also shut down as the fire quickly jumped the highway. Two firefighters and one civilian were reportedly injured. The fire destroyed 48 structures and damaged eight structures; no fatalities occurred.

2012 Buck Fire – The Buck Fire was a fire started by lightning in a rugged, rural area east of Temecula. Evacuations were ordered in the sparsely populated area near Aguanga, resulting in more than 30 homes to relocate. The fire burned approximately 2,681 acres, destroying four structures, and injuring one civilian that suffered serious burns.

2008 Freeway Complex Fire – The Freeway Complex Fire started along the Riverside Freeway in the riverbed of the Santa Ana River, located in Corona. The fire spread west and north into the hillsides of Yorba Linda and south into Anaheim Hills, where multiple businesses and residences were destroyed. It also burned homes in Olinda Ranch along Carbon Canyon Road in Brea, burned through much of Chino Hills, then spread north into Diamond Bar. Approximately 40,000 residents were evacuated during the fire. Areas under mandatory evacuation during the fire included Anaheim, Carbon Canyon, Chino Hills, Corona, Diamond Bar, and Yorba Linda. The fire burned approximately 30,305 acres and resulted in 245 damaged and destroyed structures; no fatalities occurred.

FIGURE 9: HISTORIC WILDFIRE AREAS



Fire Protection

Fire protection in unincorporated Riverside County is provided by the Riverside County Fire Department and CAL FIRE. Riverside County contracts with CAL FIRE to provide fire protection and rescue services in the unincorporated areas of the county. The Riverside County Fire Department and CAL FIRE participate in a Cooperative Fire Response Agreement, where fire agencies have agreed to automatically support each other on incidents using the closest available resource.

The Riverside County Fire Department is one of the largest regional fire service organizations in California. It is staffed with a combination of County of Riverside and CAL FIRE personnel and responds to both urban and wildland emergencies. The Riverside County Fire Department serves a vast geographic area and diverse communities. The County of Riverside supplements its staff by contracting with CAL FIRE to provide fire protection services. The Riverside County Fire Department, a unique partnership between CAL FIRE and the County of Riverside, serves residents of unincorporated areas as well as 21 partner cities. The Idyllwild Fire Protection District also provides firefighting, rescue, emergency medical services, and ambulance transport services for the unincorporated communities of Idyllwild and Fern Valley.

The Riverside County Fire Department provides fire protection, emergency medical services, and disaster preparedness and response. The department operates 101 fire stations in six divisions consisting of 15 line battalions, providing fire suppression, emergency medical, technical rescue, fire prevention, and related services.

CAL FIRE has a legal responsibility to provide fire protection on all SRA lands, which are defined based on land ownership, population density, and property use.

Potential Changes to Fire Risk in Future Years

Likelihood of Future Occurrence

Risk and vulnerability to unincorporated Riverside County from wildfire is of significant concern, especially in the forests and shrublands in the western county. High fuel loads in the county, along with geographical and topographical features, create the potential for both natural and human-caused fires that can result in loss of life and property. These factors, combined with natural weather conditions common to the area, including periods of drought, high temperatures, low relative humidity, and periodic winds, can result in frequent and sometimes catastrophic fires. During the historic August to October fire season, the dry vegetation and hot and dry Santa Ana winds, combined with continued growth in the wildland-urban interface areas, results in an increase in the number of ignitions. Any fire, once ignited, has the potential to quickly become a large, out-of-control fire. As development continues throughout the county, especially in these interface areas, the risk and vulnerability to wildfires will likely increase.

Structural fires can occur at any time throughout the year. Structural fires may occur in any buildings, often due to faulty wiring or mechanical equipment or combustible construction materials. The absence of fire alarms and sprinkler systems can allow small fires to rapidly grow and spread, potentially threatening the entire building and any neighboring structures. In general, the propagation rates of structural fires vary depending on the types of materials used in building construction. Building materials such as concrete and fire-resistive coated steel used in high rise or commercial buildings are most fire resistive. In contrast, building materials such as heavy timber for community-based buildings and wood frame for residential buildings are least resistive. The risk and vulnerability to structural fires is unpredictable and will vary across unincorporated Riverside County due to the incidental nature of human accidents and unique conditions of a built environment.

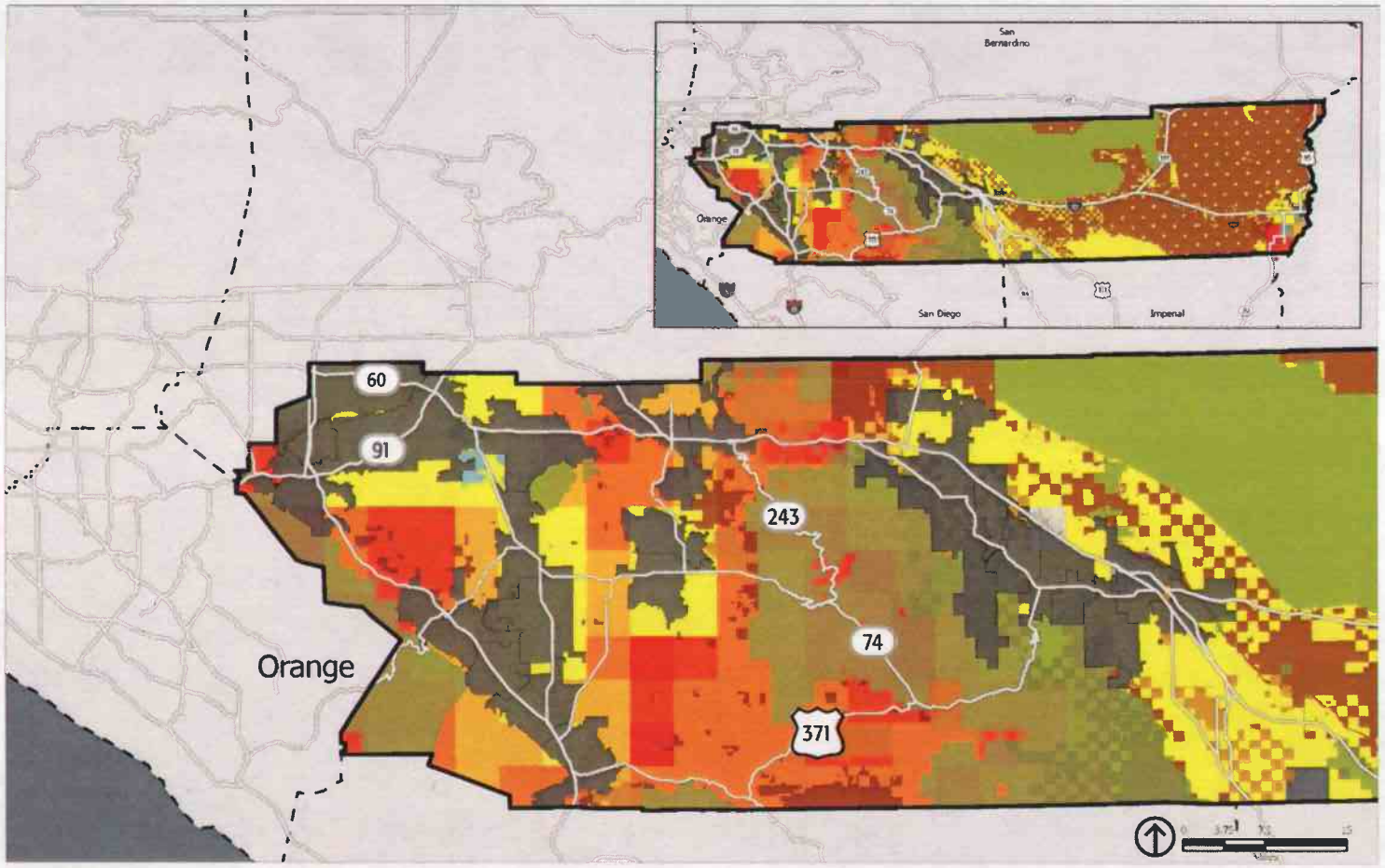
Wildfire hazard is the highest-priority hazard in the county and is the hazard with the greatest potential for catastrophic loss. Wildfires can cause short-term and long-term disruption to the County. Fires can have devastating effects on watersheds through loss of vegetation and soil erosion, which may impact the county by changing runoff patterns, increasing sedimentation, reducing natural and reservoir water storage capacity, and degrading water quality. Fires, including wildfires and structural fires, may result in casualties and can destroy buildings and infrastructure.

Although the physical damages and casualties arising from wildland-urban interface fires may be severe, it is also important to recognize that they can cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. In some cases, the economic impact of this loss of services may be comparable to the economic impact of physical damages or, in some cases, even greater. Economic impacts of loss of transportation and utility services may include traffic delays/detours from road and bridge closures and loss of electric power, potable water, and wastewater services. Fires can also cause major damage to power plants and power lines needed to distribute electricity to operate facilities. The effects can be far-reaching in terms of the number of acres involved, the toll on human life, and the economic consequences. Wildfire and structural fires will continue to be a high-risk hazard for unincorporated Riverside County.

Climate Change and Fire

Changing climate conditions are expected to increase the wildfire risk in and around unincorporated Riverside County. Warmer temperatures brought on by climate change can exacerbate drought conditions. Droughts can kill or dry out plants, creating more fuel for wildfires. The biggest increase in wildfires is projected to occur in Western Riverside County, along the San Jacinto Mountains. Warmer temperatures are also expected to increase the number of pest outbreaks, such as the western pine beetle, creating more dead trees and increasing the fuel load. Due to warmer temperatures, the fire season is also likely to begin earlier in the year and extend later than it has historically. According to the California Fourth Climate Change Assessment, overall burned area may increase by as much as 60 percent during Santa Ana Wind events (typically October to March), and 75 percent during periods without Santa Ana Winds (typically April to September). Figure 10 shows the anticipated increase in areas burned by wildfires as a result of climate change. Structural fires are not expected to change directly as a result of climate change, although hotter and drier conditions may indirectly contribute to structural fires.

FIGURE 10: ANNUAL FUTURE WILDFIRE ACRES BURNED



Hazardous Waste and Materials

Hazardous materials are materials that pose a significant risk to public safety and environmental health. These include toxic chemicals, flammable or corrosive materials, petroleum products, and unstable or dangerously reactive materials. They can be released through human error, malfunctioning or broken equipment, or as an indirect consequence of other emergencies (e.g., if a flood damages a hazardous material storage tank). Hazardous materials can also be released accidentally during transportation, as a consequence of vehicle accidents.

A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud, or direct contamination of water, people, and property. The effects may involve a local site or many square miles. Health problems may be immediate, such as corrosive effects on skin and lungs, or gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

The majority of hazardous materials in the county are being transported by truck on Interstate (I-) 10, I-15, I-215, and State Route (SR-) 60 and SR-91. The most vulnerable areas along these routes are considered to be the on/offramps and interchanges. Pipeline systems also carry hazardous materials, and under some conditions these pipelines can rupture and cause a release of hazardous materials The above-mentioned freeways are areas of concern, as are Union Pacific Railroad tracks that roughly parallel I-10. In addition to highway traffic, other hazardous materials are transported through the county on the Southern Pacific Railroad. Since 1970, approximately 1,067 rail and roadway hazardous materials incidents have occurred in Riverside County.

Several state agencies monitor hazardous materials/waste facilities. Potential and known contamination sites are monitored and documented by the Department of Health Services (DHS) and the Regional Water Quality Control Board (RWQCB). A review of the leaking underground storage tank list produced by the RWQCB, and the Hazardous Waste and Substances Sites List produced by the Office of Planning and Research indicates hazardous waste sites throughout the county.

If an imminent public health threat is posed by an outside factor, the County will support local regulating agencies in notifying the public. The transport of hazardous materials/wastes and explosives through the county is regulated by the California Department of Transportation (DOT). I-10, I-15, I-215, SR-60, and SR-91 are open to vehicles carrying hazardous materials/wastes. Transporters of hazardous wastes are required to be certified by the DOT and manifests are required to track the hazardous waste during transport. The danger of hazardous materials/waste spills during transport does exist and will potentially increase as transportation of these materials increases on freeways and the railroads. The Riverside County Sheriff's Department, Riverside County Fire Department, CAL FIRE, Riverside County EMD, and Riverside County Department of Environmental Health are responsible for hazardous materials accidents at all locations within the county.

Potential Changes to Hazardous Materials in Future Years

Likelihood of Future Occurrence

Given that 1,067 hazardous materials incidents have happened in transport through the county in the past 50 years, it is highly likely a hazardous materials incident will occur in unincorporated Riverside County every year. However, according to the California Department of Transportation (Caltrans), most incidences are related to releases of fluids from the transporting vehicles themselves and not the cargo, thus the likelihood of a significant hazardous materials release within the county is more limited and difficult to predict.

Climate Change and Hazardous Materials

Climate change is unlikely to affect hazardous materials transportation incidents. However, increases in the frequency and intensity of hazards, such as floods, landslides, and severe storms, may create a greater risk of hazardous materials releases during these events.

Disaster Preparedness, Response, and Recovery

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

Emergency Preparedness

Emergency preparedness activities in unincorporated Riverside County are conducted through the County of Riverside's EMD and Emergency Operations Center (EOC) EMD, in cooperation with local cities, special districts, and fire and law enforcement agencies, provides emergency management services. EMD prepares emergency and contingency plans, ranging from evacuation plans to emergency operations plans that help specify the roles and responsibilities of first responders and emergency management personnel for an incident. Moreover, EMD plans and organizes trainings and exercises involving Riverside County and local, state, federal, and regional agencies.

The Riverside County Fire Department and CAL FIRE are prepared to handle most everyday emergencies, such as all types of fire, medical, or hazardous situations. However, during a disaster, the number and scope of incidents may exceed the fire department's and CAL FIRE's ability to provide effective emergency services. For this reason, Riverside County provides the public with access to a community emergency response team (CERT) training program. The CERT Program provides for community and employee self-sufficiency to meet the general public's urgent life-saving and sustenance needs until emergency personnel arrive. The CERT Program educates people about disaster preparedness and trains them in basic response skills, such as fire safety, light search and rescue, and disaster medical operations. CERT members assist their fellow citizens/coworkers in their community or workplace following a disaster. CERT members take an active role in their community by preparing for a disaster, thus reducing their own impact risk.

The County of Riverside uses Alert RivCo, a phone alert system to alert residents and businesses in Riverside County who are affected, threatened, or might be endangered by an emergency event or a disaster, such as wildfires, floods, hazardous materials, severe weather, and certain law enforcement incidents. Alert RivCo is part of a group of alert and warning tools used in the county. Other systems include the Emergency Alert Systems (EAS) and the Emergency Digital Information System (EDIS).

The EAS is a national public warning system commonly used by state and local authorities to deliver important emergency information, such as weather and AMBER alerts, to affected communities. EAS participants – radio and television broadcasters, cable systems, satellite radio and television providers, and wireline video providers. FEMA, the Federal Communications System, and NOAA's National Weather Service (NWS) work collaboratively to maintain the EAS and Wireless Emergency Alerts, which are the two main components of the national public warning system and enable authorities at all levels of government to send urgent emergency information to the public. The EDIS is a wireless datacast-based emergency and disaster information service operated by the State of California Governor's Office of Emergency Services and is an enhancement to the EAS. These systems are available in multiple languages.

Disaster Preparedness

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

Public Safety Power Shutoffs

Unincorporated Riverside County is primarily served by Southern California Edison (SCE). Parts of the unincorporated area are also served by Anza Electric Cooperative and Imperial Irrigation District. Anza Electric Cooperative services over 700 miles of line in Southwest Riverside County covering the areas of Anza, Garner Valley, Pinyon, Alpine Village, Royal Carrizo, and parts of Aguanga. Imperial Irrigation District services Coachella Valley cities, including Mecca, Thermal, La Quinta, Coachella, Indio, Bermuda Dunes, Thousand Palms, Indio Hills, and Sky Valley.

Electricity utilities throughout California, including SCE, Anza Electric Cooperative, and Imperial Irrigation District, have begun to occasionally "de-energize," or turn off the electricity for, power lines that run through areas where there is an elevated fire risk. This is intended to reduce the risk of power lines sparking or being damaged and starting a wildfire. These activities, called Public Safety Power Shutoffs (PSPSs), result in a loss of power for customers served by the affected power lines. A PSPS may occur at any time of the year, usually during high wind events, high temperatures, and dry conditions. PSPS events may be limited to specific communities or they may affect broad swaths of the state. In October 2019, SCE conducted four large-scale events, shutting off power to approximately 160,000 customers, including those in unincorporated Riverside County. The largest PSPS event during this time occurred on October 27 and ended on October 31, 2019. During this event, 498,660 customers in 12 counties (Fresno, Inyo, Kern, Los Angeles, Madera, Mono, Orange, Riverside, San Bernardino, Tulare, Tuolumne, and Ventura) served by 352 distribution circuits and seven transmission lines were identified as under consideration for PSPS. Ultimately, proactive de-energization was required for 126 circuits (including three transmission lines) affecting 126,364 customers, including some in unincorporated Riverside County, over two weather systems. PSPS events can impact emergency management activities. A loss of power can make it more difficult for homes or businesses to receive emergency notifications if needed. PSPS events can also create vulnerabilities for community members that lack backup power supplies and depend on electricity for heating or cooling homes and buildings, lighting, and internet. PSPS events may also be harmful to people who depend on electrically powered medical devices. Additionally, community members may be faced with economic hardships and be deprived of important services, such as grocery stores, gas stations, and banks/ATMs. Traffic lights and other traffic control systems may not work, which can complicate any evacuation needs and may hinder emergency response. Although critical public health and safety facilities often have backup generators, the loss of power may also disable other key infrastructure systems.

Evacuation Needs

Some natural disasters or other public safety events may require evacuation of parts of unincorporated Riverside County. In some instances, these evacuations may be limited to a particular neighborhood or street. In other instances, entire communities may need to evacuate. To allow for a safe and effective evacuation, all community members should be able to easily access an evacuation route that allows them to safely travel out of the evacuation zone. If there is limited access to evacuation routes or if these routes cannot accommodate evacuation traffic, evacuation efforts may be severely hampered by slow traffic and collisions, which can put community members at risk. Evacuation constraints can also slow down the public safety response by hindering access by emergency responders. Figures 11 through 13 show residential areas with only one access point, and so face a higher risk of

evacuation constraints. These include areas located on dead-end routes, are at least half a mile from a major roadway, or cannot be reached by at least two roads.

There are a number of routes in the unincorporated areas of Riverside County that can support evacuations, some of which have been identified by the Resilient IE project. Evacuation routes should have sufficient road capacity and freedom of traffic flow. Where possible, they should have limited exposure to hazard-prone areas as well. Table 3 list potential evacuation routes for unincorporated communities, although this is not meant to be an exhaustive list.

