
2.1 PROJECT DESCRIPTION

2.1.1 INTRODUCTION

General Plan Amendment No. 1122 (project; proposed project), which consists of a comprehensive review of and updates to Riverside County's Housing Element (2013–2021 Housing Element Update) along with proposed changes to the General Plan Land Use Element and Safety Element, proposed changes to 10 Area Plans, and proposed changes to the Riverside County Land Use Ordinance No. 348 to include two new zone classifications, is considered the proposed project as evaluated in this environmental impact report (EIR). The full text of each of these project components (GPA 1122) is included in **Appendix 2.1-1**. As stipulated by Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines, the project description that follows provides details about the proposed components of the project to the extent needed for adequate evaluation of environmental impacts. This section also provides an overview of the project's regional location and general setting, project background, project objectives, and an explanation of the intended uses of this EIR.

2.1.2 PROJECT LOCATION AND SETTING

The proposed project spans the County that encompasses an area of approximately 7,295 square miles. Riverside County stretches across 200 miles of Southern California from within 15 miles of the Pacific Ocean on the west to the Colorado River and Arizona border on the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) on the west, San Bernardino County on the north, Arizona on the east, and San Diego and Imperial counties on the south (see **Figure 2.1-1**).

Because of the County's size, most of the County's territory is mapped in a series of 19 Area Plans that include land use designations and policies appropriate for the unique needs of each community. Every part of Riverside County falls within one of these Area Plans, except for the far easternmost portion of the county, which is covered directly in the General Plan Land Use Element. The proposed project will affect the following 10 of the 19 Area Plans:

- Eastern Coachella Valley Area Plan
- Elsinore Area Plan
- Harvest Valley/Winchester Area Plan
- Highgrove Area Plan
- Lakeview/Nuevo Area Plan
- Mead Valley Area Plan
- Southwest Area Plan
- Temescal Canyon Area Plan
- The Pass Area Plan
- Western Coachella Valley Area Plan

The locations of these Area Plans are shown in **Figure 2.1-2**.

2.1 PROJECT DESCRIPTION

2.1.3 PROJECT BACKGROUND

State law (Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and to adopt an updated housing element reflecting the results of this evaluation. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period from October 15, 2013, through October 15, 2021. The proposed project represents a comprehensive update of Riverside County's Housing Element to bring it into compliance with state housing law and to meet the statutory update requirement.

The Housing Element of the General Plan must address all components required by Government Code Section 65583, including:

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

Additionally, the Housing Element must demonstrate sufficient housing resources to meet the jurisdiction's regional housing need. As the council of governments (COG) for Southern California, SCAG is required by state law to develop a Regional Housing Need Plan (RHNP) allocating its share of the statewide need to the cities and counties in the SCAG region. This is accomplished via the Regional Housing Needs Assessment (RHNA) prepared for specified planning periods; localities are required to update their housing elements to accommodate their RHNA "fair share" of housing needs for all income groups.

A 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 the healthy functioning of the housing market. The fair share of the regional housing need is allocated in 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 5th cycle RHNA Final Allocation Plan covers the planning period from October 2013 through 2021 and was adopted by SCAG on October 4, 2012 (SCAG 2012). **Table 2.1-1** presents the 5th cycle RHNA for unincorporated Riverside County.

