


Agenda Item No.: 4.1
Area Plan: Various Area Plans
Zoning: Various Zoning Districts and Areas
Supervisory District: All
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: August 3, 2016

General Plan Amendment No. 1122, Ordinance
No. 348.4840, and Change of Zone No. 7902
(Entitlement/Policy and Agriculture Foundation
Component Amendment)
Environmental Impact Report No. 548
Applicant: County of Riverside



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Project components include General Plan Amendment No. 1122, Change of Zone No. 7902 and Ordinance No. 348.4840 (Project).

State law requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing law. Jurisdictions are required to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs based on their Regional Housing Needs Allocation (RHNA). In addition, each jurisdiction is required to submit an annual progress report on housing production by income category based on building permits issued, as well as on the status of its Housing Element program and policy implementation. In the next 20 years, the County of Riverside will need to accommodate a population growth of approximately 750,000 individuals – the majority of which is attributed to births and domestic migration.

The Project objective is to update the County's Housing Element pursuant to State law and to address the Regional Housing Needs Assessment (RHNA) allocation. The County of Riverside Housing Element is one of seven required elements of a General Plan and it requires a certification from HCD. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. In accordance to Senate Bill 375, the Housing Element requires updating every 8 years after 2010 for those jurisdictions that have an approved Housing Element by February 2014, and 4 years for jurisdictions that do not have an approved Housing Element by that date.

The 4th Cycle Housing Element update (General Plan Amendment No. 1097) for the planning period January 2006 – July 2014 was adopted by the Board of Supervisors on June 25, 2013. HCD certified the 4th Cycle Housing Element on August 19, 2013 with the condition that the County will rezone 595 acres to Highest Density Residential (HHDR) zone to accommodate the regional housing need. The County then had until February 2014 to adopt the 5th Cycle Housing Element for the planning period of October 15, 2013 to October 15, 2021 or the planning period would change from an eight-year cycle to a four-year cycle with a required update of the Housing Element due October 15, 2017. The County's General Plan also had to address disadvantage communities and fire hazard impacts pursuant to Senate Bill 244 (SB244) and Senate Bill 1241 (SB1241) prior to the adoption of the 5th Cycle Housing Element. The County strived to adopt the Housing Element as well as address SB244 and SB1241 prior to the February 15, 2014 deadline; however, the effort to carefully identify areas to be rezoned and plan

communities that could effectively accommodate the 45,271 units required by the RHNA took longer than year to complete. The planning process included an inventory of suitable sites, community outreach efforts, and drafting policies specific to each unique community. Since the County did not adopt the 5th Cycle Housing Element before February 2014, the Housing Element planning period for the County was shortened to a four-year cycle.

The County of Riverside can qualify for an eight-year cycle which would minimize cost and maximize long term efficiency. In order to achieve this objective, the County would need to complete the next update to the Housing Element by October 2017. In order to meet this deadline, work would need to commence immediately on next Housing Element update upon adoption of GPA No. 1122. The next Housing Element update is considered a minor update that would report on progress of the programs and production of housing units to meet the current RHNA. This significantly minimizes the scope of work and prospective CEQA review for the next Housing Element update. No additional RHNA obligation is required until the 7th Cycle Housing Element which would address the 2021-2029 RHNA planning horizon.

The County's 7th Cycle Housing Element is anticipated to address the 2021-2029 planning period. HCD will provide further direction regarding the 7th Cycle update in 2019. However, excess land re-designated HHDR our MUA as part of this Housing Element (GPA No. 1122) can be credited against the 7th Cycle RHNA.

REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION

As part of the current 5th Cycle Housing Element update before you today, the County's General Plan must demonstrate that it can accommodate its "fair share" of the regional housing market needs as identified by the Regional Housing Needs Assessment (RHNA). The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs. The RHNA housing unit allocation was prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of October 15, 2013 to October 15, 2021. The County will need to accommodate 30,303 new units for the 5th Cycle and 14,968 units carried over from the 4th Cycle.

The RHNA allocation is distributed by five (5) income categories as shown in Table A below. The County has the existing capacity through its land use plan and approved development to accommodate the "Moderate" and "Above Moderate" income level allocations. It also may use 1,838 recently approved residential units and 1,389 projected second units and mobile-homes to meet its "Low" and "Extremely Low and Very Low" income level allocations. This leaves a shortfall of 17,591 units in the "Extremely Low and Very Low" income level category and 6,203 units in the "Low" income level category; which amounts to 23,784 housing units left to accommodate in this Housing Element update.

TABLE A: RHNA ALLOCATION

Income Category	Total RHNA 4 th and 5 th Cycles			Credit Towards RHNA		Needed to Meet RHNA
	5 th Cycle	Remaining 4 th Cycle	Total RHNA to Accommodate	Approved Units	Second Unit/ Mobile Home Projection	
Extremely Low & Very Low (0-50% of median income)	7,173	10,546	17,719	128		17,591
Low (50-80% of median)	4,871	4,422	9,293	1,710	1,380	6,203
Moderate (80-120% of median)	5,534	0	5,534	RHNA Met		0
Above Moderate (120%+ of median income)	12,725	0	12,725	RHNA Met		0
Total	30,303	14,968	45,271	Total 5th and 4th Cycle RHNA		23,794

The Planning Department Staff worked closely with HCD to find ways to plan for the remaining RHNA allocation. State law per Government Code 65583.2 requires the County to demonstrate it can accommodate the remaining “Extremely Low and Very Low” and “Low” income categories allocations by utilizing default density standards deemed adequate to meet the appropriate zoning set by HCD. Government Code 65583.2 established a default density of 30 units per acre for Riverside County and set the following land regulations to meet the RHNA allocations:

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

The Planning Department, with HCD concurrence, determined that the County’s existing General Plan context in terms of its vision statements, policies, and land use designations for community development are tools that can be used to meet the RHNA. Specifically, the Project will build on the General Plan’s concepts for mixed-use compact transit adaptive development utilizing the Mixed-Use Area (MUA) and Highest Density Residential (HHDR) land use designations to accommodate growth. The Project expands on these General Plan concepts to provide the capacity within or near the Community Development areas,

The County must designate and zone land throughout the county to accommodate the 23,794 housing units identified in Table A above. Fifty-percent of the housing units must be accommodated by re-

designating and rezoning lands to strictly develop highest density residential uses, and up to fifty percent can be accommodated with mixed use development. The General Plan existing Highest Density Residential (HHDR) and Mixed-Use Area (MUA) land use designations are structured to meet the Project's objective. HHDR allows a density range from 20 units to 40 units per acre. Mixed-Use Area (MUA) land use designation will allow nonresidential uses to support HHDR development and create walkable compact development. The proposed HHDR and MUA sites are located throughout the County in areas that are ideally within or in close proximity to existing community cores, near existing or planned freeway access and public transit opportunities, schools, and other major public services.

COMMUNITY OUTREACH

The Project was developed with a significant amount of community outreach that helped shaped the proposal. The outreach efforts includes the following:

- Public Hearings/Workshops/Updates
 - Planning Commission Workshop: 2
 - Planning Commission Hearing: 1
 - Airport Land Use Commission Hearing: 1
 - Countywide Public Outreach Meetings: 3
- Tribal Consultation: Written communication and meetings (see below)
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation mailed to more than 700 individuals: 1
 - Notice of Draft EIR No. 548 Availability mailed to more than 700 individuals: 1
 - Newspaper Notices: 15
- Mailing regarding May 2015 public workshops to more than 1,700 property owners
- Mailing regarding July 2015 Airport Land Use Committee hearing to more than 600 individuals
- Mailing regarding August 2016 Public Hearing
 - Hearing notices sent to approximately 2,400 property owners
 - Hearing notices sent to approximately 700 interested parties
 - Public notices with DERI/FEIR and CEQA transmittal letter to all EIR commenters

All proposed HHDR/MUA sites were available for view on the Planning Department's website at <http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/HousingElementUpdate.aspx>.

PROJECT COMPONENTS

General Plan Amendment No. 1122 (GPA No. 1122)

Primarily, General Plan Amendment No. 1122 (GPA No. 1122) updates the Housing Element policies and address the County's efforts to attract and facilitate the development of a more diverse housing mix and meet the needs of existing and future residents. GPA No. 1122 also updates the Safety Element, Land Use Element, 10 Area Plans, and Appendices A, E, K and P to further the implementation of the new Housing Element. The Project revises existing General Plan policies, maps, and implementing directions, and provides new information where needed, as shown in Attachment B of the staff report.

Some of the revisions affect Countywide policies, while others affect specific parcels. Specifically, GPA No. 1122 proposes to do the following:

- **GPA No. 1122 revises the existing Housing Element in accordance with State law:**

Planning Staff reviewed and revised the Housing Element to ensure that it meets the objectives of the 5th Cycle Housing Element for years 2013-2021 in accordance with California Department of Housing and Community Development Regulations (Government Code Section 65583). The proposed 5th Cycle Housing Element is included as Attachment B of the staff report. The main objective of this Project is to meet the diverse housing needs of the County's existing and future residents and obtain certification from HCD. Certification of the County's Housing Element allows the County to qualify for State funding resources associated with housing programs. The proposed 5th Cycle Housing Element will replace the existing General Plan Housing Element in its entirety.

Major changes to the Housing Element include a description of the site selection process to accommodate the regional housing needs. The proposed Housing Element includes updates to the following sections: Citizenship Participation, Evaluation of Previous Housing Element – Implementation of Past Goals and Objectives for planning period January 1, 2006 to June 30, 2014, housing inventory data, Housing Resources/Programs Summary, and Eight-Year Action Plan Summary.

Public participation efforts conducted for the 5th Cycle Housing Element included three Community workshops held in the following three locations around Riverside County:

- June 8, 2015 – Mecca
- June 9, 2015 Mead Valley
- June 10, 2015 Cabazon

Each workshop was an open-house style meeting with interactive stations allowing participants to learn about the Housing Element and participate in activities at their own pace. Notice of all public workshops and hearings were provided to the County's list of interested parties, which include representatives of low-income and special needs groups, non-profit and for-profit housing developers, community organizations, and other governmental agencies. In addition, to accommodate the needs of Spanish-speaking residents, the County provides the services of qualified translators at community workshops.

Public notices of each meeting were published in three ways; first the County placed advertisements in the print publications of highest circulation given the subject area. For the eastern County locations, this included the Desert Sun newspaper and for the western County, the Press Enterprise. In addition, to the public advertisement, the County transmitted over 282 individual hard copy notifications of the meetings, copies of which are attached herein. Lastly, these same notifications were transmitted via electronic mail to participants, interested parties and stakeholders that had previously indicated interest in the Housing Element document and public participation process. Efforts to involve the public in the preparation of the final element included Spanish radio public service announcements; newspaper notices for community meetings in both English and Spanish, direct mail notices to for-profit and non-profit affordable housing developers and other interested housing advocates.

Through the feedback that the community provided during the interactive meetings, a few common themes emerged, including the following:

- Need for affordable housing. Developing new affordable housing was identified as a top priority in Riverside County. In addition to developing new affordable housing, continued home maintenance and rehabilitation was also seen as a priority and a way to continue to preserve existing affordable housing in the county.

In response to this comment, the County identified existing programs in the Housing Element Table H-1 to assist with the need for new affordable housing as well as maintenance and rehabilitation of existing housing. The Action Items includes 1.7a (application of density bonus, Specific Plans, Planned Unit Development to provide for site design flexibility), 1.7e (encourage multi-family developments to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs) and 2.1a – 2.1d (advertise and promote the availability of funds for rehabilitation of housing units).

- Senior and farm worker housing are priorities. Participants felt that Riverside County needs additional senior housing and assisted living facilities to support the growing number of seniors in the community. The creation of new farm worker housing to provide decent and affordable housing for seasonal workers was also a priority.

In response to these comments, the County cited the following existing Action Items described in the Housing Element Table H-1 that will assist senior and farmworkers housing development: 1.1 d (fast track projects that are affordable to lower income households, farm workers, seniors, and other special needs groups), 1.1 f (give priority to permit processing for non-County assisted projects providing affordable housing needs), 1.3a (continue to provide funding resources to non-profit organization for development of housing) and 1.3b (prepare a countywide GAPS analysis and Farm Worker Plan).

- Mixed-use development opportunities. Participants emphasized the need for balanced growth including mixed-use and transit-oriented development housing options.

As part of this Project, the County will redesignate areas throughout the County to the MUA designations and the update the Area Plans to include policies to support Mixed-Use Development. The Housing Element includes an inventory of the MUA designated sites. To implement the MUA designation, the Project will also create the Mixed-Use (MU) Zone and rezone the areas that are redesignated MUA to MU Zone.

- Protect community character. Participants felt that the character of communities throughout the county should be protected. New development including high-density residential, mixed-use, and commercial should take into consideration the needs of the community, provide economic development, and ensure the availability of infrastructure and services.

As part of the Project, the County looked at several different criteria to determine the needs of the community. The proposed Mixed-Use Area and Highest Density Town Centers includes policies that would enhance and protect the existing community characteristics.

While developing the 5th Cycle Housing Element, County received letters from the California Rural Legal Assistance (CRLA) and the Leadership Counsel for Justice and Accountability (LCJA). The County cited programs and included additional analysis to address concerns listed in the comment letters. Below list the concerns and how the County addressed each item:

- Lack of public participation

The County met with both CRLA and LCJA twice to gather additional information on their concerns. In addition, the County held three workshops with 70 participants to gain feedback on the draft Housing Element as well as the newly proposed sites to meet the County's RHNA.

- Ensuring General Plan consistency

The County reviewed and modified the General Plan Housing and Land Use Elements and appendices to ensure consistency. In addition, GPA No. 1122 proposes amendments to the Safety and Land Use Elements to ensure compliance with SB 1241 and SB 244. Furthermore, the County significantly revised 10 of the 19 Area Plans to include descriptions of the policies for the neighborhoods that are proposed to accommodate the RHNA units required.

- Additional analysis needed on the progress of programs

The County completed a thorough update of each program within the review of previous element section of the Housing Element and quantified data where available. The County also provided an explanation if a program was modified or deleted.

- Community profile data should include Eastern and Western data, not just the County as a whole, as well as additional analysis

The Housing Element was revised to include Eastern and Western data where available. Additional analysis for overpayment, overcrowding and housing conditions was also include.

- Additional programs needed to assist with farmworker housing, mobilehomes, and special needs housing

The County cited and added the following action items to Housing Element Table H-1: 1.1a (subsidize low and moderate income level housing), 1.2a (offsite improvement for projects for lower income households where feasible), 1.3c (continue to work with non-profit organization to produce self-help housing for ownership and multi-family farm worker housing opportunities), 1.3d (develop incentives for set-aside of agricultural land for farm worker housing), 1.5c (evaluation criteria for supportive housing applications), 2.1f (research funding for historic preservation of structures), 2.1g (provide funding to retrofit units to meet accessibility standards), 2.1h (consider the adaptive reuse of small older motels in transitional housing facilities, emergency shelters or single resident occupancy in conjunction with non-profit organizations), and 2.2b (ensure housing is maintained through code enforcement activities) to further assist with the need of farmworker housing, mobilehomes, and special needs housing, specifically extremely low-income and transitional and supportive housing types.

- Must include a complete sites analysis including addressing environmental and infrastructure constraints

The County has revised the Housing Element to accommodate the 4th round RHNA shortfall as well as the 5th round RHNA. The County did a full survey of 10 Area Plans and concurrently with the adoption of this Housing Element will be creating new R-7 and MU zoning classifications. Owner and renter occupied housing will be permitted by-right without and discretionary review of these sites. The County also reviewed its infrastructure capacity and provided additional analysis as well as cites action 1.2h (ensure revitalization plans include provisions for new affordable housing) of the Housing Element Table H-1.

- Program objectives need to be revisited

The County completed a full review of its 8-year action plan and revised programs as necessary. Several repetitive programs were combined and stronger objectives were included.

The draft 5th Cycle Housing Element received a conditional certification from HCD on March 21, 2016. The Housing Element will fully comply with state housing element law once it is adopted by the Board of Supervisors and the rezoning to accommodate the RHNA shortfall is completed.

- **GPA No. 1122 revises the Land Use Element, Safety Element, Appendix K-2, and Appendix P-2 to comply with Senate Bill 244 to address disadvantaged unincorporated communities and Senate Bill 1241 to address fire hazard impacts;**

The Land Use Element identifies and analyzes underserved disadvantaged unincorporated communities (DUC) outside city spheres of influence as required by Senate Bill 244 (SB 244). The analysis identified 18 DUC in the unincorporated areas of the County. For each identified DUC, deficiencies in water, wastewater, stormwater drainage, and structural fire protection addressed through funding or financing alternatives that could make the service extensions to the DUCs financially feasible. SB 244 analysis is attached as to the General Plan as Appendix P-2. There are no changes to the existing Land Use Element policies as a result of SB 244 analysis.

Per Senate Bill 1241 (SB 1241) The Safety Element is amended to address the risk of fire in state responsibility areas and very high fire hazard severity zones in accordance with Senate Bill 1241 (SB 1241). Additional information on fire and emergency management plans are included in the Safety Element, along with action items to implement the existing Safety Element policies are included in Appendix K-2 as part of this Project. There are no changes to existing Safety Element policies as part of this Project.

- **GPA No. 1122 revises the Land Use Element description of Mixed-Use Planning Area (MUPA) land use designation:**

The Project will shorten the Mixed-Use Planning Area (MUPA) nomenclature to the Mixed-Use Area (MUA) and expand on its description within the Land Use Element. The updated description emphasizes on the purpose and key features of what is a MUA by encouraging creative approaches to developing compact well-connected communities. The MUA allows for a wide-ranging mix of commercial and job-producing services and are located near other existing or future community facilities such as schools, libraries, employment and community centers. The MUA may be developed pursuant to either a Specific Plan or the Mixed-Use Zone.

- **GPA No. 1122 revises 10 General Plan Area Plans' policies to establish HHDR/MUA Town Centers and a Mixed-Use Area Overlay to accommodate the RHNA allocation:**

The County must have sufficient land with the appropriate land use designation to demonstrate capacity for the housing market to address housing needs; specifically the County must accommodate its net RHNA shortfall of 23,794 units. This translates into an absolute minimum of 1,032 acres of land to be re-designated and rezoned HHDR in order to meet the County's 4th and 5th Cycle RHNA requirements. During the development of the 5th Cycle Housing Element, the County expanded the minimum acreage requirement to assure that: 1) enough land was incorporated should decision makers elect to minimize or eliminate HHDR or MUA sites, and 2) the CEQA analysis would be robust enough to accommodate such modifications. It is important to note that the amount of proposed MUA designations are intended to be greater in order to provide for a rich mixture of other community development land uses in addition to the mandated HHDR.

Planning staff inventoried parcels that are generally vacant, one acre or larger, and located near existing or future community services, close proximity to transit stations, and areas that have existing or can support future infrastructure.

Suitable locations for the HHDR and MUA sites were found within the following area plans: Eastern Coachella Valley, Elsinore, Harvest Valley/Winchester, Highgrove, Lakeview/Nuevo, Mead Valley, Southwest Area, Temescal Canyon, the Pass and Western Coachella Valley Area Plans. Each area plan includes a description of the proposed Community, its neighborhoods and policies to support HHDR and/or MUA development. The proposed updates to the Area Plans are attached to the staff report as Attachment B.

Each Area Plan includes a general description of the proposed MUA/HHDR Town Centers unique to the Communities in which they are located. The proposed Town Centers are comprised of neighborhoods ranging from a single neighborhood to eleven neighborhoods. Each neighborhood is characterized either as an HHDR or a MUA Neighborhood. The HHDR neighborhoods are to be developed in their entirety in accordance to the HHDR land use designation. HHDR land use designation allows for the development of multiple family apartments, including multi-story structures, with a density range of 20 to 40 dwelling units per acre. Consistent with the Land Use Element polices for community design, HHDR development is located near community centers, transportation centers, employment, and services area. Development within each HHDR neighborhood will be consistent with the Highest Density Residential (R-7) Zone. Each MUA neighborhood includes a required percentage to be dedicated to HHDR development in order to meet the regional housing needs. The percentage ranges from 25 to 75 percent. The remainder of a MUA neighborhood may include other residential uses and non-residential uses. The MUA designation will also allow a variety of housing types, commercial, office, entertainment, educational, light industrial and civic uses in a compact area. This rich mixture of land uses will reduce the distances traveled between housing, workplaces, retail businesses and other amenities and destinations. The MUA may be developed through a specific plan application or the Mixed-Use (MU) Zone.

The policies for each neighborhood support the development of compact communities that compliments the existing community character. Each neighborhood also requires supporting infrastructure such as adequate circulation facilities, water resources, and sewer facilities to meet the demands of the proposed residential land use. Policies designed for each neighborhood encourage the development of a variety of housing types, styles and density to meet the needs of a range of lifestyle, physical abilities, and income level. To provide for walkability, each community incorporates the integration of parks, paseos, public squares, bicycle trails, transit systems, and pedestrian paths to connect new communities to existing or future development.

All Area Plan Town Center neighborhoods are implemented through the HHDR or MUA land use designation, with the exception of Home Gardens Community within the Temescal Valley Area Plan. The Project proposes a Mixed-Use Area Overlay for the Home Gardens Community. This 63 gross acres MUA Overlay affords existing development the opportunity to transition into a Mixed-Use Town Center or to develop utilizing the underlying land use designation.

The Project updates the General Plan Appendix E-2: Socioeconomic Build-out Assumptions and Methodology to include the build-out projections for the proposed Mixed-Use Areas and Mixed-Use Area Overlay.

- **GPA No. 1122 re-designates approximately areas within to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA). The proposed parcel specific land use amendments are shown in Exhibit 6 attached to the Staff Report as Attachment B.**

Following the posting of the Project's Draft Environmental Impact Report No. 548 (EIR No. 548) and comments from both the Airport Land Use Commission and interested public, Planning Staff proposes modifications to the proposed Area Plans (Appendix 2.2-1 of EIR No. 548). The first modification is to remove areas that are not within the Community Development or Agricultural Foundation Component. The last modification is to remove Neighborhood 1 and Neighborhood 2 from the Mead Valley Community (I-215/Nuevo Road Vicinity) due to land use compatibility with the March Air Reserve Base Airport Influence Area Compatibility Zone. The removal of these areas from the proposed project will slightly reduce the Project area and will not affect the conclusion of the Project's Environmental Impact Report No. 548.

- **GPA No. 1122 proposes to update Appendix A: Glossary to include a definition of "Walkable"**

In response to the Winchester Town Association comment letter regarding the Draft Environmental Impact Report, the General Plan Glossary will include the following definition for Walkable: "A continuous network of sidewalks, paths and street crossings that encourages pedestrian travel between origins and destinations free of obstructions and in a safe and comfortable environment."

Ordinance No. 348.4840

Ordinance No. 348.4840 is a countywide amendment to Riverside County Ordinance No. 348 (Land Use Ordinance) adding two new zoning classifications to the ordinance and setting forth the allowed uses in the zones and the required use permit, if any. The new zone classifications include the Highest Density Residential (R-7) Zone and the Mixed-Use (MU) Zone. These zone classifications were developed to implement the General Plan's HHDR and MUA land use designation.

The R-7 Zone is a specialized zone that was created to accommodate the County's share of regional housing needs for groups of all household income level. It applies only to parcels identified in Change of Zone No. 7902. The MU Zone was created to also assist the County in accommodating its RHNA allocation and applies to land with a MUA land use designation or is within an approved Specific Plan.

Change of Zone No. 7902

For the parcels included in the GPA No. 1122 parcel specific land use amendments to HHDR and MUA designations, Change of Zone No. 7902 proposes to change their zone classifications to either the R-7 Zone or MU Zone as shown on Exhibit 3 attached to the Staff Report as Attachment D.

ENVIRONMENTAL ASSESSMENT PROCESS (ENVIRONMENTAL IMPACT REPORT NO. 548)

The County of Riverside is the Lead Agency for the Project. Section 21001.1 of the California Environmental Quality Act (CEQA) Guidelines finds that projects to be carried out by public agencies must be subject to the same level of review and considerations as that of private projects required to be approved by public entities. The County prepared and issued a Notice of Preparation (NOP) for the Environmental Impact Report (EIR) on June 26, 2015 in accordance with CEQA Guidelines Section 15082. The County solicited comments on the scope and content of the environmental analysis and the EIR for the project from June 26, 2015, through August 10, 2015. The project was then revised to include additional parcels that were not included in the original NOP. Therefore, a Revised NOP was issued on October 9, 2015 to include the new parcels. The County extended the NOP comment period through November 9, 2015. Both the NOP and Revised NOP were circulated to public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. The County received 30 comments concerning the preparation of the EIR. These comments were considered during

the preparation of the Draft EIR and the responses are presented in Appendix 1.0-1 of the the EIR. Scoping Meetings were held on August 10, 2015 and October 19, 2015.

Draft EIR No. 528 analyzed the direct, indirect and cumulative impacts for the following resource areas:

- Land Use
- Population and Housing
- Aesthetics and Visual Resources
- Agricultural and Forestry Resources
- Air Quality
- Greenhouse Gases
- Biological Resources
- Cultural and Paleontological Resources
- Energy Resources
- Flood and Dam Inundation Hazards
- Geology and Soils
- Hazardous Materials and Safety
- Mineral Resources
- Noise
- Parks and Recreation
- Public Facilities
- Transportation and Circulation
- Water Resources

Draft EIR No. 521 was released for a 30-day public review period commencing April 14, 2016 to May 30, 2016. The County received 18 comment letters which are addressed in the EIR No. 548 Response to Comments. Of the 18 comment letters submitted on the Draft EIR No. 548, six expressed negative remarks concerning the Project while the remaining 12 letters were neutral. The majority of the comment letters either indicated no comment, or included minor suggested modifications to the Draft EIR No. 548.

At the time of this writing, the Planning Department has not received additional comments from members of the public prior to the Planning Commission meeting. Additional correspondence may be received by staff up to and during the Public Hearings before the Planning Commission. Staff will compile these and provided them to the Planning Commission during the hearing on August 3, 2016.

Environmental Impact Report No. 528 Errata

Final EIR No. 548 incorporates changes to provide clarification and/or “insignificant modifications” as needed as a result of public comments on the Draft EIR, or due to additional information received during the public review or clarifying modifications deemed important by the County. These clarifications and corrections do not warrant recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata (see Attachment E) reflect a new significant environmental impact, a “substantial increase” in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. If necessary, final changes to the EIR No. 548 Errata will be made prior to Board hearings to reflect the Planning Commission’s recommendations

Significant and Unavoidable Project Impacts:

Draft EIR No. 548 identifies the following issues as having one or more significant effects on the environment, despite the incorporation of all feasible mitigation. As a result, adoption of a Statement of Overriding Considerations will be required pursuant to CEQA in order for the project to be approved.

- Cumulative: Air Quality
- Project and Cumulative: Hydrology and Water Quality
- Project and Cumulative: Noise
- Project Cumulative: Utilities and Service Systems
- Project and Cumulative: Population and Housing
- Project: Traffic and Transportation

Project: Hazards and Hazardous Materials
Project: Agricultural and Forestry Resources

State Bill 18 (SB 18) and Assembly Bill 52 (AB 52) Tribal Consultation

Both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements were triggered for the proposed project. While the Notice of Preparation (NOP) was issued for the project on June 26, 2015, prior to enactment of AB 52, the project was subsequently revised to include additional parcels not included in the original project description; a revised NOP was circulated on October 9, 2015 to include the new parcels. Therefore, the AB 52 requirements for tribal consultation were triggered. Pursuant to the requirements of AB 52, on October 07, 2015 notices were sent to eight tribes that had requested to be noticed for projects located within their traditional Use areas. Responses were received from five tribes. Rincon Band of Luiseno Indians, Pechanga band of Luiseno Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians. Out of the five tribal responses, Pechanga and Soboba were the only Tribes that requested to consult under AB 52.

On November 9, 2015 the County initiated contact with thirty-one tribes on the Native American Heritage Commission list pursuant to the requirements of SB 18. Of the five responses received, only three tribes requested to consult under SB18. These were Pechanga, San Manuel, and Soboba.

Planning Staff met with each of the Tribes' representatives to discuss their concerns regarding the proposed Project. The Project includes parcel specific land use amendments and rezoning of lands located throughout the County to meet the regional housing needs—it is programmatic in nature. The concerns raised by the Tribes will be addressed when an implementing project is reviewed by the County. At that stage, all regulatory requirements for site-specific development will be required, this includes AB52 consultation and when necessary a Phase I Cultural Survey. Additional SB18 consultation will be required if the implementing project includes a General Plan Amendment or a Specific Plan.

GENERAL PLAN AMENDMENT FINDINGS:

General Plan Amendment No. 1122 involves an Entitlement/Policy Amendment and an Agricultural Foundation Component Amendment. Article II or Ordinance No. 348 implements the Administration Element of the General Plan and provides the findings required to approve these types of General Plan amendments.

