



Table of Contents

VOLUME 1 – COUNTY OF RIVERSIDE GENERAL PLAN

Chapter 1: Introduction

THE ORIGIN: SETTING THE STAGE FOR THE GENERAL PLAN	I-1
THE PROCESS: FOUNDATION	I-4
BACKGROUND	I-4
Team	I-4
VISION PROCESS	I-5
TECHNICAL STUDIES	I-6
PLAN DEVELOPMENT	I-6
THE ENVIRONMENTAL IMPACT REPORT (EIR)	I-6
THE RESULT: PLAN FEATURES	I-7
VISION-DRIVEN PLAN	I-7
Clarity in Land Use Guidance.....	I-7
Contemporary Policies and Standards.....	I-8
Preserving Stability and Flexibility in the Plan Over Time: The Certainty System	I-8
Tracking Progress	I-8
Integrating Realistic Mobility Options	I-9
THE STRUCTURE: A READER’S GUIDE TO THE GENERAL PLAN DOCUMENT	I-9
PLAN ORGANIZATION AND USE	I-9
Policy Structure and Reference System.....	I-11
Policy Interpretation.....	I-12
GENERAL PLAN AND AREA PLANS RELATIONSHIP TO OTHER PLANS AND REGULATIONS	I-13
JURISDICTIONAL SYSTEM.....	I-13

Chapter 2: Vision Statement

OVERVIEW	V-1
FUNDAMENTAL VALUES	V-3
Community	V-3
Health	V-3

Inter-relatedness	V-4
Rights	V-4
Responsibilities	V-4
Risks	V-4
Diversity	V-4
Equity	V-4
Valued Contributions.....	V-4
Varied Communities.....	V-5
Balance	V-5
Participation	V-5
Volunteerism	V-5
Decision Making.....	V-5
Creativity and Innovation	V-5
Distinctiveness	V-5
Livable Centers	V-6
Housing.....	V-6
Natural Environment	V-6
Man-made Environment.....	V-6
Multi-Modal Transportation	V-6
Employment	V-6
Safety	V-6
Planning Integration	V-6
Communication and Information.....	V-7
Quality Management.....	V-7
Sustainability.....	V-7
Recreation.....	V-7
Healthy Food.....	V-7
Costs	V-7
Governmental Cooperation.....	V-7
Youth in the Community.....	V-8
A VISION FOR RIVERSIDE COUNTY.....	V-8
VISION AS A GUIDE FOR THE RCIP.....	V-8
Integration: The Hallmark of the Riverside County Plan.....	V-8
Draft Vision Concepts	V-10
TRANSLATING ISSUES INTO VISION	V-11
Population Growth	V-11
Our Communities and Their Neighborhoods	V-12
Housing.....	V-14
Transportation.....	V-15
Healthy Communities.....	V-16
Conservation and Open Space Resource System	V-17
Air Quality.....	V-18
<i>Sustainability and Global Environmental Stewardship</i>	<i>V-19</i>
Jobs and the Economy	V-19
Agricultural Lands	V-20
Educational Facilities	V-21
Plan Integration.....	V-22
Financial Realities.....	V-22
Intergovernmental Cooperation	V-23

Chapter 3: Land Use Element

INTRODUCTION	LU-1
BACKGROUND.....	LU-1
FORMAT OF THE LAND USE PLAN.....	LU-1
SETTING	LU-2
LAND USE CONCEPT	LU-3
CONCEPTS OF THE GENERAL PLAN.....	LU-3
GENERAL PLAN LAND USE MAP.....	LU-5
AREA PLAN SYSTEM.....	LU-6
ISSUES AND POLICIES	LU-15
COUNTYWIDE POLICIES	LU-15
Administration.....	LU-15
The Use and Design of the Land.....	LU-17
Efficient Use of Land	LU-18
Community Design	LU-19
Project Design	LU-21
Infrastructure, Public Facilities and Service Provision	LU-23
<i>Day Care Facilities and Services</i>	LU-27
Land Use Compatibility	LU-28
Economic Development	LU-30
Open Space, Habitat and Natural Resource Preservation	LU-32
Fiscal Impacts.....	LU-33
Air Quality.....	LU-34
Hillside Development and Slope	LU-35
Circulation.....	LU-36
Scenic Corridors.....	LU-37
Airports	LU-38
Wind Energy Resources.....	LU-40
Solar Energy Resources	LU-42
<i>Water Conservation and Water-Efficient Landscaping</i>	LU-43
Density Transfers	LU-44
LAND USE DESIGNATION POLICIES.....	LU-45
<i>Rural Community</i>	LU-46
Agriculture	LU-50
Agriculture Area Plan Designation	LU-51
Rural	LU-54
Rural Area Plan Land Use Designations.....	LU-55
Rural Community.....	LU-57
Rural Community Area Plan Land Use Designations	LU-57
Open Space.....	LU-58
Open Space Area Plan Land Use Designations	LU-59
Community Development	LU-62
Residential Area Plan Land Use Designations	LU-63
Commercial Area Plan Land Use Designations.....	LU-66
Industrial and Business Park Area Plan Land Use Designations.....	LU-68
Public Facility Area Plan Land Use Designation.....	LU-69
Community Center Area Plan Land Use Designation	LU-70
Mixed Use Planning Areas.....	LU-75
Overlays	LU-75
Community Development Overlay	LU-76