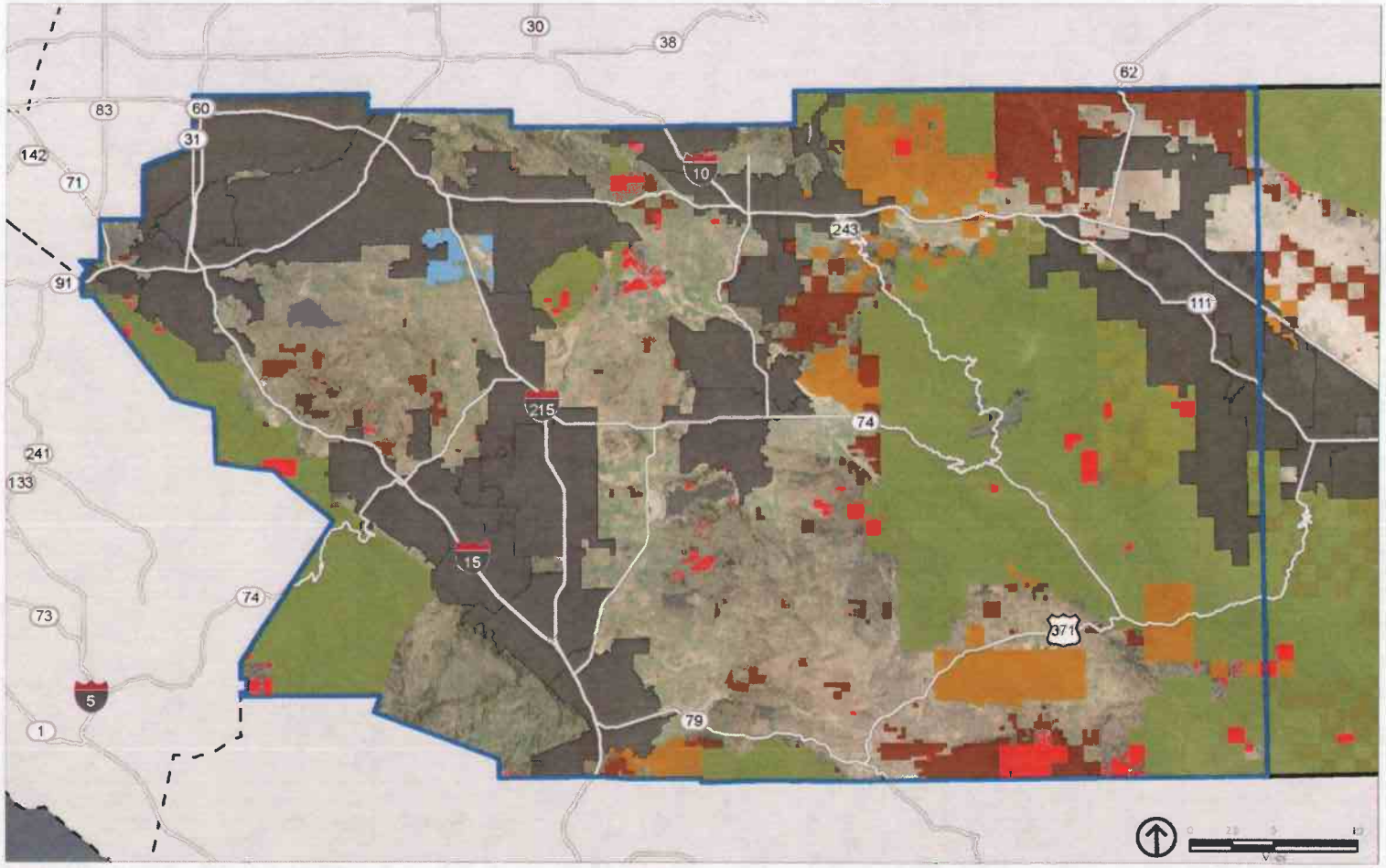
TABLE 3: EVACUATION ROUTES BY UNINCORPORATED COMMUNITY

Community	Evacuation Routes
Highgrove	Interstate 215, Center Street
University City	Interstate 215, Sycamore Canyon Boulevard
Temescal Canyon (El Cerrito, Montecito Ranch, Painted Hills, Sycamore Creek, etc.)	Interstate 15, Temescal Canyon Road, De Palma Road, Palm Canyon Drive, Trilogy Parkway/Knabe Road
Elsinore area (Rancho Carrillo, El Cariso, Warm Springs, etc.)	Interstate 15, State Route 74, Temescal Canyon Road, Grand Avenue
Southwest area (La Cresta, Deluz, Murrieta Hot Springs, French Valley, etc.)	Interstate 15, State Route 79, Rancho California Road, Borel Road/Washington Street, Sandia Creek Drive, De Portola Road, Deluz Road, Clinton Keith Road
Lake Matthews/Woodcrest	Interstate 15, Cajalco Road, La Sierra Avenue
Mead Valley area	Interstate 215, Cajalco Road
Harvest Valley/Winchester area	State Route 74, State Route 79, Domenigoni Parkway
Reche Canyon/Badlands area	State Route 60, Gilman Springs Road, Ramona Expressway, San Timoteo Road
Lakeview/Nuevo	Ramona Expressway, Nuevo Road, Juniper Flats Road
San Jacinto Valley area (Valley Vista, Gilman Hot Springs, etc.)	State Route 74, State Route 79, Gilman Springs Road
The Pass area (Twin Pines, Cabazon, Cherry Valley, etc.)	Interstate 10, State Route 79, State Route 243, Oak Glen Road, Bluff Street
Riverside Extended Mountain area (Idyllwild, Mountain Center, Anza, Aguanga, etc.)	State Route 74, State Route 243, State Route 371
Western Coachella Valley area (Whitewater, North Palm Springs, Thousand Palms, etc.)	Interstate 10, State Route 62, Dillon Road
Eastern Coachella Valley area (Arabia, Mecca, Oasis, Salton, etc.)	Interstate 10, State Route 86, State Route 111, Box Canyon Road/66th Avenue, Harrison Street
Desert Center	Interstate 10, State Route 177
Palo Verde Valley area (Mesa Verde, Palo Verde, Ripley, etc.)	Interstate 10, US Route 95, State Route 78, Midland Road/North Lovekin Boulevard

Mutual Aid Agreements

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

FIGURE 11: RESIDENTIAL PARCELS WITH EVACUATION CONSTRAINTS (WEST COUNTY)



Source: (County of Riverside, ESRI, PlaceWorks)

FIGURE 12: RESIDENTIAL PARCELS WITH EVACUATION CONSTRAINTS (CENTRAL COUNTY)

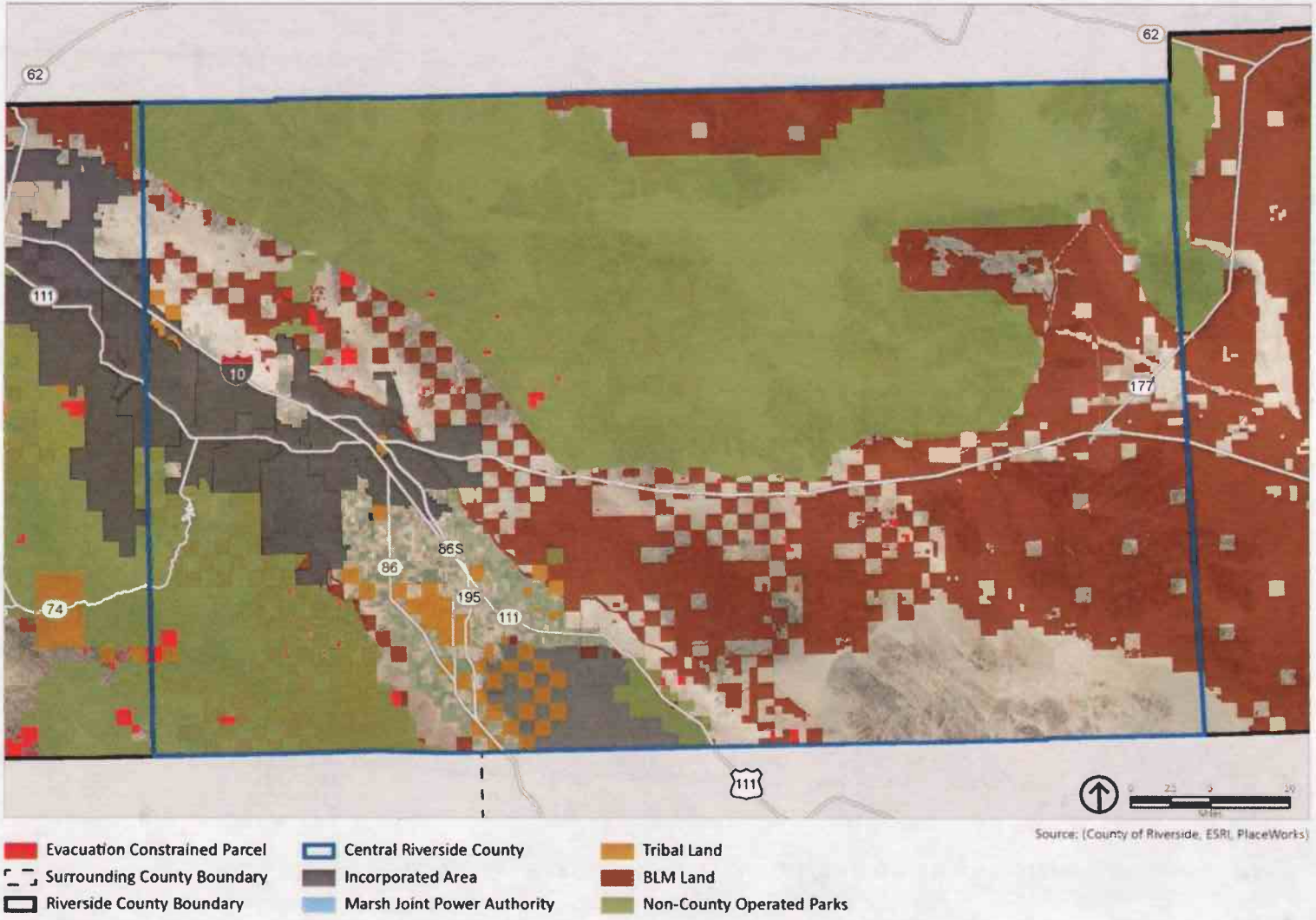
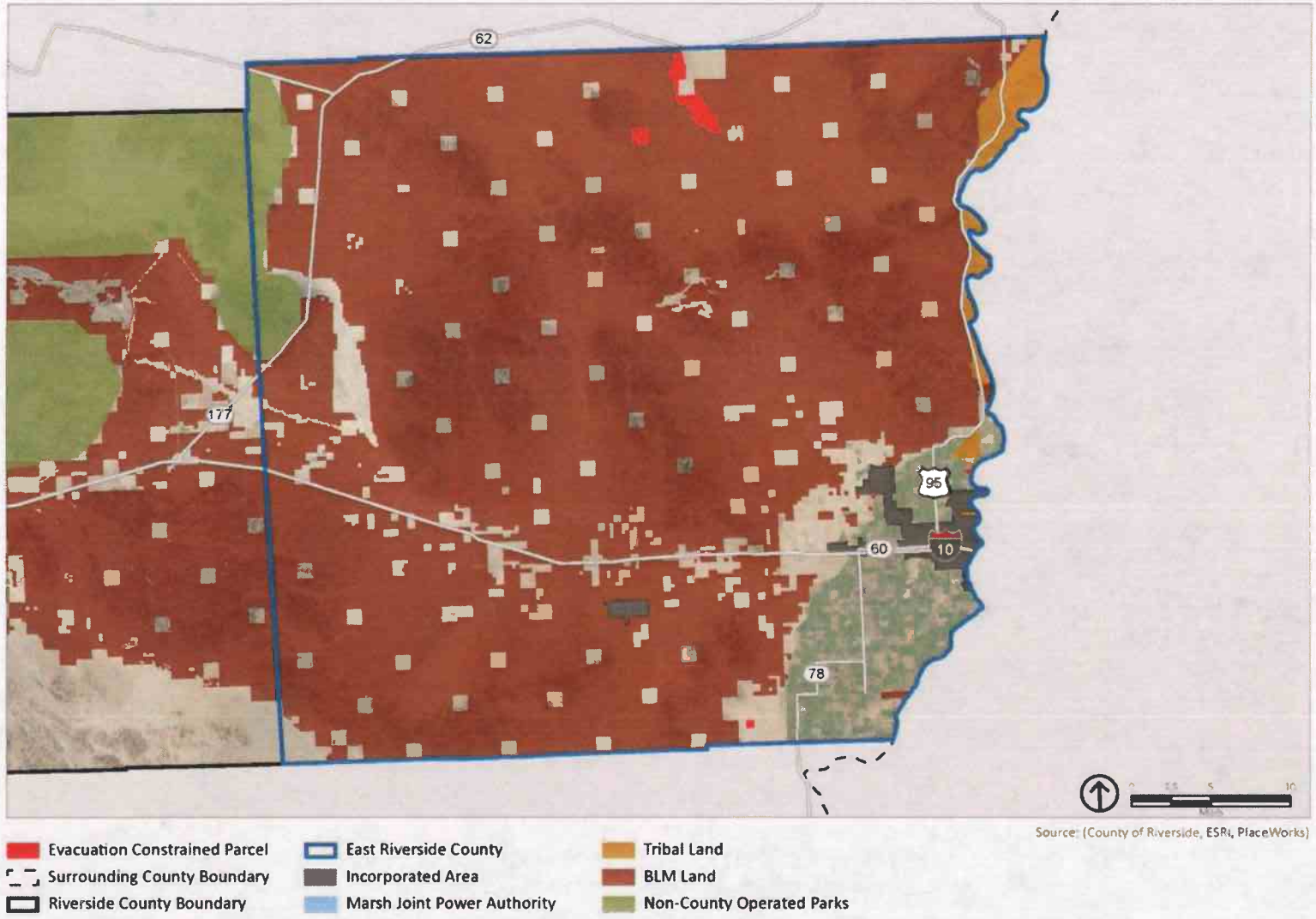


FIGURE 13: RESIDENTIAL PARCELS WITH EVACUATION CONSTRAINTS (EAST COUNTY)



Climate Change Vulnerability

Changes to the global climate system are expected to affect future occurrences of natural hazards in and around unincorporated Riverside County. Many hazards are projected to become more frequent and more intense in coming years and decades, and in some cases, these trends have already begun. According to California's *Fourth Climate Change Assessment*,[1] unincorporated Riverside County can expect the following changes to natural hazard events:

- Both droughts and floods are expected to become more frequent as periods of very high and very low precipitation become more common. Floods are among the most damaging natural hazards in unincorporated Riverside County, and climate change is expected to make them worse. Although Southern California is likely to experience a decrease in overall precipitation levels due to climate change, the region is also expected to see an increase in the number of extreme precipitation events. As a result, floods are expected to occur more often in and around unincorporated Riverside County and climate change may expand the parts of the county that are considered flood-prone. Climate change is expected to increase the frequency and severity of droughts that cause soil to dry out and become hard. When precipitation does return, more water runs off the surface rather than being absorbed into the ground, which can lead to floods.

- Warmer temperatures are projected to cause an increase in extreme heat events. Because extreme heat is relative to the area, this means that extreme heat events may occur anywhere in unincorporated Riverside County, even though temperatures in the eastern Riverside County will almost always be the hottest. Depending on emission levels, the number of extreme heat days is expected to rise from a historical annual average of 4 to between 26 and 37 by the middle of the century (2041 to 2060), and to between 39 and 63 by the end of the century (2070 to 2099), depending on the severity of climate change and the specific location. In addition to the increases in extreme heat events, all of unincorporated Riverside County is also expected to see an increase in the average daily high temperatures. Extreme heat poses a significant human health risk, especially to senior citizens, outdoor workers, and persons who do not have access to adequate cooling. Some buildings and infrastructure systems may be damaged by very high temperatures, constraining their ability to meet community needs. Pests and diseases may be active for longer periods of time due to warmer temperatures. Changes in temperature and precipitation patterns may cause pests and diseases that have historically not been present in unincorporated Riverside County to be more permanent in the community. This includes pests and diseases that are a threat to human health as well as those that may affect agricultural crops, livestock, and local wild ecosystems.

- Climate change can increase the rates of infection for various diseases because many of the animals that carry diseases are more active during warmer weather. There are a number of diseases that are linked to climate change and can be harmful to the health of unincorporated Riverside County community members, such as hantavirus pulmonary syndrome, Lyme disease, West Nile fever, and influenza. Many of these diseases are carried by animals such as mice and rats, ticks, and mosquitos, which are usually seen as pests even if they do not cause infections. Warmer temperatures earlier in the

[1] Bedsworth, Louise, Dan Cayan, Guido Franco, Leah Fisher, Sonya Ziaja. (California Governor's Office of Planning and Research, Scripps Institution of Oceanography, California Energy Commission, California Public Utilities Commission). 2018. *Statewide Summary Report. California's Fourth Climate Change Assessment.* Publication number: SUMCCCA4-2018-013.

spring and later in the winter can cause these animals to be active for longer periods, increasing the time that these diseases can be transmitted.

- Unincorporated Riverside County is expected to see an increase in wildfires due to hotter, drier weather. Although the risk is greatest in the forested areas of Western Riverside County along the San Jacinto Mountains, unincorporated Riverside County may still experience an increase in regional wildfire activity. More frequent regional wildfires may also create poor air quality. Wildfire activity across unincorporated Riverside County is expected to increase approximately 16 percent above historic levels by the middle of the century.

- Severe weather events, such as strong storms and high winds, may become more frequent and intense due to climate change. Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. Heavy rainfall may also contribute to an increased risk of landslides in the hills around unincorporated Riverside County. In unincorporated Riverside County, most severe weather is linked to high winds. The types of dangers posed by severe weather vary widely and include injuries or deaths, damage to buildings and structures, fallen trees, roads and railways blocked by debris, and fires sparked by lightning.

Vulnerability Assessment Results

The Climate Change Vulnerability Assessment indicates that unincorporated Riverside County's populations and assets are most vulnerable to wildfires, extreme heat, severe weather, and drought.

Populations in unincorporated Riverside County tend to be more vulnerable to extreme heat, human health hazards, and wildfire, which directly affect health outcomes. Due to financial limitations, mobility challenges, and lack of access to medical care, the most vulnerable populations include households in poverty, seniors living alone, outdoor workers, and persons experiencing homelessness. The homes that vulnerable populations live in, especially those located on single access roads, are also highly vulnerable to direct damage from hazards, such as landslides, severe weather, flooding, and wildfire.

Throughout unincorporated Riverside County, the electricity transmission system is vulnerable to multiple hazards, including severe weather, such as high winds that can trigger PSPS events, extreme heat that reduces the capacity and strains the system, and wildfires that damage the system, ultimately disrupting energy service. These conditions can damage communication infrastructure, decreasing network capacity. There may be a higher demand for communication services during severe weather, potentially putting stress on the network and increasing the risk of service interruptions. Furthermore, energy delivery services, specifically electricity delivery, is subject to harm during extreme heat events. Extreme heat can lead to power outages by causing mechanical failure of grid equipment, by causing heat damage to power lines, and by creating a high demand for electricity to power air conditioners, all of which place stress on the network. This is likely to lead to greater service disruptions.

An increase in forestry pests and diseases, droughts, extreme heat, and wildfire create higher vulnerabilities for the montane coniferous forests and woodland. Drought and extreme heat can stress trees, weakening them or killing them outright. Weakened trees are more susceptible to forestry pests, creating a risk of further damage. Many conifers, especially some species of fir trees, are especially vulnerable to large and intense wildfires. Pests such as bark beetles, which have increased due to drought and higher temperature, can decimate woodland and coniferous habitats and these species may not be able to recover. This can in turn affect local economic activities in unincorporated Riverside County, such as outdoor recreation activities and visitors that travel through the county to get to state and national parks and forests.

Unincorporated Riverside County's agriculture industry is vulnerable to extreme heat, drought, flooding, and severe weather. Floods and severe weather can severely harm or kill crops, and damage infrastructure, reducing agricultural yields and creating costly repairs. Livestock in the county, especially cattle, are highly vulnerable to drought and extreme heat events. Extreme heat can damage a number of different crops and can result in widespread animal illnesses or even death for livestock. As a result, agriculture yields and the cost of operations will likely be affected and impact local economies.

PSPS events can also create vulnerabilities for unincorporated Riverside County community members. The vast majority of homes and businesses do not have backup power supplies, so a loss of electricity can cause a loss of refrigeration for food and medical supplies, limit cooking, cause loss of heating or cooling (particularly dangerous during extreme heat or cold events), lighting, and limited or no access to the Internet or other information systems. Many businesses are forced to close during a PSPS, causing economic hardships and depriving community members of important services, such as grocery stores, gas stations, and banks/ATMs. PSPS events may also be harmful to people who depend on electrically powered medical devices. Some property owners have purchased backup power generators, although these produce high levels of noise, pollution, and odors.

A full list of the Vulnerability Assessment results can be found in **Appendix A**.

Additional Climate Change-Related Hazards

Drought

A drought is a long period when precipitation levels are well below normal. Unincorporated Riverside County chronically experiences drought cycles. Since the 1950s, unincorporated Riverside County has received an average of 8 inches of rainfall per year, although that number can vary greatly between years.

Drought makes less water available for people, businesses, agricultural activities, and natural systems. Less snow falling in mountainous areas causes water levels in lakes and reservoirs to drop, which can affect recreation activities. Local ecosystems that are not well adapted to drought conditions can be more easily harmed by it. During drought events, the flow of water in creeks and streams is reduced, creating more slow-moving or standing water. This can concentrate sediment and toxins in the low water levels, causing harm to plants and animals. Many fish species also prefer specific stream flow speeds, especially for spawning and egg incubation, and changes to stream velocity as a result of drought conditions can affect reproduction. Droughts can also indirectly lead to more wildfires, and the stress caused by water shortages can weaken plants, making them more susceptible to pests and diseases.