Entitlement/Policy Amendment Findings:

According to Article II, Section 2.4.c of Ordinance No. 348 provides that the first two findings listed below, and any one or more of the subsequent findings listed below must be made:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle set forth in General Plan Appendix B; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of more of the following findings need to be made:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Analysis:

First Required Finding:

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

- Amendments to the Land Use Element Mixed-Use Area land use designation description, ten Area Plans to establish the MUA/HHDR Town Centers, Appendix E-2 and the redesignation of lands to MUA and HHDR supports the following County's vision to build compact transit adaptive communities:

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

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

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

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

The MUA/HHDR areas are within or near areas that supports Community Development land uses. These areas are ideally located near existing highways, or major corridors, located near existing or future transit stations, and are located near civic centers such as schools, hospitals, parks, and community centers. The proposed policies for each Town Center encourages connectivity through open space, trails, bicycle paths, and other community amenities, it encourages a mix of housing types and styles, commercial and public uses. The amendment supports MUA/HHDR development that can accommodate the RHNA allocation assigned to the County.

The update to the Safety Element and Appendix K-2 per SB 1241 further acknowledges that the "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 man made hazards.. is anticipated and kept to a minimum."

The update to the Land Use Element and Appendix P-2 per SB 244 would support the County's vision to "balance stability in the landscape with the dynamism and flexibility to adapt to changing future circumstances." For each identified Disadvantage Underserved Communities, deficiencies in water, wastewater, stormwater drainage, and structural fire protection addressed through funding or financing alternatives that could make the service extensions to the DUCs financially feasible. SB 244 analysis is attached as to the General Plan as Appendix P-2.

The update to the Glossary will provide a clear definition of "Walkable" this will help achieve the County's vision for Healthy Communities in that it will encourage residents to be more physically active.

(2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting in regards to Housing (subsection D of Appendix B) and the proposed General Plan Amendment would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

The amendments to the Land Use Element Mixed-Use Area land use designation description, ten Area Plans to establish HHDR/MUA Town Centers, and the parcel specific land use amendment to MUA and HHDR designations supports the General Plan Principles for Community Design. The HHDR and MUA Town Centers provide opportunity to establish a

variety of housing type, fostering communities that vary in size type and environmental settings, and ensures a balance of jobs, housing within communities. The MUA/HHDR Town Centers are located in areas surrounding existing and projected commercial and industrial clusters. Each Town Center promotes the development of a “unique community identity” to create a special sense of place with distinct boundary and edge conditions. Each of the proposed Town Centers has policies to integrate regional transit/transportation system with appropriate planning for transit terminals and high density clustering housing.

The update to the Safety Element per SB 1241 and update to the Land Use Element per SB 244 supports the Community Development Principle that requires the County to invest in the development and acquisition of the underlying knowledge based required to complete and maintain the General Plan. As part of the Project development, the County analyzed existing policies and community conditions to determine compliance with SB 1241 and SB 244 and accordingly propose updates to the General Plan. Specifically, the Safety Element has existing policies to address fire hazard impacts and the Land Use Element includes a discussion on the Disadvantage Unincorporated Communities.

The update to the Glossary will provide a clear definition for “Walkable” in order to achieve General Plan Principle on “Efficient Land Use” to encourage compact and transit-adaptive development on a regional and community scale.

(3) Any Foundation Component designation in the General Plan.

The County’s Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County’s affordable housing needs. The General Plan Amendment proposes to amend the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

Amendments to the Land Use Element Mixed-Use Area designation description, ten Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendment to MUA and HHDR land use designation are consistent with the Community Development Foundation Component. The intent of the Community Development Foundation Component is “to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.” The Project fosters the development of communities that would achieve the goals of the Community Development Foundation Component through the proposed policies and direct land use designation amendments. The proposed neighborhoods will develop in accordance with the existing MUA and HHDR land use designation.

The update to the Safety Element and Appendix K-2 per SB 1241, as well as the amendments to the Land Use Element and Appendix P-2 per SB 244 would not effect any Foundation Component designation in the General Plan. The propose update does not conflict with or change the polices of the any General Plan Foundation Component.

The proposed update to the Glossary to include a definition for “Walkable” will not conflict with any General Plan Foundation Component. Its definition will provide a clear standard for walkable communities.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum not be detrimental to them.

The purpose of the General Plan is to guide the long term development of the unincorporated areas of Riverside County that meets the State’s General Plan requirements per California Government Code Section 65300 et seq. The General Plan outlines policies, standards and programs that guides day-to-day decisions concerning the future of Riverside County and serves several important purposes including:

- 1) To provide clarity and stability in community development policies;
- 2) To establish a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) To provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The Project includes an update to the Housing Element, which is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall purpose of the General Plan. The Project included a review of the Housing Element implementation and updated programs to address the existing and future housing needs. The Housing Element was also developed with extensive community outreach and parcel specific data to identify areas that can accommodate its regional housing needs.

The proposed updates to the Land Use Element Mixed-Use Area land use designation description, ten Area Plans to establish the HHDR/MUA Town Centers, Appendix E-2, and the redesignation to MUA and HHDR also achieves the purposes of the General Plan. It provides a clear guidance of where and under what conditions compact communities will be located and developed.

The updates to the Safety Element and Appendix K-2 per SB 1241, as well as amendments to the Land Use Element and Appendix P-2 per SB 244 ensures that the General Plan is in compliance with States requirements for fire hazard impacts and disadvantage unincorporated communities.

The update to the Glossary to include a definition to for “Walkable” will provide a clear guidance to establish walkable communities.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.” The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2021. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

As part of the Housing Element update the County will need to show that it has capacity to accommodate its fair share of the regional housing needs. As such, the updates to the Land Use Element Mixed-Use Area land use designation description, ten Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendments to MUA and HHDR land use designations are necessary to comply with the State Housing Law. The definition of “Walkable” in the Glossary will help establish neighborhoods that encourage active mobility.

Also as part of the Housing Element update, the County had to address SB 1241 and SB 244 in its General Plan. As such, the Safety Element, Land Use Element, Appendix K-2, and Appendix P-2 were updated accordingly. The Project included an analysis of the existing Safety Element policies to address fire hazard impacts and the Land Use Element included a discussion of the disadvantage unincorporated communities. Appendix K-2 included new actions items to implement the Safety Element policies regarding fire hazard impacts and the result of the SB 244 analysis are summarized in Appendix P-2.

Agriculture Foundation Component Amendment Findings:

The Article II, Section 2.7 of Ordinance No. 348 provides the findings required for an Agriculture Foundation Component. In order to be approved, the amendment cannot result in a conversion from the Agriculture Foundation Component to any other Foundation Component in excess of the Agriculture Amendment General Authorization Acreage during any 2 ½ Year Agricultural Foundation Amendment Cycle. Additionally, the amendment needs to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The Agriculture foundation allows up to seven percent of all lands within one of three designated areas to be converted to another Foundation and land use designations during a two and a half (2 ½) year cycle. The nineteen area plans are grouped into the following three designated areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.

In the event that the seven percent threshold has been exceeded within a designed area, an Agricultural Task Force would review the project. The current County Agriculture Foundation Component 2 ½ Year Cycle is for planning period of July 1, 2016 to December 31, 2018.

This General Plan Amendment will be the first General Plan Amendment to convert land out of the Agriculture Foundation Component for this 2 ½ year cycle within the Eastern Coachella Valley and Western Coachella Valley Area Plan. The Project proposes to convert approximately 627 acres of Agriculture Foundation land to Community Development Foundation within the Eastern Coachella Valley Area Plan. Currently there are 50,814 acres of land designated as Agriculture within this designated area. The conversion to Community Development amounts to 1.2% of the allowable Agriculture conversion within this designated; therefore, the conversion is within the allowable conversion without having to present the proposal to an Agriculture Task Force.

The conversion out of Agriculture Foundation will not be detrimental to the General Plan purposes. As discussed above under second required findings for the Entitlement/Policy Amendment, the purpose of the General Plan includes:

- 1) provide clarity and stability in community development policies;
- 2) To establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) To provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The proposal provides policies, definitions, action items, and assumptions to implement the HHDR/MUA development that are consistent with the State Housing Law that will further the purposes of the General Plan stated above.

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-011 recommending adoption of General Plan Amendment No. 1122 to the Riverside County Board of Supervisors.

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 548, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a resolution by the Board of Supervisors for EIR No. 548; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1122, an Entitlement/Policy Amendment involving changes in land use designations or policies located entirely within a General Plan Foundation Component; as well as an Agriculture Foundation Amendment to amend lands from Agriculture Foundation to Community Development Foundation in order to accommodate the regional housing needs as determined by the Regional Needs Assessment, and based upon the findings and conclusions incorporated in the staff report as shown on Attachment B, pending adopting of a resolution by the Board of Supervisors; and,

ADOPT ORDINANCE NO. 348.4840, amending Riverside County Ordinance No. 348 by adding the Highest Density Residential Zone (R-7) and the Mixed Use Zone (MU) to Ordinance No. 348; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7902, amending the zoning classification for the parcels to either the R-7 Zone or the MU Zone as shown on Exhibit 3, based upon the findings and

conclusions incorporated in the staff report; and pending adoption of the zoning ordinance by the Board of Supervisors.

CONCLUSIONS:

1. This proposed General Plan Amendment is in conformance with the Riverside County General Plan's Element policies;
2. The proposed amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The Public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan.
7. Environmental Impact Report No. 548 fully discloses and mitigates the potential environmental impacts of the Project with the exception of the items indicated above which require an adoption of a Statement of Overriding Consideration.

ATTACHMENTS:

Attachment A: PLANNING COMMISSION RESOLUTION NO. 2016-011

Attachment B: GENERAL PLAN AMENDMENT NO. 1122

Attachment C: ORDINANCE NO. 348.4840

Attachment D: CHANGE OF ZONE NO. 7902

Attachment E: ENVIRONMENTAL IMPACT REPORT NO. 548 ERRATA and DRAFT EIR NO. 548

1 5. Public and private parks and playgrounds

2 C. The following uses shall be permitted provided a conditional use permit has been
3 approved pursuant to the provisions of section 18.28 of this Ordinance.

4 1. Mobilehome parks

5 D. Any use that is not specifically listed in subsections B. or C. may be considered a
6 permitted or conditionally permitted use provided that the Planning Director finds
7 that the proposed use is substantially the same in character and intensity as those
8 listed in the designated subsections. Such a use is subject to the permit process
9 which governs the category in which it falls.

10 SECTION 303. DEVELOPMENT STANDARDS. The following development standards
11 shall apply in the R-7 Zone.

12 A. The following development standards shall apply to non-residential development:

13 1. LOT AREA. There is no minimum lot area requirement.

14 2. LOT WIDTH. There is no minimum lot width requirement.

15 3. LOT COVERAGE. There is no maximum lot coverage.

16 4. SETBACKS. There are no setback requirements for buildings which do not
17 exceed thirty-five feet in height. Any portion of a building that exceeds
18 thirty-five feet in height shall be setback from the front, rear and side lot
19 lines not less than two feet for each foot by which the height exceeds thirty-
20 five feet.

21 5. HEIGHT. No building or structure shall exceed fifty feet (50'), unless a
22 greater height is approved pursuant to section 18.34 of this Ordinance. In
23 no event, shall a building or structure exceed seventy-five (75') in height
24 unless a variance is approved pursuant to Section 18.27 of this Ordinance.

25 6. ROOF EQUIPMENT. All roof mounted mechanical equipment shall be
26 screened from the ground elevation view to a minimum sight distance of
27 660 feet.

1 7. ENCROACHMENTS. No yard encroachments shall be permitted in the
2 front, side or rear yard except as provided in Section 18.19 of this
3 Ordinance.

4 B. The following development standards shall apply to attached residential
5 development:

6 1. LOT AREA. There is no minimum lot area requirement.

7 2. LOT WIDTH. There is no minimum lot width.

8 3. LOT COVERAGE. A maximum of 60 percent of the area of a lot may be
9 occupied by buildings.

10 4. COMMON RECREATIONAL OPEN SPACE.

11 a. Development with one hundred (100) residential dwellings or less
12 shall provide two hundred square feet (200') of common useable
13 recreational open space per residential dwelling such as, but not
14 limited to, pools, gyms, parks and recreational facilities.

15 b. Development with more than one hundred (100) residential
16 dwellings shall provide one hundred square feet (100') of common
17 useable recreational open space per residential dwelling such as, but
18 not limited to, pools, gyms, parks and recreational facilities.

19 5. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall
20 include at least two hundred square feet (200') of attached useable open
21 space, such as patios or balconies, which is not encumbered with structures.
22 No length or width of the useable open space shall be less than eight feet
23 (8').

24 6. BUILDING SEPARATION.

25 a. Any one-story building containing residential dwellings shall be
26 separated by a minimum of ten (10) feet from any other one-story
27 building containing residential dwellings on the same lot.
28

1 b. Any two-story building containing residential dwellings shall be
2 separated by a minimum of fifteen (15) feet from any other building
3 with residential dwellings on the same lot.

4 c. Buildings with residential dwellings above two-stories shall be
5 separated by a minimum of twenty (20) feet from any other building
6 with residential dwellings.

7 7. HEIGHT.

8 a. Except when adjacent to existing one family dwellings or property
9 zoned R-1 (One-Family Dwellings), the maximum height for
10 buildings or structures shall be seventy-five ~~one hundred~~ feet
11 (75~~100~~)' unless a greater height is approved pursuant to section
12 18.34 of this Ordinance. In no event, shall a building or structure
13 exceed one hundred feet (100') unless a variance is approved
14 pursuant to Section 18.27 of this Ordinance.

15 b. The maximum height for buildings or structures adjacent to existing
16 one family dwellings or property zoned R-1 (One-Family Dwellings
17 shall be fifty feet (50').

18 8. ENCROACHMENT. No yard encroachment shall be permitted in the front,
19 side or rear yard except as provided for in Section 18.19 of this Ordinance.

20 C. The following development standards shall apply to detached residential
21 development:

22 1. LOT AREA. There is no minimum lot area requirement.

23 2. LOT WIDTH. There is no minimum lot width.

24 3. LOT COVERAGE. There is no maximum lot coverage.

25 4. COMMON RECREATIONAL OPEN SPACE.

26 a. Development with one hundred (100) residential dwellings or less
27 shall provide two hundred square feet (200') of common useable
28

1 recreational open space per residential dwelling such as, but not
2 limited to, pools, gyms, parks and recreational facilities.

3 b. Development with more than one hundred (100) residential
4 dwellings shall provide one hundred square feet (100') of common
5 useable recreational open space per residential dwelling such as, but
6 not limited to, pools, gyms, parks and recreational facilities.

7 5. USABLE OPEN SPACE. A residential use shall include at least two
8 hundred square feet (200') of attached useable open space, such as patios or
9 balconies, which is not encumbered with structures. No length or width of
10 the useable open space shall be less than eight feet (8').

11 6. BUILDING SEPARATION. The minimum distance between buildings on
12 three (3) sides shall be five feet (5') and eight feet (8') on the remaining
13 side.

14 7. HEIGHT. The maximum building height shall be forty feet (40').

15 8. ENCROACHMENT. No yard encroachment shall be permitted in the front,
16 side or rear yard except as provided for in Section 18.19 of this Ordinance.

17 SECTION 304. DEVELOPMENT DESIGN AND PHASING.

18 A. PHASING PLAN. For phased developments, a site development phasing plan
19 shall be submitted with the land use application and include maps, exhibits and a
20 description of the following: phasing for development and infrastructure; the
21 viability of future development within the neighborhood and adjoining
22 neighborhoods; and the development of multi-modal transportation connectivity
23 with the neighborhood and adjoining community areas.

24 B. DESIGN REVIEW. For multiple-family dwellings and apartment houses, a site
25 design plan shall be submitted to the Planning Director for review and shall include
26 the following:

27 1. Building footprint
28

- 1 2. Floor plans
- 2 3. Landscape plan
- 3 4. Wall and fencing plan
- 4 5. Elevation plan
- 5 6. Architectural design
- 6 7. Photometric plan, as necessary
- 7 8. Traffic analysis

8 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
9 provided prior to the Planning Director considering the site design plan submitted
10 for multiple family dwellings or apartment homes. Notice of the public review
11 period shall be given in the same manner as provided in Section 18.26.c.
12 subsections (2),(4), (5),(6) and (7) of this ordinance. The notice shall include the
13 mailing address to send comments to, the dates for the public review period,
14 location where the site design plan may be reviewed, and explain that the public
15 may comment on the site design plan for the multiple family dwellings or
16 apartments. The Planning Director shall consider any public comments received
17 on the site design plan.

18 C. D. DESIGN APPROVAL. The above referenced site design plan shall be approved
19 by the Planning Director if the site design plan is consistent with all of the
20 following:

- 21 1. The Riverside County General Plan;
- 22 2. This Ordinance;
- 23 3. The Countywide Design Guidelines;
- 24 4. There is no specific, adverse impact upon the public health or safety. A
25 specific adverse impact means a significant, quantifiable, direct, and
26 unavoidable impact, based on objective, identified written public health or
27
28

1 safety standards, policies or conditions as they existed on the date the
2 application was deemed complete; or

- 3 5. If there is a specific adverse impact upon the public health or safety, the
4 development has been conditioned to develop at a lower density which
5 removes the specific adverse impact.”

6 Section 2. A new Article IXf is added to Ordinance No. 348 to read as follows:

7 “ARTICLE IXf

8 MU ZONE (MIXED USE)

9 SECTION 9.85. INTENT.

10 It is the intent of the Board of Supervisors in enacting the MU Zone to establish a
11 zone to assist the County in accommodating its share of the regional housing need
12 as determined by the Southern California Association of Governments along with
13 implementing the Mixed Use Area Land Use Designation in the General Plan by
14 providing regulations for a mixture of residential, commercial, office,
15 entertainment, recreational and other uses. The MU Zone shall only apply to land
16 with a General Plan Mixed Use Area Land Use Designation or within an approved
17 Specific Plan. The following regulations shall apply in the MU Zone.

18 SECTION 9.86. USES PERMITTED.

19 A. The following uses shall be permitted in the MU Zone:

- 20 1. One family dwellings
21 2. Multiple family dwellings that do not include a non-residential use
22 3. Home occupation
23 4. Public parks and plazas

24 B. The following uses shall be permitted provided a plot plan has been approved
25 pursuant to provisions of section 18.30 of this Ordinance. In the event a
26 development includes a combination of uses that are permitted with a plot plan and
27

1 conditional use permit, the development shall be processed in accordance with
2 Section 9.86.C. of this article.

- 3 1. Animal hospitals, not including any outdoor facilities
- 4 2. Antique shops
- 5 3. Art supply shops and studios
- 6 4. Artisan or novelty stores
- 7 5. Bakery shops, including baking only when incidental to retail sales on the
8 premises
- 9 6. Banks and financial institutions
- 10 7. Barber and beauty shops
- 11 8. Book stores
- 12 9. Business and Professional Schools
- 13 10. Cellular telephone sales and service
- 14 11. Check Cashing Business
- 15 12. Clothing Dry Cleaners
- 16 13. Clothing stores
- 17 14. Community and Civic Centers
- 18 15. Computer sales and service
- 19 16. Combined Live/Work Development
- 20 17. Day care centers
- 21 18. Delicatessens
- 22 19. Drug stores
- 23 20. Florist shops
- 24 21. Gift shops
- 25 22. Grocery Stores
- 26 23. Hardware stores
- 27 24. Hotels, resort hotels and motels

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- 25. Household Furniture or Appliance Stores
- 26. Internet cafes and internet gaming facilities
- 27. Jewelry stores with incidental repairs
- 28. Laundries and laundromats
- 29. Medical Offices
- 30. Multiple family dwellings that include a non-residential use
- 31. Museums and libraries
- 32. Nurseries and garden supply stores
- 33. Paint and wall paper stores
- 34. Parking lots and parking structures
- 35. Pet shops and pet supply shops
- 36. Photography shops and studios and photo engraving
- 37. Plumbing shops, not including plumbing contractors
- 38. Post services
- 39. Restaurants and other eating establishments
- 40. Shoe stores and repair shops
- 41. Sporting goods stores
- 42. Tailor shops
- 43. Tobacco or Hookah shops
- 44. Tourist information centers
- 45. Toy shops

C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of section 18.28 of this Ordinance:

- 1. Animal hospitals, with outdoor facilities
- 2. Bars and cocktail lounges
- 3. Billiard and pool halls
- 4. Convenience stores

- 1 5. Hotels, resort hotels and motels
- 2 6. Indoor Entertainment Facility
- 3 7. Indoor Health and Fitness Facility
- 4 8. Motor vehicle fuel service stations, with or without the concurrent sale of
- 5 beer and wine for off-premises consumption
- 6 9. Private Academic Facility
- 7 10. Theaters and Auditoriums
- 8 11. Liquor stores pursuant to the provisions of section 18.48 (Alcoholic
- 9 Beverage Sales) of this Ordinance.

10 D. **SAME CHARACTER AND INTENSITY.** Any use that is not specifically listed in
11 subsections B. or C. may be considered a permitted or conditionally permitted use
12 provided that the Planning Director finds that the proposed use is substantially the
13 same in character and intensity as those listed in the designated subsections. Such a
14 use is subject to the permit process which governs the category in which it falls.

15 **SECTION 9.87. DEVELOPMENT STANDARDS.**

16 A. **ALL USES.** The following development standards shall apply to all uses in the
17 MU Zone:

- 18 1. **MIXED USE.** Residential dwellings may be provided on upper levels of
19 commercial or office buildings or may be provided in separate buildings
20 adjacent to commercial or office buildings.
- 21 2. **PUBLIC USE.**
 - 22 a. Any building over thirty thousand square feet (30,000') shall include
23 a public use area such as public park, plaza or square.
 - 24 b. Public use areas shall be located next to public streets, residential
25 areas or retail uses and does not include the public right-of-way.
- 26 3. **GROUND FLOOR.** No more than fifty percent (50%) of all ground floor
27 mixed use buildings may be residential dwellings.

- 1 4. **TRANSPARENCY.** Along predominantly retail streets, at least fifty
2 percent (50%) of the street building wall area between three feet (3') and
3 ten feet (10') shall be transparent with clear windows that allow views of
4 indoor space or display areas.
- 5 5. **STREET ORIENTATION.** Commercial and mixed use buildings shall be
6 oriented so functional pedestrian entrances face the street, and parking areas
7 are located mostly underground or to the rear or side of the building.
- 8 6. **ENTRANCES.** Buildings shall have an entrance door facing the public
9 sidewalk, which may include doors to individual shops, lobby entrances,
10 entrances to pedestrian-oriented plazas or courtyard entrances.
- 11 7. **PEDESTRIAN PATHS.** Pedestrian paths shall be provided to connect
12 commercial building entries with adjacent streets, uses and parcels.
- 13 8. **BUILDING DESIGN.**
 - 14 a. Building facades shall be varied and articulated to provide visual
15 interest to pedestrians which may be accomplished by incorporating
16 offsetting plans, changes in wall texture and color, architectural
17 elements and landscaping into the design of the buildings.
 - 18 b. Except for detached residential dwellings, buildings shall include at
19 least one architectural projection that is at minimum two percent
20 (2%) higher than the primary structure but does not exceed twenty
21 feet (20').
- 22 9. **STREET PATTERN.** The street system shall be in a grid pattern or
23 modified grid pattern emphasizing interconnected streets and the ability to
24 reach local destinations without crossing major streets or primary arterials.
- 25 10. **LOT AREA.** There is no minimum lot area.
- 26 11. **LOT WIDTH.** There is no minimum lot width.
- 27 12. **LOT COVERAGE.** There is no maximum lot coverage.
- 28

1 16. TRASH AREAS. Trash collection areas shall be screened by landscaping
2 or architectural features in such a manner as not to be visible from a public
3 street for from any adjacent residential development.

4 17. ENCROACHMENTS. No yard encroachment shall be permitted in the
5 front, side or rear yard except as provided for in Section 18.19 of this
6 Ordinance.

7 18. LIGHTING. All lighting fixtures, including spot lights, electrical reflectors
8 and other means of illumination for signs, buildings, landscaping, parking,
9 loading, unloading and similar areas, shall be focused, directed and
10 arranged to prevent glare or direct illumination on residential uses.

11 B. RESIDENTIAL USES. In addition to the development standards in Section 9.87
12 subsection A., the following development standards shall apply to residential uses:

13 1. BUILDING ORIENTATION. One family dwellings shall be designed to
14 have the front door to each home closer to the street than the garage door
15 and garage doors shall not face the street.

16 2. BUILDING SEPARATION. For detached residential dwellings, the
17 minimum distance between buildings on three (3) sides shall be five feet
18 (5') and eight feet (8') on the remaining side.

19 3. COMMON RECREATIONAL OPEN SPACE.
20 a. Development with one hundred (100) residential dwellings or less
21 shall provide two hundred square feet (200') of common useable
22 recreational open space per residential dwelling such as, but not
23 limited to, pools, gyms, parks and recreational facilities.

24 b. Development with more than one hundred (100) residential
25 dwellings shall provide one hundred square feet (100') of common
26 useable recreational open space per residential dwelling such as, but
27 not limited to, pools, gyms, parks and recreational facilities.
28

1 4. USEABLE OPEN SPACE. A residential dwelling shall include at least two
2 hundred square feet (200') of attached useable open space, such as patios or
3 balconies, which is not encumbered with structures. No length or width of
4 the useable open space shall be less than eight feet (8').

5 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

6 A. PHASING PLAN. For phased developments, a site development phasing plan
7 shall be submitted with the land use application and include maps, exhibits and a
8 description of the following: phasing for development and infrastructure; the
9 viability of future development within the neighborhood and adjoining
10 neighborhoods; and the development of multi-modal transportation connectivity
11 with the neighborhood and adjoining community areas.

12 B. DESIGN REVIEW. For multiple-family dwelling developments that do not
13 include a non-residential use, a site design plan shall be submitted to the Planning
14 Director for review and shall include the following:

- 15 1. Building footprint
- 16 2. Floor plans
- 17 3. Landscape plan
- 18 4. Wall and fencing plan
- 19 5. Elevation plan
- 20 6. Architectural design
- 21 7. Photometric plan, as necessary
- 22 8. Traffic analysis

23 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
24 provided prior to the Planning Director considering the site design plan submitted
25 for multiple family dwelling developments that do not include a non-residential
26 use. Notice of the public review period shall be given in the same manner as
27 provided in Section 18.26.c. subsections (2),(4), (5),(6) and (7) of this ordinance.

1 The notice shall include the mailing address to send comments to, the dates for the
2 public review period, location where the site design plan may be reviewed, and
3 explain that the public may comment on the site design plan for the multiple family
4 dwelling development. The Planning Director shall consider any public comments
5 received on the site design plan.

6 C. D. DESIGN APPROVAL. The site design plan referenced above shall be approved if
7 the Planning Director finds the site design plan conforms or is consistent with all of
8 the following:

- 9 1. The Riverside County General Plan;
- 10 2. This Ordinance;
- 11 3. The Countywide Design Guidelines;
- 12 4. There is no specific, adverse impact upon the public health or safety. A
13 specific adverse impact means a significant, quantifiable, direct, and
14 unavoidable impact, based on objective, identified written public health or
15 safety standards, policies or conditions as they existed on the date the
16 application was deemed complete; or
- 17 5. If there is a specific adverse impact upon the public health or safety, the
18 development has been conditioned to develop at a lower density which
19 removes the specific adverse impact.”

20 Section 3. If any provision, clause, sentence or paragraph of this ordinance or the application
21 thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other
22 provisions of this ordinance which can be given effect without the invalid provision or application, and to
23 this end, the provisions of this ordinance are hereby declared to be severable.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 4. This Ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
June __, 2016

By: _____
Michelle P. Clack
Deputy County Counsel

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\HOUSING ELEMENT\FINAL MU AND R-7 ZONE FOR PC.DOC

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\HOUSING ELEMENT\REVISED FINAL MU AND R-7 ZONE 7-27-16.DOC

ATTACHMENT A:

Planning Commission Resolution No. 2016-011

RESOLUTION No. 2016-011
RECOMMENDING CERTIFICATION OF EIR NO. 548 AND
APPROVAL OF GENERAL PLAN AMENDMENT NO. 1122

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Perris, California on August 3, 2016, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on August 3, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

TENTATIVELY CERTIFY Environmental Impact Report No. 548, and

TENTATIVELY APPROVE General Plan Amendment No. 1122.