Community Center Overlay..... LU-76
 Rural Village Overlay and Rural Village *Land Use* Overlay *Study Area*..... LU-77
~~Watercourse Overlay~~..... LU-78
 Specific Community Development Designation Overlays LU-79
Policy Areas..... LU-79
 Closed Landfill *Policy Area Overlay*..... LU-80
 EASTERN RIVERSIDE COUNTY DESERT AREAS (NON-AREA PLAN) LU-80
 MARCH *JOINT* AIR RESERVE BASE..... LU-85
 Planning Area LU-85
 Land Use..... LU-85
 AREAS SUBJECT TO INDIAN JURISDICTION LU-87

List of Figures

Figure LU- 1 *Riverside County* General Plan Land Use *Foundation Components Map* LU-7
 Figure LU- 2 *Riverside County* Location *Map* LU-9
 Figure LU- 3 *Riverside County* Physical Features *Map* LU-11
 Figure LU- 4 *Riverside County* Area Plan *Boundaries Boundary Map* LU-13
 Figure LU- 5 Land Use Designation Key LU-45
 Figure LU- 6 Eastern Riverside County *Desert Areas* Land Use Plan LU-83
~~Figure LU- 6 March Air Reserve Base Land Use Plan LU-86~~

List of Tables

Table LU-1 Unincorporated Riverside County Cumulative Acreage Summary LU-6
 Table LU-2 Unincorporated Riverside County Buildout Capacity Summary LU-6
 Table LU-3 Relationship of ALUC Compatibility Plans to County Area Plans LU-39
 Table LU-4 Land Use Designations Summary LU-47
 Table LU-5 Population per Square Mile..... LU-50
 Table LU-6 Eastern Riverside County Desert Areas Land Use Summary LU-81
~~Table LU-7 Buildout March JPA Planning Area LU-86~~

Chapter 4: Circulation Element

INTRODUCTION..... **C-1**
 CIRCULATION ELEMENT CONCEPTUAL FRAMEWORK..... C-1
 Public Participation/Intergovernmental Coordination..... C-2
 Community Environmental Transportation Acceptability Process (CETAP) C-2
SETTING **C-3**
 CONGESTION MANAGEMENT PROGRAM C-3
 REGIONAL TRANSPORTATION PLAN C-4
ISSUES AND POLICIES..... **C-4**
 PLANNED CIRCULATION SYSTEMS C-5
 Level of Service C-6
 System Design, Construction and Maintenance..... C-9
 Functional Classifications..... C-9
 Pedestrian Facilities..... C-20
 Transportation System Landscaping..... C-21
 System Access C-21

Table of Contents

Local Agency and Property Owner Coordination	C-22
WRCOG/CVAG Transportation Plans.....	C-22
CETAP Corridors	C-22
Property Owner Coordination	C-25
System Financing	C-27
PUBLIC TRANSPORTATION SYSTEM.....	C-28
Inter and Intra-County/Subregional Systems	C-28
Community Systems.....	C-28
Common Carriers	C-29
Paratransit Service	C-29
Fixed Route Transit Service	C-29
Transit Oasis and Transit Centers.....	C-30
Passenger Rail System	C-32
AMTRAK.....	C-32
Metrolink	C-32
AVIATION SYSTEM.....	C-33
Regional Aviation Facilities	C-34
Local Aviation Facilities	C-34
NON-MOTORIZED TRANSPORTATION.....	C-35
Multipurpose Recreational Trails.....	C-36
Bikeways	C-47
Acquisition, Maintenance, and Funding of Multipurpose Trails <i>and Bikeways</i>	C-49
SCENIC CORRIDORS.....	C-50
ENVIRONMENTAL CONSIDERATIONS	C-51
TRANSPORTATION SYSTEMS MANAGEMENT.....	C-55
TRANSPORTATION DEMAND MANAGEMENT.....	C-56
GOODS MOVEMENT/DESIGNATED TRUCK ROUTES.....	C-57
Truck Industry.....	C-57
Freight Rail	C-57
Air Cargo	C-58
INTELLIGENT TRANSPORTATION SYSTEMS (ITS)	C-59
MAJOR UTILITY CORRIDORS	C-60