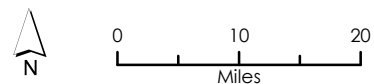


Figure 2.1-1
Regional Location

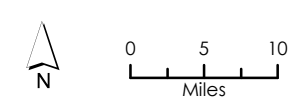
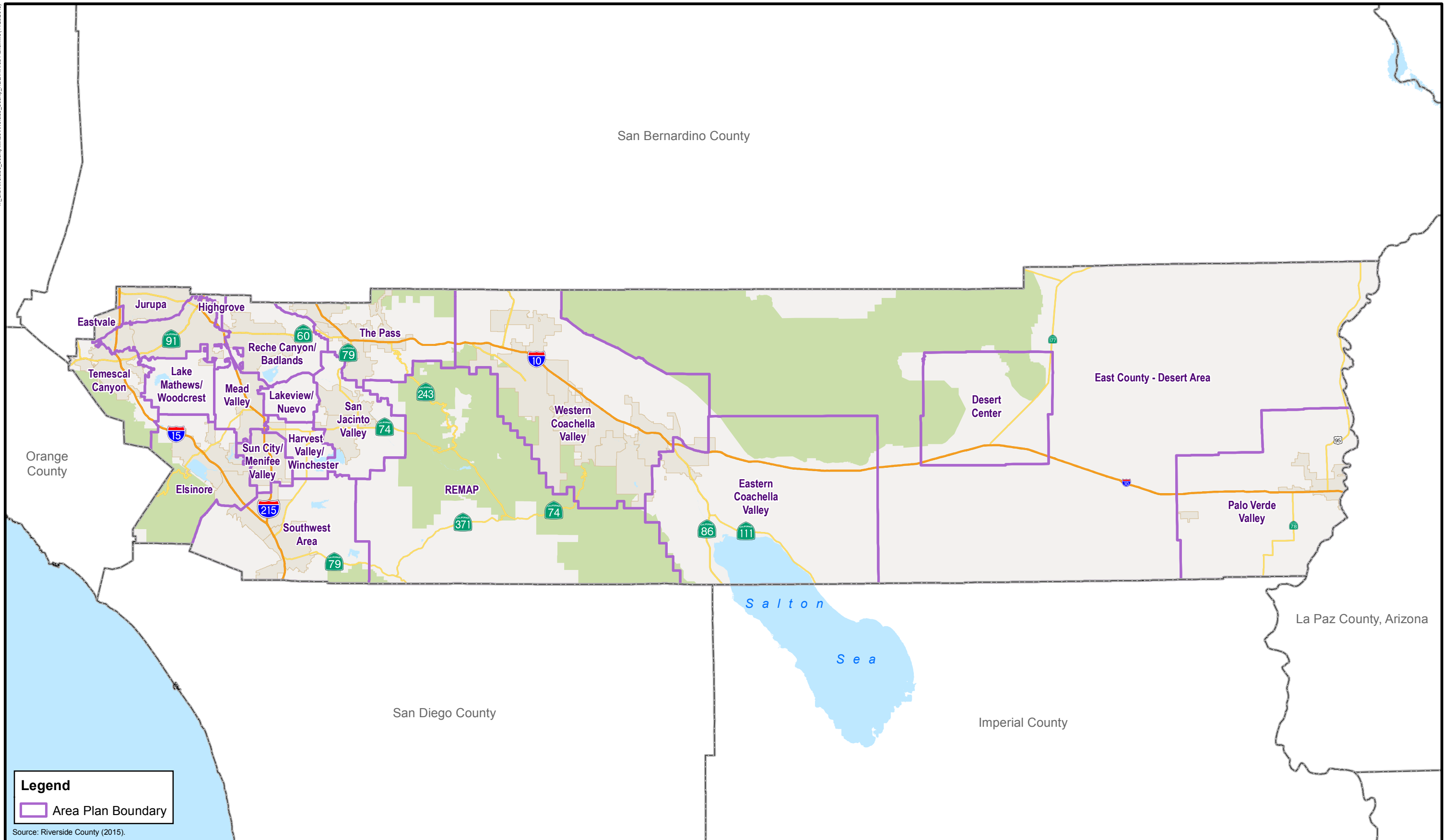


Figure 2.1-2
Area Plans

TABLE 2.1-1
UNINCORPORATED RIVERSIDE COUNTY 5TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION

Income Category	Income Range	2013–2021 RHNA
Extremely Low	\$0–\$20,000	3,586
Very Low	\$20,001–\$33,300	3,587
Low	\$33,301–\$53,300	4,871
Subtotal Extremely Low-, Very Low-, and Low-Income Units		12,044
Moderate	\$53,301–\$74,400	5,534
Above Moderate	Above \$74,401 or more	12,725
Total		30,303

Source: County of Riverside 2015

One objective of the proposed project is to include policies and programs designed to help the County meet these RHNA obligations, particularly to demonstrate sufficient housing resources for the extremely low-income, very low-income, and low-income housing categories. State law provides two options for demonstrating that zone classifications identified for extremely low-, very low-, and low-income households are sufficient to encourage such development:

1. Describe market demand and trends, financial feasibility, and recent development experience; or
2. Utilize default density standards deemed adequate to meet the appropriate zoning test.