ATTACHMENT B:

General Plan Amendment No. 1122

- 1) Housing Element Update**
- 2) Land Use Element Update**
- 3) Safety Element Update**
- 4) Area Plans Update**
- 5) Appendix A-2: Glossary**
- 6) Appendix E-2: Socioeconomic Build-Out Assumptions and Methodology**
- 7) Appendix K-2: Implementation Action Items**
- 8) Appendix P-2: Disadvantage Unincorporated Community Survey**
- 9) Parcel Specific Lan Use Amendment Exhibit 6**

ATTACHMENT B:

1) Housing Element Update

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 21, 2016

Juan Perez, Agency Director
Transportation and Land Management Agency
County of Riverside
4080 Lemon St., 14th Floor
Riverside, CA 92502-1605

Dear Mr. Perez:

RE: Riverside County's 5th Cycle (2013-2021) Revised Draft Housing Element

Thank you for submitting the County of Riverside's revised draft housing element update that was received for review on January 21, 2016, along with revisions received on March 8, 16 and 18, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. In addition, the Department considered comments from California Rural Legal Assistance pursuant to GC Section 65585(c).

The draft element with revisions substantially addresses necessary revisions described in the Department's February 7, 2014 review. The draft element with revisions will comply with state housing element law once adopted and submitted to the Department pursuant to GC Section 65585(g) and actions are completed, as follows:

Public Participation (GC 65583(c)(8)): The County is required to make substantive revisions to the housing element available to the public on a "timely" basis to receive, consider, and respond to public comments and incorporate applicable comments and changes to the element prior to submitting the adopted element to the Department for review. The County's March 2016 revisions were not satisfactorily made available to the public to provide sufficient time for review and comment.

Unaccommodated Housing Need (GC 65584.09 and 65583(c)(1)): The County was required to make zoning available to accommodate the unaccommodated housing need from the prior 4th cycle planning period within the first year of the current planning period. As this timeframe has lapsed, the element will not fully comply with State housing element law (Article 10.6 of the GC) until rezone actions have been completed.

The due date to comply with the four-year update requirement applicable to the County to next revise its housing element is October 15, 2017, providing the County adopts its housing element in time to comply with other update requirements such as adequate time

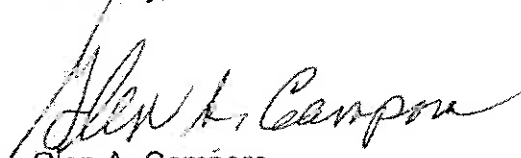
to implement and evaluate housing programs. Government Code Section 65588(e)(4) requires a jurisdiction that failed to adopt its 5th cycle housing element within 120 calendar days from the statutory due date (October 15, 2013 for SCAG jurisdictions) to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. Also, for your consideration, GC Sections 65583(c)(1)(A), 65583(f) and 65583(g) regarding rezone actions are time sensitive.

As noted from the Department's prior review, some other elements of the general plan must be updated on or before the next adoption of the housing element. The land use, safety and conservation elements of the general plan must include analysis and policies regarding disadvantaged communities, fire and flood hazard management. The Department urges the County to continue considering these timing provisions. For information, please see the Department's prior review.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html>.

The Department appreciates the diligent efforts that you and County staff, particularly Mr. Bill Gayk, provided during the course of our review. We are committed to assist Riverside County in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,



Glen A. Campora
Assistant Deputy Director

GENERAL PLAN AMENDMENT NO. 1122 CHAPTER 8 – HOUSING ELEMENT 2013 - 2021

“Our shelter will be safe, comfortable, and diverse, providing a wide range of housing opportunities in all densities, styles, and price ranges. Neighborhoods will be well designed, conveniently located with respect to schools, jobs, shopping and transportation systems, encouraging a strong sense of community identity among residents.”

- Riverside County Strategic Vision Plan



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**



County of Riverside General Plan

Housing Element 2013 - 2021

TABLE OF CONTENTS

Chapter 8: Housing Element

INTRODUCTION	1
CONSISTENCY WITH STATE PLANNING LAW.....	1
HOUSING ELEMENT REQUIREMENTS	1
CITIZEN PARTICIPATION	2
GENERAL PLAN CONSISTENCY	12
HOUSING ELEMENT ORGANIZATION.....	13
SUMMARY AND CONCLUSIONS: HOUSING NEEDS.....	13
EVALUATION OF THE PREVIOUS HOUSING ELEMENT	16
PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES.....	16
COMMUNITY PROFILE	87
DATA SOURCES	87
DEMOGRAPHIC TRENDS.....	87
EMPLOYMENT TRENDS	94
HOUSEHOLD CHARACTERISTICS	99
HOUSING STOCK CHARACTERISTICS	110
SPECIAL NEEDS GROUPS	120
PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION.....	132
HOUSING RESOURCES.....	141
OVERVIEW OF THE REGIONAL HOUSING NEEDS ASSESSMENT	141
AVAILABILITY OF SITES FOR HOUSING.....	145
CONSTRAINTS	207
GOVERNMENTAL CONSTRAINTS	207
NON-GOVERNMENTAL CONSTRAINTS	241
EIGHT-YEAR ACTION PLAN.....	261
EIGHT-YEAR GOALS, POLICIES AND ACTIONS.....	261
IMPLEMENTING RESOURCES	289
QUANTIFIED OBJECTIVES	316



County of Riverside General Plan

Housing Element 2013 - 2021

LIST OF TABLES

TABLE H-1 PROGRESS IN IMPLEMENTING HOUSING GOALS AND ACTIONS JANUARY 1, 2006 TO JUNE 30, 2014	17
TABLE H-2 REGIONAL POPULATION GROWTH TRENDS: 2000–2012	88
TABLE H-3 COUNTY/CITY POPULATION GROWTH TRENDS 2000-2012.....	90
TABLE H-4 POPULATION, HOUSEHOLDS, AND EMPLOYMENT DISTRIBUTION RIVERSIDE COUNTY UNINCORPORATED AREA 2007	92
TABLE H-5 AGE DISTRIBUTION 2007–2010	94
TABLE H-6 EMPLOYMENT BY INDUSTRY 2007–2011	95
TABLE H-7 EMPLOYMENT TRENDS BY INDUSTRY 2010-2020	96
TABLE H-8 RIVERSIDE COUNTY LARGEST EMPLOYERS	97
TABLE H-9 JOB-HOUSEHOLD RATIOS, UNINCORPORATED RIVERSIDE COUNTY 2000-2010.....	98
TABLE H-10 HOUSEHOLD CHARACTERISTICS	99
TABLE H-11 HOUSEHOLD SIZE DISTRIBUTION 2010	100
TABLE H-12 OVERCROWDING 2013	102
TABLE H-13 INCOME LIMITS BY PERSONS IN HOUSEHOLD RIVERSIDE COUNTY 2013	103
TABLE H-14 HOUSEHOLD INCOME DISTRIBUTION 2000–2010	104
TABLE H-15 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD (HH) INCOME	105
TABLE H-16 PERCENTAGE OF LOW-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING	109
TABLE H-17 HOUSING INVENTORY BY TYPE RIVERSIDE COUNTY UNINCORPORATED AREA 2007 AND 2013.....	111
TABLE H-18 HOUSING INVENTORY BY TENURE RIVERSIDE COUNTY UNINCORPORATED AREA 2010	112
TABLE H-19 AGE OF HOUSING STOCK, RIVERSIDE COUNTY	113
TABLE H-20 COMBINED HOUSING REHABILITATION AND REPLACEMENT NEED	115
TABLE H-21 COMPARISON OF MEDIAN HOME PRICES BETWEEN 2007 AND 2012 BY AREA	116
TABLE H-22 COST COMPARISON FOR NEW MANUFACTURED HOMES 2000–2007	118
TABLE H-23 AVERAGE RENTS BY UNIT TYPE, 2013	119
TABLE H-24 HOUSING AFFORDABILITY BY INCOME LEVEL	120
TABLE H-25 HOUSEHOLDERS BY AGE AND TENURE	121
TABLE H-26 DISABILITIES AGE 18+ UNINCORPORATED RIVERSIDE COUNTY 2009-2013.....	123
TABLE H-27 DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE RIVERSIDE COUNTY UNINCORPORATED AREA ...	125
TABLE H-28 DISTRIBUTION OF UNSHELTERED HOMELESS POPULATION RIVERSIDE COUNTY JANUARY 2015	127
TABLE H-29 HOMELESS SHELTER RESOURCES RIVERSIDE COUNTY 2009	128
TABLE H-30 FARM WORKERS IN RIVERSIDE COUNTY 2013.....	131
TABLE H-31 UNINCORPORATED RIVERSIDE COUNTY INVENTORY OF ASSISTED UNITS	133
TABLE H-32 FAIR MARKET RENTS FOR EXISTING HOUSING, RIVERSIDE COUNTY, 2012.....	135
TABLE H-33 ESTIMATED MONTHLY SUBSIDY TO VERY LOW-INCOME RESIDENTS, 2012	136
TABLE H-34 REPLACEMENT COST BY TYPE OF UNIT	137
TABLE H-35 2014–2021 REGIONAL HOUSING NEEDS ALLOCATION UNINCORPORATED COUNTY	142
TABLE H-36 UNACCOMMODATED NEED FROM THE 2006–2014 PLANNING PERIOD	142
TABLE H-37 4TH AND 5TH CYCLE RHNA TO ACCOMMODATE	143
TABLE H-38 APPROVED OR ENTITLED PROJECTS PRIOR TO OCTOBER 2014	143
TABLE H-39 DETERMINING RHNA SHORTFALL	145
TABLE H-40 AREA PLAN CAPACITY SUMMARY	154
TABLE H-41 EASTERN COACHELLA VALLEY AREA PLAN.....	155
TABLE H-42 ELSINORE AREA PLAN	165
TABLE H-43 HARVEST VALLEY/WINCHESTER AREA PLAN	169
TABLE H-44 HIGHGROVE AREA PLAN.....	174
TABLE H-45 LAKEVIEW/NUEVO AREA PLAN	177
TABLE H-46 MEAD VALLEY AREA PLAN.....	181



County of Riverside General Plan

Housing Element 2013 - 2021

TABLE H-47 SOUTHWEST AREA PLAN	185
TABLE H-48 THE PASS AREA PLAN	185
TABLE H-49 WESTERN COACHELLA VALLEY AREA PLAN.....	189
TABLE H-50 COMPARISON OF REGIONAL HOUSING NEED AND AVAILABLE CAPACITY	201
TABLE H-51 HOUSING POTENTIAL OF SPECIFIC PLANS IN UNINCORPORATED RIVERSIDE COUNTY	202
TABLE H-52 LAND USE DESIGNATIONS SUMMARY	209
TABLE H-53 SUMMARY OF RESIDENTIAL ZONING REQUIREMENTS.....	215
TABLE H-54 ZONING USE INDEX SUMMARY	216
TABLE H-55 RESIDENTIAL PARKING REQUIREMENTS	223
TABLE H-56 DENSITY BONUS	224
TABLE H-57 RECENT REPRESENTATIVE PROJECT DEVELOPMENT FEES	230
TABLE H-58 OTHER MITIGATION FEES	235
TABLE H-59 DEVELOPER IMPACT FEE SUMMARY BY AREA PLAN	238
TABLE H-60 LOCAL DEVELOPMENT PROCESSING TIMELINES	239
TABLE H-61 WATER AND SEWER PROVIDERS, 2013	245
TABLE H-61.1 WATER AND SEWER PROVIDERS BY AREA PLAN	246
TABLE H-62 ENERGY CONSERVATION PROGRAMS SUMMARY	259
TABLE H-63 EIGHT-YEAR ACTION PLAN SUMMARY	263
TABLE H-64 HOUSING RESOURCES/PROGRAMS SUMMARY	290
TABLE H-65 QUANTIFIED OBJECTIVES 2013 – 2021	318

County of Riverside General Plan

Housing Element 2013 - 2021

Chapter 8: Housing Element

Introduction

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County's policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County decision-making and sets forth an action plan to implement its housing goals in 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.

CONSISTENCY WITH STATE PLANNING LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision-making, and sets forth an action program to implement housing goals through 2021.

State law also 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 that reflects the results of this evaluation. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period October 15, 2013 through October 15, 2021. The County's Housing Element represents a comprehensive update of its housing element to bring it into compliance with state housing law and to meet the statutory update requirement.

HOUSING ELEMENT REQUIREMENTS

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

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to



County of Riverside General Plan

Housing Element 2013 - 2021

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 which sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways.

In addition to the outreach done during the 4th cycle Housing Element, the County also participates in the bimonthly meetings of the Riverside County Housing Review Committee Advisory Council. A status report on the progress of the Housing Element is provided at these meetings, as well as input regarding items of concern within the Housing Element are given. Moreover, these public meetings discuss all aspects of affordable housing and how to assist the citizens of Riverside County in meeting their housing needs.

The permanent members of this Riverside County Housing Review Committee Advisory Council are:

A representative for the 4th District Supervisor, a representative for the 36th District US House of Representatives, a representative for the 56th District State Assembly, a representative for the 28 District State Senate, Housing Ombudsman, Transportation Land Management Agency, Riverside County Building and Safety, Riverside County Environmental Health, California Department of Housing and Community Development, , US Department of Agriculture, Imperial Irrigation District, Coachella Valley Water District, Office of Social Concerns, Catholic Charities, Torres Martinez Desert Cahuilla Indians, Desert Alliance for Community Empowerment, Coachella Valley Housing Coalition, Riverside County Economic Development Agency, California Rural Legal Assistance, Inc., Tenant Mobile Home Owner–Sergio Duran, Mobile Home Park Owner–Robert Melkesian, Nonprofit Housing Provider–Pueblo Unido, and Non-Developer Representative– Michelle Hasson.

The public participation effort during the drafting of the 4th round Housing Element included:

- Community Workshops held in three locations around Riverside County

County of Riverside General Plan

Housing Element 2013 - 2021

- December 14, 2010 – Western Riverside County
- November 16, 2010 – Eastern Riverside County
- December 14, 2011 – Eastern Riverside County
- Workshops held by the Riverside County Housing Technical Advisory Committee
- Workshops held by the General Plan Advisory Committee
- Study sessions by the Riverside County Planning Commission
- Public Hearings held before the Riverside County Planning Commission and Board of Supervisors

The public participation effort during the drafting of the 5th round Housing Element included:

- Community Workshops held in three locations around Riverside County
 - June 8, 2015 – Mecca
 - June 9, 2015 - Mead Valley
 - June 10, 2015 - Cabazon

Riverside County took a new approach to the community workshops. Each workshop was an open house–style meeting with interactive stations allowing participants to learn about the Housing Element and participate in activities at their own pace. A member of the project team was available at each station to answer questions and guide participants through the activities. The workshops had good attendance over a three-day period with approximately 70 people attending and providing feedback on the Housing Element update.

Station 1: Housing Element Overview

An ongoing PowerPoint presentation provided participants with an overview of the Housing Element’s content, process, and schedule.

Station 2: Housing Program and Services

Workshop participants were asked to identify the topics most important to them from a variety of housing programs and services. Workshop participants identified farm worker housing and home maintenance and rehabilitation programs as the highest priority.



County of Riverside General Plan

Housing Element 2013 - 2021

Riverside County Housing Programs and Services									
Program	This service is important to me and/or my friends and family				Riverside County should support this program or service				Comments
	Agree	Disagree	Neutral	N/A	Agree	Disagree	Neutral	N/A	
Age in place resources	9	0	0	0	7	0	0	0	Do not gentrify communities
Down payment assistance	7	1	0	0	5	3	0	0	
Emergency shelters and homeless services	9	1	0	0	7	2	0	0	
Energy-efficient resources	7	0	0	0	6	0	0	0	Youth programs, park activities
Fair housing assistance	7	0	0	0	3	1	0	0	
Farm worker housing	13	1	1	0	10	1	0	0	No dormitory-style housing, family housing
Homeownership education	7	1	0	0	7	1	0	0	
Home maintenance and rehabilitation	11	0	0	0	8	1	0	0	
Recovery and treatment facilities	6	4	0	0	6	1	0	0	
Services for persons with physical or developmental disabilities	6	0	0	0	4	1	0	0	
Transitional and supportive housing	8	3	0	0	5	3	0	0	

County of Riverside General Plan

Housing Element 2013 - 2021

Station 3: Housing Types

Using sticky dots, participants were asked to identify housing types they would like to see more of in Riverside County. Mixed-use and affordable housing were identified as the highest priority, followed by senior housing/assisted living and single-family homes.

What Housing Types Do We Need More of in Riverside County?		
Single-Family Home	Townhouse	Condos/Apartments
12	8	9
Mixed-Use Building	Senior Housing/Assisted Living	Affordable Housing
20	14	20
Energy-Efficient Home	ADA-Accessible Housing	Mobile Home
11	7	6

Additional comments included the following:

- I think Riverside County should set aside an area that senior citizens can enjoy model airplanes (mechanical park). This facility should be located near senior housing with property values increasing. Flying sites are disappearing. Riverside Radio Control Club has a site south on the Old K-Mart near the highway that could be sold to commercial businesses.
- I would like a transit oriented type development in the Harvest Valley Winchester Area along with mixed use.
- No high density homes in Mead Valley, Good Hope
- No condos, no high density housing
- For a well balanced high density development – transit oriented and mixed use components are a necessity!! A successful combination.

Station 4: Housing Sites

This station provided maps on the sites needed to be rezoned to accommodate high-density residential. Participants had the opportunity to provide comments regarding the selected sites on Post-it notes. Comments received included:

- Too much high density residential [in Thousand Palms]. Not a [good] fit and no infrastructure to support additional density. Should be single family residential only.
- No services [to support high density north of Datil Road in Thousand Palms].

Participants were also given a map of Riverside County to identify areas of the county that lack adequate services or have issues (water, sewer, flooding issues, etc.). The following comments



County of Riverside General Plan

Housing Element 2013 - 2021

were received:

- Rural communities in Blythe area need affordable housing. There is no housing available for seasonal farm workers during peak harvest season.
- Unincorporated areas of eastern Riverside County need infrastructure, water, sewage, flood control, and affordable housing, farm worker housing.
- Lack flood control, potable water, sewer system, and overall infrastructure to build sustainable and healthy communities.

Station 5: Environmental Review

An overview poster described the purpose of the Environmental Impact Report (EIR) that will be prepared for the Housing Element. Using dots, participants had the opportunity to identify the environmental topics that are most important to them. Participants of the three 2015 workshops identified hydrology and water quality and recreation as very important to address in the EIR.

Environmental Impact Considerations					
Environmental Consideration	This is Very Important	This is Important	This is Not Important	I Have No Opinion	Comment
Aesthetics	2	2	1	0	
Agricultural & Mineral Resources	6	1	1	0	
Air Quality/Greenhouse Gases	5	0	0	0	Mead Valley agriculture/urban interface
Biological Resources	3	1	0	0	
Cultural Resources	2	0	1	1	
Geology and Soils	3	1	0	0	
Hydrology and Water Quality	10	0	0	0	
Hazards and Hazardous Materials	4	1	0	0	
Land Use and Planning	8	0	0	0	
Noise	4	3	0	0	
Population and Housing	7	0	0	0	
Public Services	3	2	1	0	
Recreation	9	1	1	0	
Transportation and Circulation	8	1	0	0	

County of Riverside General Plan

Housing Element 2013 - 2021

Environmental Impact Considerations					
Environmental Consideration	This is Very Important	This is Important	This is Not Important	I Have No Opinion	Comment
Utilities and Service Systems	5	1	0	0	

Station 6: Other Comments and Suggestions

Participants had the option to write any additional comments on Post-it notes and place them on a poster. Participants were also able to return completed comment cards before leaving. The following are the comments provided.

<p>There is a high concentration of housing for the low income in Cabazon. This is going to create more problems for an already poor community and more safety problems for the community.</p>
<p>With all of this housing developing in Riverside County, the demands are going to increase for electricity and water. Finstend vetoed the huge solar plant in the desert to keep with the electricity demand. Nuclear power plants are going to be needed. Huge problems are going to happen.</p>
<p>I support the Winchester Town Association's Land Use Planning. Thank you for your efforts to incorporate:</p> <ul style="list-style-type: none"> • Hwy 79 alignment • Metrolink & related parking and services • Mixed use • A walkable/bike-able community with a diverse set of zoning for the long term use of all our residents • Great schools & parks • Senior housing
<p>We moved away from the city to live in a rural atmosphere. The city is encroaching on our peaceful life. Two housing developments have already been built near us. Now a third is proposed that will cover two sides of our property. This is distressing.</p>
<p>Opposed to high density product along Ramon Road near Desert Moon & Via Las Palmas in Thousand Palms. Current zoning is partial commercial which should remain for balanced economic development.</p> <p>High density also will affect values in neighborhoods where homes are in excess of 5,000 sf. Will council be reducing our property taxes at a time where they are increasing tax basis again? Lastly, roads and infrastructure are not in place to support influx of housing with HHDR proposal. Would like to see EIR when available.</p>
<p>Please do not separate affordable housing and low income housing.</p> <p>Keep in mind that Riverside County has the largest amount of mobile home parks. This is due to the lack of housing availability. We need to offer this resource to the farmers and hospitality</p>



County of Riverside General Plan

Housing Element 2013 - 2021

workers who feed us. Without their work our lifestyle will be much different. We need to provide dignity and humane housing for the population who create a billion dollar revenue in our community.

Can you send me a detailed map of the various Housing Element community workshop areas?

Farm workers - Offer humane housing to the population of the county who generate 1 million dollars and who have to live in their cars with temperature above 105 degrees.

Summary

Over 70 community members were able to provide their feedback on the Housing Element update at three workshops in June 2015. Feedback was received via post-it notes, comment cards, and interactive exercises. Through this feedback, a few common themes emerged, including the following:

- **Senior and farm worker housing are priorities.** The special needs of housing for farm workers and seniors were identified throughout the workshops. Participants felt that Riverside County was in need of more senior housing/assisted living facilities to support the growing number of seniors in the community. The creation of new farm worker housing to provide decent and affordable housing for seasonal workers was also a priority.
 - **Response:** The County has included programs 1.1d, 1.1f, 1.3a, and 1.3b to assist with the need for housing for farmworkers and seniors.
- **Mixed-use development opportunities.** Participants emphasized the need for balanced growth including mixed-use and transit-oriented development housing options.
 - **Response:** Through identification of the sites for the sites inventory, the County has created a new mixed use zone and designated several hundred acres as appropriate for mixed use development. Please refer to the Housing Resources section for more detailed information.
- **Protect community character.** Participants felt that the character of communities throughout the county should be protected. New development including high-density residential, mixed-use, and commercial should take into consideration the needs of the community, provide economic development, and ensure the availability of infrastructure and services.
 - **Response:** Through identification of the sites for the sites inventory, the County looked at several different criteria to determine the needs of the community. Please refer to the Housing Resources section for more detailed information.
- **Need for affordable housing.** Developing new affordable housing was identified as a top priority in Riverside County. In addition to developing new affordable housing, continued

County of Riverside General Plan

Housing Element 2013 - 2021

home maintenance and rehabilitation was also seen as a priority and a way to continue to preserve existing affordable housing in the county.

- **Response:** The County has included programs 1.7a – 1.7e and 2.1a – 2.1d to assist with the need for new affordable housing as well as maintenance and rehabilitation of existing housing.

Public Notices

Notice of all public workshops and hearings are provided to the County's list of interested parties, which include representatives of low-income and special needs groups, non-profit and for-profit housing developers, community organizations, and other governmental agencies. In addition, to accommodate the needs of Spanish-speaking residents, the County provides the services of qualified translators at community workshops.

Public notices of each meeting were published in three ways; first the County placed advertisements in the print publications of highest circulation given the subject area. For the eastern County locations, this included the Desert Sun newspaper and for the western County, the Press Enterprise. In addition, to the public advertisement, the County transmitted over 282 individual hard copy notifications of the meetings, copies of which are attached herein. Lastly, these same notifications were transmitted via electronic mail to participants, interested parties and stakeholders that had previously indicated interest in the Housing Element document and public participation process.

Comments Received

During the 4th round the County received two comment letters, changes to the Housing Element were made with respect to clarifications, additions, and modifications to provisions for Extremely Low Income Households, Farm worker programs and policies, and establishment of a rezoning and affordable housing ordinance program to accommodate additional incentives to increase the housing stock within these particular sub-areas.

Following the release of the draft 5th round Housing Element in December 2013, both the California Rural Legal Assistance (CRLA) and the Leadership Counsel for Justice and Accountability (LCJA) provided written comments. A meeting was held on April 17, 2014 with representatives of these two organizations to discuss their comments and revisions to the Housing Element with respect to the issues raised in their comment letters. Another meeting was held with these two organizations on March 30, 2015 to solicit suggestions on the Housing Element and housing related programs.

The County received two comment letters (February 2014 and March 2016) from CRLA and the LCJA which included comments concerning several topics. The County has added several programs as well as additional analysis to address these concerns. Below list the concerns and how



County of Riverside General Plan

Housing Element 2013 - 2021

the County addressed each item.

1. Lack of public participation

- **Response:** The County met with both CRLA and LCJA twice to gather additional information on their concerns. In addition, the County held three workshops with 70 participants to gain feedback on the draft Housing Element as well as the newly proposed sites to meet the County's RHNA.

2. Ensuring General Plan consistency

- **Response:** The County reviewed the Housing Element and General Plan element to ensure consistency. In addition, the County is in the process of amending its Safety and Land Use Elements to ensure compliance with SB 1241 and SB 244.

3. Additional analysis needed on the progress of programs

- **Response:** The County completed a through update of each program within the review of previous element section of the Housing Element and quantified data where available. The County also provided an explanation if a program was modified or deleted.

4. Community profile data should include Eastern and Western data, not just the County as a whole, as well as additional analysis

- **Response:** The Housing Element was revised to include Eastern and Western data where available. Additional analysis for overpayment, overcrowding and housing conditions was also include.

5. Additional programs needed to assist with farmworker housing, mobilehomes, and special needs housing

- **Response:** The County has added actions 1.1a, 1.2a, 1.3c, 1.3d, 1.5c, 2.1f, 2.1g, 2.1h, and 2.2b to further assist with the need of farmworker housing, mobilehomes, and special needs housing, specifically extremely low-income and transitional and supportive housing types.

6. Must include a complete sites analysis including addressing environmental and infrastructure constraints

- **Response:** The County has revised the Housing Element to accommodate the 4th round RHNA shortfall as well as the 5th round RHNA. The County did a full survey of 10 Area Plans and concurrently with the adoption of this Housing Element will

County of Riverside General Plan

Housing Element 2013 - 2021

be creating new R-7 and MUA zoning classifications. Owner and renter occupied housing will be permitted by-right without and discretionary review of these sites. The County also reviewed its infrastructure capacity and provided additional analysis as well as action 1.2h.

7. Program objectives need to be revisited

- **Response:** The County completed a full review of its 8-year action plan and revised programs as necessary. Several repetitive programs were combined and stronger objectives were included.

During the initial draft of the 2013 – 2021 Housing Element that was released in December 2013, the County consulted with the Pechanga Band of Mission Indians. It was requested that language to reinforce the County’s continuous effort to work with Tribal Governments to protect cultural/archaeological resources be included in the document. The County’s 2015 General Plan includes a policy in the Multipurpose Open Space Element, Policy OS 19.2 which states:

The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community. At a minimum, the County would address each of the following:

- application of the Cultural Resources Program to projects subject to environmental review;
- government-to-government consultation;
- application processing requirements; information database(s);
- confidentiality of site locations;
- content and review of technical studies;
- professional consultant qualifications and requirements;
- site monitoring;
- examples of preservation and mitigation techniques and methods;
- curation, and
- the descendant community consultation requirements of local, state and federal law. (AI 144).



County of Riverside General Plan

Housing Element 2013 - 2021

The County feels this language is sufficient to address the Pechanga Band of Mission Indians request and no additional policies will be included in the Housing Element.

HCD Review

The Draft and Final Housing Element were also provided to the Department of Housing and Community Development for review and comment, as required by law. Efforts to involve the public in the preparation of the final element included Spanish radio public service announcements, newspaper notices for community meetings in both English and Spanish, direct mail notices to for-profit and non-profit affordable housing developers and other interested housing advocates.

In addition, the County posted the Housing Element on its website with a request for public comment.

GENERAL PLAN CONSISTENCY

The Housing Element of the General Plan is only one facet of a county's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the County. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies contained in other elements of the General Plan affect the quality of life that citizens expect.

This update to the Housing Element is part of a larger effort to update the entire General Plan. As stated above, it is imperative that all elements remain consistent with the General Plan. To ensure consistency, elements to be updated will be made consistent with the Housing Element and any needed changes will be made to this document. In addition, as portions of the General Plan may be amended after the update process is complete, the County will periodically review the elements of the General Plan, including the Housing Element, to ensure internal consistency is maintained. Under state law, Housing Elements are to be reviewed and updated every eight years.

The 2013–2021 Housing Element update closely follows a larger County effort to update the entire General Plan. The General Plan update project, General Plan Amendment No. 960 (GPA No. 960), comprised of a comprehensive review of necessary updates to the Riverside County General Plan's policies, maps, and implementing directions. The County recirculated Draft EIR No. 521, along with GPA No. 960 and the draft Climate Action Plan (CAP), in February 2015.