List of Figures

Figure C-1	Circulation Plan	C-11
Figure C-2	Highway 79 Policy Area.....	C-13
Figure C-3	Link/Volume Capacity/Level of Service for Riverside County Roadways	
Figure C-3	Segment/Volume Capacity/Level of Service for Riverside County Roadways	
Figure C-4	Street Classification Cross-Sections	C-16
Figure C-5	Conceptual CETAP Transportation Corridor Cross-Section	C-25
Figure C-6	Airport Influence Areas	C-39
Figure C-7	<i>Riverside County Trails and Bikeway System Bikeways and Trails Plan</i>	C-41
Figure C-8	Trails Types Classification Details.....	C-43
Figure C-9	Scenic Highways	C-53
<i>Figure C-10</i>	<i>Major Electrical and Natural Gas Lines</i>	C-61

List of Tables

Table C-1	Street Classification as identified in the <i>city Riverside County</i> Transportation Department Standards and Specifications	C-14
Table C-2	Highway Lane Requirements	C-16

Chapter 5: Multipurpose Open Space Element

INTRODUCTION	OS-1
MULTIPURPOSE OPEN SPACE CONCEPTUAL FRAMEWORK	OS-1
SETTING	OS-2
CONSERVATION	OS-3
RENEWABLE RESOURCES	OS-3
Water Resources	OS-4
Water Supply <i>and Conveyance</i>	OS-4
Water Conservation	OS-9
Watershed Management	OS-10
Water Quality	OS-11
Groundwater Recharge	OS-12
Floodplain and Riparian Area Management	OS-13
Wetlands	OS-16
Agricultural Resources	OS-16
Soil Classifications	OS-16
Prime Farmlands	OS-19
Statewide Important Farmlands	OS-19
Unique Farmlands	OS-19
Local Important Farmlands	OS-19
Williamson Act	OS-19
Forest Resources	OS-21
Vegetation	OS-22
Renewable Energy	OS-23
Wind Energy	OS-23
Solar Energy	OS-23
Geothermal Resources	OS-24
Biomass Resources	OS-37
NON-RENEWABLE RESOURCES	OS-37
Mineral Resources	OS-37
Energy Resources	OS-39
Petroleum Resources	OS-39
Energy Conservation	OS-39
PRESERVATION	OS-43
MULTIPLE SPECIES HABITAT CONSERVATION PLANS	OS-43
Coachella Valley Association of Governments MSHCP Program Description	OS-44
Relationship to Area Plans	OS-44
Western Riverside County MSHCP Program Description	OS-44
A Stakeholder Driven Process	OS-45
Relationship to Area Plans	OS-45
ENVIRONMENTALLY SENSITIVE LANDS	OS-46
CULTURAL RESOURCES	OS-47
PALEONTOLOGICAL RESOURCES	OS-51
OPEN SPACE, PARKS AND RECREATION	OS-51
SCENIC RESOURCES	OS-52
SCENIC CORRIDORS	OS-53

List of Figures

Figure OS- 1	<i>Rivers, Lakes, Reservoirs, and Drainage Areas</i>	OS-5
Figure OS- 2	Agricultural Resources	OS-17

Table of Contents

Figure OS- 3a	<i>Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas</i>	OS-25
Figure OS- 3b	<i>Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas</i>	OS-27
Figure OS- 4a	Western Riverside County <i>Natural Communities</i> Vegetation	OS-29
Figure OS- 4b	<i>Coachella Valley Natural Communities</i>	OS-31
Figure OS- 4c	<i>Non-MSHCP Natural Communities</i>	OS-33
Figure OS-5	<i>Renewable Energy Resources</i>	OS-35
Figure OS-6 OS-5	Mineral Resource Zones Areas	OS-41
Figure OS-7 OS-6	Historical Resources	OS-49
Figure OS-8 OS-7	Paleontological Sensitivity	OS-55

List of Tables

Table OS-1	South Coast Region Water Budget with Existing Facilities and Programs	OS-8
Table OS-2	Colorado River Region Water Budget with Existing Facilities and Programs	OS-8