The default density for Riverside County is 30 units per acre. The California Department of Housing and Community Development (HCD) requires the following land regulations for the County's RHNA shortfall for both the 4th and 5th cycle Regional Housing Needs Allocations:

- Regulations must establish a minimum density of 20 units to the acre and allow up to 30 units to the acre;
- Residential use(s) must be allowed at the above density as an allowed use; and
- Regulations must allow a minimum of 16 units on a parcel used toward the RHNA, which is effectively a minimum parcel size of 1 acre.

The existing Highest Density Residential (HHDR) land use designation allows 20 to 40 units per acre. As shown in **Table 2.1-2**, based on currently approved units as well as projections for second units and/or mobile homes, Riverside County has a shortfall of 23,794 units in the extremely low-, very low- and low-income categories that cannot be accommodated by the existing inventory of vacant and/or residential sites as currently designated/zoned.

2.1 PROJECT DESCRIPTION

TABLE 2.1-2
RIVERSIDE COUNTY COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Original 5th Cycle RHNA		Remaining Need from 4th Cycle	Total RHNA to Accommodate	Approved Units	Second Unit/ Mobile Home Projection	Remaining RHNA Units Needed
Extremely Low & Very Low	7,173	10,546	17,719	128		17,591
Low	4,871	4,422	9,293	1,710	1,380	6,203
Moderate	5,534	0	5,534	34,238		0
Above Moderate	12,725	0	12,725	23,600		0
Total	30,303	14,968	45,271	59,676	1,380	23,794

Source: County of Riverside 2015

2.1.4 PROJECT OBJECTIVES

The proposed project is a comprehensive update of the County's Housing Element pursuant to state housing element law. It is the intent of the proposed project to provide the capacity (i.e., land use designation and zoning) for the housing market to adequately address housing needs for all income groups and to direct that capacity where planned growth is best suited to occur (i.e., located either within or very close to existing community cores and near existing or planned freeway access and public transit opportunities, schools, and other major public services).

- Adopt a Riverside County 2013–2021 Housing Element acceptable to the California Department of Housing and Community Development.
- Continue directing housing and service development to Area Plans and existing services.
- Adopt amendments to the Land Use and Safety Elements of the General Plan in support of the revised Housing Element and to reflect state law.
- Adopt an ordinance to allow housing development at the highest density ranges of the General Plan.
- Adopt an ordinance to allow development of the Mixed Use Area land use designation.
- Rezone property consistent with the Housing Element as necessary to meet the Regional Housing Needs Assessment (RHNA).
- Update existing ordinances to reflect changes in state law.
- Emphasize development potential near transit corridors and existing infrastructure.

2.1.5 PROJECT COMPONENTS

The proposed project will do the following (see also **Appendix 2.1-1**):

ADOPT THE 2013–2021 HOUSING ELEMENT

The proposed project includes a General Plan Amendment to adopt the 2013–2021 Housing Element, which identifies and establishes the County's policies with respect to meeting the housing needs of existing and future residents. It establishes policies to guide County decision-making and sets forth an action plan to implement its housing goals over the eight-year planning period. The updated Housing Element includes all components required by Government Code Section 65583 as discussed above.

The Housing Element will result in a new Appendix P-2 that includes the results of the disadvantaged unincorporated community analysis required by SB 244.

REVISE THE LAND USE ELEMENT

Land Use Element Amendment

The following text is to be added after the last paragraph under Infrastructure, Public Facilities and Service Provision" on page LU-23:

Senate Bill 244

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

2.1 PROJECT DESCRIPTION

Table LU-1 shall be amended as follows:

TABLE LU-1
UNINCORPORATED RIVERSIDE COUNTY CUMULATIVE ACREAGE SUMMARY

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,468	2%	157,045 156,641	5%	185,513 185,109	4%
Rural	250,270	21%	42,254 42,250	2%	292,524 292,520	7%
Rural Community	60,479	5%	3,640 3,630	0%	64,119 64,109	2%
Open Space	662,422 662,419	56%	2,631,335 2,631,334	90%	3,293,757 3,293,753	80%
Community Development	111,656 111,659	9%	64,689 65,107	2%	176,345 176,766	4%
Other ¹	79,104	7%	30,648	1%	109,752	3%
Total	1,192,399	100%	2,929,611 2,929,610	100%	4,122,010 4,122,009	100%