Due to the passage of Assembly Bill (AB) 162 relating to flood protection (2007) and Senate Bill (SB) 1241 relating to fire hazard severity zones (2012), the County may be required to amend the Safety Element of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety Element. The County has also completed an analysis of

County of Riverside General Plan

Housing Element 2013 - 2021

disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements and has identified several disadvantaged communities within the unincorporated county. The County is amending the Land Use Element concurrently with this Housing Element update to address the requirements of SB 244 and will ensure consistency with the Housing Element.

HOUSING ELEMENT ORGANIZATION

The Housing Element is divided into six sections.

1. The first section provides an overview of the scope and purpose of the Housing Element, and the remaining sections address the required components identified above.
2. Section two reviews the accomplishments of the 2006-2014 Housing Element to date.
3. The third section is the community profile which provides an overview of population, employment, and housing characteristics in the County.
4. Section four identifies existing housing needs and describes future housing needs for the 2013-2021 planning period.
5. Section five addresses factors that either facilitate or impede housing development in the unincorporated County.
6. Section six is the County's Eight-Year Action Plan, which includes a statement of housing goals and policies and describes the housing programs that will be implemented in order to implement these goals and policies. This section also summarizes the quantified objectives for the 2013-2021 planning period.

SUMMARY AND CONCLUSIONS: HOUSING NEEDS

Demographics

- Between 2000 and 2012 Riverside County grew by over 699,000 people or approximately 45 percent compared to 10 percent for the SCAG region and 11 percent for California as a whole. Due to the incorporation of multiple cities between 2008 and 2011, the unincorporated County population declined by 23 percent.
- About 15 percent of Riverside County's population in 2012 lived in unincorporated areas.
- In 2012 the western County area had approximately 76 percent of the unincorporated County's population.



County of Riverside General Plan

Housing Element 2013 - 2021

Employment

- According to the California Employment Development Department (EDD), Riverside and San Bernardino Counties are expected to add 206,700 jobs, a 16 percent increase, between 2010 and 2020. The three industry sectors responsible for almost 62 percent of the new jobs are: transportation, trade, and utilities; professional and business services; leisure and hospitality.
- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County and the San Diego County metropolitan areas.
- Compared to the County as a whole, the unincorporated area is job-poor, with 0.57 jobs per household in the unincorporated western County and 0.77 jobs per household in the unincorporated eastern County in 2010. The 2010 Countywide average was 1.07 jobs per household.

Housing Characteristics

- The median income for a family of four in 2013 for Riverside County was \$65,000. Incomes among homeowners were generally higher than those among renters and western County residents generally had higher incomes than eastern County residents.
- Mobilehomes represented almost one quarter of all housing units in the unincorporated County in 2013. The majority (70 percent) of the remaining units being single-family detached units.
- These unincorporated area of Riverside County experienced a 16 percent vacancy rate in 2010. There was a 26 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area.
- In 2000 Census, over half of the housing stock in the unincorporated County was 20 years old or less. Moreover, between 2000 and 2010, the unincorporated County added 35,251 new units, a 38 percent increase.
- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County and San Diego County areas.

Existing Housing Needs

- According to the 2009-2013 American Community Survey (ACS), approximately 15 percent of renter households in Riverside County were reported to be overcrowded and 4 percent were severely overcrowded, whereas only 5 percent of owner-occupied units were overcrowded while 1 percent was severely overcrowded.

County of Riverside General Plan

Housing Element 2013 - 2021

- During 2009-2013, about 75 percent of lower-income renters were estimated to be overpaying or severely overpaying for housing. Among lower-income owners, 58 percent are estimated to be overpaying or severely overpaying.
- Approximately 13 percent of the unincorporated area population was 65 years of age or older in 2010. The percentage of elderly persons was higher in the eastern county (20%) than in the western county (11%).
- In 2010, there were a reported 12,420 households with five or more persons, representing 21 percent of all households (58,119) in the unincorporated county. Of these, about 32 percent (8,494 households) were renters and 68 percent (3,926 households) were owners.
- In 2009, there were 14,962 female-headed households, or 11 percent of all households.
- According to the 2009-2013 ACS, 37,200 persons, age 18 years or older and living in the unincorporated county, reported some kind limitation, representing approximately 15 percent of the total population (Table H-26).
- According to the Inland Regional Center, there are 7,163 persons with developmental disabilities within the unincorporated County. This makes up 2 percent of the total population.
- In 2013, there were approximately 2,978 homeless persons (adults and children) in Riverside County, down from 4,500 persons in 2007. Of these, 143 were reported living in the unincorporated areas of the County.
- According to the EDD the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (consisting of Riverside and San Bernardino Counties). is expected to reach 1.46 million or a gain of 206,700 jobs for an annual growth rate of 1.6 percent.

Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, 30,303 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the 7.8-year period from January 1, 2014 to October 31, 2021.



Evaluation of the Previous Housing Element

PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES

State law requires communities to assess the achievements under adopted housing programs as part of the update of their Housing Elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed. As the past planning period extended from January 1, 2006 to June 30, 2014, it is appropriate to evaluate the following:

- The appropriateness of the housing goals, policies, and programs in contributing to the attainment of the past element's objectives.
- The effectiveness of the element in attainment of the County's housing goals and objectives.
- The progress of the County in implementing the previous Housing Element.

Table H-1 Progress in Implementing Housing Goals, Programs and Objectives contains a summary of the results of this evaluation of the previous Housing Element, along with recommendations for the current element, where appropriate.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.1a: Use, to the greatest extent possible, all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds, the CDBG Housing Loan Fund, HOME funds, RDA Set-Aside funds to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g. Low Income Housing Tax Credits [LIHTC], CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other financing available. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate.</p> <p>Timing: 2014 for implementation Responsibility: EDA/ RDA/Housing Authority</p>	<p>Review and revise, if necessary, the County's Fast Track Policies.</p> <p>Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments</p>	<p>The County's fast track policies have been updated and reviewed and now include provisions regarding renewable energy.</p> <p>Although an affordability ordinance has not yet been developed, this is still something the County wishes to develop. This is pending funding.</p> <p>The County has produced and subsidized 1,652 units within unincorporated areas of the County of Riverside since 2006, 2,549 units countywide. Riverside County's contribution has primarily been funding from RDA or HOME. Other funding sources include LIHTC, HCD programs, Bonds, CDBG, and USDA.</p>	<p>Continue.</p>
<p>Action 1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.</p> <p>Timing: Continue program through planning period - 2014 Responsibility: Housing Authority</p>	<p>Tax Exempt Private Activity Bond Program</p>	<p>The Housing Authority of the County of Riverside utilized tax-exempt Multifamily Housing Revenue Bonds to construct Mission Village Senior Apartments, a 102-unit affordable senior complex in Jurupa Valley completed on May 17, 2010. This</p>	<p>Continue.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p> <p>Timing: Annually, or in response to the Notice of Funding Availability (NOFA)</p> <p>Responsibility: EDA</p>		<p>project was completed prior to incorporation of Jurupa Valley.</p> <p>The County received two awards of \$1.5 million each in both 2009 and in 2013. These awards assisted approximately 30 to 40 mobile homes during the 2006-2014 planning period.</p> <p>State Farm Worker Housing Grants (FWHG) funds were used for Mobile Home Tenant Loan (MHTL) program and Federal CalHome grant funds were used for Fee Land mobile home loans.</p>	Continue.
<p>Action 1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee subsidies to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower income households, farm workers, seniors, and other special needs groups.</p> <p>Timing: Review annually through end of planning period</p> <p>Responsibility: EDA/RDA/TLMA</p>	Review programs annually and revise as necessary	The County fast tracks all affordable projects. Specifically, Mission Village Senior Apartments and Desert Meadows Apartments were developed with the help of fast track/priority processing. Highgrove Apartments is under construction with the help of fast track/priority processing. A number of projects in the entitlement stage were halted due to the dissolution of redevelopment.	Continue.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.</p>	
<p>1.1e: Where feasible and/or necessary, the County shall offer assistance with land acquisition, off-site infrastructure improvements, and other up-front costs, as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to households with incomes below 80 percent of the County median.</p> <p>Timing: Review resources on an annual basis through 2014</p> <p>Responsibility: EDA, TLMA</p>		<p>Prior to the dissolution of redevelopment in California, the County did offer assistance to acquire land and assistance to secure federal or state housing financing for the development of affordable housing, which may include off-site infrastructure improvement.</p> <p>The County will utilize available funding sources such as HOME funds and NSP or apply for grants to continue this program.</p> <p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for</p>	Continue.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.	
<p>Action 1.1f: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.</p> <p>Responsibility: TLMA</p>	Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.	The County continues to give permit priority to projects providing affordable units.	Continue.
<p>Action 1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.</p>		The County continues to give permit priority to projects providing affordable units.	Continue
<p>Action 1.1g: (numbering is off due to revisions) Consider adopting a special density bonus provision, or other incentives to promote the construction of rental housing with three or more bedrooms.</p> <p>Timing: To be adopted as part of 2013 General Plan update.</p> <p>Responsibility: TLMA</p>	Develop an affordable housing incentives provision or ordinance	The County has not adopted a special density bonus and the County feels the current state density bonus law is meeting the needs of the community.	Delete.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.1h: Consider developing a fee assistance program with sliding scale pegged to affordable housing units provided.</p>		<p>The County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided due to lack of funding.</p>	<p>Delete, due to lack of funding.</p>
<p>Action 1.1i: Promote the continued use of density bonus provisions on a case by case basis to provide affordable housing, particularly in high density, mixed-use and infill areas. Timing: 2014 for implementation Responsibility: TLMA/EDA</p>	<p>Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments that also implements State law</p>	<p>The County continues to implement state density bonus requirements.</p>	<p>Modify; combine with action 1.1j.</p>
<p>Action 1.1j: Review State Density Bonus provisions and adopt incentives program as part of the Comprehensive General Plan Update to ensure consistency with state law. Timing: Consider adopting affordable housing incentives program, including density bonuses where appropriate, as part of the 2013 General Plan update. Responsibility: TLMA</p>	<p>General Plan Incentives Program</p>	<p>The County continues to implement state density bonus requirements.</p>	<p>Modify; combine with action 1.1i.</p>
<p>Action 1.1j: (numbering is off due to revisions) Work with public or private sponsors to identify candidate sites and to make applications to state</p>		<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan</p>	<p>Modify, combine with action 1.1a</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.		agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.	
<p>Action 1.1k Develop fee assistance program with sliding scale pegged to affordable housing units provided.</p> <p>Timing: With consideration of the General Plan Density Bonus Incentives Program during the 2013 General Plan Update</p> <p>Responsibility: TLMA</p>	Consider as part of affordable housing incentives program.	The County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided due to lack of funding.	Delete. The County does not wish to explore this at this time.
<p>Action 1.1l: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p> <p>Timing: Review annually through planning period.</p> <p>Responsibility: EDA</p>	Review program and if necessary, increase staffing levels and resources to assist in outreach	The Economic Development Agency (EDA) continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.	Continue.
<p>Action 1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance 659.</p>	Ordinance 659. Implement a tracking mechanism to review performance	As part of Ordinance 659, all publicly subsidized projects for low-income households are exempt.	Delete. The County has an ordinance

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Review exemptions on a quarterly basis. Responsibility: TLMA</p>			<p>which states that publicly subsidized projects are exempt; therefore a program in the Housing Element is not needed.</p>
<p>Action 1.1n: Work with public or private sponsors to make applications to State and Federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. See Implementing Resources Matrix for other special needs housing funding (Table H-58) Timing: Continue policy Responsibility: EDA</p>		<p>The County worked with public and private sponsors to make applications to state and federal housing programs for new construction of rental housing for special needs such as Operation Safe House and Mountain View Estates.</p> <p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.</p>	<p>Modify. Combine with action 1.1a.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.1o: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p> <p>Timing: Ongoing, as projects are processed, and annual outreach with local developers</p> <p>Responsibility: EDA</p>		<p>The County requires that all multifamily projects restrict anywhere from 10 to 30 percent of the total units for extremely low-income households. While no projects for extremely low-income households were developed, the County continues to encourage housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.</p>	<p>Continue.</p>
<p>Action 1.2a: Utilize HOME and Redevelopment Set- Aside funds to write down land costs of acquiring sites and CDBG funds for off-site</p>	<p>Annually review projects assisted.</p>	<p>2,519 units (1,509 units restricted) were created countywide, including those developed within participating</p>	<p>Delete. Combine with action 1.1f.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>improvements for projects for lower income households where feasible. Responsibility: EDA/RDA</p>		<p>cities, from January 1, 2006, to 2014; 1,223 units (935 units restricted) were created within unincorporated areas of the County.</p>	
<p>Action 1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Responsibility: EDA/TLMA</p>		<p>The County worked with public and private sponsors to make applications to state and federal housing programs for new construction of rental housing for special needs such as Operation Safe House and Mountain View Estates.</p>	<p>Modify. Combine with action 1.1n.</p>
<p>Action 1.2c: Continue to allow the development of affordable housing in the R-6 zone, or similar zoning concepts. Utilize incentives for development within this zone as established in Ordinance No. 348, or as provided in the General Plan. Timing: 2014 for implementation Responsibility: TLMA</p>	<p>Develop an affordable housing ordinance that will augment the R-6 zoning and offer new opportunities to private developers</p>	<p>No new housing developed occurred within the R-6 zone.</p>	<p>Delete.</p>
<p>Action 1.2d: Identify areas of the County with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate income households, and high density product types.</p>		<p>County staff identified areas of the county with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate-income households,</p>	<p>Delete. This action is completed.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Sites have been identified through site inventory.</p> <p>Responsibility: TLMA/RCIT GIS</p>		<p>and high-density product types. Refer to the adequate sites inventory of this Housing Element.</p>	
<p>Action 1.2e: (numbering is off due to revisions) The Housing Authority shall continue to develop new affordable very low-income rental housing units under the HUD Public Housing Development Program and state tax-exempt private activity bond financing.</p>		<p>The Housing Authority has not developed any new public housing units.</p> <p>The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment agencies or through its affordable housing development program, and if available with state tax-exempt bond financing. However, the Housing Authority's public housing stock cannot be expanded per HUD regulations.</p>	<p>Delete. Combine with action 1.1a.</p>
<p>Action 1.2e: As part of the General Plan update process, establish a Land Use Inventory which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as build out of approved projects, utilizing the County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)</p>		<p>The Housing Element includes a complete list of available sites.</p>	<p>Modify. Combine with action 1.2f. New action 1.2a.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Concurrent with Comprehensive General Plan update for 2013. Responsibility: TLMA/RCIT GIS</p>			
<p>Action 1.2f: (numbering is off due to revisions) Consider land-swapping of County land and other incentives for the provision of affordable housing projects.</p>		No land swapping opportunities occurred.	Delete.
<p>Action 1.2f: Utilize the County GIS system to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas. Timing: Implementation shall take place through 2013 General Plan Update Responsibility: EDA/TLMA/ RCIT GIS</p>	County GIS/County General Plan Update	The Housing Element includes a complete list of available sites.	Modify. Combine with action 1.2e. New action 1.2a.
<p>Action 1.2g: Where feasible, the County shall work with non-profits in the development of County owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs. Timing: Concurrent with Comprehensive General Plan update for 2013. Responsibility: EDA</p>	County GIS/County General Plan Update	The County provided funding to SafeHouse. The County works with nonprofits to deed them any available County-owned sites and assists them with the fast tracking and in some cases the funding, should funding be available.	Continue.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.2h: Identify areas of the County where urban infill is appropriate based on General Plan land use policy and Area Plan designations, and encourage infill development through the use of incentives</p> <p>Responsibility: TLMA/EDA/RCIT GIS</p>	<p>Establish targets for number of housing units to be provided.</p>	<p>The Housing Element includes a complete list of available sites.</p>	<p>Modify. Combine with action 1.2e.</p>
<p>Action 1.2i: As part of the General Plan update, designate residential land use districts in the unincorporated County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development. Designate less intensive uses in more rural areas.</p> <p>Timing: Concurrent with Comprehensive General Plan update for 2013.</p> <p>Responsibility: TLMA</p>	<p>None provided</p>	<p>All sites have been identified in the General Plan update, which was released on the County's website in March 2014.</p>	<p>Modify. Combine with action 1.2f.</p>
<p>Action 1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.</p> <p>Timing: Annually review RDA Sub-area plans to ensure through the planning period.</p> <p>Responsibility: ?</p>	<p>RDA Sub-area plans</p>	<p>The Economic Development Agency (EDA) and the Housing Authority will carry on redevelopment efforts utilizing land assets transferred from the former RDA to the Housing Authority and available funding sources such as HOME funds and NSP, or apply for grants to assist redevelopment.</p>	<p>Delete, due to the dissolution of the redevelopment agency.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.2k: Maintain an inventory of County owned lands with potential for low and moderate income housing. Responsibility: TLMA/ EDA</p>	<p>Estimate how many affordable units might be created through this approach</p>	<p>The County estimates that 369 affordable units were created in the unincorporated areas of the county for low- and moderate-income housing.</p>	<p>Modify. Combine with action 1.2e.</p>
<p>Action 1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing. Responsibility: Housing Authority</p>	<p>HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program</p>	<p>The Housing Authority has not developed any new public housing units. The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment or through its affordable housing development program, and if available with state tax-exempt bond financing, but the Housing Authority's public housing stock cannot be expanded per HUD regulations.</p>	<p>Delete.</p>
<p>Action 1.2m: Encourage potential developers to identify candidate vacant sites and underutilized properties by referring them to the County's Land Use Inventory. Responsibility: EDA/TLMA/ RCIT GIS</p>	<p>Land Use Inventory is available for developers to identify candidate sites.</p>	<p>The Housing Element includes a complete list of available sites.</p>	<p>Modify. Combine with action 1.2e.</p>
<p>Action 1.2n: Consider land-swapping of County land and other incentives for the provision of affordable housing projects.</p>	<p>Continue policy. EDA will consider land swapped for development of affordable housing.</p>	<p>No land swapping opportunities occurred but the County will continue to consider this as an</p>	<p>Delete.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: EDA		option for the development of affordable housing.	
<p>Action 1.2o: Prepare a land inventory of sites suitable for farm worker housing in the Coachella Valley as a priority.</p> <p>Timing: Concurrent with General Plan Update (2013)</p> <p>Responsibility: TLMA</p>		<p>As part of the amendment to Ordinance 348 (Zoning Ordinance), planned for spring 2016, farm worker housing will be permitted as an agricultural land use designation consistent with Health and Safety Code Sections 17021.5 and 17021.6.. A list of sites has not been completed.</p> <p>During the County's efforts to identify sites to meet the County's RHNA, Thermal Town Center was identified as appropriate to include which is an area that would be suitable to accommodate farmworker housing.</p>	Continue.
<p>Action 1.2p: Identify appropriately zoned land transferred to the new Cities of Wildomar and Menifee to determine their fair share of the County of Riverside's RHNA housing target for the current planning period.</p>		The County worked with the newly incorporated cities of Wildomar, Eastvale, and Menifee to determine their fair share of the County of Riverside's RHNA target for the	Delete.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Prepare agreement and have in place with cities by 2010.</p> <p>Responsibility: TLMA, RCEO</p>		current planning period. This action is complete and will not continue.	
<p>Action 1.2q: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County’s parking standards to more easily accommodate higher densities on multi-family and mixed use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <p>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 “pre-assigned” to specific units in the project.</p> <p>Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</p> <p>Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</p> <p>Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit)</p>		The County allows for reduced parking requirements for senior and affordable housing projects. The County is planning to revise some of the requirements as part of the affordable housing ordinance.	Continue.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multi-family complexes, thereby ensuring that the spaces may remain available for tenant use.</p> <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p> <p>Timing: Review alternative parking options and revise as necessary by December 2013.</p> <p>Responsibility: TLMA</p>			
<p>Action 1.2r: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p> <p>Timing: Ongoing, as projects are processed.</p>		<p>As part of this Housing Element, the County has identifies several thousand sites that will be used to meet its 4th and 5th cycle RHNA; many of the sites are smaller sites. The county will work with developers as projects come forward to help facilitate the development of affordable housing on smaller sites.</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: TLMA			
<p>Action 1.2s: The County will amend its Zoning Ordinance to comply with Government Code Section 65852.2 (AB1866) and remove the one acre min lot size requirement for second units.</p> <p>Timing: Amend the Zoning Ordinance by December 2013.</p> <p>Responsibility: TLMA</p>		<p>The County amended Ordinance 348 (Zoning Ordinance) in December 2014 to comply with Government Code Section 65852.2 (AB 1866) and remove the 1 acre minimum lot size requirement for second units..</p>	<p>Delete. This has been completed.</p>
<p>Action 1.2t: To ensure the County has enough land to meets its Regional Housing Needs Allocation (RHNA), the County will amend the Land Use Map of this General Plan to add a minimum of 595 acres to the Highest Density Residential designation (HHDR). The County has identified several possible vacant sites to redesignate (see Appendix B).</p> <p>All redesignated sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. Although density is not determined by the zoning, to ensure multi-family development is permitted, the County will also rezone the sites to the R-4 zone permitting owner-</p>		<p>This is being done concurrently with the Housing Element. Adoption of the Housing Element before the end of 2016.</p>	<p>Continue.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>occupied and rental multi-family development by right. Timing: Amend the Land Use Map and rezone sites by summer 2013. Responsibility: TLMA</p>			
<p>Action 1.3a: Continue to provide funding resources through the Federal HOME program, the County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-Aside funds to non-profit organizations for the development of farm worker housing. Timing: 2006-2014 Responsibility: EDA</p>	<p>CDBG Housing Loan Fund, Agricultural Housing Assistance Fund Program</p>	<p>Countywide, 929 units were constructed for farm worker housing; 830 of those units were created within unincorporated areas of the county. The number of units quantified for the construction of farm worker housing between 2006 and 2014 was drastically reduced due to the elimination of redevelopment in California by operation of law as of February 1, 2012, and also impacted due to federal budget cuts to HOME and CDBG.</p> <p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for</p>	<p>Modify. Combine with actions 1.3a, 1.3b, and 1.3d.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		extremely low-income farm worker households.	
<p>Action 1.3b: Prepare a Countywide Gap Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan Timing: 2009 Responsibility: CRLA, Dept. of Community Action</p>		The County does not have the resources to assume full responsibility for this type of study, but would be interested in collaborating with a nonprofit entity that is more active in the Coachella Valley to complete one.	Delete. Funding is not available.
<p>Action 1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities. Timing: 2006-2014 Responsibility: EDA, non-profit organizations</p>	888 units quantified for construction between 2006 – 2014.	From January 1, 2006, to June 2014, 461 units were constructed countywide by nonprofit affordable housing organizations providing self-help housing and multifamily farm worker housing opportunities; 362 of those units were created within unincorporated areas of the county. The number of units quantified for the production of self-help housing for ownership and multifamily farm worker housing opportunities between 2006–2014 was drastically reduced due to the elimination of redevelopment in California by operation of law as of February 1, 2012, and also	Delete. Combine with action 1.3a.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>impacted due to federal budget cuts to HOME and CDBG.</p> <p>The County continues to work with Coachella Valley Housing Authority and Desert Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farm worker housing opportunities.</p>	
<p>Action 1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing. Continue policy and study feasibility of using Williamson Act land.</p> <p>Responsibility: EDA/TLMA</p>		<p>The County has not yet developed an incentive for the set-aside of agricultural land for farm worker housing.</p>	<p>Delete. Combine with action 1.3a.</p>
<p>Action 1.3 e: The County will amend the Zoning Ordinance, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include</p>		<p>The County is in the process of amending Ordinance 348 (Zoning Ordinance) to comply with Health and Safety Code Sections 17021.5 and 17021.6. This will be completed by Spring 2016.</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>agricultural employees who do not work on the property where the employee housing is located.</p> <p>Timing: Amend the Zoning Ordinance by December 2013.</p> <p>Responsibility: TLMA</p>			
<p>Action 1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization</p> <p>Timing: Continue</p> <p>Responsibility: Department of Mental Health</p>		<p>RCDMH established a centralized housing program (HHOPE) in 2005 and recently expanded the scope and range of services provided. The recent expansion also added an Administrative Services Manager position that reports to the Deputy Director of Housing. Both positions have been filled with trained staff.</p>	Continue.
<p>Action 1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds</p> <p>Timing: Meet quarterly with County Legislative Advocates to address implications of new legislation</p> <p>Responsibility: Department of Public Social Services</p>	<p>Supportive Housing Program, Shelter Plus Care</p>	<p>The County continues to support current legislation for block grant funding to aid the Supportive Housing Program and Shelter Plus Care Program. The County has not specifically met with legislative advocates about this legislation. However, the County's Continuum of Care (CoC), supported by the County of Riverside Department of Public Social Services, provides updates on legislation related to</p>	Continue.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		homeless and housing issues, including the Supportive Housing Program and Shelter Plus Care. CoC members (public and private homeless services providers) may and do advocate on legislation that will impact homeless services in the county. In addition, a contingent of CoC representatives (including County staff) attended a national conference in Washington D.C. sponsored by the National Alliance on Ending Homelessness, which provides an opportunity to meet with legislators to advocate for funding.	
<p>Action 1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers</p> <p>Timing: Implement by 2014</p> <p>Responsibility: Department of Mental Health in conjunction with EDA</p>	Develop an affordability ordinance that will include design criteria and build upon current fee exemptions and fast track authority that currently provides assistance for affordable housing units for the mentally disabled.	The County has not yet developed an affordable housing ordinance. This will be partially addressed as part of the County's reasonable accommodation procedure.	Continue.
<p>Action 1.4d: Update the 1993 "Assessment of the Status and Problems of Homeless Mentally ill Persons in Riverside County"</p> <p>Timing: 2010</p>		The County has not updated this report and does not plan to update this report. This program is no longer applicable and will not be continued.	Delete.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: Department of Mental Health			
<p>Action 1.4e: Promote the integration of special needs housing into affordable housing communities as disabled development projects maximize community opposition, add to development financing difficulties and segregate persons with mental health disorders, promoting stigma.</p> <p>Timing: Implement by 2014</p> <p>Responsibility: Department of Mental Health</p>	<p>Special needs housing will be integrated into proposed affordable housing ordinance</p>	<p>RCDMH has employed three primary strategies to expanding integrated supportive housing capacity.</p> <p>Employed Housing Resource Specialists to contact apartment property managers to solicit and engage them in providing affordable housing to RCDMH consumers who would receive supportive services. This focused on establishing access to existing housing.</p> <p>Pursued HUD-supportive permanent housing scattered site funding (new grants and Shelter Plus Care vouchers) that would assist to establish housing options for very low-income consumers. Scattered site funding helps to establish supportive housing that is integrated in general population housing.</p> <p>RCDMH invested \$19 million in Mental Health Services Act (MHSA) funds in new project development in</p>	<p>Continue.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>partnership with the Economic Development Agency (EDA) and affordable housing developers. Funding was allocated to six new construction and one acquisition rehabilitation projects. Two projects were affordable housing senior communities; five were multifamily projects. Each project set aside 15 MHSA-supportive housing units. One hallmark of success is that in each project, community-based stigma and preconceptions have been significantly overcome and/or reduced. In total, MHSA funds have been used to create 105 new, integrated very low-income (30% AMI) supportive housing units. Additionally, by leveraging funds to support affordable housing development, over 700 total affordable housing units were added to Riverside County. Development locations included Riverside (two projects), Moreno Valley, Menifee, Perris, Desert Hot Springs, and Thousand Palms.</p>	