Chapter 6: Safety Element

INTRODUCTION	S-1
RELATION TO OTHER DOCUMENTS	S-1
Technical Background Report	S-1
Other General Plan Elements	S-2
Area Plans	S-2
SETTING	S-3
ISSUES AND POLICIES	S-3
GENERAL ISSUES AND POLICIES	S-4
Code Conformance and Development Regulations	S-4
Hazard Reduction	S-6
HAZARD SPECIFIC ISSUES AND POLICIES	S-7
Seismic Hazards.....	S-7
Fault Rupture	S-8
Seismically-Induced Liquefaction, Landslides, and Rock Falls	S-10
Slope and Soil Instability Hazards	S-11
Landslides, Rockfalls, and Debris Flows.....	S-12
Subsidence and Expansive and Collapsible Soils	S-25
Wind Erosion	S-27
Flood and Inundation Hazards	S-27
Flood and Inundation Hazard Abatement	S-28
High-Risk Facilities	S-35
Risk Assessment	S-36
Fire Hazards	S-41
Building Code and Performance Standards.....	S-42
Wind-Related Hazards.....	S-44
Long-Range Fire Safety Planning.....	S-44
Hazardous Waste and Materials	S-48
Southern California Hazardous Waste Management Authority	S-49
Hazardous Waste Management	S-49
Disaster Preparedness, Response and Recovery	S-51
Disaster Preparedness	S-52

Critical Facilities and Lifelines.....S-53
 Earthquake Response System.....S-55
 Emergency Evacuation.....S-55
 Disaster Recovery Plans.....S-56
 Public Information and Outreach.....S-57

List of Figures

Figure S-1 Mapped Faulting in Riverside County.....S-13
 Figure S-2 Earthquake Fault Study Zones.....S-15
 Figure S-3 Generalized Liquefaction.....S-17
 Figure S-4 Earthquake-Induced Slope Instability Map.....S-19
 Figure S-5 Regions Underlain by Steep Slopes.....S-21
 Figure S-6 Engineering Geologic Materials Map.....S-23
 Figure S-7 Documented Subsidence Areas.....S-29
 Figure S-8 Wind Erosion Susceptibility *Areas Map*.....S-31
 Figure S-9 100-~~and 500~~-Year Flood Hazard Zones.....S-37
 Figure S-10 Dam Failure Inundation Zones.....S-39
 Figure S-11 Wildfire Susceptibility.....S-45
 Figure S-12 Inventory of Hospital Locations.....S-59
 Figure S-13 Inventory of *Fire Facilities Emergency Response Facilities*.....S-61
 Figure S-~~14 43~~ Inventory of Emergency Response Facilities.....S-63
 Figure S-~~15 44~~ Inventory of School Locations.....S-65
 Figure S-~~16 45~~ Inventory of Communication Facilities.....S-67
 Figure S-~~17 46~~ Inventory of Dam Locations.....S-69
 Figure S-~~18 47~~ Inventory of Highway Bridges.....S-71
 Figure S-~~19 48~~ Inventory of *Facilities Storing* Hazardous Materials.....S-73
 Figure S-~~20 49~~ Airport Locations.....S-75
 Figure S-~~21 20~~ Major Highway Locations.....S-77
 Figure S-~~22 24~~ Rail *Locations Facilities, Available Water, Oil and Natural Gas Pipeline Inventory Data*.....S-79

List of Tables

Table S-1 Multi-Hazard Safety Actions.....S-5

Chapter 7: Noise Element

DEFINITIONS.....N-1
INTRODUCTION.....N-2
 ADDRESSING NOISE ISSUES.....N-2
 SETTING.....N-3
NOISE SENSITIVE LAND USES.....N-4
 NOISE COMPATIBILITY.....N-4
 NOISE MITIGATION STRATEGIES.....N-8
NOISE PRODUCERS.....N-8
 LOCATION OF NOISE PRODUCERS.....N-8
 Agriculture.....N-8

Table of Contents

STATIONARY NOISE.....	N-9
Community Noise Inventory	N-10
Wind Energy Conversion Systems (WECS)	N-11
MOBILE NOISE	N-11
Transportation	N-12
Airports	N-12
<i>Chocolate Mountain Aerial Gunnery Range</i>	N-14
Vehicular.....	N-14
Mass Transit	N-15
Rail.....	N-16
BUILDING AND DESIGN	N-16
Natural Barriers and Landscaping	N-17
Temporary Construction	N-17
Building and Design Techniques	N-17
Mixed Use.....	N-18
VIBRATION.....	N-19
NOISE INFORMATION MANAGEMENT	N-20
Mapping.....	N-20
Noise Data Management.....	N-20
Public Noise Information.....	N-21

List of Figures

Figure N- 1	Common Noise Sources and Noise Levels.....	N-4
-------------	--	-----

List of Tables

Table N-1	Land Use Compatibility for Community Noise Exposure	N-7
Table N-2	Stationary Source Land Use Noise Standards1	N-8
Table N-3	Human Reaction to Typical Vibration Levels.....	N-19