The U.S. Drought Monitor recognizes a five-point scale for drought events: D0 (abnormally dry), D1 (moderate drought), D2 (severe drought), D3 (extreme drought), and D4 (exceptional drought). According to the U.S. Drought Monitor, the most intensive drought conditions in recent years occurred during most of 2007, when all of unincorporated Riverside County was classified as being in "extreme" drought. As of spring 2021, conditions range from "moderate drought" in western Riverside County and close to the Salton Sea to "extreme drought" in the far eastern part of the county. For 74 percent of the time since 2000, at least half of unincorporated Riverside County has been under some level of drought conditions. Similarly, 48 percent of the time since 2000, all of unincorporated Riverside County has faced drought conditions. These figures do not include times when sources of unincorporated Riverside County's imported water may have also been under drought events.

Potential Changes to Drought in Future Years

Likelihood of Future Occurrence

Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically. Drought affects different sectors in different ways and with varying intensities. Adequate water is the most critical issue for agricultural, manufacturing, tourism, recreation, and commercial and domestic use. As the population in the area continues to grow, so will the demand for water.

Based on historical information, the occurrence of drought in California, including unincorporated Riverside County, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users. The vulnerability of unincorporated Riverside County to drought is countywide, but impacts may vary and include reduction in water supply, agricultural losses, and an increase in dry fuels.

Most of the imported water used comes from the Sierra Nevada range. Reduced winter precipitation levels and warmer temperatures have greatly decreased the size of the Sierra Nevada snowpack (the volume of accumulated snow), which in turn makes less fresh water available for communities throughout California. Continued decline in the Sierra Nevada snowpack volume is expected, which may lead to lower volumes of available imported water.

Climate Change and Drought

Although droughts are a regular feature of California's climate, scientists expect that climate change will lead to more frequent and more intense droughts statewide. Overall, precipitation levels are expected to stay similar, and may even increase in some places. However, the state's current data say that there will be more years with extreme levels of precipitation, both high and low, as a result of climate change. This is expected to cause more frequent and intense droughts compared to historical norms. Higher air temperatures are expected to increase evaporation, causing more water loss from lakes and reservoirs, exacerbating drought conditions.

Extreme Heat

While there is no universal definition of extreme heat, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level (an average of 106-degrees Fahrenheit (°F) across all of unincorporated Riverside County, although this threshold varies by location) are called extreme heat days. An event with five extreme heat days in a row is called a heat wave. Extreme heat is any period of time when the temperatures are well above the usual level. This level is relative to the area, which means that extreme heat events may occur anywhere in unincorporated Riverside County, even though temperatures in eastern Riverside County will almost always be the hottest.

Health impacts are the primary concern with this hazard, though economic impacts are also an issue. The Centers for Disease Control and Prevention (CDC) recognizes extreme heat as a substantial public health concern. Historically, National Oceanic and Atmospheric Administration (NOAA) data indicates that about 175 Americans succumb to the demands of summer heat, although this number has increased in recent years. From 2004 to 2018, studies by the U.S. Department of Health and Human Services indicate that there is an average of 702 deaths annually that are directly or indirectly linked to extreme heat.

Extreme heat events are dangerous because people exposed to extreme heat can suffer a number of heat-related illnesses, including heat cramps, heat exhaustion, and (most severely) heat stroke. Elderly persons, small children, chronic invalids, those on certain medications or drugs, and persons with weight and alcohol problems are particularly susceptible to heat reactions. The elderly and individuals below the poverty level are the most vulnerable to extreme heat. Nursing homes and elder care facilities are especially vulnerable to extreme heat events if power outages occur and air conditioning is not available. In addition, individuals below the poverty level may be at increased risk to extreme heat if use of air conditioning is not affordable. Areas with lower extreme heat thresholds are not necessarily at lower risk, as persons and community assets used to cooler temperatures may be less prepared for extreme heat events.

Very high temperatures can harm plants and animals that are not well adapted to them. This includes wild ecosystems as well as farm crops and livestock. Extreme heat can increase the temperature of water in lakes, streams, creeks, and other water bodies, especially during drought events when water levels are lower. In some cases, water temperatures may exceed comfortable levels for a number of plants and animals, causing ecological harm. Extreme heat is expected to have a severe effect on agriculture. Excessive heat and prolonged dry or drought conditions can impact agriculture by creating worker safety issues for farm field workers, severely damaging crops, and reducing availability of water and food supply for livestock. Outdoor workers are much more exposed to the elements than most people, so they are more susceptible to extreme heat conditions and the potential illnesses associated with very high temperatures. Additionally, excessive heat can cause high levels of mortality among livestock as well as damage to crops. Extreme heat can damage a number of different crops in unincorporated Riverside County.

Indirectly, extreme heat puts more stress on power lines, causing them to run less efficiently. The heat also causes more demand for electricity (usually to run air conditioning units), and in combination with the stress on the power lines, may lead to brownouts and blackouts.

Potential Changes to Extreme Heat in Future Years

Likelihood of Future Occurrence

Extreme heat tends to occur on an annual basis in unincorporated Riverside County and is likely to continue occurring annually. The threshold for extreme heat is likely to be lower in the higher elevations of the San Jacinto Mountains than in Coachella Valley where temperatures at or above 90°F are common most summer days.

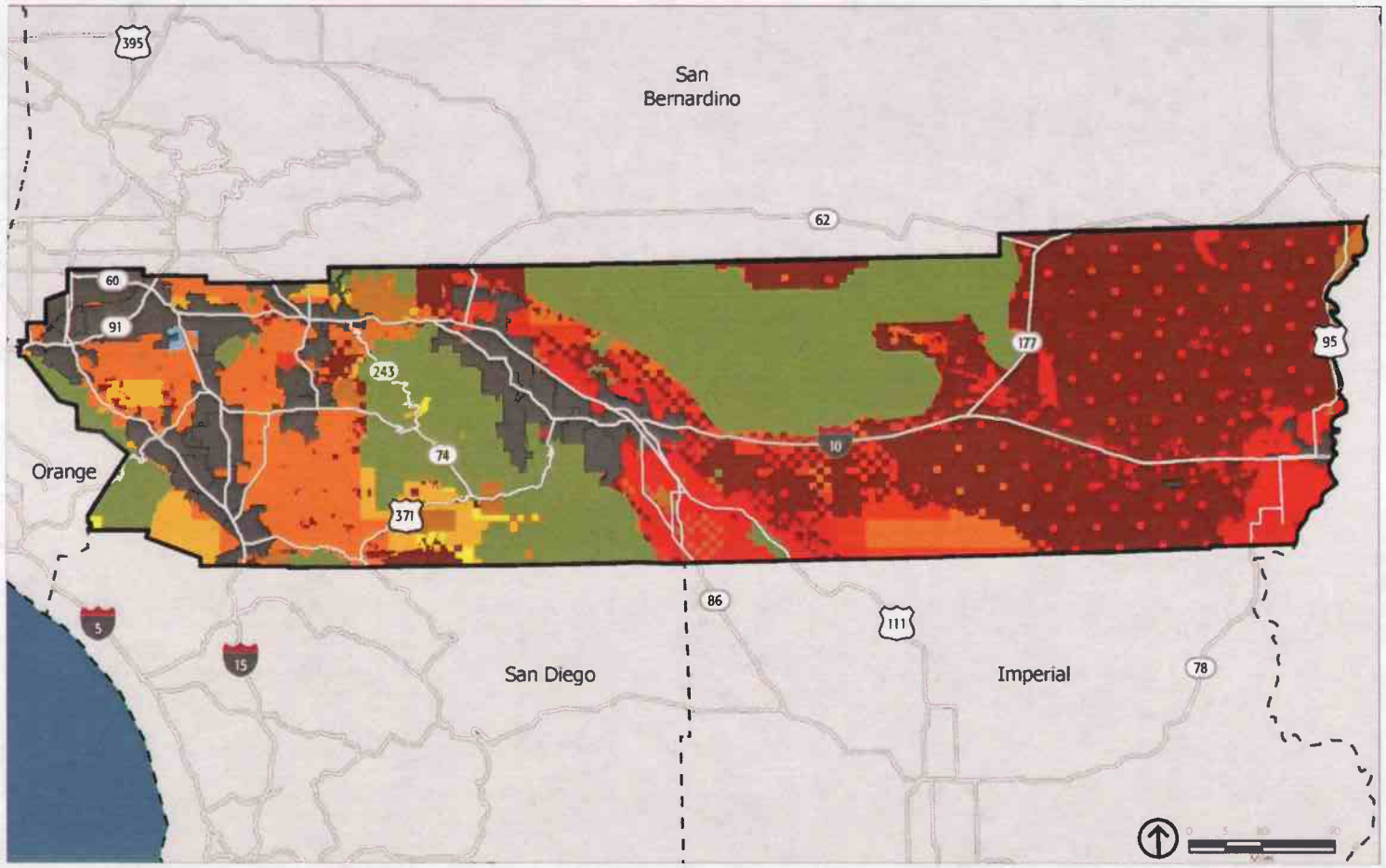
Climate Change and Extreme Heat

The warmer temperatures brought on by climate change are likely to cause an increase in extreme heat events in different regions of unincorporated Riverside County. Depending on the location and emissions levels, the state Cal-Adapt database indicates the number of extreme heat days is expected to rise from a historical annual average of 4 to between 26 and 37 by the middle of the century (2041 to 2060), and to between 39 and 63 by the end of the century (2070 to 2099), depending on the severity of climate change and the specific location. Cooler areas may see about as many extreme heat days as warmer areas. According to the California Energy Commission, the number of extreme heat days is projected to rise through 2050, where the average year could include 15 extreme heat days, and 30 extreme heat days per year by 2099.

Overall, unincorporated Riverside County is expected to see an increase in the average daily high temperatures. Although the temperature increases may appear modest, the projected high temperatures are substantially greater than historical norms. These increases also make it more likely that an above-average high temperature will cross the extreme heat threshold. Figure 14 shows the expected increases in average high temperatures as a result of climate change.

As temperatures increase, unincorporated Riverside County will face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat. Climate change can also indirectly create a greater risk of agriculture and forestry pests and diseases. Many crop plants, trees, and livestock may be harmed and consequently weakened by extreme heat and warmer temperatures. The weaker plants and animals may not be able to fend off infestations or infections as well as a stronger plant or animal, causing pests and diseases to affect more of the population. These pests and diseases can cause plants and animals to grow slower, damage crops so their products are less appealing and harder to sell, or even kill them.

FIGURE 14: ANNUAL AVERAGE OF FUTURE HIGH TEMPERATURES



Severe Weather

Severe weather is generally any destructive weather event, but usually occurs in unincorporated Riverside County as localized storms that bring heavy rain, hail, lightning, and strong winds. Severe weather is usually caused by intense storm systems, although types of strong winds can occur without a storm. The types of dangers posed by severe weather vary widely and may include injuries or deaths, damage to buildings and structures, fallen trees, roads and railways blocked by debris, and fires sparked by lightning. Severe weather often produces high winds and lightning that can damage structures and cause power outages. Lightning from these storms can ignite forest and structure fires that can cause damage to buildings and endanger people. Objects can also be struck directly, which may result in an explosion, burn, or total destruction. Lightning happens occasionally and there have been six injuries and one death reported from lightning events since 1950. Hail events are rare and there have only been two reported injuries from hail in unincorporated Riverside County since 1950. In unincorporated Riverside County, most severe weather is linked to high winds. High winds, often accompanying severe storms, can cause significant property and crop damage, threaten public safety, and have adverse economic impacts from business closures and power loss.

Santa Ana winds have caused large amounts of damage and increased the fire damage level dramatically. Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore). These winds occur below the passes and canyons of the coastal ranges of Southern California. Santa Ana winds often blow with exceptional speed in the Santa Ana Canyon. The complex topography of Southern California, combined with various atmospheric conditions, creates numerous scenarios that may cause widespread or isolated Santa Ana events. Commonly, Santa Ana winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra Nevada and west of the Rocky Mountains, including most of Nevada and Utah). Santa Ana winds commonly occur between October and February with December having the highest frequency of events. Summer events are rare. Wind speeds are typically north to east at 40 miles per hour (mph) through and below passes and canyons with gusts to 58 mph. Stronger Santa Ana winds can have gusts greater than 69 mph over widespread areas and, in rare instances, gusts greater than 115 mph in specific areas. Frequently, the strongest winds in the basin occur during the night and morning hours due to the absence of a sea breeze.

All wind events, including Santa Ana winds, pose several different types of threats. By themselves, the winds pose a threat to the health of people and structures in the county. Dust and plant pollen blown by the wind can create breathing problems. The winds can blow roofs off buildings and cause tree limbs to fall on structures. High winds also increase the threat of wildfires. Winds may dry out brush and forest areas, increasing the fuel load in fire-prone areas. Winds may spark wildfires by knocking down power lines or causing them to arc. If fires do start, high winds can push flames quickly into new areas, contributing to rapid spread of wildfires and making them harder to control.

Potential Changes to Severe Weather in Future Years

Likelihood of Future Occurrence

According to historical hazard data, severe weather is an annual occurrence in unincorporated Riverside County. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences in the county. Wind and lightning often accompany these storms and have caused damage in the past. However, actual damage

associated with the primary effects of severe weather have been limited. It is the secondary hazards caused by weather, such as floods, fire, and agricultural losses that have had the greatest impact on the county.

Climate Change and Severe Weather

Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. This means that unincorporated Riverside County could see more intense storms in the coming years and decades, possibly causing an increase in the frequency of severe weather events and any associated hazards. Such an increase may not affect all forms of severe weather and may not always be apparent.

While average annual rainfall may increase or decrease slightly, climate change is expected to cause an increase in the number of years with intense levels of precipitation. Heavy rainfall can increase the frequency and severity of other hazards, including flooding and landslides. . Some already-rare forms of severe weather, such as tornados, are not expected to increase in a noticeable way.

Agriculture Hazards

Agriculture in unincorporated Riverside County must be considered from two standpoints, namely, both as a product producer/exporter and a major economic provider to the County of Riverside. In 2019, Riverside County ranked in the top 14 leading agricultural counties in California, with an agricultural production value of $1.32 billion, according to the California Department of Food and Agriculture. Major agricultural industries include milk, nursery products, citrus, avocado, grapes, vegetables, and hay.

Riverside County is divided into two general agriculture regions, Desert and Western Riverside County, with the San Bernardino National Forest acting as a natural dividing line.

Desert – Coachella Valley and Palo Verde Valley

Agriculture, primarily crop growing, is the second largest industry in the Desert Valleys. Over 61 percent of Riverside County's crop production is grown in the Coachella and Palo Verde Valleys. In addition to crop production, many supporting industries, such as packing and distribution, are located in the desert area. The Coachella Valley produces 95 percent of all dates grown in the United States and the annual fruit crop exceeds 40 million pounds. The Desert region's list of agriculture-related products includes:

- Vegetable and melon crops (bell peppers, lettuce, corn, watermelon, etc.)
- Nursery stock
- Turf/sod producers
- Field crops (hay, cotton, wheat, etc.)
- Citrus
- Tree and vine crops (table grapes, dates)

Western Riverside County

Agriculture in the Western Riverside County region is an ever-changing industry. With the large increase in housing in this area of the county over the past few years, there has been a reduction of several agriculture-related industries. This reduction is primarily in the poultry and dairy industries. The Western Riverside County list of agriculture-related products includes:

- Dairy cattle
- Nursery stock
- Beef cattle
- Poultry and eggs
- Citrus crops
- Tree and vine crops (avocado, wine grapes)
- Field crops (wheat, hay, green chop)
- Vegetable crops (potatoes, etc.)
- Fish hatcheries (for domestic and international distribution)

According to the Hazard Mitigation Planning Committee, agricultural losses occur on an annual basis and are usually associated with severe weather events, including heavy rains, floods, heat, and drought. The 2018 State of California Multi-Hazard Mitigation Plan attributes most of the agricultural disasters statewide to drought, freeze, and insect infestations. Other agricultural hazards include fires, crop and livestock disease, and noxious weeds.

Potential Changes to Agriculture Hazards in Future Years

Likelihood of Future Occurrence

As long as severe weather and other natural hazard events continue to be an ongoing concern to unincorporated Riverside County, the potential for agricultural losses remains. The primary causes of agricultural losses are from extreme heat, drought, insect infestations, and severe weather events, such as high winds and freeze.

Climate Change and Agriculture Hazards

Extreme heat is expected to have the most severe effect on unincorporated Riverside County's agricultural assets, but drought, flooding, and severe weather may also cause significant harm. Droughts can make less water available for crop irrigation, potentially reducing yield if farmers cannot find alternative supplies. Extreme heat can damage a number of different crops in unincorporated Riverside County. Floods and severe weather can heavily harm or kill crops, and damage infrastructure, reducing agricultural yields and creating costly repairs. High winds often accompany severe storms and can result in significant damage to agriculture. One of the most

direct effects of climate change is that average temperatures will increase, and this has a bearing on many pests and diseases. Many pests and organisms that carry diseases are most active during warmer months, so the threat of infection or infestation can be higher during this time of year. Temperatures are expected to get warmer earlier in the year and remain warmer until later in the year due to climate change, creating a wider window for pests and diseases to be active.

Climate change can also indirectly create a greater risk of agriculture pests and diseases. Farms and ranches in unincorporated Riverside County all face risk from assorted pests and diseases that may affect crops, vineyards, and livestock. Many crop plants, trees, and livestock may be harmed and consequently weakened by warmer temperatures and changes in precipitation. The weaker plants and animals may not be able to fend off infestations or infections as well as a stronger plant or animal, causing pests and diseases to affect more of the agricultural areas. These pests and diseases can cause plants and animals to grow slower, damage them so their products are less appealing and harder to sell, or even kill them. Moreover, excessive heat and prolonged dry or drought conditions can impact agriculture by creating worker safety issues for farm field workers, severely damaging crops, and reducing availability of water and food supply for livestock.

Appendix A: Vulnerability Assessment Results

The tables below show the results of the Vulnerability Assessment prepared for Riverside County, in accordance with the requirements of Senate Bill 379. For each population or asset that may be vulnerable to each climate-related hazard, the population or asset is scored on a scale of one to five:

V1: Minimal vulnerability

V2: Low vulnerability

V3: Moderate vulnerability

V4: High vulnerability

V5: Severe vulnerability

The vulnerability scores reflect both the severity of climate-related impacts and the ability of populations and assets to resist and recover from these effects. Refer to the "Climate Change" and "Vulnerable Populations and Assets" sections of the Safety Element for additional details on the Vulnerability Assessment method.