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 1.4f: Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.</p> <p>Responsibility: Department of Public Social Services</p>	<p>Shelter Plus Care Program Safe Haven for the Mentally Ill Program</p> <p>268 beds were established during 1995 – 2008. Goal to meet or to exceed previous amount.</p>	<p>The County has continued to participate in the Shelter Plus Care Program and has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years.</p>	<p>Continue.</p>
<p>Action 1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Public Social Services</p>		<p>The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years.</p>	<p>Modify. Combine with action 1.4b.</p>
<p>Action 1.5b: Ensure that the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing</p> <p>Timing: Annually</p> <p>Responsibility: Department of Public Social Services</p>		<p>No progress.</p>	<p>Delete.</p>
<p>Action 1.5c: Ensure that evaluation criteria for Supportive Housing applications include provisions for new construction of units, not merely numbers of beds.</p>		<p>DPSS is working with HUD to get all projects to develop as units, not beds. All permanent supportive housing is developed as units.</p>	<p>Delete.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: 2009. Responsibility: Department of Public Social Services</p>			
<p>Action 1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. (See also 1.4f) Timing: See item 1.4f Responsibility: Department of Public Social Services</p>	Supportive Housing Program/Shelter Plus Care program	DPSS is the lead collaborative applicant for the Continuum of Care.	Modify. Combine with action 1.4f.
<p>Action 1.5e: Develop transitional housing facilities in established regions of the County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions. Timing: Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS Project to site facilities. Responsibility: Department of Public Social Services</p>	Supportive Housing Program	The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years.	Continue.
<p>Action 1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions Responsibility: Department of Public Social Services</p>	Emergency Housing Assistance Program, Emergency Shelter Grants, FEMA	Ordinance 348 (Zoning Ordinance) was amended on March 22, 2011 to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use. No public or private applications have been received	Continue.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.	since the ordinance was updated in 2011. There has been one shelter developed in the planning period. The County's ordinance is being used in Temecula.	
<p>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. Timing: Amend the Zoning Ordinance by December 2013. Responsibility: TLMA</p>	Amend Ordinance 348	<p>Ordinance 348 (Zoning Ordinance) was amended on March 22, 2011 to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use.</p> <p>The County is in the process of amending Ordinance 348 (Zoning Ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. This will be completed by Spring 2016..</p>	Continue.
<p>Action 1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as</p>		The Economic Development Agency (EDA) continues to encourage Habitat for Humanity	Modify. Combine with action 1.6b.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Community Housing Development Organizations (CHDOs) under the HOME Program. Timing: Establish a quarterly meeting schedule with Habitat for Humanity to provide policy direction. Responsibility: EDA</p>		<p>chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.</p>	
<p>Action 1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to Implementing Resources Matrix for additional programs/funding (Table H-58) Timing: See objective in 1.6a Responsibility: EDA</p>	<p>Rural Development Self Help Program</p>	<p>The Economic Development Agency (EDA) and Housing Authority continue to encourage nonprofit organizations to provide homeownership opportunities through the Rural Development Self Help program and other self-help construction programs.</p>	<p>Delete. Combine with action 1.6a</p>
<p>Action 1.7a: Continue to provide for greater flexibility in the design of single family development through the processing of PUDs, Specific Plans, and Area Plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts. Timing: Implemented by 2014.</p>	<p>Develop an affordable housing ordinance that will implement State Housing Law and Density Bonus provisions. Update Ordinance 348 to provide for greater flexibility for high density development. Update County's General Plan to provide additional policies that compliment</p>	<p>State density bonus law continues to be implemented. This is an ongoing program and will be continued. In addition, Ordinance 348 (Zoning Ordinance) is being revised to accommodate higher density housing as part of the redesignation/rezoning effort.</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: TLMA/Building and Safety	affordable housing development from private developments.		
<p>Action 1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.</p> <p>Timing: Provisions have been established</p> <p>Responsibility: TLMA/Building and Safety</p>		This program has been implemented through Ordinance 348 (Zoning Ordinance) and will not be continued.	Delete.
<p>Action 1.7c: Continue to allow mobile homes in single family residential zones “by right,” and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units. Continue to waive the fees associated with Ordinance No. 659 as an incentive.</p> <p>Timing: Ongoing</p> <p>Responsibility: TLMA/Building and Safety</p>		Provisions have been established including fast track authorization for any affordable housing/farm worker housing/ mobile home parks.	Continue.
<p>Action 1.7d: Encourage new large scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.</p> <p>Timing: Implemented by 2014</p>	Update Ordinance 348 to establish design standards and specific criteria to encourage such developments. Provide for an affordability ordinance to regulate/mandate affordable	Continue to encourage large-scale developments with a range of housing types.	Continue.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: TLMA	housing development in Specific Plans. Continue use of Fast Track process.		
<p>Action 1.7e: Encourage multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.</p> <p>Timing: Implemented by 2014</p> <p>Responsibility: EDA/County Counsel</p>	See Action 1.7d	The County adheres to all state ADA requirements.	Modify. Combine with action 3.3b.
<p>Action 1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria</p> <p>Timing: Adopt countywide provisions, thresholds or criteria for affordability to be used in the design of Specific Plans following adoption of General Plan update in 2008.</p> <p>Responsibility: EDA/TLMA</p>		The County reviewed the existing specific plans as part of the 2006–2014 Housing Element land inventory and identified sites that would be appropriate for affordable housing development.	Continue.
<p>Action 1.7g: Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with</p>		The County encourages developers to accommodate persons with disabilities. The County is in the process of amending Ordinance 348	Modify. Combine with action 3.3b.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>disabilities. Continue to enforce regulations and requirements.</p> <p>Timing:</p> <p>Responsibility: TLMA</p>		<p>(Zoning Ordinance) 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. This will be completed by Spring 2016.</p>	
<p>Action 2.1a: Advertise and promote the availability of funds for the rehabilitation of single family and mobile home dwelling units through the CDBG Minor and Enhanced Senior Home Repair Program and the two components of the Housing Rehabilitation Program: the RDA Set-Aside funded RHRP in unincorporated County and the CDBG funded CHRP in incorporated cities. Continue to distribute informational materials throughout redevelopment target areas.</p> <p>Timing: Procedures are established and will continue</p> <p>Responsibility: EDA/RDA</p>	<p>Housing Rehabilitation Program (RHRP and CHRP), Minor and Enhanced Senior Home Repair Program</p>	<p>The County advertised and promoted the available programs via the County's website. Under MHTL, MHPL, and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are now discontinued due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding are being sought to fulfill construction for the MHTL program in 2014.</p>	<p>Modify and continue.</p>
<p>Action 2.1b: Advertise and promote the availability of funds administered by the County for the rehabilitation of multi-family units using HOME, CDBG Housing Loan Fund, and Redevelopment Set-Aside funds, as well as the HCD Multifamily</p>	<p>HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program</p>	<p>The County advertised and promoted the available programs via the County's website. The County advertises HOME funds on the website. Currently there is no</p>	<p>Modify. Combine with action 2.1a.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Housing Loan Program available to developers through the State. Continue to distribute informational materials throughout redevelopment target areas.</p> <p>Timing: Procedures are established and will continue</p> <p>Responsibility: EDA/RDA</p>		<p>funding available. As funding becomes available, the County will post NOFAs in the paper.</p>	
<p>Action 2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Assistance Loan programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.</p> <p>Responsibility: EDA</p>	<p>Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program</p> <p>888 units were quantified for construction during the planning period.</p>	<p>Under MHTL, MHPL, and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding such as state CalHOME will be utilized to fulfill construction of mobiles in place of the MHTL program.</p>	<p>Modify. Combine with action 2.1a.</p>
<p>Action 2.1d: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households</p> <p>Responsibility: <i>Housing Authority</i></p>	<p>Meet or exceed the quantified objectives from last planning period utilizing this funding.</p>	<p>Capital fund financing program spent from January 1, 2006, to June 30, 2014, totaling \$5,887,997.00</p> <p>Individual grant sums below:</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		Grant 50106 - \$743,669 50107 - \$722,576 50108 - \$762,625 50109 - \$760,695 ARRA 50109S - \$975,488 Grant 50110 - \$740,965 50111 - \$615,220 50112 - \$566,759 Grant 50113 was not expended by June 30, 2014.	
<p>Action 2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation. Responsibility: EDA/Housing Authority</p>	<p>424 multi-family units were rehabilitated during previous period. Meet or exceed through current period.</p>	<p>102 multifamily units were newly constructed and financed by tax-exempt private activity bonds, but no multifamily units were rehabilitated and financed by tax-exempt private activity bonds.</p>	<p>Continue.</p>
<p>Action 2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures. Timing: Ongoing Responsibility: EDA</p>	<p>Inner Cities Venture Fund, National Preservation Loan Fund</p>	<p>Procedures have been updated.</p>	<p>Delete. This is not something the County does.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.</p> <p>Responsibility: EDA/Building and Safety Department</p>	<p>509 special needs units were quantified for assistance/construction during the planning period.</p>	<p>In total, 1,176 units were assisted under housing rehabilitation programs; 730 were RDA-funded for projects in the unincorporated areas of the county and 446 were CDBG-funded within participating cities. RDA funding is discontinued due to the elimination of redevelopment in California by operation of law on February 1, 2012, and CDBG funding is also discontinued due to federal budget cuts.</p>	<p>Continue.</p>
<p>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. (Also see Policy 3.5, Action 3.5c.)</p> <p>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.</p> <p>Timing: Amend the Zoning Ordinance by December 2013.</p> <p>Responsibility: DPSS, TLMA, non-profits, EDA</p>	<p>Supportive Housing Program, Emergency Housing Assistance Program, HUD SRO Moderate Rehabilitation Program</p>	<p>No cases have resulted; however, program should continue and research should be continued.</p> <p>The County is in the process of amending Ordinance 348 (Zoning Ordinance) to define and permit SROs. This will be completed by the end of 2016.</p>	<p>Modify. Combine with action 3.5c.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.</p> <p>Timing: Ongoing Responsibility: DCA</p>	<p>County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program</p> <p>As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.</p>	<p>There were approximately 683 households assisted through the Weatherization Program in 2014.</p>	<p>Continue.</p>
<p>Action 2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.</p> <p>Timing: Ongoing Responsibility: EDA/RDA</p>	<p>Quantified objectives are included herein from RDA Set-Asides. 115 single-family units and 1,170 multi-family units are planned for construction.</p>	<p>Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will not be continued.</p>	<p>Delete.</p>
<p>Action 2.2b: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program per Ordinance No. 457 to eliminate substandard conditions in residential units and</p>	<p>Code Enforcement Ordinance No. 457</p> <p>Code Enforcement prioritizes safe and sound housing opportunities and maintenance of the County's</p>	<p>There were 152 substandard housing cases opened in 2014.</p>	<p>Continue.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.</p> <p>Timing: Code Enforcement procedures, including a new case tracking system, has been upgraded and is on-line since 2009.</p> <p>Responsibility: Building and Safety Department/ Department of Environmental Health</p>	<p>existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.</p>		
<p>Action 2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.</p> <p>Responsibility: EDA/RDA</p>	<p>Redevelopment 5-Year Implementation Plan, Consolidated Plan</p> <p>328 beds within community facilities have been established with associated upgrades. Meet or exceed previous objectives.</p>	<p>Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will be continued by the Economic Development Agency (EDA) through the Consolidated Plan.</p>	<p>Delete.</p>
<p>Action 2.2c: (numbering is off due to revisions) Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through presentations at community service organizations (PTA, Kiwanis); brochures; and presentations at community facilities such as medical facilities, county government offices, and one-stop processing centers within participating jurisdictions.</p>		<p>Due to the lack of resources, the County has not yet met with service organizations to evaluate and revise outreach policies.</p>	<p>Continue</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 2.2d: Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, county government offices and one-stop processing centers within participating jurisdictions.</p> <p>Timing: Establish quarterly meetings with service organizations to evaluate and revise, if necessary, outreach policies.</p> <p>Responsibility: EDA/DCA</p>	<p>Outreach is coordinated through RDA staff.</p>	<p>Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will be continued when the County has funding for rehabilitation programs. Information is provided at the senior center and community meetings are held as funding is available.</p>	<p>Delete.</p>
<p>Action 2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.</p> <p>Timing: Establish an annual reporting of fair share contributions.</p> <p>Responsibility: EDA</p>	<p>EDA Staff meets regularly with Cities as they update their Housing Element</p>	<p>Due to lack of resources, reporting has not been completed.</p>	<p>Delete.</p>
<p>Action 2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.</p> <p>Timing: Programs are successful and will continue.</p> <p>Responsibility: Environmental Health Department</p>	<p>Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis</p>	<p>Environmental Health responds as necessary to household sanitation complaints.</p>	<p>Continue.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.</p> <p>Timing: Ongoing.</p> <p>Responsibility: HCD</p>	<p>HCD Employee Housing Enforcement Program</p>	<p>HCD continues to implement the employee housing (farm labor camp) enforcement program.</p>	<p>Delete.</p>
<p>Action 2.3a: Conserve existing affordable mobile home housing stock, utilizing the Mobile Home Park Loan Fund and Mobile Home Tenant Assistance Loan programs funded by CDBG, as well as the Agricultural Housing Assistance Fund which provides financial aid in the form of an at or below market interest rate loan up to \$75,000 to bring existing agricultural facilities up to code.</p> <p>Timing: See Policy 2.1.C</p> <p>Responsibility: EDA/RDA</p>	<p>Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund</p>	<p>Currently there is no funding available but the County is looking at other funding sources – private financing through County intervention to fund infrastructure repairs.</p>	<p>Modify.</p>
<p>Action 2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.</p> <p>Responsibility: EDA</p>	<p>Mobile Home Tenant Assistance Loan program</p> <p>500 units were rehabilitated during the previous planning period. 357 units are programmed for current period.</p>	<p>Under MHTL, MHPL and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding such as state CalHOME will be utilized to fulfill construction of</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		mobiles in place of the MHTL program.	
<p>Action 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p> <p>Timing: Establish annual reporting on policy with quarterly meeting schedule of stakeholders.</p> <p>Responsibility: EDA</p>	Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers	This program is complete and in the ongoing and monitoring stage. Materials are communicated on an "as requested" basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella.	Continue.
<p>Action 2.4a: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis. Public and private projects, utilizing such public funds, are required to record covenants on property title for a period of 55-years.</p> <p>Timing: Establish an annual review of existing covenants and update as necessary.</p> <p>Responsibility: EDA/Housing Authority/RDA</p>		No units have been acquired or preserved for low- and moderate-income households. Monitoring will continue on an ongoing basis.	Modify. Combine with actions 2.4a and 2.4b.
<p>Action 2.4b: Place a priority on providing financial assistance, where feasible, to preserve federal or state assisted, bond financed, density bonus, RDA</p>		No projects or units have been found to be at risk. Monitoring will continue on an ongoing basis.	Delete. Combine with action 2.4a.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>assisted or other types of affordable units at risk of conversion to market rate during the planning period through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other federal or local sources of below market financing.</p> <p>Timing: Ongoing Responsibility: EDA</p>			
<p>Action 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi- family units affordable to low and moderate income households.</p> <p>Timing: Ongoing Responsibility: EDA/RDA</p>	<p>1,681 units were preserved during previous period. Meet or exceed previous goal.</p>	<p>The Economic Development Agency (EDA) entered into a HOME loan agreement with a nonprofit developer to acquire and rehabilitate 3 and 4-plex properties (Orange Blossom Apartments) in 2014. Unfortunately, the agreement self-terminated due to the failure to acquire property.</p> <p>In addition, EDA partnered with nonprofit and for-profit developers and provided NSP funds for the acquisition, rehabilitation, and resale of nine foreclosed homes. Unfortunately, these are not in the unincorporated areas of the county</p>	<p>Delete. Combine with action 2.4a.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 2.4d: The County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.</p> <p>Timing: Annual reporting and ongoing</p> <p>Responsibility: Housing Authority/EDA</p>	<p>268 beds were created during the previous period.</p>	<p>The EDA and Housing Authority monitor a Countywide portfolio of 112 projects for compliance consisting of a total of 6,241 units in which 2,987 are income-restricted by the County; 45 of the projects are located within unincorporated areas of the county and consist of a total of 2,273 units in which 1,686 are income-restricted.</p>	<p>Continue.</p>
<p>Action 2.4e: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority. Conditions of Approval provide for the establishment of these requirements. In the case of public projects, covenants are recorded on the subject title.</p> <p>Timing: Ongoing as projects come forward.</p> <p>Responsibility: RDA/EDA/ Housing Authority</p>	<p>See Implementing Program for Policy 2.4a</p>	<p>Action is implemented on an ongoing basis as projects come forward.</p>	<p>Delete.</p>
<p>Action 2.4f: Develop strategies to maintain affordability of 63 identified at-risk units scheduled to expire in 2018. All practical and legitimate programs for maintaining affordability should be examined.</p>	<p>Preserve affordability of 63 potentially at-risk units.</p>	<p>The Economic Development Agency (EDA) and Housing Authority conduct annual compliance monitoring site visits and file audits as part of ongoing compliance requirements enforced by loan agreements. Many multifamily projects have additional</p>	<p>Modify. Combine with action 2.4a.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Have strategies identified and in place by 2014 to be included in next Housing Element update.</p> <p>Responsibility: EDA</p>		<p>affordability restrictions due to other funding sources, such as tax credits or HCD funding. Pursuant to HOME regulations, risk assessment procedures will be required for projects going forward, which have already been implemented by the County.</p>	
<p>Action 3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers and residents in emergency shelters and transitional housing facilities. EDA staff coordinates with the Fair Housing Council and monitors their work program. Funding is proposed to continue to establish existing efforts.</p> <p>Timing: Ongoing</p> <p>Responsibility: Fair Housing Council/EDA/Housing Authority</p>	<p>The Fair Housing Council provides services to both Cities and Counties.</p>	<p>The Economic Development Agency (EDA) staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>Continue.</p>
<p>Action 3.1b: Update the 2003 Fair Housing Impediments Study</p>		<p>The County undated its Analysis of Impediments to Fair Housing</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: 2011 Responsibility: EDA/Fair Housing Council</p>		Choice in 2009 and 2014. The next update will be completed in 2019..	
<p>Action 3.1c: Ensure that actions to remove fair housing impediments identified in the 2003 Study will be reflected in the General Plan Update cycle. Timing: Covered in Housing Element update. Responsibility: TLMA/EDA</p>		Completed as part of the Analysis of Impediments to Fair Housing Choice updated in 2009 and 2014.	Modify. Combine with action 3.1b.
<p>Action 3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs. Timing: Ongoing Responsibility: EDA</p>	CDBG Funds are transferred via EDA/RDA staff	The County provides annual financial assistance from CDBG to fair housing. The County works closely with fair housing and helps with outreach on the First Time Home Buyer (FTHB) program.	Continue.
<p>Action 3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program. Timing: DA staff regularly reports graduates of training programs. No specific target has been established. Responsibility: EDA</p>	EDA staff regularly reports graduates of training programs. No specific target has been established.	The First Time Home Buyer (FTHB) program is still being funded and implemented, but funding is limited due to federal budget cuts. The County conducted six lender trainings in 2014.	Modify. Combine with action 3.2a.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Fair Housing Council/EDA</p>	<p>First Time Homebuyers Down Payment Assistance Program</p>	<p>The Housing Authority of the County of Riverside (under the Economic Development Agency (EDA)) contracted with the Fair Housing Council to provide education and outreach services to the public.</p>	<p>Delete. Combine with action 3.2a</p>
<p>Action 3.3a: Continue to facilitate coordination between the County, participating jurisdictions, non-profit agencies and community groups to implement food programs, emergency shelters and homeless assistance programs, including the Supportive Housing Program, the Shelter Plus Care Program and the Emergency Housing Assistance Program. Coordination continues to occur between EDA/RDA staff and community groups.</p> <p>Timing: Units produced have been detailed within the Housing Element.</p> <p>Responsibility: DPSS</p>	<p>Units produced have been detailed within the Housing Element. Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program</p>	<p>Units produced have been detailed within the Housing Element.</p>	<p>Delete.</p>
<p>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</p>	<p>The provision of an affordable housing ordinance will establish standards for special needs.</p>	<p>The County will have a reasonable accommodation procedure in place by summer 2016.</p>	<p>Modify. Combine with action 1.7e.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>agencies that provide placement or referral services for persons with disabilities.</p> <p>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.</p> <p>Timing: Implement ordinance by 2014. Develop a reasonable accommodation procedure by December 2013.</p> <p>Responsibility: Shared Housing, a Riverside Experience (SHARE), Housing Authority, Non-profits and Community Access Center, DPSS</p>		<p>In order to receive federal funding under the Home Investment Partnership Act (HOME) program, Riverside County Economic Development Agency (EDA) is required to meet housing accessibility requirements at 24 CFR Part 8, implementing Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). The design and construction of multi-family dwellings as defined at 24 CFR 100.201 must comply with the requirements set forth in 24 CFR 100.205 implementing the Fair Housing Act. For new construction of multi-family projects, 5% of the units restricted by HOME (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2% of the units restricted HOME (but not less than one unit) must be accessible to individuals with sensory impairments. Dwelling units designed and constructed in accordance with the Uniform Federal Accessibility Standards</p>	



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>(UFAS) will be deemed to comply with the Section 504 regulation.</p> <p>The Department of Mental Health has contributed to the development and construction of housing for persons with disabilities.</p> <p>Helping the elderly and people with disabilities live independently in a healthy, safe environment remains the focus and mission of the Riverside County IHSS Public Authority.</p>	
<p>Action 3.3c: Increase housing choice for persons with disabilities through retrofit of existing housing and the continued enforcement of ADA requirements. Provide information to Community Access and County staff for dissemination and public outreach.</p> <p>Timing: Implement ordinance by 2014.</p> <p>Responsibility: Community Access/ Building and Safety</p>	<p>Through the establishment of a new affordability ordinance coupled with a GIS analysis to establish the best location for special need housing choices</p>	<p>The County is in the process of amending Ordinance 348 (Zoning Ordinance) to develop 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.</p> <p>This will be completed by Spring 2016.</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.</p> <p>Timing: Establish quarterly reporting by the Housing Authority in their coordination and outreach to special needs communities.</p> <p>Responsibility: Housing Authority, DPSS</p>		<p>The Housing Authority continues to work with local organizations to provide targeted outreach to persons with disabilities. Specifically, the Housing Authority has fostered relationships and partnerships with Fair Housing Council of Riverside County, Community Access Center, local HIV providers, the VA Loma Linda, the Department of Public Social Services' CARE Team, and the Riverside County Office on Aging to provide housing information and support for persons with disabilities. Quarterly reports have not been provided but can be completed once a template is provided by the Transportation and Land Management Agency (TLMA).</p>	<p>Modify. Combine with action 3.3h.</p>
<p>Action 3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).</p> <p>Timing: Establish a reporting mechanism to track rental certificates.</p> <p>Responsibility: Housing Authority</p>	<p>Mainstream Housing Opportunities for Persons with Disabilities program/ Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)</p>	<p>The Housing Authority continues to prioritize housing for persons with disabilities within the wait list preference system of the Section 8 and Public Housing programs. Since 2013, over half of all households assisted through the</p>	<p>Continue.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>Section 8 program are elderly and/or disabled households.</p> <p>The County assisted approximately 8,124 recipients with the HCV program in 2014.</p>	
<p>Action 3.3f: Continue to refer eligible participants to the SHARE Program.</p> <p>Responsibility: DPSS</p>	<p>The Department of Public Social Services provides education and management of the SHARE Program.</p> <p>870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS</p>	<p>This program is complete and is addressed as part of the SHARE program outreach and will not be continued.</p>	<p>Delete.</p>
<p>Action 3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers. (See also 1.5e and 1.5f)</p> <p>Timing: Continue. DPSS will focus on development of permanent supportive housing units</p> <p>Responsibility: DPSS</p>	<p>The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.</p>	<p>Implementation of this action is ongoing. Addressed as part of other action items.</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 3.3h: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates) 2. Family Unification Program 3. Family Self Sufficiency Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Veteran’s Affairs Supportive Housing Program (VASH) 6. Foster Care Youth Program 7. Tenant Based Rental Assistance Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing Authority, EDA, DPSS</p>	<p>7,255 Section 8 vouchers were issued on an annual basis between 1998 – 2005 within incorporated cities and 570 annually within the unincorporated county. Program will continue as funding is obtained.</p>	<p>The Housing Authority continues to operate and expand its special needs housing programs. As of 2014, these programs consisted of the following:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). Through the HCV program, the County subsidized an average of 8,100 low-income households on a monthly basis. 2. Family Unification Program. The FUP assisted 109 households. 3. Family Self Sufficiency Program. The FSS program served 522 participants in 2014. Eight families graduated this past year and therefore no longer required rental assistance. Of the eight graduates, two have purchased their own homes. 4. Housing Opportunities for Persons with AIDS. The HOPWA program provided assistance to 460 individuals. 5. Veteran’s Affairs Supportive Housing Program. The VASH 	<p>Delete. Combine with action 3.3d.</p>



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		<p>program provided 373 homeless veterans with monthly rental assistance.</p> <p>6. Foster Care Youth Program. 9 youth were assisted.</p> <p>7. Tenant Based Rental Assistance Program. 16 households were assisted under the Tenant Based Rental Assistance Program.</p> <p>8. Rapid Rehousing and Homeless Prevention Program. 160 households received rapid rehousing and prevention assistance and 20 households received emergency shelter and rental assistance.</p>	
<p>Action 3.3i: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within Western and Eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p> <p>Timing: Ongoing</p>	<p>268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 – 2005). Current Planning period quantified objectives would be to meet or exceed this goal.</p>	<p>The Housing Authority has 135 rental vouchers for the Shelter Plus Care program. The majority of these rental certificates are earmarked for chronically homeless individuals. The service partnership has been expanded to include the Department of Mental Health, local HIV providers, the City of Riverside Homeless Access Center, and Operation SafeHouse.</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: HUD			
<p>Action 3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p> <p>Timing: Ongoing annually</p> <p>Responsibility: Housing Authority</p>	<p>Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance)</p> <p>Program has been quantified within the Housing Element and will be maintained.</p>	<p>The Housing Authority maintained 469 units of public housing (179 of which are located in the unincorporated areas of the county), 76 units of farm worker housing, and 8,523 Housing Choice Vouchers (Section 8).</p>	Continue.
<p>Action 3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p> <p>Timing: In March 2011, the County adopted Emergency Shelter provisions as part of Ordinance 348 in compliance with SB 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.</p> <p>Responsibility: DPSS</p>	<p>Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care</p>	<p>In March 2011, the County adopted emergency shelter provisions as part of Ordinance 348 in compliance with SB 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.</p>	Continue.
<p>Action 3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p> <p>Timing: 2009</p> <p>Responsibility: DPSS</p>	<p>Supportive Housing program, Shelter Plus Care</p>	<p>The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.</p>	Continue.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI).</p> <p>Timing: As the last amendment of Ord. 760 was 9/17/1996, during the Planning period, review of the effectiveness of Ord. 760 and proposed amendments is necessary</p> <p>Responsibility: County Executive Office</p>	<p>Mobile Home Rent Stabilization Ordinance No. 760</p>	<p>Rent stabilization issues related to permitted mobile home parks occur infrequently. Covenants in place related to allowed rent often preclude issues from arising which would trigger implementation of the ordinance. The County continues to implement this ordinance when issues do arise. This action is ongoing and will be continued.</p>	<p>Continue.</p>
<p>Action 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.</p>	<p>Between 2006 and 2013, the County assisted 541 homeowners countywide through the MCC program, and 108 of the homeowners were assisted within unincorporated areas of the county. The County assisted an additional 85 households in 2014.</p>	<p>Continue.</p>
<p>Action 3.4d: Continue to provide down payment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>500 units were assisted during the previous planning period. 81 units were assisted from 2006 – 2008. Set goal to meet or exceed previous periods results</p>	<p>Between 2006 and 2013, the County assisted 224 first-time homebuyers throughout the county through the FTHB program; 68 of the first-time homebuyers were assisted within unincorporated areas of the county. The County</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		assisted an additional 9 households in 2014.	
<p>Action 3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	25 units were assisted during the last period (1998 – 2005). Set goal to meet or exceed previous periods results	The Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program was dissolved and this program is no longer applicable and will not be continued.	Delete.
<p>Action 3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.</p> <p>Timing: Implement program approved by the Board of Supervisors on November 25, 2008.</p> <p>Responsibility: EDA</p>		Implementation of this action did not occur during the foreclosure crisis. The foreclosure crisis has ended and this action is no longer appropriate and will not be continued.	Delete.
<p>Action 3.4g: The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 vouchers for home purchases. The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.</p> <p>Timing: Ongoing</p>	Housing Choice Voucher Program	Since January 1, 2006, 16 households have used their Section 8 vouchers for home purchases. The Housing Authority continues to issue Section 8 vouchers. The County did not assist any households interested in transitioning from renters to homeowners.	Delete. Funding and resources are not available.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: Housing Authority			
<p>Action 3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.</p> <p>Timing: 2006-2014</p> <p>Responsibility: EDA/RDA</p>	<p>HUD Assisted Living Conversion Program for Eligible MF Projects</p> <p>243 multi-family, senior restricted units, were produced during the last planning period (1998 – 2005). 503 multi-family, senior, units are programmed for the current planning period.</p>	<p>The Economic Development Agency (EDA) and Housing Authority continue to work with developers to identify housing for acquisition and rehabilitation for senior housing. Projects must meet amenity requirements for conversion to senior housing. At this time no projects or units have been acquired, rehabilitated, and converted for senior housing.</p>	<p>Continue.</p>
<p>Action 3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.</p> <p>Timing: 2006-2014</p> <p>Responsibility: EDA/RDA</p>	<p>20,356, market-rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.</p>	<p>The Economic Development Agency (EDA) and Housing Authority continue to work with nonprofit developers to identify market rate housing in exchange for reservation of a portion of the units to be made available at rents affordable to low-and moderate-income households. At this time no projects or units have been acquired.</p>	<p>Delete.</p> <p>Combine with new program to evaluate housing units at risk of converting to market rate.</p>
<p>Action 3.5c: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-</p>	<p>Supportive Housing Program, HUD SRO Moderate Rehabilitation Program</p>	<p>No conversions occurred during the planning period. The County will</p>	<p>Continue.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>profit organizations. The Department of Social Services shall work with participating jurisdictions when requested. (Also see Policy 2.1, Action2.1h.)</p> <p>Timing: Ongoing</p> <p>Responsibility: DPSS, Non-profits</p>		<p>continue to implement this program as opportunities arise.</p>	
<p>Action 4.1a: Revise Countywide Development Mitigation Fees.</p> <p>Timing: Ordinance No. 659 is reviewed on an annual basis with the last amendment approved on 08/10/10. Updates are provided as needed. Development Mitigation Fees provide exemptions for special needs and publicly subsidized affordable housing projects. Annual reviews will continue to analyze and evaluate the effectiveness of this ordinance.</p> <p>Responsibility: County Counsel/TLMA</p>	<p>Ordinance No. 659.13 amended on 10/23/13.</p>	<p>A review of the Countywide Development Mitigation Fees is under way which will result in an updated nexus study.</p>	<p>Modify. Revise program to review fees on an annual basis.</p>
<p>Action 4.2a: Maintain an inventory of County owned lands with potential for low and moderate income housing.</p> <p>Timing: Establish an annual review of all County owned sites and evaluate with EDA/RDA staff for potential scoring for affordable housing siting. To date, no existing, non-affordable housing sites have been converted to such uses.</p> <p>Responsibility: TLMA/GIS Section</p>	<p>County GIS and Facilities Management</p>	<p>Action has been implemented throughout the planning period and will be continued.</p>	<p>Modify. Combine with action 1.2e.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 4.2b: Update the land use inventory on a continual basis Timing: Annually Responsibility: TLMA/RCIT GIS</p>	Housing Element Maintenance	This action has been implemented and is ongoing.	Modify. Combine with action 1.2e.
<p>Action 4.2c: Identify and map areas of the County where urban infill is appropriate Timing: Annually Responsibility: TLMA/RCIT GIS</p>	Housing Element Maintenance	This action has been implemented and is ongoing.	Modify. Combine with action 1.2e.
<p>Action 4.2d: Encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for County assistance. The establishment of an affordable housing ordinance will provide additional incentives that will compliment the County's R-6 zone, State Law, and Density Bonus provisions. Timing: Implement by 2014. Responsibility: EDA</p>		It is County policy to provide this analysis for projects over 100 units. This approach has been implemented and is ongoing.	Modify and continue.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 4.2e: Develop program for tracking and categorizing affordable units provided through the County's development review process. Maintain data base of new affordable housing provided.</p> <p>Timing: Develop tracking program and have in place by 2013.</p> <p>Responsibility: TLMA</p>	Development review process	The Economic Development Agency (EDA) has a program for tracking and categorizing affordable units.	Delete. Will be completed as part of the annual review of the sites inventory.
<p>Action 4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit</p> <p>Timing: Update annually</p> <p>Responsibility: EDA</p>		For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.	Delete.
<p>Action 4.2g: Determine strategies for specified needs: • Dispersed (County-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner- occupied, acquisition of existing housing, etc. • Fee</p>	Housing Element Maintenance	This action has not been completed and will be developed as part of the Affordable Housing Ordinance.	Delete