Chapter 8: Housing Element

INTRODUCTION.....	H-1
CITIZEN PARTICIPATION.....	H-1
CONSISTENCY WITH STATE PLANNING LAW	H-2
GENERAL PLAN CONSISTENCY.....	H-3
HOUSING ELEMENT ORGANIZATION.....	H-3
EVALUATION OF THE PREVIOUS HOUSING ELEMENT.....	H-4
PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES	H-4
PROGRESS IN ACHIEVING THE PAST ELEMENT QUANTIFIED OBJECTIVES.....	H-43
COMMUNITY PROFILE	H-49
DEMOGRAPHIC TRENDS	H-49
Regional Growth.....	H-49
Age Composition	H-50
Race and Ethnicity.....	H-51
EMPLOYMENT TRENDS	H-54

Employment Characteristics	H-54
Jobs/Housing Balance	H-57
HOUSEHOLD CHARACTERISTICS	H-57
Household Size	H-58
Household Income	H-58
HOUSING INVENTORY AND MARKET CONDITIONS	H-61
Housing Stock Profile	H-61
Housing Type	H-61
Unit Size	H-61
Vacancy Rates and Tenure	H-62
Age and Condition of Housing Stock	H-63
Housing Costs and Rents	H-63
New Home Price Trends	H-63
Rental Prices	H-66
Affordability Gap Analysis	H-66
HOUSING NEEDS	H-69
OVERCROWDING	H-70
HOUSEHOLDS OVERPAYING FOR HOUSING	H-71
Housing Problems for Lower Income Households	H-72
SUBSTANDARD HOUSING	H-73
SPECIAL NEEDS GROUPS	H-76
Elderly Persons	H-76
Large Households	H-77
Female-Headed Households	H-78
Persons with Disabilities	H-78
Homeless Population	H-79
Farm workers	H-85
GROWTH NEEDS	H-87
Overview of the Regional Housing Needs Assessment (RHNA)	H-87
The 2006 - 2014 Riverside County Housing Needs Assessment	H-89
SUMMARY AND CONCLUSIONS: HOUSING NEEDS	H-90
General Trends	H-90
Demographics	H-90
Employment	H-90
Housing Characteristics	H-91
Existing Housing Needs	H-91
Future Housing Needs	H-92
CONSTRAINTS	H-92
Governmental Constraints	H-92
Land Use Controls	H-92
Development Fees	H-119
Local Processing and Permit Procedures	H-124
SB 375 Sustainable Community Plan	H-125
Non-Governmental Constraints	H-128
Environmental Constraints	H-128
Infrastructure Constraints	H-129
Land Costs	H-135
Construction Costs	H-136
Cost and Availability of Financing	H-137
Foreclosure Activity	H-138
NIMBYism	H-140
Local Efforts to Remove Housing Constraints	H-140
RESOURCES	H-141

Table of Contents

Availability of Sites for Housing	H-141
Recently Constructed and Approved Housing Units	H-141
Vacant Land Analysis	H-143
Sites without Existing Appropriate Zoning	H-143
Specific Plans	H-143
Specific Plan Potential	H-145
Availability of Infrastructure	H-146
Development Potential Compared to New Housing Need	H-149
Preservation of Assisted Units at Risk of Conversion	H-153
Overview	H-153
Inventory of Assisted Units at Risk	H-154
Cost of Preservation versus Replacement	H-155
Local Rental Subsidy	H-156
Contract Extension	H-157
Replacement Cost	H-157
Other Replacement Units	H-157
Resources for Preservation	H-158
Funding Sources	H-158
Monitoring At-Risk Units	H-160
FIVE-YEAR ACTION PLAN	H-163
FIVE-YEAR GOALS, POLICIES AND ACTIONS	H-163
QUANTIFIED OBJECTIVES	H-164
IMPLEMENTING RESOURCES	H-195
QUANTIFIED OBJECTIVES	H-211
New Construction	H-211
Rehabilitation/Conservation	H-212
Assistance	H-212

List of Figures

Figure H-1	Median Home Prices in Riverside County	H-64
------------	--	------

List of Tables

Table H-1	Progress in Implementing Housing Goals, Programs and Objectives July 1, 1998 to June 30, 2005	H-5
Table H-2	Progress in Achieving Quantified Objectives	H-44
Table H-3	Regional Population Growth Trends: 2000 – 2007	H-49
Table H-4	Population Growth Trend 2000 - 2007	H-50
Table H-5	Population, Households, and Employment Distribution	H-52
Table H-6	Age Distribution 2007	H-53
Table H-7	Racial and Ethnic Composition 2007	H-53
Table H-8	Employment by Industry	H-54
Table H-9	Employment Trends by Industry	H-55
Table H-10	Employment Forecast by Occupation	H-56
Table H-11	Jobs-Household Ratios	H-57
Table H-12	Household Size Distribution 2007	H-59
Table H-13	Household Income by Tenure Riverside County Unincorporated Area 2000	H-59
Table H-14	Income Limits by Persons in Household	H-60
Table H-15	Household Income Distribution 2000	H-60
Table H-16	Housing Inventory by Type	H-61
Table H-17	Unit Size by Tenure	H-62
Table H-18	Housing Inventory by Tenure	H-62