POPULATIONS AND ASSETS	Agricultural Pests and Diseases	Air Quality	Drought	Extreme Heat	Flood	Human Health Hazards	Landslides	Severe Weather	Wildfire
POPULATIONS									
Children age <10		V4		V4		V2			V4
Ethnic communities/non-English speakers		V2		V2	V1	V2		V3	V2
Healthcare workforce (doctors, nurses)				V1	V1	V3		V1	V2
Homeless persons		V5	V3	V5	V4	V5		V5	V5
Household renters		V2	V3	V2	V2		V2	V3	V2
Householders age >65		V3		V4	V3	V3	V4	V2	V4
Households in poverty		V4	V5	V5	V4	V3	V3	V3	V4
Households overpaying for housing (>30% of income)		V3	V3	V3	V3	V1	V2	V1	V2
Individuals chronically ill		V4	V1	V5	V3	V5	V3	V4	V4
Individuals uncertain about available resources because of citizenship		V2		V2	V2	V2		V3	V2

POPULATIONS AND ASSETS	Agricultural Pests and Diseases	Air Quality	Drought	Extreme Heat	Flood	Human Health Hazards	Landslides	Severe Weather	Wildfire
Individuals with disabilities		V2		V4	V3	V2	V3	V3	V4
Individuals without access to lifelines		V3		V4	V5	V3	V3	V3	V4
Low-income individuals		V3	V4	V4	V5	V3	V2	V2	V3
Outdoor workers	V3	V5	V4	V5	V2		V1	V3	V4
Overcrowded households		V2	V1		V2	V2		V1	V2
Persons in mobile homes		V3		V3	V4	V1	V4	V4	V4
Pregnant or nursing women		V4		V3	V1	V5		V1	V2
Seasonal residents/migrant workers		V5	V5	V5	V2	V2	V2	V3	V4
Senior citizens living alone		V4		V5	V4	V4	V5	V3	V5
BUILDINGS AND STRUCTURES									
Adult residential care facilities							V2	V1	
Airports				V2	V4			V1	V3
Bridges					V3		V3	V3	V2
City Halls and government offices					V2		V1	V1	V2
Commercial structures					V4		V1	V3	V3
Communication infrastructure				V1	V2		V2	V2	V2
Community gathering areas					V1		V1	V1	V2
Dams					V1		V4	V1	V1
Emergency Systems					V1			V1	
Energy generation infrastructure		V2	V2		V2		V3	V2	V3
Energy transmission/delivery				V4	V3		V3	V4	V4

POPULATIONS AND ASSETS	Agricultural Pests and Diseases	Air Quality	Drought	Extreme Heat	Flood	Human Health Hazards	Landslides	Severe Weather	Wildfire
Evacuation routes					V4		V3	V2	V4
Fire stations					V1		V2	V1	V1
Flood control center					V2			V1	V1
Foster homes					V3			V3	V3
Fueling infrastructure and pipelines				V1	V3		V3	V2	V3
Healthcare facilities				V1	V2		V1	V2	V3
Industrial structures					V3		V4	V3	V2
Major roads and highways				V3			V3	V2	V3
Military facilities									V1
Natural gas facilities					V2		V4		V3
Old residential structures				V2	V3		V3	V3	V4
Parks	V1		V1	V2	V2		V3	V3	V2
Police/sheriff stations					V2			V1	V1
Private recreational sites	V1		V2	V2	V1		V2	V2	V2
Public housing					V3			V3	V3
Public open space and protected land	V2		V3	V1	V1		V2	V3	V4
Public works corporation yards					V1			V1	
Railway				V4	V4		V4	V3	V2
Residential structures					V4		V4	V2	V4
Road signals/traffic control centers					V1		V2	V2	V3
Schools and childcare centers					V3		V3	V2	V2

POPULATIONS AND ASSETS	Agricultural Pests and Diseases	Air Quality	Drought	Extreme Heat	Flood	Human Health Hazards	Landslides	Severe Weather	Wildfire
Senior care centers					V3		V2	V1	V3
Sidewalks, bikeways, trails					V2		V3	V1	V2
Transit infrastructure					V4		V2	V3	V2
Transportation facilities and infrastructure				V1	V4		V2	V2	V3
Wastewater treatment plant and collection infrastructure			V2	V1	V4		V3	V2	V1
Water treatment plant and delivery infrastructure			V1	V1			V3	V2	V1
BIOLOGICAL RESOURCES									
Chaparral	V3		V4	V3			V2	V2	V3
Coastal sage scrub	V2		V3	V3	O		V3	V1	V3
Desert scrub	V1		V2	V1			V1	V1	V3
Grassland	V2		V3	V2	O		V2	V2	V2
Meadows and marshes	V2		V5	V4	O			V2	V2
Montane coniferous forest	V4		V5	V3			V2	V2	V4
Playas and vernal pools	V1			V3	O			V2	V2
Riparian scrub, woodland, and forest	V3		V4	V4	O		V3	V3	V5
Riversidean alluvial san sage scrub	V2		V4	V2	V1		V1	V1	V3
Woodland and forests	V4		V4	V4			V3	V2	V4
IMPORTANT ECONOMIC ASSETS									
Agricultural lands	V4	V2	V5	V5	V5		V3	V4	V3
Renewable energy		V2	V1	V1	V1		V1	V2	V4

POPULATIONS AND ASSETS	Agricultural Pests and Diseases	Air Quality	Drought	Extreme Heat	Flood	Human Health Hazards	Landslides	Severe Weather	Wildfire
State and federally owned land	V2		V3	V3	V1	V2	V3	V1	V3
Tourism	V1	V3	V2	V2	V2	V3	V2	V2	V3
KEY COMMUNITY SERVICES									
Communications				V2	V1		V1	V2	V3
Electricity			V2	V5	V2		V3	V4	V4
Emergency medical response				V1	V2	V2	V2	V2	V2
Government administration		V1			V1	V1			V1
Healthcare service delivery		V2		V1	V1	V3	V1	V1	V1
Natural gas							V3		V3
Public safety				V1	V2	V2	V3	V2	V3
Transit access				V3	V3		V2	V3	V2
Wastewater treatment			V3	V2	V4		V2	V3	V3
Water delivery			V4	V2			V3	V1	V4

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DRAFT

Michael Baker
INTERNATIONAL

We Make a Difference

MEMORANDUM

TO: **Robert Flores, Principal Planner**
FROM: Peter Minegar, AICP, Associate Vice President
SUBJECT: General Plan Safety Element Update: Proposed Area Plan Consistency Updates
DATE: August 24, 2021

INTRODUCTION

Pursuant to California State law, a number of updates must be made to the County of Riverside's General Plan Safety Element as part of the Housing Element Update process to comply with new regulatory requirements. These updates cover a range of safety topics, including new information regarding floods, fires, and climate adaptation and resilience strategies. Minor Area Plan policies are also incorporated order to be consistent with amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards).

The General Plan Safety Element serves as the County's comprehensive strategy to reduce both short-term and long-term potential for harm from various threats to community health and safety. Pursuant to State law, a number of updates must be made to the General Plan Safety Element during the Housing Element Update process. These updates cover a range of potential safety issues, including new information regarding floods, fires, and climate adaptation and resilience strategies. Specifically, the Modified Project would update the Safety Element pursuant to the following regulations:

- **AB 162:** Pursuant to Assembly Bill (AB) 162 (Government Code Section 65302[g][3]), upon the next revision of an agency's 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.
- **SB 379:** Senate Bill (SB) 379 (Government Code 65302[g][4]) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies.
- **SB 99:** SB 99 (Government Code 65302[g][5]) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes.
- **SB 1035:** SB 1035 (Government Code 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.

The revised Safety Element also incorporates new information from the 2018 Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan and the 2020 Resilient IE study and toolkit. Minor revisions to the Area Plan hazard policies will be incorporated in order to be consistent with amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards).

The following is a list of recommended consistency updates for each Area Plan of the County of Riverside's General Plan to reflect recent updates made to the General Plan Safety Element.

AREA PLAN REVISIONS

Desert Center Area Plan

Policy Revisions

1. Revise DCAP 10.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise DCAP 11.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 9, Desert Center Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
2. Update *Figure 11, Desert Center Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Eastvale Area Plan

Policy Revisions

1. Revise EAP 15.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise EAP 15.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise ELAP 16.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 8, Eastvale Area Plan Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 9, Eastvale Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 11, Eastvale Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Eastern Coachella Valley Area Plan

Policy Revisions

1. Revise ECVAP 20.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise ECVAP 18.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise ECVAP 21.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 12, Eastern Coachella Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 13, Eastern Coachella Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 15, Eastern Coachella Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Elsinore Area Plan

Policy Revisions

1. Revise ELAP 19.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise ELAP 18.4 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise ELAP 20.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Elsinore Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone*

Map in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.

2. Update *Figure 11, Elsinore Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Elsinore Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Harvest Valley/Winchester Area Plan

Policy Revisions

1. Revise HVWAP 21.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise HVWAP 20.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise HVWAP 22.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 11, Harvest Valley/Winchester Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 12, Harvest Valley/Winchester Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.

3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 14, Harvest Valley/Winchester Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element.

Highgrove Area Plan

Policy Revisions

1. Revise HAP 21.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise HAP 20.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise HAP 22.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 8, Highgrove Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 9, Highgrove Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 11, Lake Matthews/Woodcrest Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk*

Map of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Jurupa Area Plan

Policy Revisions

1. Revise JURAP 18.2 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise JURAP 17.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise JURAP 19.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 8, Jurupa Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 9, Jurupa Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Re-name *Figure 12, Jurupa Area Plan Slope Instability* to be consistent with Figure 3 of the 2021 Draft Safety Element (*Figure 12, Jurupa Area Plan Landslide Risk*). Update Figure 12 map to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element.

Lake Matthews/Woodcrest Area Plan

Policy Revisions

1. Revise LMWAP 15.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise LMWAP 14.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise LMWAP 16.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Lake Matthews/Woodcrest Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 11, Lake Matthews/Woodcrest Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Lake Matthews/Woodcrest Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Lakeview/Nuevo Area Plan

Policy Revisions

1. Revise LNAP 16.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise LNAP 15.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise LNAP 17.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Lakeview/Nuevo Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 11, Lakeview/Nuevo Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Lakeview/Nuevo Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Mead Valley Area Plan

Policy Revisions

1. Revise MVAP 19.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise MVAP 18.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise MVAP 20.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 11, Mead Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 12, Mead Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 14, Mead Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

The Pass Area Plan

Policy Revisions

1. Revise PAP 18.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise PAP 17.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise PAP 19.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 11, The Pass Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 12, The Pass Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 14, The Pass Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Palo Verde Valley Area Plan

Policy Revisions

1. Revise PVVAP 15.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise PVVAP 13.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise PVVAP 16.2 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 9, Palo Verde Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 10, Palo Verde Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 12, Palo Verde Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Reche Canyon/Badlands Area Plan

Policy Revisions

1. Revise RCBAP 18.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise RCBAP 17.2 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise RCBAP 19.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Reche Canyon/Badlands Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 11, Reche Canyon/Badlands Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Reche Canyon/Badlands Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element.

Riverside Extended Mountain Area Plan

Policy Revisions

1. Revise REMAP 15.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise REMAP 14.2 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise REMAP 16.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Riverside Extended Mountain Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and

500-Year Flood Zones within the Area Plan.

2. Update *Figure 11, Riverside Extended Mountain Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Riverside Extended Mountain Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

San Jacinto Valley Area Plan

Policy Revisions

1. Revise SJVAP 16.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise SJVAP 15.4 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise SJVAP 17.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, San Jacinto Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element.
2. Update *Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.

3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, San Jacinto Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Southwest Area Plan

Policy Revisions

1. Revise SWAP 25.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise SWAP 24.1 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise SWAP 26.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Southwest Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 11, Southwest Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Southwest Area Plan Steep Slope Map* to be consistent with

landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Sun City/Menifee Valley Area Plan

Policy Revisions

1. Revise SCMVAP 15.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise SCMVAP 14.4 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise SCMVAP 16.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 9, Sun City Menifee Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 10, Sun City Menifee Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 12, Sun City Menifee Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element.

Temescal Canyon Area Plan

Policy Revisions

1. Revise TCAP 21.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise TCAP 20.4 to the following:

Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise TCAP 22.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 10, Temescal Canyon Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 11, Temescal Canyon Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 13, Temescal Canyon Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.

Western Coachella Valley Area Plan

Policy Revisions

1. Revise WCVAP 25.1 to the following:

All proposed development located within High or Very High Fire Hazard Severity Zones shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (Building Code and Performance Standards), Wind-Related Hazards and General and Long-Range Fire Safety Planning sections of the General Plan Safety Element.

2. Revise WCVAP 23.4 to the following:

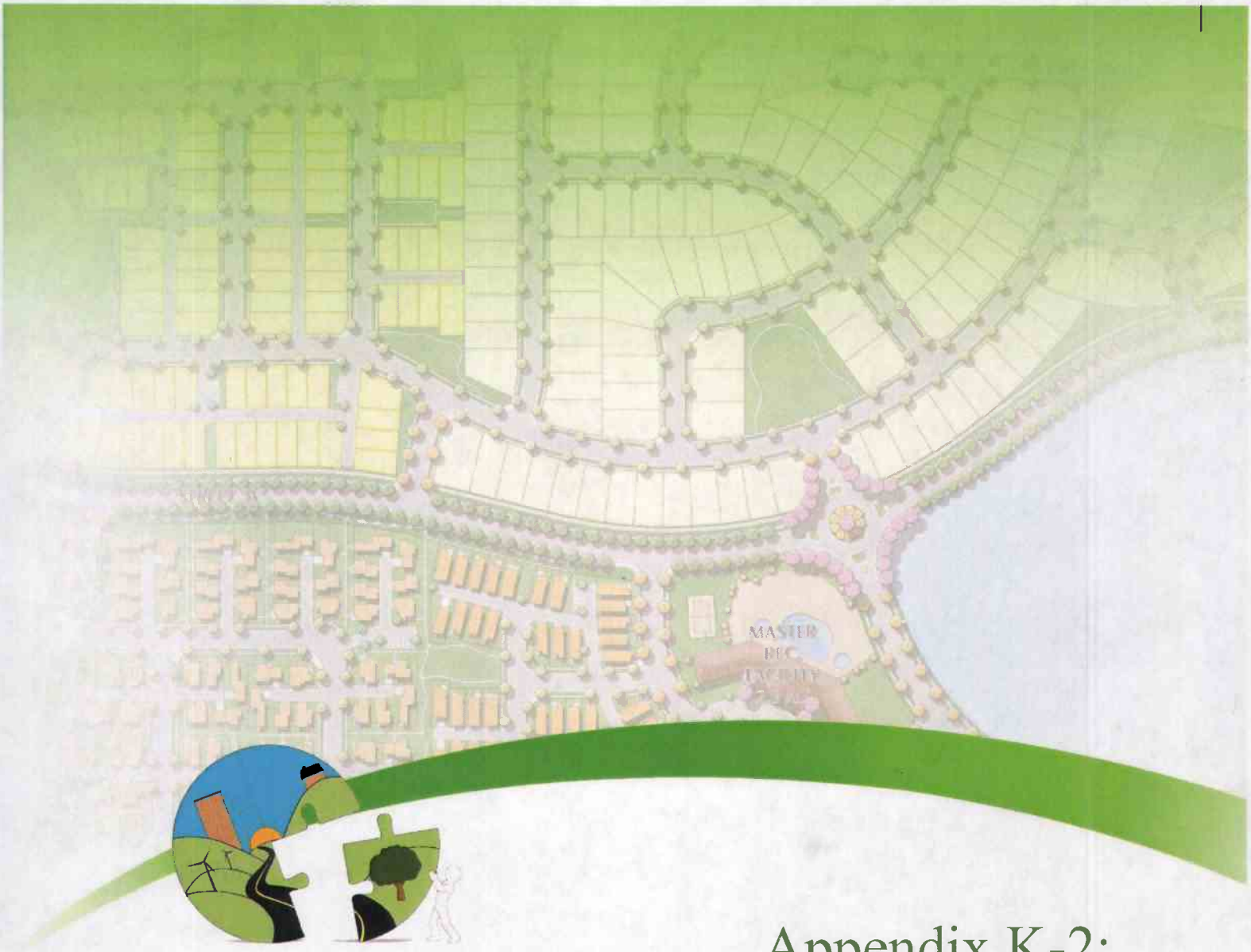
Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards Abatement section of the General Plan Safety Element.

3. Revise WCVAP 26.1 to the following:

Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.

Map Revisions

1. Update *Figure 11, Western Coachella Valley Area Plan Special Flood Hazard Areas Map* to be consistent with localized flood hazard zone areas as identified in *Figure 4, Flood Hazard Zone Map* in the 2021 Draft Safety Element, to illustrate 100-Year and 500-Year Flood Zones within the Area Plan.
2. Update *Figure 12, Western Coachella Valley Area Plan Wildfire Susceptibility Map* to be consistent with *Figure 6, Fire Hazard Severity Zones Map* in the 2021 Draft Safety Element to illustrate updated State and local responsibility areas.
3. Create a new figure that incorporates data from *Figure 8, Historic Wildfire Perimeters*, to illustrate the extent of areas previously burned within the Area Plan. Due to the presence of Very High/High Fire Hazard Severity Zones within the Area Plan these Severity Zones should also be shown on this figure.
4. Update *Figure 14, Western Coachella Valley Area Plan Steep Slope Map* to be consistent with landslide susceptibility classes identified in *Figure 3, Landslide Risk Map* of the 2021 Draft Safety Element and re-name to be consistent with Figure 3 of the 2021 Draft Safety Element.



Appendix K-2:
Implementation Program
DRAFT

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APPENDIX K-1: IMPLEMENTATION PROGRAM

Introduction

The Riverside County General Plan is the product of a unique planning process known as the Riverside County Integrated Project (RCIP). The RCIP involves three major planning components; a major overhaul of the County General Plan, a major transportation corridor analysis (CETAP), and the multiple species habitat conservation plan (MSHCP) for Western Riverside County. These components of the project intersect in numerous land use/transportation/open space combinations.

The General Plan contains the mandated array of elements specified in the California Government Code, as well as an optional Air Quality Element. Each of these elements provides overall direction to a series of more detailed area plans covering portions of the County in which some level of development is anticipated in the next 20 years.

Because of the scale and complexity of the living environments that make up unincorporated Riverside County, it is essential to have a clear sense of priorities in deciding what steps to take in carrying out this newly established policy direction. A basic consideration is the limited existing and future institutional and financial resources that can reasonably be devoted to General Plan implementation. Focus will be required to get the most of whatever resources are available.

The primary mechanism for allocating resources to implementation activities is the annual budget process. Thus, it is essential to translate initiatives identified in this program into funded budget actions as soon as practicable.

This appendix is divided into several sections that further delineate the commitment to General Plan implementation. A Purpose section outlines what the Implementation Program seeks to accomplish. A further section describes in summary fashion how the Implementation Program is related to the Riverside County Vision. Key implementation issues are described as a means of understanding the challenges this program faces. The final section defines the program scope.

Two points are important to understand regarding the scope. The first is that there is not necessarily a one-to-one relationship between actions and policies. Many General Plan policies do not require special initiatives in this Program; they are implemented through existing processes, such as development project review procedures. Conversely, some actions implement more than one policy; sometimes an entire cluster of policies related to a particular subject area. Finally, some actions are not the result of policy; they relate instead to administrative procedures and requirements of the General Plan, primarily from Chapter 11, Administration Element.

Purpose

The main purposes for this Implementation Program include:

- Sustain the momentum achieved by the RCIP;
- Support the Riverside County Vision;
- Focus resources where they can most advance the General Plan;

- Rapidly satisfy legal requirements as specified in the Government Code;
- Provide robust support for private sector and public sector commitments to the Plan;
- Provide leverage for other dependent actions; and
- Respond to the most critical issues in as timely a manner as possible.

These purposes are served largely through two types of implementation initiatives. The first is the processing of development projects and public facility projects. Most, but not all, of the General Plan policies are carried out through the project review process.

The second type of initiative is a dedicated action that must be designed and taken. It may involve creating a new ordinance, making an organizational change, obtaining new funding, updating current processing procedures or technical standards, or seeking desired legislative changes. These and other initiatives are simply aimed at strengthening the County's capabilities to implement the General Plan.

Achieving the Vision

The General Plan is based on a comprehensive Vision statement (See Chapter 2, A Vision for Riverside County). The Implementation Program is especially critical to certain aspects of the Vision, as it reflects certain values expressed in the Vision, and through its commitment to selected Vision concepts. Some examples are noted below.

Values

The Implementation Program focuses especially on the following values:

- Communication and information that enables the public to understand how the General Plan affects its interests;
- Quality management that enables the County to achieve quality results from implementing the General Plan;
- Sustaining desirable qualities in the living environment over time;
- Cost containment to achieve the General Plan at minimum cost; and
- Intergovernmental coordination to facilitate collaboration with other governmental entities where that offers mutual benefits.

Vision Concepts

The Implementation Program reflects a commitment to making several critical concepts real:

- Creation of flexible tools that offer the ability to respond to a variety of physical conditions and circumstances;
- Availability of public facilities and services when they are needed;

- Integration of open space into the fabric of community development as well as in larger concentrations and corridors;
- Building distinctive communities with their own identities and characteristics in response to local conditions;
- Applying quality development standards that ensure continued value of private and public improvements;
- Integrating land uses and circulation systems so that multiple modes of transportation are available wherever possible; and
- Establishing partnerships with other public, quasi-public and private interests where joint action is more effective than independent action.

Implementation Issues

Institutional Resources

The County must make sufficient resources available to accomplish the Implementation Program. Riverside County is a vast and complex environment that is expected to undergo substantial growth pressures for the foreseeable future. Because County funds will also continue to be limited, the pressures on County departments - particularly the Transportation and Land Management Agency - will likewise continue. Organizational efficiencies, clear procedures and improved technical tools will be necessary if the potential of the General Plan is to be achieved.