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>reductions, waivers or other incentives • Services such as child care</p> <p>Timing: These policies include provisions that have been previously quantified. The establishment of strategies for specific needs will be completed by the completion of the current planning period (2014).</p> <p>Responsibility: EDA/RDA/ TLMA</p>			
<p>Action 4.2h: Map the location of affordable projects developed by the County.</p> <p>Timing: Maps will be completed by end of planning period (2014) and updated annually.</p> <p>Responsibility: EDA/TLMA</p>	<p>Program will be implemented as part of policy 4.2B and 4.2C</p>	<p>A map of affordable projects is provided on the County's website.</p>	<p>Delete.</p>
<p>Action 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible</p> <p>Timing: RDA Sub-Area plans are reviewed and updated in accordance with State Law. The inclusionary aspects of new affordable housing are currently included in the work effort.</p> <p>Responsibility: EDA/RDA</p>	<p>Redevelopment Sub-Area Master Plans</p>	<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>	<p>Delete.</p>
<p>Action 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing,</p>	<p>Redevelopment Sub-Area Master Plans</p>	<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>implementation plans, housing production plans, new regulations and legislative mandates)</p> <p>Timing: Annual review is currently included in RDA work programs and updated in accordance with State Law.</p> <p>Responsibility: RDA/EDA</p>			
<p>Action 4.3c: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.</p> <p>Timing: These policies include provisions that have been previously quantified. The establishment of community needs, potential funding, and available resources will be completed by the completion of the current planning period (2014).</p> <p>Responsibility: RDA/EDA</p>	<p>Redevelopment Sub-Area Master Plans</p>	<p>This action has been implemented.</p>	<p>Delete.</p>
<p>Action 4.3d: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p>	<p>Supportive Housing Program</p>	<p>This action has been implemented at the councils of government level and will be continued.</p>	<p>Modify. Combine with action 4.3h.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Timing: Establish a quarterly meeting schedule with County’s legislative advocates to ascertain the impact existing and proposed legislation, including, but not limited to SB 375. EDA and Planning Staff shall provide a report on the County’s legislative platform with respect to affordable housing and Housing Element legislation.</p> <p>Responsibility: RDA/EDA/ County Counsel</p>			
<p>Action 4.3e: Implement the County’s new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding.</p> <p>Timing: The County’s economic development strategy will be refined and implementation will be completed by 2014.</p> <p>Responsibility: EDA</p>	<p>EDA Workforce Development Program</p>	<p>A primary objective for the County is commercial rehabilitation assistance and infrastructure improvements in designated commercial corridors identified by the County as low- and moderate-income areas. The County has implemented an economic development strategic plan that utilizes a combination of public and private sector financing to stimulate economic development through the following:</p> <p>The acquisition, construction, reconstruction, rehabilitation, or installation of commercial or industrial buildings or real property.</p> <p>The provision of assistance (such as loans, grants, and technical</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		assistance) to private, nonprofit business. Micro-enterprise assistance to facilitate economic development, including financial support (such as grants and loans), technical assistance, and counseling.	
<p>Action 4.3f: Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.</p> <p>Timing: The County will establish training modules to provide training for outreach and implementation of Housing Element policies by the end of the Planning period.</p> <p>Responsibility: TLMA/EDA</p>	Housing Element Maintenance	The Economic Development Agency (EDA) and Housing Authority send staff to training and workshops for implementation and administering of various programs. The agencies do not provide housing counseling or technical and referral services.	Delete.
<p>Action 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.</p> <p>Responsibility: TLMA/EDA</p>	Housing Element Maintenance County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.	This action has been completed and implemented through Desert Alliance for Community Empowerment (DACE); outreach is ongoing.	Delete.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.</p> <p>Timing: See Policy 4.3d</p> <p>Responsibility: EDA</p>	Supportive Housing Program	The Economic Development Agency (EDA) and Housing Authority continue to seek changes in state and federal policies to encourage the production of affordable housing through the establishment of legislative platforms.	Delete. Combine with action 4.3d.
<p>Action 4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition.</p> <p>Timing: As part of the establishment of an affordable housing and rezoning program, design standards for special need communities will be established. Implementation will occur within the planning period (2014)</p> <p>Responsibility: EDA/RDA/TLMA Planning</p>	Housing Element Maintenance	The County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for Los Vinedos, a mobile home park for farm workers.	Delete.
<p>Action 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects</p> <p>Timing: Staffing levels to correspond to work load is a constant assessment of County staff. This program is ongoing through the planning period and will continue to the next planning period.</p> <p>Responsibility: All County Departments</p>	Development Review Procedures for private projects.	The County maintains adequate staffing levels to correspond to size and complexity of housing projects.	Delete.

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multifamily construction.</p> <p>Timing: See Policy 4.3d</p> <p>Responsibility: EDA</p>	Housing Element Maintenance	The Economic Development Agency (EDA) and Housing Authority have not sought changes in state policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing which therefore contributed to the decline of multifamily construction.	Combine with action 4.3h.
<p>Action 4.3l: Continue the Housing Review Committee Advisory Council to continue to develop solutions for farm worker housing and services. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance will be implemented as previously referenced and additional zones will be modified to authorize farm worker housing projects.</p> <p>Timing: The Housing Review Committee Advisory Council provides regular reporting on its work programs.</p> <p>Responsibility: EDA/TLMA</p>		The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance is being considered, as previously referenced, and additional zones will be modified to authorize farm worker housing projects.	Modify. Combine with other farm worker programs.
<p>Action 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are</p>		Due to the elimination of redevelopment in California by operation of law as of February 1,	Delete.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.</p> <p>Timing: Numeric targets for housing production are established through the Housing Element. By the end of the Planning Period, the County will reconcile the Housing Element quantified goals, HUD 5-year Consolidated Plan, AB315 Housing Production Plan and RDA Implementation Plans.</p> <p>Responsibility: EDA/TLMA</p>		<p>2012, RDA Implementation Plans have been eliminated along with AB 315 Housing Production Plan. The 5-Year Consolidated Plan continues as a requirement of federal HUD funding and was updated in 2014 for the 2015-2019 period. The Housing Element continues as well.</p>	
<p>Action 4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.</p> <p>Timing: See Policy 4.3d</p> <p>Responsibility: EDA/TLMA</p>		<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>	<p>Delete.</p>
<p>Action 4.3o: Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.</p> <p>Timing: See Policy 4.3d</p> <p>Responsibility: EDA/TLMA</p>	<p>Housing Element Maintenance</p>	<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>	<p>Delete.</p>
<p>Action 4.4a: Develop a standardized system of annually reporting and monitoring housing</p>	<p>Housing Element Maintenance</p>	<p>The County keeps track of the risk assessment for each project and</p>	<p>Modify. The County will</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications) household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), the Redevelopment Annual Housing Report, and the Housing Element Annual Housing Status Report.</p> <p>Responsibility: EDA/TLMA</p>	<p>This policy shall be included within the implementation of policy 4.3m.</p>	<p>completes annual site visits to monitor its documentation.</p>	<p>complete its required Annual Housing Report.</p>
<p>Action 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.</p> <p>Timing: Annually</p> <p>Responsibility: EDA/TLMA</p>	<p>Housing Element Maintenance</p> <p>This policy shall be included within the implementation of policy 4.3m.</p>	<p>This action is ongoing.</p>	<p>Modify. Combine with action 2.4a.</p>
<p>Action 4.5.a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County to determine where they are implemented geographically (i.e.: in unincorporated County or within incorporated cities) and develop strategies to</p>	<p>Housing Element Maintenance</p> <p>This policy shall be included within the implementation of policy 4.3m.</p>	<p>Due to the lack of funding, the Transportation and Land Management Agency (TLMA) was unable to assign staff to this task.</p>	<p>Modify. Combine with action 4.3m.</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
target the resources where they will most benefit the County. Responsibility: EDA/TLMA			
Action 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc. Timing: See Policy 4.3d Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	Funding balances for CDBG, HOME, and ESG are reported each year in the County's Consolidated Annual Performance Evaluation Report (CAPER) and former RDA balances are listed in the Recognized Obligation Payment Schedule.	Delete.
Action 4.5c: Evaluate financial resources for leveraging opportunities Timing: See Policy 4.3d Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	Every multifamily project has some type of leveraging and it is evaluated as necessary.	Delete.
Action 4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals. Timing: Establish a grant and loan policy by the end of the planning period. Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	The County has not adopted grant policies but it does collaborate with other nonprofits. Improving the number of affordable units is in line with the County's mission.	Delete.
Action 4.5e: Establish a funding plan and timing of activities. Timing: See Policy 4.5e		Priorities are set as part of the County's action plan. The action plan is available on the website.	Delete.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
Responsibility: EDA/RDA/TLMA			
Action 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit) Timing: See Policy 4.3m Responsibility: EDA/RDA/TLMA		This program has been completed as part of the 2014-2019 consolidated plan and will not be continued.	Delete.
Action 4.5g: Target future financial resources to meet future housing obligations. Timing: See Policy 4.3m Responsibility: EDA, Housing Authority	Housing Element Maintenance	Ongoing. The Economic Development Agency (EDA) and Housing Authority continue to seek additional financial resources due to the elimination of redevelopment in California by operation of law as of February 1, 2012, and federal budget cuts to HOME and CDBG.	Delete.
Action 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived. Responsibility: EDA/TLMA	Climate Action Plan (CAP) Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.	The CAP is being completed as part of the General Plan update 690 which is planned for final consideration December 2015. . A Public Review Draft was released on the County's website in March 2014.	Modify. Combine with actions 5.1c, 5.1d, and 5.1f.
Action 5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance	County Home Weatherization Program/County Low Income Home	The Department of Community Action continues to operate the	Continue.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs. Timing: Ongoing. Responsibility: DCA</p>	<p>Efficiency Assistance Program, consumer education workshops</p>	<p>LIHEAP and Home Weatherization programs.</p>	
<p>Action 5.1c: Pursue grant funds for energy rehab costs and consumer education Timing: Annually, or in response to NOFAs Responsibility: DCA</p>		<p>The Economic Development Agency (EDA) and Housing Authority continue to encourage developers to pursue grant funds for energy rehab costs and consumer education.</p>	<p>Modify. Combine with action 5.1a.</p>
<p>Action 5.1d: Utilize bidding procedures in County rehabilitation programs to incorporate energy conservation measures. Timing: Ongoing Responsibility: EDA</p>	<p>County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)</p>	<p>This action has been implemented and is ongoing.</p>	<p>Modify. Combine with action 5.1a.</p>
<p>Action 5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8) Timing: Ongoing. Responsibility: Housing Authority</p>		<p>The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income</p>	<p>Delete.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
		toward rent and utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined Fair Market Rent amounts.	
<p>Action 5.1f: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction</p> <p>Timing: Ongoing</p> <p>Responsibility: Building and Safety</p>	County Energy Efficiency Programs	The County continues to encourage developer incentives for energy conservation features.	Modify. Combine with action 5.1a.
<p>Action 5.1g: Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.</p> <p>Timing: See Policy 4.3d</p> <p>Responsibility: EDA/RDA/TLMA</p>	Housing Element Maintenance	This action has not been implemented and due to the dissolution of the redevelopment agency will not be continued.	Delete.



**Table H-1
Progress in Implementing Housing Goals and Actions
January 1, 2006 to June 30, 2014**

Actions	Objective (quantified/qualified)	Result/Effectiveness	Continue/ Modify/Delete
<p>Action 5.1h: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.</p> <p>Timing: Establish an annual reporting mechanism that provides reporting for Section utility allowance tables. Reporting mechanisms shall be established by the end of the planning period.</p> <p>Responsibility: Housing Authority</p>	<p>Housing Element Maintenance</p>	<p>The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.</p>	<p>Delete.</p>



Community Profile

An accurate assessment of existing and future residents' 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. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

DATA SOURCES

To assist member agencies in assessing housing needs in their community, SCAG prepared data packets. While these packets provide several relevant data components from the American Community Survey and other sources, due to the County's large geographic area, and the recent incorporation of multiple cities, this data packet was supplemented with additional information from the US Census Bureau, CA Department of Finance (DOF), ESRI, and the Riverside County Planning Department.

The US Census, which is completed every ten years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The DOF is another source of valuable data and is more current than the Census. However, the DOF does not provide the depth of information that can be found within the US Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community. This report also uses projection data prepared by Riverside County Information Technology.

The 2010 Census did not collect information in several categories that are required for the assessment of housing needs. Where this is the case, the assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period.

DEMOGRAPHIC TRENDS

Regional Growth

Between April 1, 2000, and January 1, 2012, Riverside County's population grew by over 699,000 people or by approximately 45 percent. The western portion of the County (including unincorporated areas and member jurisdictions of the Western Riverside Council of Governments (WRCOG)) grew at a faster pace (76%) than the eastern portion (including unincorporated areas and member jurisdictions of the Coachella Valley Association of Governments (CVAG)) (36%). Riverside County grew four and a half times as fast as the region covered by SCAG, which includes the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial Counties.



County of Riverside General Plan

Housing Element 2013 - 2021

The SCAG region grew 10 percent during this same time period (Table H-2). Since the Housing Element addresses the unincorporated County, it is important to note that the population in the unincorporated areas in the western portion of the County declined by 23 percent between 2000 and 2012 due to the incorporation of the cities of Eastvale, Jurupa Valley, Menifee, and Wildomar, while the eastern portion of the unincorporated County’s population grew by approximately 19 percent.

WRCOG—The Western Riverside Council of Governments. Members include: the cities of Banning, Beaumont, Calimesa, Corona, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, and Wildomar; the County of Riverside; the Eastern Municipal Water District; and the Western Municipal Water District.

CVAG—The Coachella Valley Association of Governments. Members include: the cities of Blythe, Cathedral City, Indio, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage; the County of Riverside; the Agua Caliente B. C. I.; the Cabazon B. M. I.; and the Torres Martinez B. C. I.

SCAG—Southern California Association of Governments. Includes the counties of and cities within Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties.

Table H-2 Regional Population Growth Trends: 2000–2012

Area	4/1/2000 ¹	4/1/2010 ¹	1/1/2012 ²	Change 2000-2012 (%)
Riverside County	1,545,387	2,189,641	2,244,399	45%
Cities	1,124,666	1,685,249	1,887,766	68%
Unincorporated	420,721	504,392	356,633	-15%
WRCOG Area				
Cities	848,413	1,467,188	1,495,621	76%
Unincorporated	351,652	423,231	271,173	-23%
CVAG Area				
Cities	276,253	367,335	375,323	36%
Unincorporated	69,069	82,444	82,444	19%
SCAG Region	16,516,703	18,421,491	18,249,494	10%
California	33,873,086	37,559,440	37,668,804	11%

Sources:

1. US Census Bureau, 2010.

2. California Department of Finance, 2012.



County of Riverside General Plan

Housing Element 2013 - 2021



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-3 presents the percentage change in population of the cities in Riverside County between 2000 and 2012. The fastest growing cities during this period were Beaumont and Murrieta, where the percentage changes in population were 241% and 137%, respectively. This is four to five times the percentage change that occurred in the unincorporated County at 27.8%. While the unincorporated County experienced growth overall between 2000 and 2010, the incorporation of the cities of Eastvale in 2010 and Jurupa Valley in 2011 led to an overall 15% decrease between 2010 and 2012. Had several cities not incorporated between 2000 and 2012, the population growth within land areas in the unincorporated county in 2000 would have resulted in an unincorporated population increase of 48% (counting the unincorporated population plus the cities of Eastvale, Jurupa Valley, Menifee, and Wildomar in 2012).

Table H-3 County/City Population Growth Trends 2000-2012

County/City	April 1, 2000	April 1, 2010	January 1, 2012	% Change (2000–2012)
Banning	23,562	29,603	29,965	27%
Beaumont	11,384	36,877	38,851	241%
Blythe	20,465	20,817	20,400	0%
Calimesa	7,139	7,879	7,998	12%
Canyon Lake	9,952	10,561	10,689	7%
Cathedral City	42,647	51,200	51,952	22%
Coachella	22,724	40,704	41,904	84%
Corona	124,966	152,374	154,520	24%
Desert Hot Springs	16,582	25,938	27,638	67%
Eastvale*	n/a	n/a	55,602	n/a
Hemet	58,812	78,657	80,089	36%
Indian Wells	3,816	4,958	5,035	32%
Indio	49,116	76,036	78,065	59%
Jurupa Valley*	n/a	n/a	96,456	n/a
Lake Elsinore	28,930	51,821	53,024	83%
La Quinta	23,694	37,467	38,075	61%
Menifee*	n/a	77,519	80,589	n/a
Moreno Valley	142,379	193,965	196,495	38%
Murrieta	44,282	103,466	104,985	137%
Norco	24,157	27,063	27,053	12%
Palm Desert	41,155	48,445	49,471	20%
Palm Springs	42,805	44,552	45,279	6%
Perris	36,189	68,386	70,180	94%
Rancho Mirage	13,249	17,218	17,504	32%
Riverside	255,166	303,871	308,511	21%
San Jacinto	23,779	44,199	44,803	88%
Temecula	57,716	100,097	103,092	79%
Wildomar*	n/a	32,176	32,719	n/a

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-3 County/City Population Growth Trends 2000-2012				
County/City	April 1, 2000	April 1, 2010	January 1, 2012	% Change (2000–2012)
Unincorporated	420,721	504,392	356,633	-15%
County Total	1,545,387	2,190,241	2,227,577	44%

** Cities incorporated after 2000.*

Source: Demographic Research Unit, 2012. CA Department of Finance, 2012.

Table H-4 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2010. The sub-areas used in this analysis correspond to the County Land Use Element's Area Plans. The results show that the western portion of the County contains approximately 76 percent of the unincorporated area's population, 81.3 percent of its housing units, 85.1 percent of its households, and 81 percent of its employment. In comparison, the eastern County (i.e., CVAG area) contains 24 percent of the population, 18.7 percent of the housing units, 14.9 percent of the household, and 19 percent of the employment. The most populous area within the eastern County is the Western Coachella Valley Area. By contrast, the incorporated cities contained 84.1 percent of the population, 87.5 percent of the housing units, 86.6 percent of the households, and 76.5 percent of all employment within the County.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-4 Population, Households, and Employment Distribution
Riverside County Unincorporated Area 2007**

Planning Area ¹	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
WRCOG Area								
Elsinore	52,602	9.8%	18,072	9.0%	16,829	9.7%	8,187	6.8%
Harvest Valley / Winchester	12,882	2.4%	4,993	2.5%	4,550	2.6%	1,686	1.4%
Highgrove	5,904	1.1%	2,025	1.0%	1,921	1.1%	2,649	2.2%
Lake Mathews / Woodcrest	38,110	7.1%	13,252	6.6%	11,827	6.9%	6,261	5.2%
Lakeview / Nuevo	9,125	1.7%	3,002	1.5%	3,249	1.9%	2,167	1.8%
March Air Reserve Base	1,074	0.2%	612	0.3%	548	0.3%	2,528	2.1%
Mead Valley	19,860	3.7%	5,850	2.9%	5,266	3.1%	2,769	2.3%
Reche Canyon / Badlands	2,147	0.4%	1,047	0.5%	854	0.5%	843	0.7%
REMAP	12,882	2.4%	9,036	4.5%	5,166	3.0%	2,769	2.3%
San Jacinto Valley	32,742	6.1%	13,654	6.8%	12,123	7.0%	3,853	3.2%
Southwest Area	40,257	7.5%	14,457	7.2%	13,439	7.8%	8,307	6.9%
Temescal Canyon	34,352	6.4%	10,241	5.1%	9,957	5.8%	9,150	7.6%
San Gorgonio Pass	12,345	2.3%	7,028	3.5%	4,602	2.7%	6,261	5.2%
Subtotal	450,337	83.9%	163,246	81.3%	146,928	85.1%	97,520	81.0%
CVAG Area								
Desert Center	1,610	0.3%	402	0.2%	345	0.2%	482	0.4%
East County - Desert Area	3,221	0.6%	3,414	1.7%	1,030	0.6%	1,324	1.1%
Eastern Coachella Valley	31,668	5.9%	7,229	3.6%	6,302	3.7%	4,816	4.0%
Palo Verde Valley	4,294	0.8%	1,205	0.6%	799	0.5%	2,769	2.3%
Western Coachella Valley	45,624	8.5%	25,300	12.6%	17,265	10.0%	13,484	11.2%
Subtotal	86,417	16.1%	37,549	18.7%	25,741	14.9%	22,875	19.0%



County of Riverside General Plan

Housing Element 2006 - 2014

**Table H-4 Population, Households, and Employment Distribution
Riverside County Unincorporated Area 2007**

Planning Area¹	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
Total	536,754	100.0%	200,795	100.0%	172,653	100.0%	120,395	100.0%

Sources: Riverside County Center for Demographic Research (using percentages based on Traffic Analysis Zone (TAZ) Estimates, total from DOF)

1. Four jurisdictions—Eastvale, Menifee, Wildomar, and Jurupa Valley—incorporated after 2007 and their populations are no longer included in the overall population of unincorporated Riverside County.



County of Riverside General Plan

Housing Element 2013 - 2021

Age Composition

The age distribution for the western and eastern portions of Riverside County is presented in Table H-5. According to 2010 Census data, roughly two-fifths of unincorporated Riverside County’s population is prime working age, falling between 25 and 54 years of age. Another fifth of the population is school age, falling between 5 and 17 years of age. Roughly one-fifth of the population is over 55 years of age. The remaining fifth of the population comprises preschoolers and young adults. There is relatively little difference in age distribution between the unincorporated western and eastern County, except for a higher percentage of those of retirement age in the eastern County (20%) versus the western County (11%). There is also a higher percentage of school age children in the western County (21%) versus the eastern County (19%). There is little difference in age distribution between the incorporated and unincorporated areas of the County, although the percentage of young adults is lower in the unincorporated County (9%) than in the cities (11%) and the percentage of those of retirement age is higher in the unincorporated County (13%) than in the cities (11%).

Table H-5 Age Distribution 2007–2010						
Age Group	2007		2010			
	Unincorp. Total	Countywide Total	Western Unincorp.	Eastern Unincorp.	Unincorp. Total	Countywide Total
Preschool (0-4)	37,573	152,274	19,712	6,362	26,074	157,741
School (5-17)	107,888	420,275	58,409	15,421	73,830	442,958
Young Adult (18-24)	54,749	211,153	25,663	7,290	32,953	222,768
Prime Working (25-54)	219,532	852,732	110,017	27,541	137,558	839,939
Mature (55-64)	47,234	164,456	29,757	9,092	38,849	204,339
Retirement (65+)	69,778	229,426	31,000	16,738	47,738	248,779
Total	536,754	2,030,316	274,558	82,444	357,002	2,116,524

Sources: Riverside County for Demographic Research 2012; US Census Bureau, 2010.

EMPLOYMENT TRENDS

Employment Characteristics

In 2011, the estimated number of employed residents in all of Riverside County for all industries was 868,898. Of this, 1.5 percent or 13,433 were farm jobs, while 98.5 percent or 855,465 were non-farm jobs. Of the non-farm jobs, 22 percent were goods-producing jobs, while 78 percent or 479,600 were service-providing jobs. A further breakdown is provided in Table H-6 Employment

County of Riverside General Plan

Housing Element 2013 - 2021
 by Industry, 2007-2011.

Table H-6 Employment by Industry 2007–2011

Subject	Riverside County, California			
	Total		Median earnings	Income Level
	Estimate	Percentage	Estimate	
Civilian employed population 16 years and over	868,898	100%	\$32,481	Very Low
Educational services, health care and social assistance	174,575	20%	\$36,390	Low
Retail trade	112,110	13%	\$23,055	Very Low
Arts, entertainment, and recreation, and accommodation and food services	91,633	11%	\$18,491	Extremely Low
Professional, scientific, and management, and administrative and waste management services	86,301	10%	\$32,015	Very Low
Manufacturing	81,972	9%	\$39,257	Low
Construction	79,020	9%	\$37,036	Low
Finance and insurance, real estate and rental and leasing	50,438	6%	\$41,013	Low
Transportation and warehousing, and utilities	47,177	5%	\$43,118	Low
Other services, except public administration	43,752	5%	\$21,921	Very Low
Public administration	42,799	5%	\$63,559	Moderate
Wholesale trade	30,331	3%	\$38,145	Low
Information	15,357	2%	\$49,173	Low
Agriculture, forestry, fishing and hunting, and mining	13,433	2%	\$19,589	Extremely Low

Source: US Census Bureau ACS 2007-2011 Estimates

Table H-7 projects the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area consisting of Riverside and San Bernardino Counties. Over this 10-year period, employment is expected to reach 1.46 million or a gain of 206,700 jobs for an annual growth rate of 1.6 percent. By comparison during the same period, California's annual growth rate is estimated to be slightly lower at 1.5 percent. Riverside and San Bernardino Counties account for approximately 8.5 percent of California's total non-farm employment. This will increase to 9.2 percent of the California's non-farm employment growth during this period. The three industry sectors responsible for almost 62 percent of the new jobs are: transportation, trade, and utilities; professional and business services; leisure and hospitality.



County of Riverside General Plan

Housing Element 2013 - 2021

Using the annual average percentage growth rate for all non-farm employment of 1.5 percent as a baseline, the fastest growing non-farm industry sector is transportation, warehousing, and utilities which is expected to grow at 2.8 percent. In addition to the 206,700 job gain between 2010 and 2020, an estimated 315,500 job openings are also expected to become available. New jobs together with job openings would therefore total about 522,200 job openings during this period.