Table H-19	Age of Housing Stock.....	H-63
Table H-20	Comparison of Median Home Prices between 2007 and 2008 by Area.....	H-65
Table H-21	Average Rents by Unit Type 2007.....	H-66
Table H-22	Affordable Rent/Mortgage by Income Category Riverside County 2008.....	H-68
Table H-23	Overcrowding 2006.....	H-70
Table H-24	Lower-Income Households Overpaying or Severely Overpaying.....	H-72
Table H-25	Housing Rehabilitation and Replacement Need.....	H-74
Table H-26	Combined Housing Rehabilitation and Replacement Need.....	H-75
Table H-27	Elderly Persons (65+) with Mobility or Self-Care Limitation.....	H-76
Table H-28	Elderly Persons / Housing Needs / Response Summary.....	H-77
Table H-29	Large Households by Tenure.....	H-77
Table H-30	Large Families and Female-Headed Households.....	H-78
Table H-31	Female-Headed Households With Children <18 years.....	H-78
Table H-32	Mobility and Self-Care Limitation Age 16+.....	H-79
Table H-33	Disabled Persons Housing Needs / Response Summary.....	H-79
Table H-34	Distribution of Homeless Population.....	H-80
Table H-35	Characteristics of Chronically Homeless Persons.....	H-82
Table H-36	Homeless Shelter Resources.....	H-83
Table H-37	Homeless Persons Housing Needs / Response Summary.....	H-83
Table H-38	Farm workers in Riverside County 2007.....	H-86
Table H-39	Farm Workers Housing Needs / Response Summary.....	H-87
Table H-40	Unit Potential of Vacant Land within Newly Incorporated Cities.....	H-88
Table H-41	Regional Housing Needs Assessment 2006 – 2014.....	H-90
Table H-42	Land Use Designations Summary.....	H-94
Table H-43	Summary of Residential Zoning Requirements.....	H-103
Table H-44	Zoning Use Index Summary.....	H-111
Table H-45	Residential Parking Requirements.....	H-113
Table H-46	Density Bonus.....	H-115
Table H-47	Other Mitigation Fees.....	H-122
Table H-48	Developer Impact Fee Summary by Area Plan.....	H-124
Table H-49	Local Development Processing Time Lines.....	H-125
Table H-50	Local Development Processing.....	H-127
Table H-51	Water and Sewer Providers.....	H-130
Table H-52	Land and Construction Cost Analysis.....	H-136
Table H-53	Foreclosures within Riverside County.....	H-138
Table H-54	Units Constructed 2006 to Present.....	H-141
Table H-55	Approved Projects (Not yet Built).....	H-142
Table H-56	Comparison of Regional Housing Need and Residential Sites 1.....	H-145
Table H-57	Inventory of Vacant Land Available for Housing within a Specific Plan Zone.....	H-148
Table H-58	Housing Potential of Specific Plans.....	H-148
Table H-59	Residential Building Permits 2001-2007.....	H-149
Table H-60	New Home Sales by Income Category.....	H-150
Table H-61	Cost Comparison for New Manufactured Homes 2000 – 2007.....	H-150
Table H-62	Quantified Objective: Construction July 1, 2006- June 30, 2008.....	H-151
Table H-63	Quantified Objectives: Preservation/Rehabilitation July 1, 2006 - June 30, 2008.....	H-152
Table H-64	New Assisted Units by Income Category.....	H-152
Table H-65	Unincorporated Riverside County Inventory of Assisted Units.....	H-154
Table H-66	Summary of At-Risk Units.....	H-155
Table H-67	Fair Market Rents for Existing Housing.....	H-156
Table H-68	Estimated Monthly Subsidy to Very Low Income Residents.....	H-156
Table H-69	Replacement Cost by Type of Unit.....	H-157
Table H-70	Actual Redevelopment Agency Revenues and Expenditures.....	H-160
Table H-71	Energy Conservation Programs Summary.....	H-161

Table of Contents

Table H-72	Five-Year Action Plan Summary	H-165
Table H-73	Housing Resources/Programs Summary	H-196
Table H-74	Quantified Objectives: New Construction July 1, 2008 - June 30, 2014	H-213
Table H-75	Quantified Objectives: Preservation/Rehabilitation July 1, 2008 - June 30, 2014	H-215
Table H-76	Quantified Objectives: Assistance July 1, 2006 - June 30, 2008	H-215
Table H-77	Quantified Objectives: Assistance July 1, 2008 - June 30, 2014	H-216