Priorities

The Administration Activities/Programs section of the Implementation Program is the first priority for the County act upon. The Initial Implementation Program-actions that should be initiated immediately upon adoption of the Plan-is heavily oriented toward creating the institutional capabilities needed by the County. A particular focus is on expanding the County's capability to administer provisions of the Plan through the project review process.

Continuity

Elected officials, staff members, legislation, and conditions all change over time. Yet, it is important to provide continuity in administering the provisions of the Implementation Program. The commitment to implementing the action items within this document can be sustained over time through new procedures, tools and training efforts so that an "institutional memory" is created that will transcend these changes. This will require long-term commitment on the part of the County and its agencies to fully implement the General Plan.

Cooperation/Collaboration

Many aspects of the Plan, especially regarding transportation and open space/conservation actions, require multi-jurisdictional collaboration. The negotiation of land use projects within city spheres of influence is a form of collaboration that would contribute to optimum development patterns. The intent is to expand the County's commitment to resolving growth and development through collaboration.

Clarity

One of the major characteristics of the General Plan is its focus on clear land use direction. Numerous policies influence the results of that direction. The County needs to establish clear and unambiguous documentation of how actions, ordinances and procedures are to be applied and interpreted. This will entail a highly organized land use administration system.

Program Scope

The overall program consists of Action Items that will lead to a series of annual revisions that evolve over time. Numerous candidate actions are identified for later consideration. This consists mainly of organization and tool-building initiatives. An Administration Activities/Programs section consists of 12 activities that incorporate the General Plan into County Government operations and decision making. These include technical and procedural activities related to the General Plan Elements. The remainder of the Action Items have been placed in the Element Activities/Program section because, while all of them are important, they have to be accomplished over time because there aren't enough resources to accomplish all of them at once.

The Initial Implementation Program will get underway as part of the budgeting cycle at the time of General Plan adoption, with updates to occur in each annual cycle. As actions are completed, they can be dropped from the Program and replaced by other actions requiring attention. In this manner the Administration Activities/Programs section will constantly evolve as an integral part of the County's budget cycle.

Key to Matrix Organization

AI ..... Implementation Program Action Item
AQ: ..... General Plan Air Quality Element
C: ..... General Plan Circulation Element
CAP ..... Riverside County Climate Action Plan
EDA: ..... County of Riverside Economic Development Agency
EPD: ..... County of Riverside Environmental Programs Department, Division of Planning Department
LU: ..... General Plan Land Use Element
N: ..... General Plan Noise Element
OES: ..... Office of Emergency Services
OS: ..... General Plan Multi-purpose Open Space Element
RCFCWCD: ..... Riverside County Flood Control and Water Conservation District
RCIT ..... Riverside County Information Technology
TLMA-BS: ..... Transportation and Land Management Agency-Building and Safety
TLMA-CDR ..... Transportation and Land Management Agency- Center for Demographic Research
TLMA-CE: ..... Transportation and Land Management Agency-Code Enforcement
TLMA-PD: ..... Transportation and Land Management Agency-Planning Department
TLMA-TD: ..... Transportation and Land Management Agency- Transportation Department
TLMA ..... County of Riverside Transportation and Land Management Agency
S: ..... General Plan Safety Element

INITIAL IMPLEMENTATION PROGRAM

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 1	Ensure the County Zoning Ordinance is consistent and compatible with the County of Riverside General Plan and Land Use Map. The major tool for implementing the policies of the General Plan is through a Zoning Ordinance. The Zoning Ordinance should be a coherent, streamlined, and well organized tool for use by the County and others who play a role in implementing the General Plan.	AQ 8.7 LU 1.9, LU 2.1, LU 3.1, LU 4.1, LU 4.3, LU 4.5, LU 7.1, LU 9.4, LU 11.1, LU 12.1, LU 20.11, LU 21.7, LU 22.7, LU 29.2, LU 30.1, LU 30.6, LU 31.1, LU 32.12, LU 33.1 OS 7.5	TLMA-PD		2-4 years	Ordinance 348 Comprehensive Underway
AI 2	Complete the design, initiation, and operation of the General Plan Monitoring System. The General Plan Monitoring System would be used to ensure proper administration of the General Plan. It should be designed to yield the following information and should be keyed to the parcel or parcels involved in any proposed land use designation change: 1. Case Number 2. Location 3. Area in acres 4. Current Use(s) 5. Foundation Component(s) 6. Current Land Use Designation(s) 7. Proposed Land Use Designation(s) 8. Change in acreage allocations by designation 9. Number of net additional dwelling units by density type 10. Dwelling unit allocations according to affordability levels in the Housing Element 11. Amount of square footage of non-residential use by designation type 12. Revised applicable Area Plan statistical table, incorporating change(s) 13. Comments regarding special considerations: geotechnical constraints, traffic constraints, mitigation measures, other policy requirements, fiscal implications, or any other noteworthy factors that would clarify important considerations regarding the project. This information should be developed as part of the staff report on proposed general plan amendments, with the final content added to the General Plan database upon adoption of the amendment. In addition, these statistics can	C 7.1 LU 29.1,LU 30.1, LU 33.3	TLMA-PD		2-4 years	Underway

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	provide direct input to the annual report required by Government Code. Please see the Administration Chapter for more information.					
AI 3	Periodically update project review checklist to ensure that all development projects are reviewed for their impacts on resources on-site and on immediate surroundings. The comprehensive checklist should include, but not be limited to type of use, size, location, economic and fiscal viability, trips generated, infrastructure and service demands, land use compatibility, non-mitigated environmental impacts, aesthetics, impacts on agriculture and open space, buffer zones, and property management. All discretionary projects should include reviews by all relevant County Departments and public agencies that provide infrastructure, facilities or services. Compliance with National Pollutant Discharge Elimination System Permits and legislative mandates should also be considered when updating project review checklists including, but not limited to. the following: SB610 (Water Assessment) SB221(Verification of Sufficient Water Supply) AB 32 (California Global Warming Solutions Act of 2006) SB 375 (Sustainable Communities and Climate Protection Act of 2008) AB 1358 (Complete Street) SB 1468 (General plans: military facilities) SB 1462 (notify the military of certain local planning proposals and development permit applications)	C 2.1, C 2.2, C 2.3, C 4.6, C 6.3, C 7.2, C 11.1, C 16.1, C 16.4, C 16.7, C 16.8 LU 2.1, LU 3.1, LU 4.1, LU 5.1, LU 5.2, LU 5.3, LU 5.4, LU 7.1, LU 7.3, LU 7.4, LU 7.5, LU 7.6, LU 9.2, LU 9.5, LU 10.1, LU 10.2, LU 11.2, LU 13.6, LU 13.7, LU 14.3, LU 14.4, LU 14.5, LU 14.6, LU 14.7, LU 14.8, LU 15.2, LU 15.3, LU 15.4, LU 15.7, LU 15.8, LU 15.9, LU 16.1, LU 16.2, LU 16.3, LU 16.4, LU 16.5, LU 16.6, LU 16.7, LU 16.8, LU 16.9, LU 16.10, LU 16.11, LU 16.12, LU 16.13, LU 20.2, LU 21.2, LU 21.3, LU 22.2, LU 22.3, LU 23.2, LU 25.4, LU 26.2, LU 26.3, LU 27.2, LU 28.3, LU 28.6, LU 28.10, LU 28.11, LU 29.3, LU 29.4, LU 29.5, LU 29.6, LU 29.7, LU 29.8, LU 29.9, LU 30.3, LU 30.7, LU 30.8, LU 31.2, LU 31.3, LU 31.4, LU 31.5, LU 31.6, LU 32.3, LU 32.5-32.12, LU 34.3 OS 1.1, OS 1.4, OS 2.1, OS 3.3, OS 3.4, OS 4.3, OS 4.4, OS 6.1, OS 7.3, OS 8.1, OS 9.3, OS 9.4, OS 20.5, OS 20.6, OS 22.1, OS 22.4, OS 22.5	TLMA-PD		Ongoing	
AI 4	Coordinate and work with other jurisdictions and appropriate agencies regarding land use decisions. Coordination with incorporated cities, adjacent counties, Indian nations, State and Federal agencies, WRCOG, CVAG, LAFCO, and other appropriate agencies' plans and programs would ensure land use and policy compatibility between Riverside County and other jurisdictions, resulting in a coordinated and successful regional planning effort. Compatibility between	C 1.6, C 7.8 LU 1.3, LU 1.5, LU 1.6, LU 1.8, LU 3.5, LU 5.1, LU 5.2, LU 8.5 OS 1.3, OS 1.4, OS 2.3 S ~~3.9, S 5.14, S 7.11~~2.1, S 2.16, S 3.7, S 3.23, S 4.16, S 4.18, S 6.19, S 7.1,	TLMA-PD		Ongoing	

jurisdictions and agencies would also enable the County to work with these

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	groups to develop collaborative growth forecasts and participate in a regional growth visioning process as well as address any unresolved issues arising out of the completion of any adopted MSHCPs and CETAP.					
AI 5	Provide training programs for existing and new employees to ensure the proper implementation of the General Plan. These training services would be used to maintain and expand in-house expertise to adequately review and enforce land use, environmental, design, and safety provisions. Training could include sessions on Land Use Designation Interpretation; Specific Plans; Community Centers; Element, Area Plan and Policy Interpretation; use of Design Guidelines, Implementation, Zoning Regulations and Consistency; and others.	LU 2.1, LU 4.2	TLMA-PD		Ongoing	
AI 6	Initiate a program to facilitate the preparation of Specific Plans for Community Centers designated in the General Plan. Community Centers are designated in key locations throughout the County to indicate areas set aside for more compact and mixed-use development. In order to appropriately develop all of the parcels within the Community Center creatively and to achieve the land's full potential, a single Specific Plan must be prepared. The Specific Plan would serve as a guide for the coordinated development of a multiplicity of individual properties. The Plan should contain provisions outlined in the Community Centers Guidelines in Appendix J.	LU 4.1, LU 29.1, LU 30.1, LU 31.1	TLMA-PD		4-8 years	
AI 7	Prepare a General Plan Status Report annually as required by California Government Code. The County must provide an annual report to the California Office of Planning and Research and the Department of Housing and Community Development on the status of the General Plan and progress in the Plan's implementation. The annual report should include the progress that the County has made in meeting its share of housing needs as well as confirm the General Plan's role as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan. This is an opportunity to sustain attention to the General Plan and integrate it into the budget process.	LU 1.7	TLMA-PD		Ongoing - Annually	
AI 8	Monitor conversion of agriculture lands, plan for each Agriculture Foundation Amendment Cycle and advise Agricultural Task Force for each of the areas identified in the Administration Element: 1) The area covered by the Palo Verde and Desert Center Area Plans and the	LU 20.6	TLMA-PD		Ongoing	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Eastern Desert Land Use Plan; 2) The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and, 3) The area covered by all other Area Plans.					
AI 9	Adopt the General Plan Incentives Program. An Incentives Program should be created that aims to increase the density of some community development land to promote the conservation of multipurpose open space and assist in infrastructure improvements. This program may serve to further facilitate the proposed Community Centers as well.	C 11.4, LU 2.1, LU 3.1, LU 3.4, LU 8.6, LU 9.3, LU 9.4, LU 21.6, LU 22.6, LU 26.5 OS 18.2	TLMA- PD		2-8 years	
AI 10	Ensure that the General Plan remains consistent with the MSHCP(s) and CETAP. The General Plan is one piece of a larger puzzle that is shaping the future land uses for Riverside County. The MSHCPs for both Western Riverside County and the Coachella Valley and CETAP planning processes are the other critical parts of the puzzle. The three parts of the Riverside County Integrated Program rely heavily upon each other to justify land use and policy decisions. It is imperative to constantly strive to integrate the circulation and habitat plans and any future amendments with the land use plan for the County. The MSHCP(s) and CETAP documents, policies, and maps must be folded into the County of Riverside General Plan as well as any city General Plans. In order to properly implement the MSHCPs and CETAP, collaboration between jurisdictions and the County must occur.	C 7.2, LU 3.1, LU 9.1, LU 9.2, LU 24.1 OS 17.1, OS 17.2, OS 17.3, OS 18.1	TLMA-PD	TLMA-TD	Ongoing	
AI 11	Maintain statistical information on the County and provide recommendations for updates to the General Plan data when necessary. Maintain County's statistical information databases. This includes information such as average dwelling units, square feet of nonresidential buildings, revised statistical tables for the Area Plans, updated resource mapping (e.g. agricultural lands, vegetation, mineral and water resources, etc.), new hazards, and others. These numbers can and should be aggregated in any General Plan Amendment package that encompasses several amendment proposals to facilitate an understanding of their cumulative effect. The County will need to prepare appropriate procedural materials to enable the proper information to be developed in conjunction with General Plan amendment applications.	OS 1.2, OS 7.1, OS 9.1, OS 9.2, OS 14.3	TLMA-PD	TLMA- TD RCIT	Ongoing	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 12	Plan, schedule and conduct technical amendments to the General Plan to address any issues concerning its implementation. The technical changes would not affect the overall intent of the General Plan or Land Use Map, but would update them to reflect the current accurate state of the policies, statistics, and land uses. Some of the items considered in this technical amendment could include, but not be limited to mapping errors, statistical errors, a change of community boundary, a change in community designation (Community of Interest, Unincorporated Community, etc.).	Administration Element: Amendment Cycles "General Plan Review Cycle"	TLMA-PD		Ongoing	Through General Plan Review Cycle

EXPANDED IMPLEMENTATION PROGRAM

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Land Use					
	Community Centers Implementation					
AI 14	Implement the Community Center Design Guidelines to guide the preparation of all Community Center Specific Plans.	AQ 8.4, AQ 8.5, AQ 8.6, LU 3.3, LU 4.1, LU 32.2	TLMA-PD		Ongoing	
AI 15	Target one community center per year for development and facilitate initiate the preparation of a Specific Plan for that area.	LU 32.2	TLMA-PD		Ongoing	
	Population Assumption Review					
AI 16	Regularly review and adjust population assumptions and forecasts in conjunction with the Department of Finance, SCAG, WRCOG, and CVAG. This must involve cities and the County in a collaborative process.	LU 1.5	TLMA-PD	RCIT	Ongoing	
	Economic Development Tools					
AI 17	Promote economic development strategies, such as redevelopment areas, enterprise zones, empowerment zones, and fast track program, as a means of stimulating economic development and assembling land parcels to facilitate more competitive business development projects.	LU 8.2, LU 8.4, LU 8.6, LU 8.7, LU 8.8, LU 8.11, LU 11.1	TLMA-PD	EDA	Ongoing	
AI 19	Target three (3) project areas for revitalization each year to stimulate the local economy and further revitalization, create a sense of place, and enhance transit feasibility.	LU 8.4, LU 8.8	TLMA-PD	EDA		
	Fiscal Impact Analyses					
AI 20	Update the Fiscal Impact Model concurrent with the 8-year General Plan review, if necessary.	LU 8.1	TLMA-PD		8-years	
	Spheres of Influence					
AI 21	Work closely with cities and LAFCO on 5-year plans for Spheres of Influence that ensure urban development near existing urban centers is consistent with transportation, habitat, and open space goals.	LU 1.3	TLMA		Ongoing	Board Policy A-59
AI 22	Document the status of Unincorporated Communities and Communities of Interest at the time of each technical amendment to the General Plan to ensure their accurate reference and subsequent designation. If a change in status is appropriate, review the General Plan for possible revisions.					

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Grading Ordinance					
AI 23	Develop a grading ordinance that establishes appropriate grading standards for each General Plan land use category.	LU 4.1, LU 12.1, LU 21.1, LU 22.1, LU 26.1	TLMA-PD	TLMA-BS	5-8 years	Ord. 457
AI 24	Prepare an ordinance that provides density/intensity standards for hillsides and ridgelines, and standards for construction, landscaping, and grading techniques.	LU 4.1, LU 12.1, LU 13.4	TLMA-PD	TLMA-BS	5-8 years	
	Watercourse Setback Regulations					
AI 25	Coordinate flood control and planning efforts to ensure implementation of the General Plan does not hinder watercourses and floodways or jeopardize safety. Prepare and implement a watercourse management system that identifies the functional roles of each water course (e.g., flood control, water recharge, habitat, etc.) and provides appropriate setbacks and permitted uses adjacent to and within designated watercourses and floodways, including incentives to landowners.	LU 3.2 OS 5.1, OS 5.2, OS 5.4, OS 5.5, ~~S 4.1, S 4.2, S 4.3, S 4.4, S 4.6, S4.7, S 4.8, S 4.12, S 4.13, S 4.16, S 4.21~~S 3.1, S 3.2, S 3.3, S 3.4, S 3.5, S3.6, S 3.8, S 3.9, S 3.12, S 3.13, S 3.14, S 3.15, S 3.16, S 3.20, S 3.21	TLMA-PD	RCWCFCD	5-8 years	
	Mobility					
AI 26	Utilize design elements that are provided in the Community Center Guidelines that integrate transit connectivity into land use fabric.	AQ 8.8, AQ 8.9, AQ 9.2, AQ 18.2, AQ 18.5, AQ 20.9 C 1.3, C 4.3, C 12.2 LU 13.4	TLMA-PD	TLMA-TD, Regional/local Transit Agencies, RCTC	5-8 years	
	Infill Assistance					
AI 27	Prepare a comprehensive survey of vacant and underutilized lands within Community Development areas to identify and direct potential developers to infill opportunities.	LU 2.1	TLMA	RC-EDA, RCIT	2-4 years	
AI 28	During development review examine ways to allow publicly-owned vacant parcels to convert to interim, passive use parks and community gardens within urbanized areas.	LU 9.3	TLMA-PD	Riverside County Regional Park & Open-~~S~~Space District	5-8 years	
	Rural Lot Consolidation					

AI 29	Develop a system of programs and incentives that encourages the consolidation of rural lots.	LU 2.1, LU 21.5, LU 22.5, LU 26.4	TLMA-PD		5-8 years	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Rural Village Implementation					
AI 30	Prepare Rural Village Design Guidelines and implement the policies for Rural Village Overlays to allow and/or encourage transfer of density and/or lot consolidation.	LU 2.1, LU 3.3, LU 3.4, LU 21.6, LU 22.6, LU 34.4	TLMA-PD		2-4 years	
	Farmworker Housing					
AI 31	Create standards for farmworker housing.	LU 20.3	TLMA-PD		5-8 years	
	Day Care Facilities					
AI 126	Collaborate with appropriate public, private and non-profit agencies (e.g. local, regional and state agencies, such as the Riverside County Child Care Consortium, First-5 Riverside, ABCD Task Force, Department of Public Social Services, Local Planning Council, Office of Aging and Adult Protective Services) to study the development of day care programs, fill service gaps, increase programs' effectiveness, improve service accessibility, and maximize all available resources in the community.	LU 6.1	TLMA-PD		Ongoing	
AI 127	Incorporate provisions for day care facilities in future density transfer programs.	LU 6.1	TLMA-PD		Ongoing	
AI 128	Develop a standard operating procedure for determining when projects should provide day care facilities that incorporates the following guidelines: i) Determine the level of need for additional day care facilities, and whether the day care facilities could be feasibly located either on the project-site, or on another site in the vicinity; ii) To more effectively identify the level of need, utilized the Geographic Information System (GIS) to illustrate the location, type, and magnitude of growth anticipated in the County; iii)Consider whether a neighborhood park, school, community center, or other community facility exists or is proposed on or in the vicinity of the project-site; iv) Consider whether there is interest by a day care provider in working with the project developer in a private, voluntary arrangement between those parties.	LU 6.1	TLMA-PD		2-4 years	
AI 129	The County will apply for federal and state funds to aid in upgrading existing urban areas.	LU 1.5	TLMA-PD		2-4 years	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 130	When feasible, new development shall be designed and built to allow for the upgrading or expansion of services necessary to upgrade existing unincorporated urban communities; however, new development will not be expected to be financially responsible for providing upgrades.	LU 1.5	TLMA-PD		Ongoing	
AI 131	The County shall support and assist unincorporated urban communities in their efforts to establish "self-help" programs (such as assessment financing districts) necessary to upgrade their communities.	LU 1.5	TLMA-PD		2-4 years	
AI 132	The County will review, and if necessary, amend the General Plan to address infrastructure, housing, and public health needs to assist in transforming identified disadvantaged communities into healthy communities.	LU 1.5	TLMA-PD		2-4 years	
AI 133	Work with Riverside County LAFCO, districts and other service providers, and local advocacy organizations to address housing-related infrastructure needs in disadvantaged unincorporated communities in the county. The County will participate in outreach and information gathering events and strategy sessions, contribute to efforts to identify and estimate the cost of potential infrastructure improvements, and pursue funding sources to complete necessary upgrades.	LU 1.6	TLMA-PD		1-2 years	
AI 134	As a condition of approval for development in new growth areas, require that developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities. In addition, require that properties to be developed be either annexed into a special district or included in a newly formed special district or community service district prior to project approval. Coordinate with agencies and community groups to explore annexation potential and time frames.	LU 5.2	TLMA-PD		Ongoing	
AI 135	Continue to monitor health and safety issues related to poor water quality in wells due to arsenic contamination in unincorporated disadvantaged communities in the county. Explore funding opportunities for loan or grant programs to provide other water supply options or to address the arsenic contamination.	LU 5.2	TLMA-PD		Ongoing	
	Circulation					
	Utilities					
AI 32	Develop a program and priority list (including funding, location and timing) to underground utility structures where feasible.	C 25.2 LU 5.1, LU 5.2, LU 14.1, LU 14.3, LU 14.5	TLMA-TD		Ongoing	Underground Utility Conversion