Notes:

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

Table LU-2 shall be amended as follows:

TABLE LU-2
UNINCORPORATED RIVERSIDE COUNTY BUILDOUT CAPACITY SUMMARY

	Western County	%	Eastern County	%	Total
Population	937,784 1,036,558	53 52%	824,959 953,576	47 48%	1,762,743 1,987,565
Dwelling Units	305,958 336,391	58 57%	224,460 257,621	42 43%	530,418 593,162
Employment	314,870 314,328	56%	251,563 251,564	44%	566,433 565,892

Notes: Totals do not include Indian lands or cities within Riverside County.

Table LU-4 shall be amended as follows:

**TABLE LU-4
LAND USE DESIGNATIONS SUMMARY**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4,5}	Notes
Community Development	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Table LU-5 shall be amended as follows:

TABLE LU- 1 LAND USE DESIGNATION KEY

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

2.1 PROJECT DESCRIPTION

Table LU-5 shall be amended as follows:

**TABLE LU-5
POPULATION PER SQUARE MILE**

Area Plan Designation	Population per Square Mile	
	Western County Area Plans	Eastern County Area Plans
Open Space-Rural	43	50
Agriculture, Rural Mountainous, Rural Desert	91	113
Rural Residential	268	249
Estate Density Residential (Rural and Rural Community Foundation)	567 631	656 692
Very Low Density Residential (Rural and Rural Community Foundation)	1,499 1,547	1,718 1,437
Low Density Residential (Rural and Rural Community Foundation)	2,928 3,060	3,511 3,636
Medium Density Residential	6,539 6,630	7,702 7,746
Medium High Density Residential	12,628 12,605	17,612 17,912
High Density Residential	22,379 22,246	26,132 25,420
Very High Density Residential	32,978 32,971	42,720 41,524
Highest Density Residential/Community Center	30,335 40,372	74,801 78,516

The following text is to be added after the last paragraph under Mixed Use Area on page LU-68:

Mixed-Use Planning Area

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

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

2.1 PROJECT DESCRIPTION

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

~~Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, cultural, institutional, or industrial uses where those functions are physically and functionally integrated.~~ Mixed-use development provides pedestrian connections and other amenities such as:

~~Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, cultural, institutional, or industrial uses where those functions are physically and functionally integrated.~~

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

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

The Mixed-Use ~~Planning~~ Area (MUPA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. ~~Many of the Mixed Use Planning Areas are located in specific plans.~~

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

Areas with the MUA land use designation were selected because they are located within or very close to the core areas of existing communities where important community facilities such as schools, libraries, community centers, etc. are conveniently available. Additionally, the MUAs have the opportunity to include development of residential neighborhoods of varying residential densities, including Highest Density Residential (HHDR), along with a wide-ranging mix of

2.1 PROJECT DESCRIPTION

commercial and job-producing services in settings that take advantage of walkability and close-at-hand transit, bicycle, and automobile access capabilities.

Policies:

- LU 33.1 The Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Zone.
- LU 33.2 Within Mixed-Use Area neighborhoods that contain a requirement for Highest Density Residential development, it is expected and encouraged that the HHDR development will be built either prior to, or concurrently with, non-residential development in the MUA in order to support the viability of non-residential development.

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

REVISE THE PUBLIC SAFETY ELEMENT

Senate Bill 1241 Safety Element Amendments

The following change is made to the first paragraph under Technical Background Report below:

TECHNICAL BACKGROUND REPORT

The Safety Element represents an extensive effort to reduce the impacts of future disasters in Riverside County. The Safety Element Technical Background Report (Appendix H), is a comprehensive, up-to-date assessment of natural and man-made hazards in the County, including, but not limited to: earthquakes, landslides, subsidence/settlement, floods, inundation, and wildland fire. The report serves as the foundation for the Safety Element and includes detailed Geographic Information System (GIS) hazard mapping and analyses. *This Safety Element incorporates by reference the County Fire Code, the County Abatement of Hazardous Vegetation Ordinance, and the Zoning Ordinance as well as the County Fire Department's Fire Protection Plan, and EMS Strategic Master Plan.*

The following change is made to the first paragraph under Other General Plan Elements below.