Chapter 9: Air Quality Element

INTRODUCTION.....	AQ-1
WHY IS AIR QUALITY IMPORTANT?	AQ-1
WHAT CAN WE DO ABOUT AIR QUALITY	AQ-1
THE SETTING	AQ-2
SOUTH COAST AIR BASIN	AQ-2
SALTON SEA AIR BASIN	AQ-4
MOJAVE DESERT AIR BASIN	AQ-4
REGULATORY RESTRICTIONS	AQ-7
<i>REGIONAL AIR POLLUTION REGULATIONS.....</i>	AQ-7
ISSUES AND POLICIES	AQ-8
AIR QUALITY STANDARDS	AQ-8
Ozone	AQ-10
Carbon Monoxide	AQ-10
Nitrogen Oxides	AQ-10
Sulfur Dioxide	AQ-10
Lead	AQ-10
Particulate Matter	AQ-11
<i>Visibility Reducing Particles</i>	AQ-11
<i>Sulfates.....</i>	AQ-11
<i>Vinyl Chloride</i>	AQ-12
<i>Greenhouse Gas Components.....</i>	AQ-12
<i>Carbon Dioxide.....</i>	AQ-12
<i>Methane.....</i>	AQ-13
<i>Nitrous Oxide.....</i>	AQ-13
<i>Fluorinated Gases</i>	AQ-13
POLLUTION CONTROL POLICIES	AQ-13
Multi-jurisdictional Cooperation	AQ-13
Sensitive Receptors.....	AQ-15
Mobile Pollution Sources.....	AQ-15
Stationary Pollution Sources	AQ-16
Energy Efficiency and Conservation	AQ-17
JOBS AND HOUSING	AQ-17
Education and Job Training.....	AQ-18
Business Development.....	AQ-18
Jobs-to-Housing Ratio	AQ-19
Multi-jurisdictional Coordination	AQ-20
TRANSPORTATION DEMAND MANAGEMENT	AQ-20
Trip Reduction	AQ-22

Special Events AQ-22

TRANSPORTATION SYSTEMS MANAGEMENT AQ-23

 Traffic Flow..... AQ-23

 Transportation System Management Improvements..... AQ-24

TRANSPORTATION FACILITY DEVELOPMENT AQ-24

PARTICULATE MATTER..... AQ-26

 Monitoring AQ-27

 Multi-jurisdictional Cooperation..... AQ-27

 Control Measures..... AQ-27

RIVERSIDE COUNTY GREENHOUSE GAS EMISSION REDUCTION STRATEGY AQ-28

Baseline Inventory of Greenhouse Gas Emissions AQ-28

GHG Emission Reduction Categories AQ-31

Development of Riverside County Climate Action Plan (CAP)..... AQ-32

General Plan Policies and Climate Action Plan..... AQ-33

GHG Emission Reduction Focus Areas..... AQ-34

Transportation-Related Objectives..... AQ-34

Land Use-Related Objectives AQ-35

Energy Efficiency and Energy Conservation Objectives AQ-36

Water Conservation and Biota Conservation Objectives AQ-37

Alternative Energy Objectives..... AQ-38

Waste Reduction Objectives..... AQ-38

Education, Coordination and Outreach Objectives AQ-39

Municipal Operational Objectives..... AQ-40

List of Figures

Figure AQ-1 Riverside County Air Quality BasinsAQ-5

Figure AQ 2 South Coast Air Quality Management District and California Air Resources Board Air Monitoring Network in Riverside County..... AQ-29

List of Tables

Table AQ-1 Ambient Air Quality Standards.....AQ-8

Table AQ-2 Attainment of State and Federal Criteria Air Pollutant StandardsAQ-9

Table AQ-3 Home County by Work CountyAQ-18

Table AQ-4 Commute Distance by Home County.....AQ-21

Table AQ-5 Commuting Time for Trip to Work by Home County.....AQ-21

Table AQ-6 Commuting Time for Return Trip Home by Home County.....AQ-21

Table AQ-7 2008 Baseline GHG Emissions Inventory for Unincorporated Riverside CountyAQ-31