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
						Program (Rule 20-A)
	Multi-purpose Trails and Bikeways Acquisition					
AI 33	When feasible, acquire trail easements through subdivisions and development approvals in compliance with the County's trail system Master Plan.	C 16.1, C 16.4, C 18.1 LU 14.2	TLMA-PD	Riverside County Regional Park & Open-Space District	Ongoing	Through development proposal review
AI 34	Maintain an inventory of all trail easements and Class I bikeways that have been dedicated and acquired, either unimproved or improved, throughout the County.	C 16.5, C 17.1	TLMA-PD	Riverside County Regional Park & Open-Space District	2-4 years	
AI 35	Identify gaps in the trail and bikeway systems and prioritize location and timing of improvements to complete trail segments.	C 16.2, C 16.6	TLMA-PD	Riverside County Trails Committee	2-4 years	
AI 36	Acquire funding and grants to implement trails that have been designated but never constructed as well as gaps within the trails and bikeways system.	C 15.2, C 16.6, C 16.7, C 18.3	TLMA-PD	Riverside County Regional Park & Open-Space District	Ongoing	
AI 37	Pursue funding sources, including public/private partnerships, that encourage the development of linear parks and greenways that would include multi-use trails.	C 18.3	TLMA-PD	Riverside County Regional Park & Open-Space District	Ongoing	
AI 38	Study the feasibility of establishing a system for acquiring open space easements from private landowners for trail corridors in return for tax incentives in accordance with the California Land Conservation Act of 1965.	C 16.7	TLMA-PD	Riverside County Regional Park & Open-Space District, Riverside County Trails Commission	Ongoing	
AI 39	Establish standards for and acquire multi-purpose trail easements that provide enough width to include vegetation, paving, fencing, and equestrian components.	C 16.7 LU 14.3	TLMA-PD	Riverside County Trails Committee	2-4 years	
AI 40	Consult the Riverside County Regional Park and Open-Space District's Trail Development Standard, General Plan Trails and Bikeway maps, and MSHCP for development standards and restrictions on trail use when any trail segment is being considered for development, construction, or use.	C 16.7 LU 3.2	TLMA-PD		Ongoing	Through development review process

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 41	Consult the County Regional Parks and Open Space District and the Riverside County Trails Committee as part of the development review process regarding any development proposals that are adjacent to an existing or proposed trail segment.	C 1.6, C 16.7, C 17.1 LU 2.1, LU 4.1, LU 4.2, LU 13.4, LU 14.2	TLMA-PD	Riverside County Regional Park & Open-Space District	Ongoing	Through development review process
AI 42	Incorporate converted railroad trails into Riverside County components of a statewide bicycle trail plan.	C 16.6, C 16.7	TLMA-PD	Riverside County Trails Committee	Ongoing	
	Transportation					
AI 43	Coordinate with RCTC and SCAG to develop a truck lane plan.	AQ 17.7 C 23.1, C 23.8 LU 30.2	TLMA-TD		2-8 years	
AI 45	Develop locational standards and criteria to ensure the proximity of new County facilities to transit corridors and existing and planned bicycle commuting routes.	C 4.3, C 4.8	TLMA-PD	EDA-Facilities Management	2-4 years	
AI 46	Cooperatively work with local transit agencies regarding new bus service to any new government facility that is not located along or within 1/8 mile of a transit corridor.	C 1.6	TLMA-PD		Ongoing	Through project development rview
	TDM/Carpool/Rideshare					
AI 47	Continue to promote carpool and rideshare programs that reinforce the County's Transportation Demand Management (TDM) Guidelines	AQ 10.1, AQ 10.2, AQ 19.4, AQ 20.1, AQ 20.2, AQ 20.3, AQ 20.4, AQ 20.5, AQ 20.7 C 22.1, C 22.2	County of Riverside Human Resources		Ongoing	Board Policy K1, K2 and K3 Ord. 348 Section 18.12 e: "Off Street Vehicle Parking-Alternative Programs for Parking"
AI 48	Create and provide parking incentives for carpooling.	AQ 10.3, C 22.2	TLMA-PD		Ongoing	Ord. 348 Section 18.12 e: "Off Street Vehicle Parking-Alternative Programs for Parking"
	Local Agency and Property Owner Coordination					

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 49	Through the update of the County General Plan, conduct a review of the status of city and County Circulation Plans, as well as those of adjacent counties, and the impacts that new development and proposed development will have on the County's Circulation System.	C 1.1, C 1.5, C 3.27, C 4.9, C 7.1, C 7.3	TLMA- TD	TLMA-PD	Ongoing	
AI 50	Convene a task force consisting of County staff, local cities, WRCOG, and CVAG to coordinate circulation standards, CETAP corridors, and circulation planning.	C1.6, C 7.1, C 7.3, C 7.4, C 7.5, C 7.8, C7.9, C 10.1, C 12.1	TLMA- TD	TLMA-PD	Ongoing	
AI 51	Develop a process to coordinate with Caltrans to identify ultimate freeway ROW's, prioritize ROW acquisition, and work with property owners to acquire the entire, or necessary portions of, the property.	C 3.17, C 3.18, C 3.19, C 7.3	TLMA- TD		Ongoing	
AI 52	Develop a process to obtain the ROW needed from private property owners to implement transportation corridors or public transit.	C 3.17, C 7.2, C 11.1	TLMA- TD		Ongoing	Ord. 669, Board Policy G-4, Ord. 460, Ord. 461
AI 53	Identify phasing of and funding sources available to establish transportation corridors.	AQ 14.4, AQ 20.1, AQ 20.2, AQ 20.3, AQ 20.5, AQ 20.7 C 7.1, C 8.1, C 8.8	TLMA- TD		Ongoing	Transportation Improvement Program
AI 54	Develop a proactive community outreach program to educate property owners about the current status of transportation corridor alignments and the possibility of future dedications and potential impacts to their properties.	C 7.2	TLMA- TD		Ongoing	
	Multi-purpose Open Space					
	Hydrological Programs					
AI 55	Establish and maintain a centralized water resource database that incorporates surface and groundwater data and provide for the public dissemination of water resource information.	OS 1.2, OS 1.3	TLMA-PD	RCWCFCD	Ongoing	
AI 56	Develop and maintain an inventory of sites within the County that are suitable for groundwater recharge. The sites should be incorporated into the County GIS and included in the water resource database.	OS 4.1, OS 4.2, OS 4.3, OS 6.3	TLMA-PD	RCWCFCD	Ongoing	
AI 57	Coordinate with Riverside County Flood Control and Water Conservation District to design and initiate conservation and recharge programs to increase the supply of potable water in the County.	OS 1.4, OS 2.1, OS 2.2, OS 2.5, OS 3.7, OS 4.1, OS 4.2, OS 4.3, OS 4.6, OS 4.8	TLMA-PD	RCWCFCD	Ongoing	
AI 58	Develop and implement public educational outreach designed to increase public participation in water conservation and water quality awareness.	OS 1.3, OS 2.1,OS 2.3, OS 2.4	TLMA-PD	RCWCFCD	Ongoing	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 130	Establish a Landscape Review Division within the Planning Department to review development proposals and ensure the implementation of the County's Water Efficient Landscape Ordinance No. 859.	OS 1.4, OS 2.1	TLMA-PD		Ongoing	Ord. 859
AI 131	Work with water districts to develop data base that identifies current and future recycled water facilities and develop policies that ensure that requisite purple pipe components are installed as part of the landscape review process. Coordinate County's water-efficiency policies and programs with water service providers.	OS 1.4, OS 2.3	TLMA-PD		Ongoing	
AI 132	To manage storm water and urban runoff incorporate design elements, such as: (1) Incorporation of permeable paving for parking surfaces, driveways, sidewalks and other surfaces requiring hard materials; (2) narrower streets and less pavement; (3) street parkways with vegetated bio-swales; (4) multi-functional open drainage systems in lieu of more conventional curb-and- gutter systems such as a curb and swale system, concave street medians that capture water, and cul-de-sac circles that provide a concave, landscaped circle to capture water; and (5) home lots and public area design that incorporates water capture, biofiltration, and other measures.	OS 4.7	TLMA-PD		Ongoing	Through development review process
	Floodplain and Riparian Management					
AI 59	Coordinate with Riverside County Flood Control and Water Conservation District to create a hierarchy of waterways within the county by establishing a system for defining and graphically delineating the floodplains, watercourses, streams, wetlands, and buffer zones. When necessary update data and maps in the General Plan and the Riverside County Land Information System.	OS 5.1, OS 5.2, OS 5.3, OS 5.4 ~~S 4.19, S 4.20, S 4.22~~S 3.1, S 3.2, S 3.3, S 3.4, S 3.5, S 3.20, S 3.21, S 3.22	TLMA-PD	RCWCFCD	4-8 years	
AI 60	Coordinate with Riverside County Flood Control and Water Conservation District to develop a set of guidelines for floodway, floodplain, floodplain fringe, and wetland preservation and management that includes incentives for limiting development in and around these designated areas.	C 20.3, C 20.4, C 20.5 LU 2.1, LU 3.2 OS 5.1, OS 5.2, OS 5.3, OS 5.4, OS 5.5, OS 5.6, OS 5.7 S 3.1, S 3.2, S 3.3, S 3.4, S 3.5, S 3.20, S 3.21, S 3.22~~S 4.4, S 4.5, S 4.7, S 4.8, S 4.9, S 4.19~~	TLMA-PD	RCWCFCD	4-8 years	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 61	Develop guidelines for establishing wetland buffer zones in conjunction with floodway setbacks addressing both their form and delineation and methods for their implementation, including incentives to landowners.	LU 3.2 OS 5.6, OS 6.2 ~~S 4.5, S 4.20~~S 3.4, S 3.5	TLMA-PD	RCWCFCD	4-8 years	
AI 133	Develop a model for determining minimum setbacks from floodway boundaries.	OS 5.3	TLMA-PD			
AI 134	Develop an educational outreach program for the agricultural community through the Agricultural Commissioner's office, Farm Bureau, and University Agricultural Extension regarding the many benefits of locating crops outside watercourses and floodplains.	OS 5.7	TLMA-PD	Riverside County Agricultural Commissioner's Office	4-8 years	
AI 135	The county will refine the Blueline Stream data (Figure OS-1) as appropriate with new datasets such as the National Hydrography Dataset (NHD) prepared by the USGS that shows different types of watercourses.	OS 5.7	TLMA-PD		2-4 years	
	Energy Resource Efficiency and Conservation					
AI 62	Establish an Innovative Buildings Review Committee, empowered by the County Building Official and comprised of professionals with specific expertise in sustainable, energy-efficient building, to review development and building proposals for more efficient consumption of resources.	AQ 5.2 LU 4.1 OS 2.1, OS 2.2, OS 3.7, OS 11.1, OS 11.3, OS 16.1, OS 16.9, OS 16.10	TLMA-PD, TLMA-BS			CAP
AI 63	Work with public utilities, University of California, K-12 schools, community colleges, adult education, county departments, cities and others that have existing outreach programs to organize a coordinated program for promoting energy conservation.	OS 11.2, OS 11.3, OS 16.5, OS 16.9	TLMA		Ongoing	CAP
AI 64	Work with public utilities and the private sector to develop outreach programs designed to inform small businesses about the cost and benefits of energy efficiency, including technical options, funding, and incentive programs.	OS 11.2, OS 11.3, OS 16.5, OS 16.9	TLMA-PD		Ongoing	CAP
AI 65	Develop and distribute an informational brochure that describes passive solar designs (e.g., orientation of buildings, vegetative shading, light colored roofs, day lighting, etc.) and other energy-efficiency features.	OS 11.1, OS 16.9	TLMA-PD, TLMA-BS		Ongoing	CAP
AI 66	Prepare and implement incentives for the use of solar energy systems and energy-efficient equipment forheating swimming pools.	OS 11.1	TLMA-PD, TLMA-BS			
AI 67	Distribute and periodically update guidelines to factor the costs and benefits of energy-efficient equipment into purchasing decisions.		County of Riverside		Ongoing	Board Policy A-64

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
			Purchasing Department			
AI 68	Require County specifications for bids on major energy-using devices to contain energy-saving estimates.	OS 16.2, OS 16.7	County of Riverside Purchasing Department		Ongoing	
AI 69	Consult with the appropriate utility company to take advantage of cost-saving opportunities related to purchasing energy-efficient items through utility rebates.	OS 16.7	EDA- Facilities Management		Ongoing	
AI 70	Include in the Development Code provisions for passive and active solar devices and state of the art energy conservation measures in development projects.	OS 11.1, OS 11.4, OS 16.2, OS 16.9, OS 16.10	TLMA-PD		Ongoing	CAP
AI 71	Create a geothermal and biomass resources team to research the feasibility of implementing the use of renewable energy sources on a countywide basis.	OS 12.1, OS 13.1	TLMA-PD		Ongoing	CAP
AI 72	Develop a regulatory review process to initiate changes in County ordinances that stem from the Wind Implementation Monitoring Program (WIMP).	OS 10.2	TLMA-PD		Ongoing	CAP
AI 73	Create an energy conservation and planning program that addresses present shortcomings and future possible shortages or needs as well as present consumption. Create a supporting energy database.		TLMA-PD		2-4 years	
	Infrastructure					
AI 74	Review infrastructure plans submitted as part of development applications to prevent services and utilities designated for urban uses from being installed or expanded in open-space areas.	LU 5.1, LU 5.2, OS 20.2, OS 20.3	TLMA-PD		Ongoing	Through development review process
	Interagency Coordination					
AI 144	Develop a cultural resources program in consultation with Tribes and the professional cultural resources consulting community.	OS 19.2	TLMA-PD		2-4 years	
AI 145	To the extent feasible, allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state.	OS 19.4	TLMA-PD		Ongoing	
	Natural Resource Management					

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 77	Continue to enforce the County's Guidelines for properties with Oak Tree Resources.	OS 9.4	TLMA-PD		Ongoing	
AI 78	Monitor the conversion of vacant or agricultural land and native vegetation into vineyards and evaluate land for potential or existing Oak Tree Woodlands.	OS 7.2, OS 7.3, OS 9.4	TLMA-PD		Ongoing	
AI 79	Develop a public process for identifying, defining, mapping, and protecting County scenic resources, scenic vistas, scenic corridors, viewsheds, and natural landmarks.	C 19.1 LU 14.1, LU 14.6 OS 9.3, OS 21.1	TLMA-PD		2-8 years	
	Safety					
	Hazard Data/Information Maintenance					
AI 80	Develop a program to maintain and modify the fault and study zone maps as new data is generated.	S 2.1	TLMA-PD	RCIT	Ongoing	
AI 81	Identify potentially hazardous structures and inventory them in a GIS database. Conduct follow-up structural surveys of high-vulnerability structures identified in the inventory.	S 1.~~4~~5, S 2.2, S 6.17	Fire Department, OES	TLMA-PD TLMA-BS, TLMA-CE	Ongoing	
AI 81.1	Riverside County Planning and Riverside County Fire will coordinate to mitigate previously developed areas that do not meet Title 14 California Code of Regulations Section 1270 et seq. or equivalent local ordinance.	S ~~5~~4.1, S 4.12	TLMA, Fire Department		2-8 years	
AI 81.2	Identify and map existing residential structures that do not conform to contemporary fire standards in terms of building materials, perimeter access, and vegetative hazards in VHFHSZ or SRA by fire hazard zone designation.	S ~~5~~4.1, S 4.7	TLMA, Fire Department		2-8 years	
AI 82	Conduct periodic loss estimations (scenarios) based on inventory and geologic conditions, to track the County's exposure to disaster, and to quantify cost-benefit ratios of mitigation activities. Consider the threat to critical infrastructure systems and factor in potential from future climate change conditions, particularly floods, wildfires, and extreme heat. Additionally, consider the threat from loss of service to senior citizens, low-income households, linguistically isolated persons, and other frontline communities.	S ~~7~~6.5, S 6.9, S 6.26, S 6.30, S 6.32	Fire Department, OES	RCIT, WRCOG, CVAG	Ongoing	
AI 83	Update dam inundation GIS data when new information becomes available from the California Office of Emergency Services.	S 43.17, S 43.19, S 6.14	TLMA-PD	RCIT	Ongoing	Through General Plan Review Cycle

AI 84	Request a vulnerability study from CalTrans to facilitate emergency response planning.	S 6.9, S 6.13, ~~7~~6.15, S 6.31	Fire Department, OES	WRCOG, CVAG	Ongoing	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 85	Enact and employ a short-term hazard notification system based on foreshock probabilities and other indications of approaching or imminent disaster events.	S ~~7.13~~6.2, S 6.6, S 6.14, S 6.29	Fire Department, OES		2-8 years	
AI 86	Compile all disaster incidences into the GIS database.	S ~~7.6~~6.8	Fire Department, OES	RCIT	Ongoing	
AI 87	Electronically archive all geotechnical reports and other data relevant to hazard mitigation.		TLMA-PD		2-4 years	
AI 88	Create a countywide Safety Guidelines manual that outlines proper protocol for assessing unsafe buildings, creating emergency response and recovery plans, and updating flood and geotechnical information.	S 1.45, ~~S 4.17, S 4.19, S 5.14, S 5.9, S 7.14, S 7.15~~, S 3.1, S 3.13, S 3.17, S 4.3, S 4.12, S 4.15, S 4.16, S 4.18, S 5.1, S 6.1, S 6.11, S 6.13, S 6.25, S 7.1, S 7.9	TLMA, Fire Department, OES		2-8 years	OES- Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan, OES- Water and Dam Emergency Response, Ord. 839
AI 148	Identify existing at-risk public facilities and pursue opportunities to improve resilience as resources are available.	S 1.2, S 2.12, S 3.11, S 3.13, S 4.12, S 6.16	Facilities Management		2-8 years	
AI 149	Update projections of future climate conditions, climate-related hazards, and the County's Climate Change Vulnerability Assessment, and accompanying General Plan policies when new local, regional, and state level climate hazard data are available.	S 7.1, S 7.2, S 7.3	TLMA-PD		Ongoing	

	Public Notification/Education					
AI 89	Require tagging of seismically vulnerable buildings to inform occupants that the building could be unsafe in the event of an earthquake.	S 1.54	TLMA-CE		Ongoing	Ord. 839
AI 90	Post visible notices or plaques on buildings that are considered unsafe in an earthquake or commending property owners who have completed mitigation efforts.	S 1.54	TLMA-CE		Ongoing	
AI 91	Utilize the GIS hazard mapping database to attach environmental constraints, including wildfire data to each property title and make the data publicly available on the Riverside County Land Information System (RCLIS) web site.	LU 2.1, S 2.1, S 4.7, S 54.21, S 7.2	RCIT		Ongoing	
AI 92	Develop a hazard notification program that requires property owners to sign a notice confirming their awareness and acceptance of unmitigated risk identified in engineering geologic/geotechnical investigation reports. The notice should be made part of the deed and passed on to future buyers, users, or residents.	S 3.122.19	TLMA			