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 5.4 percent (36,500 unemployed) in 2000. Between 2000 and 2010, the unemployment rate for Riverside County averaged 5.8 percent. Since 2006, the height of the “housing bubble” and accompanying economic downturn, the unemployment rate steadily increased to a high of 13.1 percent in May 2009, and has declined with economic recovery to 10.2 percent as of June 2013. Riverside County’s unemployment rate is higher than the statewide rate of 8.5 percent (California Labor Market Info).

Table H-7 Employment Trends by Industry 2010-2020

Industry	Employment			Percent Distribution		
	2010	2020	change	2010	2020	change
Total Employment	1,253,300	1,460,000	206,700	100.0%	100.0%	0.0%
Total Farm	15,000	14,000	-1,000	1.2%	1.0%	-0.2%
Total Non-Farm	1,238,300	1,446,000	207,700	98.8%	99.0%	0.2%
Natural Resources and Mining	1,000	900	-100	0.1%	0.1%	0.0%
Construction	59,700	69,300	9,600	4.8%	4.7%	0.0%
Manufacturing	85,100	88,400	3,300	6.8%	6.1%	-0.7%
Durable Goods (321, 327, 331-339)	55,300	59,000	3,700	4.4%	4.0%	-0.4%
Nondurable Goods (311-316, 322-326)	29,800	29,400	-400	2.4%	2.0%	-0.4%
Trade, Transportation and Utilities	270,800	336,600	65,800	21.6%	23.1%	1.4%
Wholesale Trade	48,600	60,500	11,900	3.9%	4.1%	0.3%
Retail Trade	155,500	190,800	35,300	12.4%	13.1%	0.7%
Transportation, Warehousing and Utilities	66,600	85,300	18,700	5.3%	5.8%	0.5%
Utilities	5,800	6,400	600	0.5%	0.4%	0.0%
Transportation and Warehousing	60,900	78,900	18,000	4.9%	5.4%	0.5%
Information	15,800	15,600	-200	1.3%	1.1%	-0.2%
Financial Activities	41,000	45,400	4,400	3.3%	3.1%	-0.2%
Finance and Insurance	25,500	28,400	2,900	2.0%	1.9%	-0.1%
Real Estate and Rental and Leasing	15,500	17,100	1,600	1.2%	1.2%	-0.1%
Professional and Business Services	123,400	156,500	33,100	9.8%	10.7%	0.9%
Education and Health Services	133,800	169,800	36,000	10.7%	11.6%	1.0%
Educational Services (Private)	15,600	21,000	5,400	1.2%	1.4%	0.2%
Health Care and Social Assistance	118,200	148,800	30,600	9.4%	10.2%	0.8%
Leisure and Hospitality	122,800	151,300	28,500	9.8%	10.4%	0.6%

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-7 Employment Trends by Industry 2010-2020

Industry	Employment			Percent Distribution		
	2010	2020	change	2010	2020	change
Arts, Entertainment, and Recreation	15,800	18,100	2,300	1.3%	1.2%	0.0%
Accommodation and Food Services	106,900	133,200	26,300	8.5%	9.1%	0.6%
Other Services (excludes 814-Private Household Workers)	38,200	43,300	5,100	3.0%	3.0%	-0.1%
Government	234,300	243,600	9,300	18.7%	16.7%	-2.0%
Federal Government	22,700	19,800	-2,900	1.8%	1.4%	-0.5%
State Government	29,300	31,000	1,700	2.3%	2.1%	-0.2%
Local Government	182,300	192,800	10,500	14.5%	13.2%	-1.3%

Source: CA Employment Development Department

Large Employers

There are several 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 cities rather than the unincorporated County. Table H-8 identifies the County's largest employers.

Table H-8 Riverside County Largest Employers

Employer Name	Location	Industry
5,000 – 9,999 Employees		
Restoration Technologies Inc	Corona	Electronic Equipment & Supplies-Repair
Roupe's Renovations	Wildomar	Remodeling & Repairing Bldg Contractors
1,000 – 4,999 Employees		
Corrections Dept	Norco	State Govt-Correctional Institutions
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr Heart	Rancho Mirage	Orthopedic Surgeons
Handsome Rewards	Perris	Internet & Catalog Shopping
Hemet Valley Medical Ctr	Hemet	Hospitals
Hotel At Fantasy Springs	Indio	Casinos
Inland Valley Medical Ctr	Wildomar	Hospitals
Jw Marriott-Desert Spgs Resort	Palm Desert	Hotels & Motels
Kaiser Permanente	Riverside	Hospitals
La Quinta Golf Course	La Quinta	Golf Courses
La Quinta Resort & Club	La Quinta	Hotels & Motels
Moronggo Casino Resort & Spa	Cabazon	Casinos



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-8 Riverside County Largest Employers

Employer Name	Location	Industry
Morongo Tribal Gaming Ent	Banning	Business Management Consultants
Pechanga Resort & Casino	Temecula	Casinos
Riverside County Regional Med	Moreno Valley	Clinics
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	Gift Shops

Source: California Employment Development Department, 2013.

Jobs / Housing Balance

In its 2001 paper, “The New Economy and Jobs/Housing Balance in Southern California,” SCAG defined jobs/housing balance as the “provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or sub region). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply.” Based on earlier commuter surveys, SCAG determined that commuters preferred one-way commute times less than 30 minutes (14 minutes was the ideal), based on average commute speeds, and jobs within 14 miles of home. From this information, SCAG established jobs-to-household ratios of 1.0 to 1.29 to be balanced. Areas with ratios significantly different for this standard would be considered to be 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 2000 and 2010, Riverside County’s jobs-to-household ratio increased slightly from 1.02 to 1.07 (Table H-9). The unincorporated area, on the other hand, shows a severe shortage of jobs with only 0.57 jobs per household in the western County and 0.77 jobs per household in the eastern County in 2010, a decline from 2007 job-household ratios, likely due to the economic recession and the incorporation of multiple cities where more of the jobs are located.

Table H-9 Job-Household Ratios, Unincorporated Riverside County 2000-2010

	Total County		Western	Eastern	Total
	2000	2010	2010	2010	2010
Employment	517,000	700,266	47,339	20,116	67,455
Households	506,218	653,977	83,746	26,120	109,866
Jobs-Household Ratios	1.02	1.07	0.57	0.77	0.61

County of Riverside General Plan

Housing Element 2013 - 2021

Source: Riverside County Center for Demographic Research, 2012.

Total employment includes wage and salary employment from Employment Development Department plus self-employment.

Total households from the Department of Finance.

Note: Data not seasonally adjusted.

HOUSEHOLD CHARACTERISTICS

The following is an analysis of household size and income characteristics. By definition a "household" consists of all the people occupying a dwelling unit.

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. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table H-10 displays household composition as reported by the 2010 Census. In unincorporated Riverside County, families comprised 78.6 percent of all households in the western part of the County, and 70.6 percent of all households in the eastern part of the County. In the unincorporated County, 37.6 percent of households in the western County are families with children under the age of 18, with 29.6 percent of households in the eastern portion of the County with families under the age of 18. Riverside County as a whole has a slightly lower percentage of families (74.4%) and almost the same percentage of families with children under 18 years of age (37.5%).

Table H-10 Household Characteristics					
Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families With Children Under 18	Non-Family
Unincorporated WRCOG Area	83,666	3.28	78.6%	37.6%	21.3%
Unincorporated CVAG Area	28,818	2.86	70.6%	29.6%	29.1%
Riverside County	686,260	3.14	74.4%	37.5%	25.6%

Source: 2010 US Census.

Persons per Household

The distribution of household size for Riverside County is displayed in Table H-11. The data indicates that 61 percent of households in Riverside County contain two to four persons, 18 percent contain one person, and 21 percent contain five or more persons. The County's eastern area tends to have slightly 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-



County of Riverside General Plan

Housing Element 2013 - 2021

age persons live in the Coachella Valley than in the western portions of the county.

Table H-11 Household Size Distribution 2010

Household Size	Western County Area		Eastern County Area		Riverside County	
	Unincorp.	Percentage	Unincorp.	Percentage	Unincorp.	Percentage
1 person	13,579	16.23%	6,662	23.12%	20,241	17.99%
2 persons	24,167	28.88%	10,510	36.47%	34,677	30.83%
3-4 persons	27,438	32.79%	6,465	22.43%	33,903	30.14%
5+ persons	18,483	22.09%	5,181	17.98%	23,664	21.04%
Total	83,667	100.00%	28,818	100.00%	112,485	100.00%

Source: US Census Bureau, 2010.

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 2009-2013 ACS data provided by the US Census Bureau regarding overcrowding within the unincorporated area of Riverside County (Table H-12), approximately 14 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 with the western portions of the county. The eastern unincorporated county had a slightly higher percentage of owner-occupied overcrowded households (7 percent).

When looking at the cost of housing, the average apartment rental price is \$1,050 per month. This cost is unaffordable to extremely low-income households no matter the household size and would also be unaffordable to very low-income households with fewer than eight people in the household. Since only about 30 percent of all rentals are large enough to accommodate larger households, even if the household could afford to the rent, nearly 20 percent of all households in Riverside County had five or more persons in 2009. This analysis indicates a need for increased rental opportunities at rents affordable to extremely low- and very low-income households, whether at

County of Riverside General Plan

Housing Element 2013 - 2021

market rate or assisted through federal, state or local programs.

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.



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-12 Overcrowding 2013

Persons per Room	Owner		Renter		Total Households	
	Households	Percent	Households	Percent	Households	Percent
Eastern Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	17,312	93%	6,133	86%	23,445	91%
1.01 to 1.50 (Overcrowded)	878	5%	748	10%	1,626	6%
1.51 or more (Severely Overcrowded)	329	2%	245	3%	574	2%
Total	18,519	100%	7,126	100%	25,645	100%
Percent Overcrowded by Tenure	7%		14%		9%	
Western Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	58,481	95%	16,708	86%	75,189	93%
1.01 to 1.50 (Overcrowded)	2,290	4%	2,088	11%	4,378	5%
1.51 or more (Severely Overcrowded)	677	1%	688	4%	1,365	2%
Total	61,448	100%	19,484	100%	80,932	100%
Percent Overcrowded by Tenure	5%		14%		7%	
Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	75,793	95%	22,841	86%	98,634	93%
1.01 to 1.50 (Overcrowded)	3,168	4%	2,836	11%	6,004	6%
1.51 or more (Severely Overcrowded)	1,006	1%	933	4%	1,939	2%
Total	79,967	100%	26,610	100%	106,577	100%
Percent Overcrowded by Tenure	5%		14%		7%	

Source: 2009-13 American Community Survey

County of Riverside General Plan

Housing Element 2013 - 2021

Household Income

The State of California uses five income categories for the purpose of determining 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% of median income
- Very Low Income—31% to 50% of median income
- Low Income—51% to 80% of median income
- Moderate Income—81% to 120% of median income
- Above Moderate Income—more than 120% of median income

The California Department of Housing and Community Development (HCD) develop annual median household income estimates and income limits (as shown on Table H-13) for Riverside County. The median income for a family of four in 2013 was \$65,000.

Table H-13 Income Limits by Persons in Household Riverside County 2013								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,100	\$16,100	\$18,100	\$20,100	\$21,750	\$23,350	\$24,950	\$26,550
Very Low	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
Low	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Moderate	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Above Moderate	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,700	\$102,950
Area Median Income:	\$65,000							

Source: Department of Housing and Community Development: Official State Income Limits for 2013

Table H-14 presents the distribution of household income in unincorporated Riverside County as reported in the 2000 and 2010 Census. The percentage of households considered to be very low income and moderate income have increased since 2000, while the percentage of low-income households and above moderate-income households have decreased slightly since 2000. Extremely low-income households made up 11 percent of the households in 2010.

According to the 2000 Census (Summary File 3, Table P87, Poverty Status in 1999), the poverty rate in Riverside County was 14.1 percent (the national rate was 11.1 percent). For a family of three, this amounted to a yearly income of \$13,861. According to the 2012 ACS, the rate of poverty has declined slightly since 2000 to 14.0 percent in 2012.



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-14 Household Income Distribution 2000–2010

Income Category	2000		2010	
	Number	Percentage	Number	Percentage
Extremely Low (<30%)	n/a	n/a	13,062	11%
Very Low (< 50%)	29,238	21%	14,657	13%
Low (51% - 80%)	26,340	19%	18,490	16%
Moderate (81% - 120 %)	21,834	16%	20,575	18%
Above Moderate (> 120%)	59,917	44%	49,180	43%
Total	137,329	100%	115,964	100%

Source: 2000 and 2010 US Census

Note: The population decrease is due to the incorporation of new cities.

Table H-15 presents the housing cost as a percentage of household income. The total unincorporated county has 36,348 households or 45 percent of households paying more than 30 percent of household income toward housing costs. Breaking this down further, the eastern unincorporated county has 38 percent of owner-occupied households paying more than 30 percent for housing, and 52 percent of renter-occupied households overpaying. The western unincorporated county has slightly higher percentages, with 42 percent and 54 percent respectively.

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-15 Housing Cost as A Percentage of Household (HH) Income

Income Range	Total Households	% Total Households	30+ HH Income*	30+% of HH Income
Eastern Unincorporated Riverside County				
Owner-Occupied Housing Units				
\$0-19,999	3,756	20%	2,530	36%
\$20,000-34,999	4,074	22%	2,047	29%
\$35,000-49,999	3,050	16%	1,009	14%
\$50,000+	7,639	41%	1,451	21%
<i>Subtotal</i>	18,519	--	7,037	38%
Renter-Occupied Housing Units				
\$0-19,999	2,328	33%	1,831	49%
\$20,000-34,999	1,542	22%	976	26%
\$35,000-49,999	1,203	17%	680	18%
\$50,000 +	2,053	29%	225	6%
<i>Subtotal</i>	7,126	--	3,712	52%
Total	25,645		10,749	42%
Western Unincorporated Riverside County				
Owner-Occupied Housing Units				
\$0-19,999	6,443	10%	4,500	17%
\$20,000-34,999	7,799	13%	4,766	18%
\$35,000-49,999	6,488	11%	3,249	13%
\$50,000 +	40,719	66%	13,403	52%
<i>Subtotal</i>	61,449	--	25,918	42%
Renter-Occupied Housing Units				
\$0-19,999	4,513	23%	3,640	35%
\$20,000-34,999	4,093	21%	3,160	30%
\$35,000-49,999	2,875	15%	1,922	18%
\$50,000 +	8,003	41%	1,708	16%
<i>Subtotal</i>	19,484	--	10,430	54%
Total	80,933	--	36,348	45%

Source: 2009-2013 American Community Survey *These figures were not computed for approximately 3,000 households.



County of Riverside General Plan

Housing Element 2013 - 2021

Extremely Low-Income Households

Extremely low-income (ELI) households are those earning 30 percent or less of the area median income, and have the largest problem in finding affordable housing. In 2013, the upper limit of the ELI income category was \$20,100 for a family of four. These households typically include seniors on social security, individuals with disabilities, single parents, and low-wage workers. Those with the lowest incomes may experience the greatest challenges in finding suitable, affordable housing. Some extremely low-income individuals and households are homeless. ELI 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.

Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have member with mental or other disabilities and special needs.

According to the 2009 ACS, approximately 16 percent (or 17,040 households) of households in unincorporated Riverside County were ELI households, of which 40 percent of were renters and 60 percent were homeowners.

When looking at the data in Table H-15 and using the \$20,100 threshold for ELI households, 49 percent of ELI renter-occupied households and 36 percent of ELI owner-occupied households in the eastern unincorporated county are overpaying for housing. In the western unincorporated county, 35 percent of ELI renter-occupied households and only 17 percent of ELI owner-occupied households are overpaying for housing.

To address the range of needs, the County provides zoning for a variety of housing types. The County has included Action 3.5b to consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The County is in the process of amending Ordinance 348 (Zoning Ordinance) to define SROs and permit them in the General Commercial Zone (C-1/C-P) with a conditional use permit.

In addition, the County has included Action 1.1i 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 or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the Housing Element planning period, and/or offering additional incentives beyond the density bonus.

County of Riverside General Plan

Housing Element 2013 - 2021

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 environment for Californians of all economic levels. Historically, the private sector generally responds to the majority 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 definition, a household is considered to be overpaying “when housing cost exceeds 30 percent of gross household income” (Health & Safety Code, Section 50052.5).

In determining existing need for affordable housing it is necessary to relate income to housing costs and rent prices. Affordability is defined by the 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. Among owner-occupied households, cost burden is a concern, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating deterioration of the home.

Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes, yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forego 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. (Due to the drop in home values during the mid- to late-2000s some owners who purchased at the peak of the market may be “upside down,” i.e., their current equity is less than their loan amount. This is reflected in the increased foreclosure rates during that period). 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 between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

According to the 2009-2013 ACS, there are a total of 28,125 (58%) lower income, owner-occupied



County of Riverside General Plan

Housing Element 2013 - 2021

households overpaying for housing and 11,380 (75%) lower income, renter-occupied households overpaying for housing in unincorporated Riverside County. When breaking this data out by eastern and western portions of the unincorporated County, the eastern side of the County has similar percentages for renter-occupied households and owner-occupied households, 70 percent and 53 percent, respectively. The western portion was slightly higher at 62 percent and 77 percent, respectively. Table H-16 shows the number of low-income households overpaying.

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-16 Percentage of Low-Income Households Overpaying for Housing

Eastern Unincorporated Riverside County	
Owner-Occupied Housing Units	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
9,980	5,265 (53%)
Renter-Occupied Housing Units	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
4,689	3,270 (70%)
Western Unincorporated Riverside County	
Owner-Occupied Housing Units	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
18,663	11,480 (62%)
Renter-Occupied Housing Units	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
10,565	8,110 (77%)
Total Unincorporated Riverside County	
Owner-Occupied Housing Units	
Households with Incomes less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
28,643	16,745 (58%)
Renter-Occupied Housing Units	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
15,254	11,380 (75%)
Total All Lower Income Households	
Households with Incomes Less than 80% of the Annual Median Household Income	Paying 30% or More of Household Income on Housing
43,897	28,125 (38%)

Source: American Community Survey 2009-2013



County of Riverside General Plan

Housing Element 2013 - 2021

Housing Problems for Lower Income Households

Table H-16 shows that in unincorporated Riverside County, about 75 percent of lower-income renters are estimated to be overpaying. Among lower-income owners, 58 percent are estimated to be overpaying. Of the 106,577 households in 2013, lower-income households who were overpaying (28,125) made up about 38 percent of all households in unincorporated Riverside County.

To assist with the housing need for extremely low-income households, the County has included Action 1.1.i which 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 writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

HOUSING STOCK CHARACTERISTICS

This section summarizes the housing inventory and prevailing market conditions in Riverside County.

Housing Type

Table H-17 summarizes the distribution of housing by type in the unincorporated portions of Riverside County in 2007 and 2013. Of the 128,821 units in the unincorporated County, 70 percent were single-family detached homes, 23 percent were mobile homes, and multifamily made up a total of 5 percent. When comparing this to 2007, the percentages were almost identical, with 70 percent representing single-family homes, 22 percent mobile homes, and 5 percent making up multifamily units.

Second units are also a component of the housing stock in the unincorporated area of Riverside County. From 2006 to August 2013, 383 second units were permitted in the County's unincorporated area.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-17 Housing Inventory by Type
Riverside County Unincorporated Area 2007 and 2013**

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Boat, RV, Van, etc.*	Total
2013							
Western County Area	19,705	580	1,369	1,454	12,307	364	35,779
	55%	2%	4%	4%	34%	1%	100%
Eastern County Area	70,060	1,753	1,426	2,179	17,197	427	93,042
	75%	2%	2%	2%	18%	0%	100%
Total	89,765	2,333	2,795	3,633	29,504	791	128,821
	70%	2%	2%	3%	23%	1%	100%
2007							
Western County Area	123,044	2,622	2,673	5,170	29,737	--	163,246
	87%	65%	71%	77%	66%	--	81%
Eastern County Area	18,286	1,404	1,086	1,537	15,236	--	37,549
	13%	35%	29%	23%	34%	--	19%
Total	141,330	4,026	3,759	6,707	44,973	--	200,795
	100%	100%	100%	100%	100%	--	100%
Percent of Total Inventory	70%	2.0%	2%	3%	22%	--	100%

Source: Source: Riverside County Center for Demographic Research (totals from DOF), 2009-2013 American Community Survey

Note: Totals might not add up due to rounding.

*Data for the category Boat, RV, Van, etc., was not collected in 2007.

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



County of Riverside General Plan

Housing Element 2013 - 2021

households in finding adequate housing. It may also be related to overcrowding, as discussed later.

Table H-18 provides 2010 occupancy and tenure characteristics for the unincorporated areas of Riverside County. The data indicated a 26 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area. These figures combine to give the entire unincorporated area of Riverside County a 16 percent vacancy rate in 2010.

In 2010, occupancy rates were higher in owned units (62%) than in rental units (21%). Owned units are more prevalent in both planning areas and particularly in the western County area, where owned units represent over three quarters of occupied units. The unusually high vacancy rate in the eastern County area is due primarily to the large number of vacation homes.

**Table H-18
Housing Inventory by Tenure
Riverside County Unincorporated Area 2010**

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other
Western County Area	95,436	19,809	63,857	1,617	2,240	7,913
	100%	21%	67%	2%	2%	8%
Eastern County Area	39,193	9,046	19,772	1288	968	8,119
	100%	23%	50%	3%	2%	21%
Total	134,629	28,855	83,629	2,905	3,208	16,032
	100%	21%	62%	2%	2%	12%

Source: 2010 Census

Note: Totals might not add up due to rounding.

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 considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

Over one half of the housing stock in unincorporated areas was relatively new, 20 years old or less in age (Table H-19). The Statewide Housing Plan (California's Housing Markets 1990-1997) estimated that approximately 12 percent of the overall housing stock in California was in need of rehabilitation. In 1997, the estimate for Riverside County was approximately 8 percent, or just under 13,000 units. According to the California Department of Finance, between 2000 and 2006,

County of Riverside General Plan

Housing Element 2013 - 2021

the unincorporated area added 31,689 new units, a 20 percent increase, growing from 159,404 to 191,093 units., According to the 2009-2013 ACS, approximately 67 percent of the eastern County's and 64 percent of the western County's housing stock was built after 1980. Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation, as compared to the unincorporated county at 64 percent and the total county as a whole at 66 percent.

It should be noted, however, over one-fifth of all housing units in the unincorporated County are manufactured homes. 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 January 2014, approximately 67 illegal housing facilities, containing up to 846 unpermitted and potentially substandard mobile home units, are located within the community of Mecca and surrounding areas. The County has addressed the issue by assigning staff from the following agencies/organizations to address this issue: Economic Development Agency; Environmental Health Department; Building and Safety Department; Code Enforcement; and Department of Animal Services. The County previously developed an array of programs, allocating millions of dollars of redevelopment funds to assist mobile home park owners and residents in bringing the parks and residences up to code.

Table H-19 Age of Housing Stock, Riverside County

Year Housing Unit Built	Eastern Unincorporated Riverside County		Western Unincorporated Riverside County		Unincorporated Riverside County		Riverside County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1939 or earlier	469	1%	1,777	2%	2,246	2%	16,683	2%
1940 to 1949	633	2%	1,801	2%	2,434	2%	16,551	2%
1950 to 1959	1,932	5%	5,084	5%	7,016	5%	52,847	7%
1960 to 1969	2,779	8%	8,871	10%	11,650	9%	65,712	8%
1970 to 1979	6,147	17%	16,421	18%	22,568	18%	121,828	15%
1980 to 1989	8,326	23%	19,141	21%	27,467	21%	176,889	22%
1990 to 1999	7,249	20%	11,966	13%	19,215	15%	128,693	16%
2000 to 2009	8,100	23%	27,151	29%	35,251	27%	220,869	27%
2010 or later	144	<1%	830	1%	974	1%	5,070	1%
Total	35,779	100%	93,042	100%	128,822	100%	805,142	100%

Source: 2009- 2013 American Community Survey



County of Riverside General Plan

Housing Element 2013 - 2021

Substandard Housing

As shown in Table H-19, the housing stock in unincorporated areas is relatively new, with over 91 percent of all units built after 1960. According to the 2010 Census, only 0.5 percent of all Riverside County housing units lacked complete kitchen facilities and only 1.5 percent lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

According to 2008-2012 American Community Survey 5-Year Estimates for the County of Riverside, it is estimated that about 9,196 housing units in Riverside County lack complete kitchen or plumbing facilities. As of January 2013, the California Department of Finance reports 133,395 housing units within unincorporated areas of Riverside County. According to the California Statewide Housing Plan, about 10 percent of housing units statewide are estimated to be in need of rehabilitation or repair. The California Statewide Housing Plan 2015-2025 has not been completed and therefore the County relied on the prior California Statewide Housing Plan. On the basis of the 10 percent estimation, it is estimated that about 13,339 units in the unincorporated Riverside County could have some physical problem requiring attention. The aging housing stock within the unincorporated areas of Riverside County further supports the need for substantial rehabilitation (see Table H-20).

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-20
Combined Housing Rehabilitation and Replacement Need**

Housing Stock		Units Needing Rehabilitation						Units Needing Replacement				
Year Built		Total Number of Units Unincorp. Riverside ¹	Current Rate of County Assistance By Age Category ²	Units Needing Assisted Rehabilitation or Replacement (Low Range)	Western County ²	Eastern County ²	% of Units That May Have Lead-Based Paint Hazards ⁴	Units Needing Assisted Lead-Based Paint Hazards Mitigation (High Range)	% Rate of Replacement Need	Units Needing Replacement (Assisted)	Western County ³	Eastern County ³
2000 or later	20.9%	40,043	0	0	0	0	n/a	n/a	0	0	0	0
1990 to 1999	18.7%	35,828	3.0%	1,075	570	505	n/a	n/a	5%	107	57	51
1980 to 1989	23.3%	44,641	12.7%	5,668	3,854	1,814	n/a	n/a	10%	566	385	181
1960 to 1979	25.6%	49,048	11.1%	5,433	3,694	1,739	29.9%	14,645	20%	1,087	739	348
1940 to 1959	9.3%	17,818	19.9%	3,548	2,413	1,135	49.4%	8,800	30%	1,065	724	341
1939 or earlier	2.1%	4,023	53.5%	2,152	1,463	689	186.9%	7,518	40%	860	585	275
Total Units:		191,401		17,876	11,994	5,882		30,963		3,685	2,490	1,196

¹ Source: 2006 US Census of Population and Housing Summary

² A total of 1513 units were inspected between March 1992 and February 2002 for County Rehab Program eligibility. 1150 were assisted. Source: Housing Rehab Master Database 2002

³ Based on historical percentages of assistance for Riverside County Housing Rehabilitation Programs from program inception to present. Source: Annual Performance Reports (APR) and Consolidated Annual Performance and Evaluation Reports (CAPER)

⁴ National Center for Lead-Safe Housing



County of Riverside General Plan

Housing Element 2013- 2021

Housing Costs and Rents

New Home Price Trends

Between 2001 and 2006, the height of the “housing bubble,” median housing prices in the County rose from \$172,894 to \$420,000, a 143 percent increase in price. Between 2006 and January 2009, prices fell from a high of \$420,000 to a low of \$195,000, a 54 percent decline (source: DataQuick Information Systems).

Table H-21 compares median sales prices by community between 2008 and 2012. Over this period, the median sales price for all units dropped 19.2 percent from \$260,000 to \$210,000. The median sales price rose in just one area: Palm Desert. The highest median home prices continue to be found in Indian Wells, Palm Desert, Rancho Mirage, Mira Loma, La Quinta, and Corona. For the cities in Coachella Valley, this may be attributable to the popularity of resort communities with a high level of amenities. For the cities in western Riverside County, proximity to job centers in Orange and Los Angeles Counties is a factor. The lowest median home prices were found in Blythe, Cabazon, Desert Center, Desert Hot Springs, Mecca, North Palm Springs, and Thermal, all below \$100,000.