OTHER GENERAL PLAN ELEMENTS

The Safety Element is only one of several components of the 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 also 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.*

The following change is made to the first paragraph under Fire Hazards below.

FIRE HAZARDS

A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the hillside terrain of Riverside County has a substantial fire risk. Fire potential for 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 Riverside County, fires with conflagration potential can occur at any time of the year.

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for Riverside County. Because the fire danger is extreme, there is a statistically significant chance that the worst-case fire suppression scenario could occur.

Following a major earthquake, water availability would likely be curtailed due to breaks in water lines caused by fault rupture, liquefaction or landslides. In addition, above-ground reservoirs are vulnerable to earthquakes, which would also affect the ability to fight fires.

Over time, a majority of Southern California's wildlands will burn, as they are ecologically adapted to do. However, various human-created factors increase the risks that fires will occur; that they will be larger, more intense and more damaging; that fighting them will cost more; and that they will take a higher toll (in economic and non-economic terms). Wildfires in Riverside County often result in death, injury, and economic and natural asset losses. In long-term, the losses in vegetation can also lead to possible soil erosion and flooding. Wildfire susceptibility *broken out by Federal, State and Local Responsibility Area* (Fire Hazard and Very High Fire Hazard Severity Zones) has been mapped in **Figure S-11**. *For additional Fire Hazard information and the most recently adopted Cal Fire maps please refer to their website at <http://frap.fire.ca.gov/index>. Additionally, assets at risk due to wildfire threat are identified in the Vegetation Management Plan and Abatement of Hazardous Vegetation Ordinance 695.*

2.1 PROJECT DESCRIPTION

BUILDING CODE AND PERFORMANCE STANDARDS

Riverside County's extreme diversity and complex pattern of land use and ownership require equally diverse and complex techniques to effectively manage the fire environment. Custom strategies for each situation can be created through combinations of pre-fire management, suppression, and post-fire management. These strategies should lessen the costly impacts of future wildfires and offer alternatives to continually increasing suppression forces. The continued use of the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan *and the Riverside County Emergency Operations Plan as a guide* adopted by the Board of Supervisors will provide the necessary foundation for these management efforts.

The Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan discusses, at a minimum, descriptions of emergency services including available equipment, personnel, appropriate facilities, and capacity to assist and support wildfire suppression emergency service needs.

The Riverside County Emergency Operations Plan outlines the functions, responsibilities, and regional risk assessments of Riverside County for emergencies (e.g., wildland fires, hazardous materials incidents, flooding, dam failure, light airplane crashes) and sets forth the planned response for managing these incidents. The plan addresses initial and extended emergency response and the recovery process.

The following change is made to the first paragraph under Long-Range Fire Safety Planning below.

LONG-RANGE FIRE SAFETY PLANNING

In the wildland/urban interface, flammable structures may be within reach of ignition sources from burning wildland and structural fuels. These are extremely dangerous and complex fire conditions that pose a tremendous threat to public and firefighter safety.

New developments frequently purport to maximize the amount of land left as natural open space. Cuts and/or fills are stopped at the natural interface. This leaves the backyard as the only buffer between the highly flammable natural vegetation and the house. Brush clearance is required, but can occasionally run into endangered species obstacles. *The Multipurpose Open Space Element contains Policies OS 7.4 and 18.3 that address pests and invasive or nonnative species impacts related to wildfire hazard.*

Wildfires leave problems behind them. During an intense wildfire, all vegetation may be destroyed, and organic material in the soil may be burned away or may decompose into water-repellent substances that prevent water from percolating into the soil. As a result, even normal rainfall may result in unusual erosion or flooding; heavy rain can produce destructive debris flows. The relative importance of topography, vegetation conditions, and geologic engineering properties underlying the County of Riverside are compiled into digital databases and should be used to assist in the mitigation of post-fire debris flow hazards.

Revisions to the Appendices

The proposed project would amend the following Appendices:

E-2: Socioeconomic Build-Out Assumptions and Methodology

The amendment will reflect the increase in density associated with the MUA and R-7 land use designation changes. Note that only the housing unit estimates and associated population have increased. No changes to employment estimates were made.