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 93	Develop a series of educational seminars that can be given to homeowners, schools, or civic groups and promote their availability. Through ▪ Increasing awareness through Safety Fairs, Open Houses, Places of Worship, Community Centers and School Visits and Curriculum Presentations. ▪ Disseminating informational brochures on topics such as residential Fire Sprinkler Maintenance, commercial design and construction standards, development and construction requirements in the fire hazard areas. ▪ Disseminating information on established evacuation routes and plans in high fire hazard zones. ▪ Providing training and training resources (audio-visual and digital) that includes specific instruction on fire protection planning or engineering, fire hazard reduction techniques that ensure effective fire prevention inspection compliance. ▪ Focused educational efforts for frontline communities through partnerships with community groups and Tribal governments, including sharing information about available funding and other resources for increased fire resilience.	~~S 3.14, S 5.21, S 7.19~~S 4.15, S 4.25, S 6.2, S 6.14, S 6.26, S 6.27, S 6.28, S 6.29, S 6.30, S 6.31, S 6.32	Fire Department, OES			
AI 94	Develop a hazard mitigation web site, which includes updated information in multiple languages about hazard conditions and what community members can do to improve resilience, and regularly advertise its existence.	~~S 7.22, S 7.23~~S 6.26, S 6.28, S 6.29, S 6.30, S 6.31	Fire Department, OES			
AI 95	Develop a photographic database of "typical" hazard situations for use in conveying hazard awareness to the public.	S ~~7.23~~6.26, S 6.30	Fire Department, OES			
AI 96	Make available pamphlets, brochures, and in-house expertise to educate homeowners on each natural hazard and home mitigation and resilience strategies.	S 4.13, S 4.14, S ~~5.11, S 5.4, S 7.19~~6.26, S 6.30	Fire Department, OES		Ongoing	
AI 97	Provide incentives for County employees to make outreach appearances at schools, businesses, and community groups to promote public safety.	S 4.13, S 4.14, S 6.3, S 6.26, S 6.30~~S 3.14, S 7.2~~	County of Riverside Human Resources		Ongoing	

AI 98	Coordinate community volunteerism and involvement in hazard mitigation and disaster preparedness.	S ~~43~~.14, S 6.~~4~~26	Fire Department, OES		Ongoing	Citizen Corps, Community Emergency Response Team (CERT), California Disaster Corps, Radio Amateur

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
						Civil Emergency Service (RACES)
AI 99	Build redundancy into the County web site host to reduce its vulnerability in a disaster.	S ~~7.22, S 7.23~~6.26, S 6.29, S 6.30	RCIT		Ongoing	
AI 150	Work with local jurisdictions, Tribal governments, and community-based organizations to support implementation of community-identified resilience projects.	S 4.16, S 6.32	County of Riverside	WRCOG, CVAG	Ongoing	
AI 151	Identify existing community facilities that could serve as resilience hubs, emphasizing locations that are easily accessible to vulnerable populations.	S 6.23	OES		2-4 years	
AI 152	Work with electrical providers to secure backup power supplies in advance of extreme heat events, severe weather, or other pending disasters. Ensure that these supplies are made available to communities experiencing a loss of electrical service, emphasizing access for frontline communities or others who may face severe impacts from a loss of power.	S 2.1, S 6.15, S 6.16, S 6.19, S 6.21, S 6.24	OES		2-4 years	
	New Policy/Regulation/Mitigation Measures					
AI 100	Develop a mandatory retrofit ordinance covering unsafe buildings. Create follow-up procedures to ensure that required building retrofits are completed.	~~S 1.4, S 3.7~~S 1.2, S 1.5, S 2.14, S 3.9, S 6.16	TLMA-BS		Ongoing	Ord. 839
AI 101	Develop an ordinance to require correction of nonstructural hazards in privately owned commercial and industrial facilities, especially for critical facilities.	S 1.2, S 1.5, S 2.14, S 3.9, S 4.12, S 6.16, S 6.17~~S 4.12, S 4.14, S 7.9~~	County of Riverside		5-8 years	
AI 102	Investigate the feasibility of forming assessment districts or geologic hazard abatement districts to encourage cost-effective and tax-reduced measures to mitigate existing seismic, landslide, erosion, or subsidence hazards.	S 2.9	County of Riverside		5-8 years	
AI 103	Prepare a disaster recovery and reconstruction ordinance.	S ~~7.18, S 5.21~~6.25	County of Riverside		5-8 years	OES- Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan
AI 153	Collaborate with Tribal governments, incorporated cities, and community-based organizations to explore a program to improve resilience in mobile homes, including from air pollution, seismic hazards, water contamination and reliability, and extreme heat.	S 6.26, S 7.2, S 7.9, S 7.13, S 7.14	County of Riverside		Ongoing	

AI 154	Explore creating a program to investigate and address illegal dumping issues in coordination with Tribal governments and incorporated cities.	S 6.32	County of Riverside		2-4 years	
AI 155	Collaborate with utility companies to support and enhance grid reliability during regular operations and extreme conditions, prioritizing grid infrastructure that is most at risk or most vulnerable to disruption from hazard events.	S 2.1, S 6.15, S 6.16, S 6.19, S 6.21, S 6.24	County of Riverside		2-4 years	
	Staffing					
AI 104	Engage a qualified specialist to regularly review available technology suitable for hazard reduction, mitigation, or emergency response and recovery.	S ~~2.8, S 3.1~~.19, S 4.18, S 6.10	Fire Department, OES		Ongoing	
AI 104.1	Prepare Community Wildfire Protection Plans (CWPP) for communities identified, specifically areas within the SRA/VHFHSZ. • Work with key stakeholders to develop the CWPPs. • Work with local fire districts, CAL FIRE, and federal and state land management agencies to prioritize pertinent transportation-related recommendations in the Community Wildfire Protection Plans (CWPP).	~~S 5.3, S 5.21~~S 4.1, S 4.18, S 4.19	TLMA		2-8 years	
AI 104.2	Ensure that the Riverside County Regional Transportation Plan (RTP) and the Riverside County Circulation Element contain adequate policies pertaining to fire infrastructure, e g., turnouts, helispots, and safety zones.	C 1.2, C 1.6, S. ~~5.26~~4.12, S 6.15	TLMA, Fire Department, OES		2-8 years	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 104.3	Approval of parcel maps and tentative maps is conditional based on meeting regulations adopted pursuant to Sections 4290 and 4291 of the Public Resources Code, particularly those regarding road standards for ingress, egress, and fire equipment access.	C 3.24	TLMA, Fire Department, OES		Ongoing	
AI 104.4	Continually update the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.	S.~~5.25~~4.18, S 4.19	TLMA, Fire Department, OES		Ongoing	
AI 104.5	Develop a post-fire life and safety assessment that meets the following criteria: • Framework for rapid post-fire assessment and project implementation (to protect from flooding, water quality degradation, sediment transport, and other risk reduction) • Identifies areas vulnerable to flood and landslide post wildfire.	S.~~7.18~~6.3, S 6.25	TLMA, Fire Department, OES		2-8 years	
AI 104.6	Develop burn area recovery plans, evaluation processes, and implementation actions that will include the following: • Encourage tree and biomass salvage and reforestation activities, create resilient and sustainable landscapes, and restore functioning ecosystems. • Establish goals and policies for consideration of wildlife habitat/endangered species into long-term fire area recovery and protection plans, including environmental protection agreements such as natural community conservation plans. • Incorporate native species habitat needs as part of long-term fire protection and fire restoration plans.	S ~~5.3, S 7.18~~4.23	TLMA, Fire Department, OES		2-8 years	
AI 156	Work to secure funding to support resilience retrofits for public and privately-owned buildings, facilities, and infrastructure. Emphasize funding for buildings, facilities, and infrastructure that are most at risk of hazard events and provide critical support to vulnerable populations.	S 1.2, S 1.5, S 2.14, S 3.9, S 4.12, S 6.16	County of Riverside		Ongoing	
	Noise					

AI 105	Prohibit or mitigate harmful or unnecessary noise within the County.	C 6.7, C 9.4 N 1.3, N 1.5, N 2.1, N 2.2, N 2.3, N 3.1, N 3.2, N 4.1, N 4.2, N 4.3, N 4.4, N 4.5, N 4.6, N 5.2, N 6.3, N 6.4, N 9.2, N 9.4, N 9.5, N 13.1, N 13.2, N 13.4, N 14.6, N 14.7, N 15.2, N 15.3, N 16.1, N 18.1	TLMA-PD, TLMA-CE		Ongoing	Ord. 847
AI 106	Examine the existing and projected future noise environment when considering any new development, and when considering amendments to the circulation element.	N 1.4, N 1.5, N 1.7, N 3.4, N 4.3, N 4.7, N 4.8, N 9.3, N 9.6, N 9.7, N 11.1, N 11.2, N 11.3, N 11.5, N	TLMA-PD, TLMA-TD		Ongoing	Ord. 847

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
		14.3, N 14.5, N 15.1, N 18.4, N 18.6, N 18.7, N 19.5				
AI 107	Review proposed zone changes to ensure consistency between zoning and the affected noise environment.	C 20.8 N 1.1, N 1.2, N 1.6, N 1.7, N 2.2, N 3.1, N 3.3, N 3.6, N 3.7, N 4.5, N 4.7, N 4.8, N 6.3, N 13.3, N 14.5, N 15.1, N 15.3, N 18.6, N 18.7, N 19.5	TLMA-PD		Ongoing	
AI 108	Establish a Noise Abatement Program	N 1.5, N 1.8, N 6.1, N 6.2, N 6.4 , N 10.1, N 10.2, N 10.4, N 11.4, N 12.1, N 12.2, N 13.1, N 13.2, N 13.4, N 14.2, N 14.4, N 14.6, N 14.7, N 15.1, N 19.2	TLMA-PD		Ongoing	Ord. 847,
AI 109	Accurately produce existing and future noise contours for major noise sources within the County including rail, street, manufacturing facilities, helipads, airports, and heliports.	N 1.4, N 3.5, N 4.3, N 11.1, N 11.2, N 11.3, N 11.5, N 17.1, N 17.2, N 17.3, N 18.3,N 18.6, N 18.7, N 18.8, N 19.1, N 19.3	TLMA-PD		Ongoing	Through General Plan Review Cycle
	Air Quality					
	Regional Air Management					
AI 110	Participate in the development and update of the regional air quality management plans required under Federal and State law.	AQ 1.3, AQ 19.1, AQ 22.1 C 20.13	TLMA-PD		Ongoing	
AI 111	Develop Air Quality policies for the South Coast, Salton Sea, and Mojave Air Basins. (Coordinate policy efforts with the following agencies; Environmental Protection Agency (EPA), South Coast Air Quality Management District (SCAQMD), Southern California Association of Governments (SCAG), Western Riverside Council of Governments (WRCOG), Coachella Valley Association of Governments (CVAG), and the Mojave Desert Air Quality Management District (MDAQMD).	AQ 1.1, AQ 1.2, AQ 1.4, AQ 1.5, AQ 1.10, AQ 4.10, AQ 17.4, AQ 19.1, AQ 22.1, AQ 20.25	TLMA-PD		2-4 years	
	Legislation					
AI 113	Collaborate with State and federal elected officials to develop legislative proposals which: Promote cleaner industry, clean fuel vehicles and more efficient burning engines and fuels. Permit the County to promote creative air quality programs, which otherwise could not be implemented. Require stricter control measures for bias belted tires, smoking vehicles and vehicles that spill debris on our streets and highways, to better control particulate matter.	AQ 1.7, AQ 1.8, AQ 1.9, AQ 16.2, AQ 19.1	TLMA		Ongoing	CAP

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Sensitive Receptors					
AI 114	Create an Urban Tree Planting Program. The program should focus especially on protecting sensitive receptors from air quality impacts associated with existing and future development. A mitigation fee should be established to fund the program.	AQ 2.1, AQ 2.2, AQ 2.3, AQ 2.4,	County of Riverside		5-8 years	
	Overall Vehicular Emissions Reduction					
AI 115	Create Transportation Management Associations (TMAs) to reduce vehicular emissions.	AQ 3.3, AQ 20.8	County of Riverside		2-4 years	
AI 116	Prepare an ordinance requiring major outdoor events to provide remote parking and shuttle services as well as discounted parking incentives for carpoolers.	AQ 11.1, AQ 11.2, AQ 11.3, AQ 11.4	TLMA-PD		5-8 years	
AI 117	Implement traffic synchronization programs to improve traffic flow.	AQ 12.1, AQ 12.2, AQ 12.3, AQ 20.7, AQ 20.8, C 21.4, C 21.7, C 24.1	TLMA-TD	TLMA-PD	Ongoing	
AI 118	Establish a program to convert County-owned vehicles to alternative fuels.	AQ 13.1, AQ 20.27, C 20.14	County of Riverside Purchasing Department			Board Policy D-2 and A-64
AI 119	Locate, map, inventory, and develop priorities for all at-grade railroad crossings where transit interrupts the flow of traffic and initiate Public Utilities Commission requests for grade separations.	AQ 12.4 C 13.5, C 23.4, C 23.5	TLMA-TD		Ongoing	
	Particulate Matter					
AI 120	Develop stricter control measures for the length of time commercial trucks may be idled, in collaboration with the EPA, SCAQMD and MDAQMD.	AQ 16.3, AQ 17.9, AQ 22.1	TLMA-PD		Ongoing	Through development review
AI 121	Create a plan to identify and meet State and federal guidelines for diesel emissions.	AQ 16.4, AQ 17.8	TLMA-PD		0-2 years	CAP
AI 122	Create a mitigation program to minimize impacts of projects that divert water from the Salton Sea. Thereafter, create an air quality monitoring program in the Coachella Valley designed to measure the impacts of these projects and amend the Air Quality Element as needed to meet state and federal air quality standards.	OS 1.3	TLMA-PD		Ongoing	

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 123	Identify and encourage alternative farming practices that farmers will find acceptable yet will reduce the impacts of particulate matter in the air.	AQ 17.1, AQ 17.5	TLMA-PD	County of Riverside Agriculture Commissioner's Office	Ongoing	
	Greenhouse Gas Emission Reduction Strategy					
AI 146	Adopt and implement a Climate Action Plan (CAP) and incorporate the included Implementation Measures (IMs) into the General Plan as an Appendix. The CAP includes a variety of IMs set forth by the Federal and State governments (known as Reduction Measures, A.K.A. "R-measures") Reduction Measures required by Federal and State law are shown as "R-1" Measures and are already required of all development applications and municipal operations. The CAP expands further on this practice and incorporates local Reduction Measures or R-2 Measures. The list of R2 measures divided into eight major categories, which are transportation, land use, energy use, water and biota use, waste generation, municipal (i.e., County) operations and existing uses not otherwise covered. efficiency the County can incorporate into the new development projects are to achieve an AB 32 compliant reduction target of 15% below existing emissions levels by the year 2020.	AQ 17.10, AQ 18.3, AQ 19.2, AQ 20.1, AQ 20.2, AQ 20.3, AQ 20.4, AQ 20.5, AQ 20.7, AQ 20.8, AQ 20.20, AQ 20.24, AQ 20.25, AQ 20.27, AQ 20.28, AQ 20.29, AQ 20.30, AQ 21.4, AQ 22.1, AQ 24.1, AQ 25.1, AQ 25.3, AQ 26.1, AQ 27.1, AQ 27.2, AQ 28.2, AQ 29.1, AQ 29.2, AQ 29.3	TLMA-PD			
AI 147	Adopt, implement, and update a set of community protocol implementation and design measures to aid in the reduction of GHG emissions from new development authorized under the Land Use Element of the General Plan. The CAP includes Appendix F (Screening Tables) which incorporates the R-1, R-2, and the voluntary R-3 Reduction Measures from the CAP along with standardized reduction values (or points) that are associated with each set of reduction measures. In order for new development projects to achieve compliance with the County's CAP and \therefore with the County's General Plan, each project must achieve a minimum of 100 points for their project or provide an independent GHG emissions reduction analysis with equivalent reductions in GHG emissions.	AQ 17.10, AQ 18.4, AQ 18.5, AQ 19.3, AQ 19.4, AQ 20.10, AQ 20.11, AQ 20.12, AQ 20.13, AQ 20.18, AQ 20.19, AQ 20.21, AQ 20.23, AQ 20.26, AQ 21.1, AQ 21.2, AQ 22.1, AQ 23.1, AQ 23.2, AQ 26.1, AQ 26.2, AQ 27.1, AQ 28.1,	TLMA-PD			
	Housing (action plan summary provided in the Housing Element)					
AI 124	Implement the 5 8-year Action Plan of the Housing Element in the General Plan. The 5 8-year Action Plan is located both in the Housing Element and at the end of this appendix.	AQ 6.1	TLMA-PD	RC-EDA	Ongoing	General Plan Review Cycle
AI 125	Ensure consistency with the Housing Element and the adopted General Plan.	LU 3.1	TLMA-PD	RC-EDA	Ongoing	General Plan Review Cycle

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
	Healthy Communities					
	Overall Health					
AI 136	Regularly update the Riverside County Department of Public Health Strategic Plan to respond changes in health concerns related to the built environment and to reflect the policies in the General Plan.	HC 1.1, HC 1.2	DOPH	TLMA-PD	2-4 years	
	Land Use and Community Design					
AI 137	Implement a program to evaluate the impacts of new development on public health outcomes. Such a program might include a Health Impact Assessments or other tools. Once created, the tool should be used as part of the evaluation and approval process for development proposals.	HC 2.1, HC 3.1, HC 4.1, HC 4.2, HC 5.1	DOPH	TLMA-PD	0-2 years	
	Healthy Transportation System					
AI 138	Regularly analyze and map the location of cyclist and pedestrian injuries and develop a plan to mitigate problem locations.	HC 5.1, HC 5.2,HC 5.6,HC 9.1	DOPH	TLMA-PD	Ongoing	
	Access to Healthy Foods and Nutrition					
AI 139	Continue to implement and periodically update County programs to improve nutritional intake, such as the County Nutrition Action Plan, Women, Infants and Children (WIC) program and Food Stamps, and Champions for Change.	HC 2.2 HC 11.1,HC 11.2	DOPH	TLMA-PD	Ongoing	
AI 140	Conduct a study of county areas lacking full-service grocery stores and develop an economic development strategy to attract stores to deficient areas.	HC 2.2, HC 11.1, HC 11.2	DOPH	TLMA-PD	Ongoing	
AI 141	Develop and implement an educational campaign around nutrition and physical activity. Activities could include: presentations to school children, health fairs, checklists of healthy and unhealthy foods, etc.	HC 11.1, HC 11.2	DOPH	TLMA-PD	Ongoing	
AI 142	Implement a "safe routes to school" program for Community Development Areas in the county.	HC 3.3, HC 5.1, HC 5.2, HC 5.4, HC 5.6, HC 9.1, HC 9.5	DOPH	TLMA-PD	Ongoing	
AI 143	Identify areas around schools with a high incidence of accidents, particularly those involving pedestrians and cyclists.	HC 5.1, HC 5.2, HC 5.6, HC 9.1	DOPH	TLMA-PD	Ongoing	

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): General Plan Amendment Nos. 180002 (Safety Element), 190006 (Housing Element) and 210109 (Land Use Element)
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Contact Person: Robert Flores
Telephone Number: 951-955-1195 or 951-955-3200
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

A. INTRODUCTION:

An addendum to Certified Environmental Impact Report (EIR) No. 548 (State Clearinghouse No. 2015061083; for General Plan Amendment No. 1122 (GPA) No. 1122 and Change Of Zone (CZ) No. 7902) has been prepared in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.) and County of Riverside CEQA Guidelines to address minor changes to the County of Riverside General Plan for the Riverside County 6th Cycle Housing Element Update (Housing Element). This document also addresses minor changes to the General Plan Safety Element, the Land Use Element and to Area Plan hazard policies and maps for consistency with the updated General Plan Safety Element.

State law (California Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period 2021 through 2029 (6th cycle). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2014-2021 Housing Element (5th Cycle), and the Mid-Cycle Housing Element update, in order to comply with State housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

In general, the 6th Cycle Housing Element identifies and establishes the County's policies with respect to meeting the housing needs of existing and future residents in Riverside County. It establishes housing policies that will guide County decision-making and sets forth an action plan to implement its housing goals over the next eight years. The commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to Riverside County. The Housing Element is divided into two documents: (1) the Housing Element Policy Document and (2) the Housing Element Background Report, attached hereto and incorporated herein.