Chapter 10: Healthy Communities Element

INTRODUCTION HC-1

 HEALTHY COMMUNITIES CONCEPTUAL FRAMEWORK HC-1

 BACKGROUND HC-1

 HEALTH INDICATORS..... HC-2

 INITIAL EFFORTS TO IMPROVE HEALTH OUTCOMES HC-2

POLICIES HC-2

 OVERALL HEALTH..... HC-3

 LAND USE AND COMMUNITY DESIGN HC-3

Table of Contents

Countywide Land Uses	HC-4
Community Development Land Uses	HC-4
Open Space, Rural, Rural Community and Agriculture Land Uses	HC-5
TRANSPORTATION SYSTEM.....	HC-6
Non-Motorized Transportation System.....	HC-6
Multi-Modal Transportation Network	HC-6
ARTS AND CULTURE	HC-7
SOCIAL CAPITAL.....	HC-7
COMPLETE COMMUNITIES.....	HC-8
PARKS, TRAILS, AND OPEN SPACE	HC-9
ACCESS TO HEALTHY FOODS AND NUTRITION.....	HC-10
HEALTHCARE AND MENTAL HEALTHCARE.....	HC-10
SCHOOLS, RECREATIONAL CENTERS AND DAYCARE CENTERS	HC-11
ENVIRONMENTAL HEALTH.....	HC-11

Chapter ~~10~~-11: Administration Element

INTRODUCTION.....	A-1
GENERAL PLAN STRUCTURE.....	A-2
A Vision for Riverside County.....	A-3
General Planning Principles	A-3
Countywide Elements and Planning Policies/Area Plans	A-3
Community Center Guidelines	A-4
Appendices.....	A-5
Appendix A-1 Glossary of Terms/Acronyms	A-5
Appendix B-1 General Planning Principles	A-5
Appendix C Public Opinion Survey	A-5
Appendix D Summary of Community Workshops	A-5
Appendix E-1 General Plan Socioeconomic Buildout Projections Assumptions and Methodology.....	A-6
Appendix F-1 Riverside County Population and Employment Forecasts.....	A-6
Appendix G Fiscal Analysis	A-6
Appendix H Safety Element Technical Background Report.....	A-6
Appendix I-1 Noise Element Data and Air Data	A-6
Appendix J Community Center Design Guidelines	A-6
Appendix K-1 Implementation Program	A-6
Appendix L-1 Airport Land Use Compatibility Plans	A-7
Appendix M Health Indicators.....	A-7
Appendix N Air Quality Study.....	A-7
Appendix O Major Investment Study	A-7
Appendix P Housing Element Appendices.....	A-8
The Environmental Impact Report.....	A-8
INTERPRETING THE GENERAL PLAN'S INTENT (DETERMINING CONSISTENCY).....	A-8
MONITORING OF DEVELOPMENT AND CONSERVATION	A-9
GENERAL PLAN CERTAINTY SYSTEM.....	A-9
Objectives	A-10
Amendment Categories.....	A-10
Required and Optional Findings.....	A-12
Amendment Cycles	A-14
THE INCENTIVES SYSTEM	A-16

**VOLUME 2 – COUNTY OF RIVERSIDE AREA PLANS: D-M
(UNDER SEPARATE COVER)**

Desert Center Area Plan
 Eastern Coachella Valley Area Plan
 Eastvale Area Plan
 Elsinore Area Plan
 Harvest Valley/Winchester Area Plan
 Highgrove Area Plan
 Jurupa Area Plan
 Lake Mathews/Woodcrest Area Plan
 Lakeview/Nuevo Area Plan
 Mead Valley Area Plan

**VOLUME 3 – COUNTY OF RIVERSIDE AREA PLANS: P-W
(UNDER SEPARATE COVER)**

Palo Verde Valley Area Plan
 The Pass Area Plan
 Reche Canyon/Badlands Area Plan
 Riverside Extended Mountain Area Plan
 San Jacinto Valley Area Plan
 Southwest Area Plan
 Sun City/Meniffee Valley Area Plan
 Temescal Canyon Area Plan
 Western Coachella Valley Area Plan

**VOLUME 4 – APPENDICES
(UNDER SEPARATE COVER)**

BINDER 1:

Appendix A-1	Glossary of Terms/Acronyms
Appendix B-1	General Planning Principles
Appendix C	Public Opinion Survey
Appendix D	Summary of Community Workshops
Appendix E-1	General Plan Socioeconomic Buildout Projections Assumptions and Methodology
Appendix F-1	Riverside County Population and Employment Forecasts
Appendix G	Fiscal Analysis
Appendix H	Safety Element Technical Background Report
Appendix I-1	Noise Element Data and Air Data
Appendix J	Community Center Design Guidelines
Appendix K-1	Implementation Program

BINDER 2:

Appendix L-1	Airport Land Use Compatibility Plans
Appendix M	Health Indicators
Appendix N	Air Quality Study
Appendix O	Major Investment Study
Appendix P	Housing Element Appendices
Appendix Q	Wine Country Community Plan