K-1: Implementation Program

The revisions to the Land Use and Safety Elements resulted in the modification of existing, or the creation of new Action Items. The following have been added to Appendix K-1.

Change the Land Use Designation on Approximately 4,972 Acres of Land

In order to ensure Riverside County has sufficient land with the appropriate land use designation to demonstrate capacity for the housing market to adequately address housing needs to meet the RHNA for the extremely low-income, very low-income, and low-income housing categories (see **Table 2.1-2**), the proposed project includes a change in land use designation for approximately 4,972 acres of vacant or underutilized land to either Highest Density Residential (HHDR) or Mixed Use Area (MUA) with an assumed percentage of HHDR development (either 25 percent, 35 percent, 50 percent, or 75 percent HHDR). The HHDR designation allows multifamily dwellings, including apartments and condominiums, between 20 and 40 dwelling units per acre.

The proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate these sites to HHDR or MUA. In addition to the change in land use designation, Area Plan text and graphics will be revised to accommodate the change. In particular, the existing Table 2, Statistical Summaries, found in each of the Area Plans, will be revised to reflect the change in land use. Additional amendments to text or policies may also be required to support the change in housing density.

The subtotals of acreage under consideration for redesignation, separated by Area Plan, are listed in **Table 2.1-3**. The specific sites under consideration for redesignation, with acreage and current and proposed land use designations, are listed in **Appendix 2.1-2**. Detailed maps showing the location of each site are included in the Area Plan Sections 4.1 through 4.10 of this EIR.

2.1 PROJECT DESCRIPTION

TABLE 2.1-3
POTENTIAL HHDR/MUA ACREAGE SUBTOTALS BY AREA PLAN

Area Plan	Proposed HHDR/MUA Acreage
Eastern Coachella Valley Area Plan Subtotal	1,523.87
Elsinore Area Plan Subtotal	87.49
Harvest Valley/Winchester Area Plan Subtotal	537.96
Highgrove Area Plan Subtotal	110.60
Lakeview/Nuevo Area Plan Subtotal	1,028.09
Mead Valley Area Plan Subtotal	313.41
Southwest Area Plan Subtotal	18.79
Temescal Canyon Area Plan Subtotal	49.45
The Pass Area Plan Subtotal	332.11
Western Coachella Valley Area Plan Subtotal	969.39
Total	4,971.16

Source: County of Riverside 2015

Amend Ordinance No. 348. (Land Use Ordinance)

To implement the new HHDR and MUA land use designations, the proposed project will also amend Ordinance No. 348, the Riverside County Land Use Ordinance, to include a new Mixed Use zone classification and a new R-7 zone classification.

The key elements of the new zone classifications are shown in **Table 2.1-4**. The Mixed Use zone classification will implement the Mixed Use Area land use designation in the General Plan by establishing the development standards and the mix of uses allowed in the zone. Land uses include high density residential, commercial, professional offices, and recreational uses. The R-7 zone classification will implement the HHDR land use designation by establishing development standards and uses allowed in the zone, including high-density residential uses consistent with 20 to 40 units per acre.

TABLE 2.1-4
MUA AND R-7 ZONE CLASSIFICATIONS SUMMARY*

	MUA Zone	R-7 Zone
Permitted Uses	Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings. Single Family Dwelling Multi-Family Dwelling Home Occupation Domestic Animal Keeping Public parks and plazas	Multiple family dwellings, Apartment homes.
Permitted Uses with Plot Plan Approval	<i>Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to</i>	Beauty shops operated from a one family dwelling by its inhabitants.