Pursuant to State law, a number of updates must be made to the General Plan Safety Element as part of the Housing Element Update process and to comply with new regulatory requirements. These updates cover a range of potential safety issues, including new information regarding floods, fires, and climate adaptation and resilience strategies. Additionally, the Land Use Element is being updated in furtherance of the goals established in the Housing Element and to create internal consistency amongst the General Plan Elements. Minor Area Plan policies are also incorporated to be consistent with the amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards).

B. PURPOSE OF AN ADDENDUM:

CEQA, a statewide environmental law contained in Public Resources Code Sections 21000–21177, applies to most public agency decisions that carry out, authorize, or approve actions that have the potential to adversely affect the environment. The CEQA Guidelines allow for updating and using a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an addendum to a previously certified EIR may be prepared, consistent with CEQA Guidelines Section 15164. This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. Substantial changes are proposed in the project which will require major revision of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR due to the involvement of new significant environmental increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

    (a) The project will have one or more significant effects not discussed in the previous EIR;

    (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

The following describes the requirements of an Addendum, as defined by CEQA Guidelines Section 15164:

1. The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

2. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

3. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

4. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

5. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared, consistent with CEQA Guidelines Section 15164. This Addendum relies on Certified EIR No. 548 and the related administrative record and is intended to be included or attached to Certified EIR No. 548. It is not to be considered an independent or separate document from Certified EIR No. 548.

C. PROJECT DESCRIPTION:

The Modified Project consists of three key components: updates to the Housing Element, updates to the Safety Element, updates to the Land Use Element and to Area Plan hazard policies. All updates are limited to background information updates and policy updates in accordance with State law and internal consistency. A summary of the revisions proposed by the Modified Project is included below.

Housing Element Update Overview

The proposed 6th Cycle Housing Element Update represents a comprehensive update to the adopted 5th Cycle Housing Element, and the 2017 Mid-Cycle Housing Element update, and is included as Appendix A of this document. The update is proposed to comply with State housing law and reflect the current 6th Cycle RHNA Final Allocation Plan. The Housing Element, which is one of the County's nine General Plan Elements, consists of six key components:

- *Introduction*: This section provides information on the State of California's requirements, the purpose and requirements of the Housing Element, the organization of the document, the regional housing needs allocation, and General Plan consistency. As part of the Modified Project, the Introduction was updated based on current regulations and market conditions.

- *Goals, Policies, and Actions*: This section sets forth the County's goals, policies, and actions that are designed to address the housing needs in Riverside County. Based on the findings of all of the sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals and quantified objective and address the housing needs in Riverside County. This section was significantly updated by the Modified Project to better manage and facilitate the County's housing policies and actions.

- *Efforts to Achieve Citizen Participation*: This section describes the opportunities the County provided for public participation during the preparation of the 6th Cycle Housing Element.

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

projected and what was achieved. The Modified Project updated the Evaluation of Previous to reflect any implementation actions that have occurred since the last Housing Element Update.

- *Community Profile*: This section focuses on demographic information, including population trends, ethnicity, 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.

  Significant revisions have been made to the Community Profile statistics and analyses based on updated demographic and housing data from the American Community Survey, SCAG, and market sources.

- *Housing Resources*: The Housing Resources section describes the County's housing resources, historical 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. With a reduction in basic living costs through energy savings, more households may be able to afford adequate housing.

  The Housing Resources section has been revised to update the sites inventory to meet the current RHNA. The inventory distinguishes between sites retained from the sites inventory of the 5th Cycle Housing Element and additional sites that have been identified due to annexations or other changes. The sites inventory identified by the County for the updates to the Housing Element is limited to parcels previously zoned during the 5th Cycle Housing Element Update. All of these sites were analyzed in Certified EIR No. 548. After a review of the existing land inventory, additional sites were not required to accommodate the County's RHNA, and as such, changes in land use designations or zoning are not proposed by the Modified Project.

- *Housing Constraints*: This section analyzes potential governmental and nongovernmental constraints to housing development in Riverside County. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influencing housing availability and affordability. Potential nongovernmental 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 (e.g., home building, finance, real estate, and rental housing that impact housing cost and availability).

  Revisions have been made to the Housing Constraints statistics and analyses based on updated demographic and housing data from the American Community Survey, SCAG, and market sources.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, changes to the County's General Plan Land Use Element are not required because the Housing Element Update does not change any existing land use designations or zoning.

Safety Element Update Overview

The General Plan Safety Element serves as Riverside County's comprehensive strategy to reduce both short-term and long-term potential for harm from various threats to community health and safety. Pursuant to State law, a number of updates must be made to the General Plan Safety Element during the Housing Element Update process. These updates cover a range of potential safety issues, including new information regarding floods, fires, and climate adaptation and resilience strategies. Specifically, the Modified Project would update the Safety Element pursuant to the following regulations:

- AB 162: Pursuant to Assembly Bill (AB) 162 (Government Code Section 65302[g][3]), upon the next revision of an agency's 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.

- SB 379: Senate Bill (SB) 379 (Government Code 65302[g][4]) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies.

- SB 99: SB 99 (Government Code 65302[g][5]) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes.

- SB 1035: SB 1035 (Government Code 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.

The revised Safety Element also incorporates new information from the 2018 Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan and the 2020 Resilient IE study and toolkit. Minor revisions to the Area Plan hazard policies will be incorporated in order to be consistent with amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards). Changes to the Safety Element are limited to addressing new hazards and resilience data, and do not increase the development capacity of the County, nor increase the area where development can occur. The update to the Safety Element is limited to mapping and policy changes to update the hazards noted in the Safety Element, in compliance with State law. The updated Safety Element is included as Appendix B of this report.

Land Use Element Update Overview

The Land Use Element is being revised to create consistency with the changes proposed with the Housing Element and conformance with State law. Specifically, updates to the Land Use Element include (1) updates to conform with SB 244 and (2) revisions to the dwelling unit's density range for the Highest Density Residential (HHDR) from 20-40 dwelling Units per acre to 14-40 dwelling units per acre. Changes will apply to both the element and area plans that address these land use components. The revision to the HHDR by reducing the minimum dwelling per acre requirement will allow smaller parcels to be developed with affordable housing-multi-family projects. This will increase flexibility for the HHDR designation without compromising maximum allowable densities which are needed to provide the higher number of dwelling units for achieving RHNA targets.

A. Type of Project: Site Specific ☐; Countywide ☒; Community ☐; Policy ☐.

B. Total Project Area: N/A

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other:			

C. Assessor's Parcel No(s): Various.

D. **Street References:** Various.

E. **Section, Township & Range Description or reference/attach a Legal Description:** N/A

F. **Brief description of the existing environmental setting of the project site and its surroundings:** Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River; refer to Exhibit 1, *Regional Vicinity*. The County is bounded by San Bernardino County to the north, the State of Arizona to the east, San Diego and Imperial Counties to the south, and Orange County to the west. Riverside County is one of the most diverse counties in the state, and supports well-established urban, suburban, and rural communities. It also includes an extensive array of agricultural lands, lands devoted to mineral resources extraction, and recreational areas. The western portion of the County contains most of the County's non-desert and urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond the Coachella Valley is the northern half of the Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the County's desert regions. The revisions to the Housing Element and Safety Element would apply to the entire unincorporated areas of the County of Riverside, which are primarily rural and agricultural with a limited number of suburban communities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:**

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.

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.

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

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.

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 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances.

LU 27.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.

LU 27.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

2. **Circulation:**

C 2.2 Require that new development prepare a traffic impact analysis and vehicle miles traveled (VMT) analysis as warranted by the Riverside County Traffic Impact Analysis and VMT Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis and VMT Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development.

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

C 3.4 Allow roundabouts or other innovative design solutions such as triple left turn lanes, continuous flow intersections, or other capacity improvements, when a thorough traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve safety, if it is physically and economically feasible

C 3.23 Consider the utilization of traffic-calming techniques in the design of new community local street and road systems and within existing communities where such techniques will improve safety and manage traffic flow through sensitive neighborhoods.

C 3.24 Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and

other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.

C 4.1 Provide facilities for the safe movement of pedestrians within developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.

C 4.2 Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.

C 4.3 Assure and facilitate pedestrian access from developments to existing and future transit routes and terminal facilities through project design.

C 4.4 Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.

C 4.6 Consult the Riverside County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County of Riverside may require both the dedication and improvement of the pedestrian facilities as a condition of development approval.

C 6.5 Provide common access via shared driveways and/or reciprocal access easements whenever access must be taken directly off a General Plan designated highway. Parcels on opposite sides of a highway shall have access points located directly opposite each other, whenever possible, to allow for future street intersections and increased safety.

C 11.1 Where appropriate, reserve right-of-way to accommodate designated transit service.

C 11.2 Incorporate the potential for public transit service in the design of developments that are identified as major trip attractions (i.e., community centers, tourist and employment centers), as indicated in ordinances regulating the division of land of the County of Riverside.

C 11.3 Design the physical layout of arterial and collector highways to facilitate bus operations. Locations of bus turn outs and other design features should be considered.

C 11.4 Offer incentives to new development to encourage it to locate in a transit-oriented area such as a community center or along a designated transit corridor near a station.

C 11.5 Accommodate transit through higher densities, innovative design, and right-of-way dedication.

3. **Multipurpose Open Space:**

OS 2.2 Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.

OS 3.7 Where feasible, decrease stormwater runoff by reducing pavement in development areas, reducing dry weather urban runoff, and by incorporating "Low Impact Development," green infrastructure and other Best Management Practice design measures such as permeable parking bays and lots, use of less pavement, bio-filtration, and use of multi-functional open drainage systems, etc.

OS 4.6 Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through "Low Impact Development" or other Best Management Practice measures

OS 5.5 Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Prohibit fencing that constricts flow across watercourses and their banks. Incentives shall be utilized to the maximum extent possible.

OS 6.1 During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.

OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate.

OS 14.3 Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources and within areas designated by the State Mining and Geology Board as being of regional or statewide significance.

OS 14.4 The County Geologist shall impose conditions as necessary on proposed mining operations projects to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.

OS 14.5 Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. The same standards shall apply to non-mining land uses within or adjacent to areas classified by the State Geologist as MRZ2a.

OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS)

assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.

OS 19.3 Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

OS 19.4 To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state.

OS 19.5 Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.

OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified, and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

4. **Noise:**

N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N15.2 Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use.

N 16.1 Restrict the placement of sensitive land uses in proximity to vibration-producing land uses.

N 16.3 Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

5. **Housing:** N/A

6. **Air Quality:**

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

AQ 2.4 Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air.

AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

- Design features
- Operating procedures
- Preventive maintenance
- Operator training
- Emergency response planning

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency, and the California Air Resources Board.

7. **Environmental Justice Amendments** Preliminary Approval of LUE and Healthy Communities Element Amendments on 7/20/2021.

B. **General Plan Area Plan(s):** The proposed updates to the Housing Element and Safety Element would apply to all 19 Area Plans of the General Plan.

C. **Foundation Component(s):** The proposed revisions to the Housing Element and Safety Element do not propose to change the Foundation Component of any site.

D. **Land Use Designation(s):** The proposed revisions to the Housing Element and Safety Element would not alter or create new land use designations.

E. **Overlay(s), if any:** The proposed revisions to the Housing Element and Safety Element would apply to all overlays.

F. **Policy Area(s), if any:** The proposed revisions to the Housing Element and Safety Element would apply to all policy areas.

G. **Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** N/A
2. **Foundation Component(s):** N/A
3. **Land Use Designation(s):** N/A
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Various.

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Various.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☒ Hydrology / Water Quality	☒ Transportation
☒ Air Quality	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Biological Resources	☐ Mineral Resources	☒ Utilities / Service Systems

☒ Cultural Resources	☒ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☒ Mandatory Findings of Significance
☒ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects

previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

8/25/2021
Date

ROBERTO FLORES
Printed Name

For: Robert Flores
Principal Planner

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with CEQA (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Modified Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Modified Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Modified Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Modified Project.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☒	☐	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐

Source(s): *County of Riverside General Plan (GPA No. 960),* Figure C-8 "Scenic Highways"; *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report No. 548.*

Findings of Fact:

a) ***Have a substantial effect upon a scenic highway corridor within which it is located?***

According to Certified EIR No. 548, future Highest Density Residential (HHDR) or Mixed Use Area (MUA) development associated with GPA No. 1122 and Change Of Zone No. 7902 could impact scenic resources within a State scenic highway by allowing multistory development that could partially obscure scenic views. However, all future development under GPA No. 1122 and Change Of Zone No. 7902 would be subject to General Plan policies governing the visual impact of new development, such as GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. In addition, GPA No. 960 Policies OS

22.1 and OS 22.4 directly regulate development within scenic highway corridors, requiring that developments within designated scenic highway corridors be designed to balance the objectives of maintaining scenic resources with accommodating compatible land uses and that conditions be placed on development within scenic highway corridors requiring dedication of scenic easements when necessary to preserve unique or special visual features. These policies provide protection for scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

In addition, Certified EIR No. 548 Mitigation Measure 3.1.1 would be required as a condition of approval for future development projects and to address potential effects to identified aesthetic resources, including those within a scenic highway corridor, would be addressed during the County's development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not affect the level of intensity of development within HHDR or MUA areas. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic highway corridors, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning scenic highway resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.1.1	Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies, and/or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings, and landscaping; the interim and/or final use of the development; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

b) ***Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?***

According to Certified EIR No. 548, future R-7 and Mixed Use zone classifications associated with GPA No. 1122 and Change Of Zone No. 7902 could impact scenic resources by allowing multistory development up to 50 feet in height that could partially obscure scenic views. However, all future development would be subject to General Plan policies governing the visual impact of new development, including GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and Policy LU 14.8, which prohibits the blocking of public views by solid walls. In addition, Certified EIR No. 548 Mitigation Measure 3.1.1 would be required as a condition of approval for future development projects and would require that potential effects to scenic resources would be addressed during the County's development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not affect the level of intensity of development within R-7 and Mixed Use areas. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic resources, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning scenic resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.1.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

c) ***In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

According to Certified EIR No. 548, future HHDR and MUA zone classifications associated with GPA No. 1122 and Change Of Zone No. 7902 could impact visual character or quality by allowing multistory development up to 50 feet in height, which would represent an increase in density, massing, and height. However, all future development would be subject to GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these policies as part of the project application materials. In addition, the County's design review process would require that future

development projects achieve compliance with General Plan policies and the Countywide Design Standards and Guidelines, which include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage. Certified EIR No. 548 Mitigation Measure 3.1.1 would also be required as a condition of approval for future development projects and would require that potential effects to visual character/quality would be addressed during the County's development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not affect the level of intensity of development within HHDR and MUA areas. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic resources through its development review and design review processes, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning visual character/quality as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.1.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

2.	**Mt. Palomar Observatory** a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source(s): *County of Riverside General Plan (GPA No. 960),* Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory); *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report No. 548.*

Findings of Fact:

According to Certified EIR No. 548, the increase in density/intensity as a result of future HHDR and MUA development would increase urbanization throughout the unincorporated County. This development would introduce new sources of light and glare that would adversely affect day and/or nighttime views in some areas and contribute incrementally to the cumulative light pollution levels and skyglow experienced in Riverside County and Southern California.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact

As explained in Certified EIR No. 548, Riverside County has adopted several ordinances and policies to prevent the adverse effects of increased light and glare. Ordinance No. 461, Road Improvement Standards and Specifications, includes standards for residential lighting as well as lighting for highways, roadways, intersections, and traffic signage. Ordinance No. 655 addresses standards for acceptable nighttime lighting in Riverside County by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts for development within 15 to 45 miles of the Palomar Observatory. Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Future development would also be subject to GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, including mitigating lighting and other impacts on surrounding properties. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these ordinances and policies as part of the project application materials. Impacts were determined to be less than significant in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not affect the level of intensity of development within HHDR and MUA areas. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with applicable ordinances and GPA No. 960 policies in place to minimize the effects of light and glare through its development review process. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning lighting/glare and nighttime use of the Palomar Observatory as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

3.	**Other Lighting Issues**				
	a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
	b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact

Source(s): *County of Riverside General Plan (GPA No. 960),* Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) ***Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Refer to Response 2(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

b) ***Expose residential property to unacceptable light levels?***

Refer to Response 2(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source(s): *County of Riverside General Plan (GPA No. 960),* Figure OS-2 "Agricultural Resources"; *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 does not include site-specific development proposals, entitlements, or other project components that would directly result in the conversion of farmland. However, the proposed changes to land use designations and zone classifications, as well as changes to General Plan policies, would allow for increased development potential on individual sites throughout the County. These indirect impacts could occur where the project proposes to change the land use designation on sites designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as on sites adjacent to such farmland where residential and mixed-use development would be incompatible or encourage additional conversion via the extension of roadways or public service/utility infrastructure into an undeveloped area. In preceding Certified EIR No. 548, both EIR No. 521 and EIR No. 441 anticipated significant and unavoidable impacts to agricultural uses as a result of future development of land uses planned for in the General Plan. Thus, Certified EIR No. 548 concluded that GPA No. 1122 and Change Of Zone No. 7902 would not result in significant impacts to agricultural resources beyond those previously identified in EIR No. 521 and EIR No. 441, as the majority of sites included in the proposed project have been previously designated for development. Furthermore, all future development facilitated by GPA No. 1122 and Change Of Zone No. 7902 would be required to comply with Ordinance No. 625, Right-to-Farm Ordinance. The intent of Ordinance No. 625 is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The ordinance protects existing agricultural uses from nuisance complaints often generated by encroaching nonagricultural uses and reduces legal nuisance liabilities by requiring new properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the preexisting use and its rights to continue.

Certified EIR No. 548 also noted that while impacts to agriculture resources are not considered significant on a cumulative level, approximately 525 acres in the Eastern Coachella Valley Area Plan are currently zoned for agricultural uses and are proposed for redesignation and rezoning as part of GPA No. 1122 and Change of Zone No. 7902. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as Other. Given that buildout of GPA No. 1122 and Change of Zone No. 7902 would result in the direct conversion of 472 acres of Prime Farmland, cumulative impacts were determined to be significant and unavoidable.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus the policy changes proposed by the Modified Project would not affect the level of intensity of development within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) areas. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with Ordinance No. 625 and other regulations in place to minimize the effects of Farmland conversion through its development review process. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning Farmland as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

As described in Certified EIR No. 548 and Response 4(a) above, approximately 525 acres of land currently zoned for agricultural uses in the Eastern Coachella Valley Area Plan, as well as land zoned Light Agriculture within the Southwest Area Plan and the Mead Valley Area Plan, were redesignated and rezoned as part of GPA No. 1122 and Change Of Zone No. 7902. Certified EIR No. 548 determined that, on a cumulative level, most of the sites included in GPA No. 1122 and Change Of Zone No. 7902 would be infill development sites zoned for urban uses and the project would not result in significant conflicts with agricultural zoning, lands under a Williamson Act contract, or land within a Riverside County Agricultural Preserve. Furthermore, all future development facilitated by GPA No. 1122 and Change of Zone No. 7902 would be required to comply with Ordinance No. 625. Impacts were determined to be less than significant in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not result in the redesignation or rezoning of agricultural lands. None of the components of the project present a new use or intensify a use that was considered under Certified EIR No. 548. Therefore, the Modified Project would not result in new or

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact

substantially more severe environmental impacts concerning agricultural zoning as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Refer to Response 4(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Refer to Response 4(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

5.	**Forest** a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): *County of Riverside General Plan (GPA No. 960),* Figure OS-3a "Parks, Forests and Recreation Areas"; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) ***Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?***

As noted in Certified EIR No. 548, there are no commercial timber operations or yields in Riverside County, nor do any existing or proposed zoning of forestland, timberland, or timberland production zones exist in the County. Hence, Certified EIR No. 548 determined that GPA No. 1122 and Change Of Zone No. 7902 would not conflict with existing zoning, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not affect the level of intensity of development within HHDR or MUA areas. None of the components of the Modified Project present a new use or intensify a use that was considered under Certified EIR No. 548. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect forestland, timberland, or timberland zoned Timberland Production. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning forest land, timberland, or timberland zoned Timberland Production as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

b) ***Result in the loss of forest land or conversion of forest land to non-forest use?***

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact

Refer to Response 5(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

c) ***Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?***

Refer to Response 5(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐

Source(s): SCAQMD *CEQA Air Quality Handbook*; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) Conflict with or obstruct implementation of the applicable air quality plan?