	MUA Zone	R-7 Zone
	<p><i>commercial or office buildings.</i> Animal hospitals, not including any outdoor facilities., Antique shops., Art supply shops and studios., Artisan or novelty stores., Bakery shops, including baking only when incidental to retail sales on the premises., Banks and financial institutions., Barber and beauty shops., Book stores , Business and Professional Schools , Cellular telephone sales and service., Check Cashing Business , Clothing Dry Cleaners , Clothing stores., Community and Civic Centers., Computer sales and service., Combined Live/Work Development , Convenience stores , Day care centers., Delicatessens., Drug stores., Florist shops., Gift shops., Grocery Stores, Hardware stores., Hotels, resort hotels and motels., Household Furniture or Appliance Stores , Internet cafes and internet gaming facilities., Jewelry stores with incidental repairs., Laundries and laundromats., Medical Offices , Museums and libraries , Nurseries and garden supply stores., Paint and wall paper stores , Parking lots and parking structures., Pet shops and pet supply shops., Photography shops and studios and photo engraving., Plumbing shops, not including plumbing contractors., Post services, Restaurants and other eating establishments., Shoe stores and repair shops., Sporting goods stores., Tailor shops., Tobacco or Hookah shops., Tourist information centers., Toy shops.</p>	<p>Boarding, rooming and lodging houses. Child day care centers. Churches, temples and other places of religious worship. Home occupations Libraries, museums and art galleries. Public and private parks and playgrounds.</p>
Conditional Uses	<p><i>Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings.</i> Animal hospitals, with outdoor facilities., Bars and cocktail lounges., Billiard and pool halls., Convenience stores , General Retail Store , Hotels, resort hotels and motels., Indoor Entertainment Facility , Indoor Health and Fitness Facility , Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption., Post services, Private Academic Facility , Theaters and Auditoriums , Liquor stores pursuant to the provisions of the Alcoholic Beverage Sales ordinance.</p>	Mobile home parks
Development Standards		
Minimum Lot Area	None.	None.
Maximum Dwelling Unit (du) Density per Acre	<ul style="list-style-type: none"> • 17 du on lots up to 7,200 sq ft • 22 du per acre on lots up to 20,000 sq ft • 29 du per acre on lots up to 43,560 sq ft • 44 du per acre on lot greater than 43,560 sq ft 	<ul style="list-style-type: none"> • 17 du on lots up to 7,200 sq ft • 22 du per acre on lots up to 20,000 sq ft • 29 du per acre on lots up to 43,560 sq ft • 44 du per acre on lot greater than 43,560 sq ft

2.1 PROJECT DESCRIPTION

	MUA Zone	R-7 Zone
Height Limit	<p>Except when adjacent to existing single family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be one hundred feet (100').</p> <p>The maximum height for buildings or structures adjacent to existing single family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').</p>	50 feet; 100 feet with approval of variance
Setbacks (for parcels adjacent to existing residential development)	<p>Building facades shall be no more than fifteen feet (15') from the street side property lines.</p> <p>No interior side setbacks are required, except when the MU zone property abuts a residential zoned property in which case the minimum side setback required in the MU zone shall be the same as required for a residential use on the abutting residential zoned property.</p> <p>Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11').</p>	None for buildings < 35 feet in height. 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 10 feet plus 2 feet for each foot by which the height exceeds 35 feet.
Lot Coverage	No Limit.	60 percent
Open Space	Per approved plot plan.	200 sq.ft. per unit
Building Separation	For detached residential uses, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side.	<p>Any one-story main building shall be separated by a minimum of ten (10) feet from any other one-story main building on the same lot.</p> <p>Any two-story main building shall be separated by a minimum of fifteen (15) feet from any other main building on the same lot.</p> <p>Main buildings above two-stories shall be separated by a minimum of twenty (20) feet from any other main building on the same lot.</p>

Source: County of Riverside 2015

The MUA zone classification is also anticipated to contain the following development standards:

- **PUBLIC USE.** Any building over thirty thousand square feet (30,000') shall include a public use area such as public park, plaza or square.
- Public use areas shall be located next to public streets, residential areas and retail uses and does not include the public right-of-way.
- **GROUND FLOOR.** No more than fifty percent (50%) of all ground floor mixed use buildings may be residential development.
- **TRANSPARENCY.** Along predominantly retail streets, at least fifty percent (50%) of the street building wall area between three feet (3') and ten feet (10') shall be transparent with clear windows that allow views of indoor space or display areas.

- **STREET ORIENTATION.** Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building.
- **ENTRANCES.** Buildings shall have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances.
- **PEDESTRIAN PATHS.** Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels.
- **BUILDING DESIGN.** Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating offsetting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings.
- Except for detached residential development, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary structure but does not exceed twenty feet (20').
- **STREET PATTERN.** The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials.
- **ROOF-MOUNTED EQUIPMENT SCREENING.** Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from the ground elevation view to a minimum sight distance of 660 feet.
- **TRASH COLLECTION.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street for from any adjacent residential development.
- **LIGHTING.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

Change of Zone No. 7902

In order to ensure Riverside County has sufficient land with the appropriate zoning to implement the General Plan's HHDR and MUA land use designations, Change of Zone No. 7902 will change the zoning classifications for the parcels listed in **Appendix 2.1-2** totaling approximately 4,972 acres.

Other Amendments to Ordinance No. 348

Housing Element Implementation

The proposed project includes text amendments to Ordinance No. 348 to comply with changes in state law and implementation of Housing Element programs, including those encouraging multifamily development. These text amendments are summarized below, with the Housing Element policy numbers (in **bold**).

2.1 PROJECT DESCRIPTION

- **Action 1.3b:** For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.
- **Action 1.5g:** Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows:
 - Allow for emergency shelter in the I-P zone by right without discretionary review. Add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- **Action 2.1h:** Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROs) in conjunction with qualified non-profit organizations. In addition, the County will amend the Zoning Ordinance to define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.
- **Action 3.3b:** Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities.

The County will amend Ordinance 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Action 1.2q:** The County will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:
 - Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate—or if spaces will not be “preassigned” to specific units in the project.
 - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.
 - Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.
 - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).

- In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.
 - The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.
- **Action 4.1b:** Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.

2.1.6 CONSISTENCY WITH GENERAL PLAN

The Housing Element is only one part of the integrated, consistent set of goals and policies contained in the County of Riverside General Plan. State law requires that general plan elements be internally consistent with one another.

At the time of the writing of this Draft EIR, the County had recently adopted GPA 960¹. However, GPA 960 is currently in active litigation with an unknown outcome. GPA 960 furthered the objectives and policies of the previously adopted 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan). Because the outcome of the litigation is uncertain, and as the proposed project furthers goals of the previous and the current General Plan, policy numbers for both documents are listed in the analysis of this EIR for reference purposes. Both GPA 960 and the 2003 Riverside County Integrated Plan (RCIP) General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations analyzed in this EIR would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

2.1.7 USES OF THE EIR AND REQUIRED AGENCY APPROVALS

The following is a non-exhaustive, non-exclusive list that specifies the approvals necessary for the project. The Riverside County Planning Commission will consider GPA No. 1122 and its EIR (No. 548) and make a recommendation to the Riverside County Board of Supervisors, which will then review GPA No. 1122 and EIR No. 548, and supporting documents to consider whether or not to take the following actions:

- Adoption of the updated Housing Element for the 2013–2021 planning period, General Plan Amendment No. 1122.
- Certification of Environmental Impact Report No. 548, prepared for GPA No. 1122.
- Approval of EIR No. 548 Findings.
- Adoption of a Mitigation Monitoring and Reporting Program in conjunction with EIR No. 548.

¹ December 8, 2015

2.1 PROJECT DESCRIPTION

After adoption, the updated Housing Element will be submitted to HCD for review and certification. Adoption and implementation of the Housing Element would not require any approvals or permits from other local, state, or federal agencies.

Subsequent to these actions, a number of future actions may be based (in whole or in part) on the environmental evaluations undertaken as part of EIR No. 548 for the proposed project. Subsequent development projects may require review and approval by various Riverside County agencies or departments or agencies outside of the County of Riverside. The need for such actions would be determined at the time of subsequent environmental review and are not directly associated with the proposed project. Listing of required discretionary approvals for potential future developments would be speculative at this time.

REFERENCES

- County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441* (SCH #2002051143).
- . 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft*. (SCH #2009041065).
- . 2015. *County of Riverside Environmental Impact Report No. 521. Public Review Draft*.
- . 2015. *General Plan Amendment No 1122, Draft Housing Element 2013–2021*.
- SCAG (Southern California Association of Governments). 2012. *5th Cycle Regional Housing Needs Assessment Final Allocation Plan, January 1, 2014–October 1, 2021*.

2.1 PROJECT DESCRIPTION

This page intentionally left blank