**Table H-21
Comparison of Median Home Prices between 2007 and 2012 by Area**

County/City/Area	Median Price	# Sold	Median Price	# Sold	% Change
	2008	2008	2012	2012	Yr-to-Yr
RIVERSIDE COUNTY	\$260,000	40,870	\$210,000	37,322	-19%
AGUANGA	\$260,000	23	\$175,500	27	-33%
ANZA	\$185,000	10	\$132,500	28	-28%
BANNING	\$167,000	450	\$125,000	507	-25%
BEAUMONT	\$270,000	1,353	\$180,500	897	-33%
BLYTHE	\$198,500	103	\$94,250	130	-53%
CABAZON	\$125,000	36	\$54,000	28	-57%
CALIMESA	\$237,500	54	\$160,500	107	-32%
CATHEDRAL CITY	\$218,000	743	\$150,000	947	-31%
COACHELLA	\$202,000	490	\$130,000	378	-36%
CORONA	\$365,000	4,898	\$320,000	3,544	-12%
DESERT CENTER	\$105,000	2	\$40,500	4	-61%
DESERT HOT SPRINGS	\$131,750	945	\$96,500	748	-27%
HEMET	\$172,000	1,909	\$123,000	1,777	-28%

County of Riverside General Plan

Housing Element 2013- 2021

**Table H-21
Comparison of Median Home Prices between 2007 and 2012 by Area**

County/City/Area	Median Price	# Sold	Median Price	# Sold	% Change
	2008	2008	2012	2012	Yr-to-Yr
HOMELAND	\$200,000	15	\$169,000	20	-16%
IDYLLWILD	\$271,000	105	\$171,000	181	-37%
INDIAN WELLS	\$743,409	189	\$611,000	328	-18%
INDIO	\$250,500	1,940	\$180,000	920	-28%
LA QUINTA	\$425,000	1,299	\$295,000	1,562	-31%
LAKE ELSINORE	\$235,000	1,623	\$192,000	1,220	-18%
MECCA	\$120,363	17	\$61,500	26	-49%
MENIFEE	\$260,000	1,174	\$215,000	913	-17%
MIRA LOMA	\$345,000	365	\$300,000	337	-13%
MORENO VALLEY	\$190,000	3,947	\$158,000	2,600	-17%
MOUNTAIN CENTER	\$234,000	17	\$145,000	47	-38%
MURRIETA	\$285,000	3,102	\$259,000	2,407	-9%
NORCO	\$425,000	262	\$330,000	335	-22%
NORTH PALM SPRINGS	\$50,000	4	\$40,500	4	-19%
NUEVO	\$215,500	75	\$155,000	78	-28%
PALM DESERT	\$352,500	1,334	\$360,500	2,007	2%
PALM SPRINGS	\$284,750	1,350	\$204,750	2,146	-28%
PERRIS	\$195,000	1,896	\$135,750	1,157	-30%
RANCHO MIRAGE	\$500,000	600	\$360,500	841	-28%
RIVERSIDE	\$256,000	4,339	\$204,750	4,729	-20%
SAN JACINTO	\$186,000	1,001	\$135,750	774	-27%
SUN CITY	\$220,000	1,238	\$149,000	976	-32%
TEMECULA	\$320,000	2,473	\$289,500	2,222	-10%
THERMAL	\$217,500	14	\$80,000	21	-63%
THOUSAND PALMS	\$174,000	62	\$118,000	78	-32%
WILDOMAR	\$300,000	655	\$228,750	399	-24%
WINCHESTER	\$295,000	720	\$241,250	496	-18%

Source: DataQuick Information Systems

Manufactured Homes

Manufactured homes provide an affordable alternative to stick-built homes. Table H-22 shows the cost per square foot for manufactured homes between 2000 and 2007. The cost per



County of Riverside General Plan

Housing Element 2013- 2021

square foot does not include the cost of land or installation. The average cost for new manufactured homes over this period was \$65.33 per square foot, while new single-family construction averaged \$100.57 over the same period. It also shows that, on average, Riverside County accounted for over 12 percent of sales of new manufactured homes statewide during this period. A manufactured home may also be used as a second housing unit under Ordinance 348 (Zoning Ordinance).

Mobile homes, because of differences in materials and construction technology, have in the past not been as durable as traditional stick-built homes. Repairs may be more difficult for the same reasons. The County continues to address unpermitted mobile home parks. Of particular concern are the health and safety of the residents in illegal and unsafe mobile homes or mobile parks in the Coachella Valley. Approximately 100 illegal housing facilities, containing up to 2,000 unpermitted and potential substandard mobile home units, have been identified within the Coachella Valley.

**Table H-22 Cost Comparison for New Manufactured Homes
2000–2007**

	2000	2001	2002	2003	2004	2005	2006	2007
Average Sales Price*	\$77,202	\$83,041	\$76,352	\$79,983	\$88,250	\$97,940	\$109,940	\$113,143
Average Square Footage*	1,340	1,346	1,356	1,385	1,416	1,418	1,441	1,411
Cost per Square Foot	\$57.61	\$61.69	\$56.31	\$57.75	\$63.72	\$69.07	\$76.29	\$80.19
Average Price Per Square Foot of New Single-Family Houses in Western U.S. ¹	\$79.93	\$82.77	\$89.31	\$93.43	\$102.26	\$114.45	\$120.66	\$121.78
New Manufactured Units Sold								
California	6,372	6,568	7,195	7,481	9,206	9,412	8,744	5,876
Riverside County	638	704	800	1,099	1,408	1,413	1,136	665
Riverside Units as a Percentage of State Sales	10%	11%	11%	15%	15%	15%	13%	11%

*Represents average of a two-section manufactured home only, no fees or land included.

Source: California Manufactured Housing Institute, Northwest Research Group, Sawtooth Research Group.

1. US Census Bureau Characteristics of New Housing.

Rental Prices

Since their peak in 2006, rental prices have dropped as the economy weakened, new apartment units already under construction became available, and foreclosures increased the number of single-family residential units available for rent. According to various apartment listing websites, the average rent for housing units varies widely depending on location. Table H-23 identifies average rental listing prices for a variety of areas in Riverside County. Generally, the rental price of units in the eastern County are significantly lower than the western county, and available units in the unincorporated County will be slightly lower than those in the cities listed below.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-23 Average Rents by Unit Type, 2013

Jurisdiction	1-bedroom	2-bedroom	3-bedroom
Blythe	\$505	\$875	n/a
Eastvale	\$1,590	\$1,810	\$2,100
Temecula	\$1,280	\$1,495	\$1,912
Wildomar	\$1,111	\$1,374	\$1,499

Sources: *apartmentratings.com, trulia, hotpads.com, craigslist.org, 2013.*

Housing Affordability

Table H-24 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in Table H-24, the maximum affordable rent is \$838 monthly for a very low-income four-person household, \$1,340 for a low-income household, and \$1,950 for a moderate-income household. As shown in Table H-23, two- and three-bedroom units were renting at a range of \$875 to \$1,912, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income households. As shown in Table H-23, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of 2012, the median sales price for all single-family homes in the County was \$210,000 (Table H-21). The maximum affordable sales price for a four-person household is \$111,320 for a very low-income household, \$178,590 for a low-income household, and \$252,580 for a moderate-income household. This indicates that very low-, low-, and moderate-income households would be able to afford existing and newly constructed homes if they live in the non-resort areas of eastern Riverside County, but only moderate-income households would be able to afford the median home price for most of the western parts of the County.



County of Riverside General Plan

Housing Element 2013- 2021

**Table H-24
Housing Affordability by Income Level**

	Income Level ((Based on a Four-person Household))		
	Very Low	Low	Moderate
Annual Income	\$33,500	\$53,600	\$78,000
Monthly Income	\$2,792	\$4,467	\$6,500
Maximum Monthly Gross Rent ¹	\$838	\$1,340	\$1,950
Maximum Purchase Price ²	\$111,320	\$178,590	\$252,580

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

¹ *Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.*

² *Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.6% annual interest rate.*

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 elderly, persons with disabilities, large families, female heads of household, the homeless, 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 which severely limit remaining expendable 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.

Elderly Persons

The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, 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, the elderly also typically need to have access to public facilities (i.e., medical and shopping) and public transit facilities. The County of Riverside is committed to addressing the special needs of senior

County of Riverside General Plan

Housing Element 2013- 2021

citizens. As such, the County offers a variety of resources and housing programs to meet the needs of seniors.

Approximately 12 percent of the unincorporated area population was 65 years of age or older in 2010 (47,738 persons). The percentage of elderly persons was higher in the eastern county (20%) than in the western county (11%). According to the 2009-2013 ACS, approximately 33,805 seniors were householders representing 32 percent of all households in the unincorporated County. Of those households, approximately 29,396 (87%) were owner-occupied and 4,409 (13%) were renter-occupied. Table H-25 provides additional breakdown for the eastern and western portions of the unincorporated county.

Table H-25 Household by Age and Tenure						
Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Eastern Unincorporated Riverside County						
65-74 Years	1,660	19%	468	35%	2,128	21%
75 Plus years	7,208	81%	857	65%	8,065	79%
<i>Subtotal</i>	<i>8,868</i>	<i>30%</i>	<i>1,325</i>	<i>30%</i>	<i>10,193</i>	<i>30%</i>
Western Unincorporated Riverside County						
65-74 Years	6,610	32%	1,265	41%	7,875	33%
75 Plus years	13,918	68%	1,819	59%	15,737	67%
<i>Subtotal</i>	<i>20,528</i>	<i>70%</i>	<i>3,084</i>	<i>70%</i>	<i>23,612</i>	<i>70%</i>
Total Unincorporated Riverside County						
65-74 Years	8,270	28%	1,733	39%	10,003	30%
75 Plus years	21,126	72%	2,676	61%	23,802	70%
<i>Subtotal</i>	<i>29,396</i>	<i>100%</i>	<i>4,409</i>	<i>100%</i>	<i>33,805</i>	<i>100%</i>

Source: 2009-2013 American Community Survey

Large Households

In 2010, SCAG reported 12,420 households with five or more persons, representing 21 percent of all households (58,119) in the unincorporated county. Of these, about 32 percent (8,494 households) were renters and 68 percent (3,926 households) were owners. 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 (2006–2010 ACS). This is especially true for renter households, because multifamily rental units are typically smaller than single-family units.



County of Riverside General Plan

Housing Element 2013- 2021

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.

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need. However, the majority of these units are offered at rents which are affordable to moderate-income households and above, with a small proportion affordable to the upper income range of low-income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County utilizes local, state, and federal resources.

Female-Headed Households

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. In 2009, there were 14,962 female-headed households, or 11 percent of all households (2005–2009 ACS, SCAG).

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 2009-2013 ACS, 37,200 individuals (15%), 18 years of age or older and living in the unincorporated county, reported a limitation.. The breakdown in population by type of limitation for the eastern and western unincorporated County is shown in Table H-26.

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

County of Riverside General Plan

Housing Element 2013- 2021

Table H-26 Disabilities Age 18+ Unincorporated Riverside County 2009-2013

	Type of Disability						With a Disability	Total Population 18+	Percentage with Disability
	Hearing	Vision	Cognitive	Ambulatory	Self Care	Independent Living			
Eastern County	3,725	2,031	2,665	5,053	1,853	3,296	9,690	54,427	18%
Western County	7,971	4,914	9,331	14,556	5,262	10,826	27,510	199,335	14%
Total Unincorp. County	11,696	6,945	11,996	19,609	7,115	14,122	37,200	253,762	15%

Source: 2009-2013 American Community Survey

Persons with Developmental Disabilities (Senate Bill 812)

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

Many developmentally disabled persons can live and work independently within 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 where medical attention and physical therapy are provided. 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 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities.



County of Riverside General Plan

Housing Element 2013- 2021

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 following information (Table H-27) from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population. As shown below, there are 7,163 persons within the zip codes listed that are served by the Inland Regional Center. This makes up 2 percent of the total population.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-27 Developmentally Disabled Residents, by Age Riverside County Unincorporated Area						
Zip Code	0-14	15-22	23-54	55-65	65+	Totals
92536	1	1	5	0	0	7
92530	132	59	74	11	1	277
92518	1	0	2	0	0	3
92539	11	4	3	0	0	18
92503	243	120	211	25	9	508
92504	135	62	141	20	10	368
92509	216	144	162	35	10	567
92230	2	3	6	2	0	13
92507	113	56	112	8	5	294
92223	117	38	61	19	6	241
92882	192	77	121	14	3	407
92585	55	11	31	4	1	102
92544	120	72	117	13	17	339
92553	211	114	304	53	17	699
92881	79	51	59	5	2	196
92563	154	69	77	4	2	306
92583	122	36	76	12	2	248
92883	78	33	37	5	1	154
92570	152	70	111	3	1	337
92545	98	59	106	9	3	275
92548	15	7	19	0	0	41
92549	6	3	4	0	0	13
92567	28	5	8	0	2	43
92505	124	61	189	33	17	424
92508	83	41	82	6	4	216
92561	2	2	0	0	0	4
92282	0	2	0	0	0	2
92220	48	19	67	6	5	145
92587	37	11	22	3	1	74
92555	120	58	126	11	3	318
92592	185	83	84	5	2	359
92532	54	24	33	0	0	11
92595	63	38	51	2	0	154
Total	2,997	1,433	2,501	308	124	7,163

Source: Inland Regional Center 2013.

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. The design of housing-accessibility modifications, the proximity to services and transit, and the



County of Riverside General Plan

Housing Element 2013- 2021

availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group.

Homeless Population

Every two years, Riverside County conducts a homeless count, the most recent being completed in January 2015. The primary purpose of the count is to determine how many people are homeless on a given day, some counts also provide 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 the state born. Adults were also asked if their “spouse or partner were homeless and living with them” and “how many of their children were homeless and living with them.” The 2015 count did not collect demographic data therefore the data from the 2013 count was included. The 2013 count revealed that in Riverside County as a whole:

- **Total Number of Homeless Persons:** There are approximately 2,978 adults and children who are homeless on a given day in Riverside County, down from 4,500 persons in 2007, with 143 of those persons reported living in the unincorporated areas.
- **Location:** More than 63 percent of homeless adults and children live on the streets and nearly 37 percent live in shelters or transitional housing programs on a given day throughout Riverside County.
- **Gender:** More than two-thirds of homeless adults are men and nearly one-third are women on a given day throughout Riverside County.
- **Families:** More than 300 families are homeless on a given day throughout Riverside County, with 43 of those being unsheltered families.
- **Children:** Nearly 13 percent of homeless persons are children under the age of 18 living with a homeless parent(s) on a given day throughout Riverside County.

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 Social Services.

The large numbers 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 H-28 identifies the cities and communities in which homeless adults and their children were encountered during the January 2015 homeless count.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-28 Distribution of Unsheltered Homeless Population Riverside County January 2015		
Location	Persons Counted	Percentage
Incorporated Cities	1,464	92%
Unincorporated Areas	101	6%
Eastern	20	1%
Western	81	5%
Unknown	22	1%
Total Unsheltered	1,587	100%

Source: County of Riverside 2015 Point-in-Time Homeless County Report

During this same period, there were a total of 1,090 full-time shelter beds available within the entire Riverside County. 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. The Riverside County, through its Department of Public Social Services, contracts with local community-based organizations to provide this program in appropriate locations.

Every two years the County Department of Public Social Services (DPSS) Homeless Programs Unit conducted a County of Riverside Homeless Survey, doing so in partnership with the Housing and Homeless Coalition for Riverside County, a coalition of over 100 active public and private agency participants, and in consultation with the Institute for Urban Research and Development. The survey was administered to 630 homeless adults or the equivalent of nearly one of every five adults (17 percent) who were included in the homeless count. Among other items, the survey was designed to compile a cross-section of information concerning several pre-determined sub-populations that included chronic homeless persons, persons with mental illness, seniors, substance abusers, veterans, victims of domestic violence, and unaccompanied youth.

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 has recognized the need for these facilities throughout the County and has passed local ordinances implementing SB 2, as well as targeting the eastern and mid-County areas due to lack of shelter services in those areas. 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



County of Riverside General Plan

Housing Element 2013- 2021

Community Services Block Grant program, Federal Emergency Management Agency and the Emergency Food and Shelter Program are existing resources for the support and development of homeless facilities in Riverside County.

Table H-29 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 these facilities are located in cities where services are available. A complete list of these resources can be found in Riverside County 2009–2014 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 providing shelter.

**Table H-29 Homeless Shelter Resources
Riverside County 2009**

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds ¹
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women & children	15
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Emergency	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
Operation Safe House	Transitional	Riverside	Youth	20
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
Friends of Jefferson House	Permanent	Riverside	Substance abuse/dually diagnosed	30

County of Riverside General Plan

Housing Element 2013- 2021

**Table H-29 Homeless Shelter Resources
Riverside County 2009**

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds ¹
Valley Restart Shelter	Permanent	Hemet	Families	32
CVAG Area				
ABC Recovery Center	Emergency	Indio	Women & children	68
Coachella Valley Rescue Mission	Emergency	Indio	General	20
Nightingale Manor	Emergency	Palm Springs	Families	40
Richard Allen Community Services	Emergency	Blythe	General	28
Shelter from the Storm	Emergency	Palm Springs	Women & children	60
ABC Recovery Center	Transitional	Indio	Substance abuse	40
Episcopal Community Services	Transitional	Cathedral City	HIV/AIDS	34

¹ A total of 1,090 full-time beds are available in the County. Some of the beds are double-counted in this table as 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 2012 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was \$1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or \$4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 56 percent, or approximately \$544 million; the San Jacinto/Temecula Valley District produced 16 percent, or approximately \$158 million; the Riverside/Corona District produced 11 percent, or approximately \$111 million; and the Palo Verde District produced 16 percent, or approximately \$155 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 2009-2014." 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 also commissioned the 2006 Coachella Valley Farm Worker Survey.



County of Riverside General Plan

Housing Element 2013- 2021

Farmworkers 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. Farmworkers 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.

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. 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.

According to the US Department of Agriculture (USDA), in its 2012 Census of Agriculture, and the 2009-2013 ACS, there were 13,843 farm workers in unincorporated Riverside County (see Table H-30). Of those farm workers, the majority (9,642 or 68%) were located in eastern unincorporated Riverside County. There was only a slightly higher number of permanent farm workers than seasonal workers, at 54 percent at and 46 percent respectively.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-30 Farm Workers in Riverside County 2013

	Unincorporated Riverside County	Eastern Unincorporated Riverside County	Western Unincorporated Riverside County
Farm Operations with less than 10 employees			
Permanent	1,631	1,136	495
Seasonal (less than 150 days)	1,609	1,121	488
Total	3,240	2,257	983
Farm Operations with 10 or more employees			
Permanent	5,849	4,074	1,775
Seasonal (less than 150 days)	4,754	3,311	1,443
Total	10,603	7,385	3,218
Total All Farm Workers			
Permanent	7,480	5,210	2,270
Seasonal (less than 150 days)	6,363	4,432	1,931
Total	13,843	9,642	4,201

Source: USDA 2012 Census of Farmworkers and 2009-13 ACS.

The 2006 Coachella Valley Farm Worker Survey described above was administered to 525 year-round and seasonal farm workers. Of the respondents, 72 percent of the respondents lived in the Coachella Valley year-round, whereas 28 percent were seasonal workers. The survey identified notable differences between the two groups: seasonal farm workers were mostly men, whereas year-round farm workers were more evenly split between men and women; seasonal farm workers were generally older; the children of seasonal workers were less likely to obtain health care services than their year-round counterparts; and only 3 percent of seasonal workers had a income of \$15,000 or more, whereas nearly one quarter of year-round farm workers had incomes of \$15,000 or more. With respect to housing, 30 percent of seasonal farm workers lived in situations not meant for human habitation, whereas 88 percent of year-round farm workers lived in conventional housing situations including apartments, houses, and mobile homes. Both seasonal and year-round farm workers identified medical services as the first service that would be most helpful to them and their families.

When looking at farm worker data for the unincorporated portions of the County, according to the 2006-2010 American Community Survey five-year estimates, there are approximately 5,250 farm



County of Riverside General Plan

Housing Element 2013- 2021

workers in the unincorporated portions of the County, making up 2.2 percent of the unincorporated County's labor force. This was determined by looking at the County as a whole and subtracting out the incorporated cities.

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. There are also programs directed toward migrant seasonal workers.

PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION

Overview

State Housing Element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the 10 years starting from the beginning of the current Housing Element planning period (through October 15, 2023) 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 which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

The following section analyzes the potential conversion of assisted housing units to market-rate housing.

County of Riverside General Plan

Housing Element 2013- 2021

Inventory of Assisted Units at Risk

Table H-31 summarizes the assisted, multi-family rental units in the unincorporated communities of Riverside County. All multi-family rental units 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, in the unincorporated portions of the County are included.

As shown in Table H-31, there are a total of 1,709 assisted units in the unincorporated County. Of these projects, 276 units are at risk denoted in bold) of converting to market rate before October 15, 2023.

Table H-31 Unincorporated Riverside County Inventory of Assisted Units

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Ashley House	Unincorp DHS	RDA	1	1	2062
CASA DEL/WEST	San Marcos	USDA	156	101	2036
Chapultepec Apartments	Mecca	Tax Credits, RDA	31	31	2057
Clinton Family Apartments	Mecca	Tax Credits, HOME	59	58	2063
Desert Rose Apartments (Ripley Farm Worker Center)	Ripley	FmHA/ Labor Housing (USDA), HCD	77	77	2020
Dr. Clair S. Johnson Apartments	Mecca	LPRH (Public Housing)	40	40	until sold*
Firebird Manor	San Marcos	USDA	38	37	n/a
Halter Hillside Apt	Sun City	USDA	118	110	2046
Highgrove Workforce Apartments	Highgrove	LIHTC	89	87	n/a
Highland Avenue	Highgrove	LPRH (Public Housing)	4	4	until sold*
Las Mananitas	Mecca	RDA, CDBG	16	16	2032
Legacy Family Apartments	Thousand Palms	Tax Credits, RDA, MHSA, CalHFA	81	80	2067
Lincoln Family Apartments	Mecca	Tax Credits, HOME	57	56	2062
Mecca Apartments II	Mecca	Tax Credits, HOME, HCD	60	59	2029
Mecca Family Housing	Mecca	LIHTC	31	30	2027
Mecca III Apartments	Mecca	LIHTC	58	57	2030



County of Riverside General Plan

Housing Element 2013- 2021

Table H-31 Unincorporated Riverside County Inventory of Assisted Units

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Mecca Mobilehome (Paseo de Los Heroes)	Mecca	HCD	106	50	2042
Mission Palms I	Rubidoux	LIHTC	107	108	2029
Mission Palms II	Rubidoux	LIHTC	92	91	2032
Nueva Vista Apartments	Mecca	Tax Credits, HOME, HCD	32	31	2016
Orange Blossom Apartments	Valle Vista	RDA	45	45	2067
Paseo de los Heroes I	Mecca	RDA, HCD	106	16	2058
Paseo de los Heroes II	Mecca	Tax Credits, RDA, FWHG, USDA	53	52	2067
Paseo de los Poetas	Mecca	Tax Credits, HOME	21	21	2018
Rodeo Drive Apts	Victorville	HUD	99	98	2027
San Antonio El Desierto	Mecca	HCD	100	100	2043
Tamarisk Villas	Ripley	HUD, USDA	50	50	2016
Thermal Apartments	Thermal	LRPH (Public Housing)	28	28	until sold*
Thermal II Apartments	Thermal	LRPH (Public Housing)	25	25	until sold*
Thunderbird/San Jacinto Vista Apartments (Site A)	Mecca	LIHTC	102	100	2033
Villas Oscar Romero	Mecca	HCD	50	49	2043
Total Assisted Units			1,932	1,708	

Source: Riverside County EDA and CHPC 2015

*The Housing Authority is in the process of applying for Rental Assistance Demonstration (RAD), a conversion of public housing units to market rate units with rental subsidies, which is anticipated to be approved by HUD in 2016.

Cost of Preservation versus Replacement

The cost of preserving units projected to expire in 2023 is estimated to be less in most cases to the County 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.

Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve

County of Riverside General Plan

Housing Element 2013- 2021

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. As no bond-financed projects are at risk during the 10-year analysis period, two of the three options available for the preservation of bond-financed at-risk units in Riverside County—refinancing and transfer of ownership—are not summarized in detail in this section.

Local Rental Subsidy

One available option for preservation of at-risk units would be a local rental subsidy to residents. This option could be used to retain the affordable status of the units by providing assistance to the residents when their affordable units convert to market rate. Rent subsidies using state, local (Economic Development Agency), or other funding sources can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program.

As noted in Table H-31, the earliest date that the at-risk units could convert to market rate is 2016. The cost of providing subsidies for the 276 at-risk units to maintain subsidized rents assumes that none of the at-risk units are preserved. The cost of providing subsidies to 276 very low-income households is based on a comparison between fair market rents (FMR) and rents which are affordable for very low-income households. Affordability is defined as rents that do not exceed 30 percent of a household's monthly income.

The current FMR for the Riverside-San Bernardino Metropolitan Area, which encompasses Riverside County, are shown in Table H-32.

Table H-32 Fair Market Rents for Existing Housing, Riverside County, 2012				
Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$763	\$879	\$1,116	\$1,577	\$1,924

FMRs include utility costs

Source: US Department of Housing and Urban Development, 2012.

Based on 2012 HCD-adjusted HUD income data for Riverside County, affordable rents for very low-income households would be approximately \$450 for a two-bedroom unit, \$500 for a three-bedroom unit, and \$540 for a four-bedroom unit. This assumes a two-person household for a two-bedroom unit, a four-person household for a three-bedroom unit, and a five-person household for a four-bedroom unit, which are worst case scenarios.

Table H-33 shows that the cost of subsidizing 276 very low-income units in today's market



County of Riverside General Plan

Housing Element 2013- 2021

would cost close to \$2.5 million per year.

Table H-33 Estimated Monthly Subsidy to Very Low-Income Residents, 2012

Unit	FMR	Affordable Rent	Number of Units	Difference	Total Monthly	Annual
Studio	\$763	\$350	0	\$413	\$0	\$0
1 bedroom	\$879	\$400	92	\$479	\$44,068	\$528,816
2 bedroom	\$1,116	\$450	92	\$666	\$61,272	\$735,264
3 bedroom	\$1,577	\$500	92	\$1,077	\$99,084	\$1,189,008
4 bedroom	\$1,924	\$540	0	\$1,384	\$0	\$0
		Total	276	\$4,019	\$44,886	\$2,453,088

*FMR taken from Table H-33
 Affordable rent analysis is from Table H-30
 Number of units from Table H-29*

Replacement Cost

Maintenance of at-risk housing units as affordable will depend largely on market conditions and the attractiveness of financial incentives that the County can provide to investors. Theoretically, replacement of units as an option is limited only to those at-risk projects owned by “for profit” investors with no long-term use restriction by a public entity (such as HUD) or the County, as expiration of the current use restriction on these projects would actually physically reduce the County’s affordable housing inventory. Should affordability controls on this project be lost in the County, the County has the option to construct new units to replenish its housing stock. The cost to replace the 276 units at risk of converting to market rate during the next Housing Element planning period will vary based on the timing of replacement and the economic conditions in the region. Recent construction cost information of an average of \$156 per square foot for multifamily units (source: Housing Report) was used to gauge the cost of replacing the at-risk units. Using average square footages of 750 square feet for two-bedroom units, 850 square feet for three-bedroom units and 1,000 for four-bedroom units, Table H-34 shows that the cost of replacing the at-risk units through new construction is approximately \$32,292,000.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-34 Replacement Cost by Type of Unit					
Unit Size	Square Feet	Cost per S.F.	Cost per Unit	Number of Units ¹	Total Cost ²
Efficiency	600	\$156	\$93,600	-	\$-
1 Bedroom	650	\$156	\$101,400	92	\$9,328,800
2 Bedroom	750	\$156	\$117,000	92	\$10,764,000
3 Bedroom	850	\$156	\$132,600	92	\$12,199,200
4 Bedroom	1000	\$156	\$156,000	-	\$-
Total Cost					\$32,292,000

Note: Cost estimates include costs of land.

Other Replacement Units

The Riverside County Economic Development Agency currently has a number of projects in various stages of development which will add affordable housing units to Riverside County's housing stock. It is assumed that an estimated 400 affordable units will be added by the end of the 2013–2021 housing element planning period.

Resources for Preservation

Funding Sources

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 (previously known as the Section 8 Program).

Public Financing/Subsidies—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 both the amount and uses of funds, a variety of funding sources would be required. The following summarizes 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:



County of Riverside General Plan

Housing Element 2013- 2021

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 Partnership—HOME funding is a flexible grant program which is awarded to the County on a formula basis for housing activities which take into account local market conditions, inadequate housing, poverty, and housing production costs. 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 no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance 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. 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 assure property owners of an 8 percent return 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 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 three 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 three months (a

County of Riverside General Plan

Housing Element 2013- 2021

“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. First, the owner may prepay the property 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 state program provides below market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.

Low Income Housing Tax Credit (LIHTC)—This state 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 for Domestic Violence
- Shelter From the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition (CVHC)
- Fair Housing Council of Riverside County



County of Riverside General Plan

Housing Element 2013- 2021

- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

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 (EDA) will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.

Monitoring At-Risk Units

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 in the future 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. The previous section addressing the cost of preservation describes how a subsidy program would work. If the owners of the projects expected to expire in 2018 intend to convert their units to market rate, the County will evaluate the feasibility of implementing the options available 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, as 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 2009-2014 Consolidated Plan identifies the possibility of the County exploring the potential of establishing a nonprofit housing development corporation as an effective institutional mechanism for increasing the supply of affordable housing. Its establishment and operation, it is believed, would result in a net increase in the County's inventory of very low-, low-, and moderate-income housing. The County does not believe that a housing development corporation would be duplicative of existing public and private organizations (with the exception of the CVHC's accomplishments) within Riverside County.

County of Riverside General Plan

Housing Element 2013- 2021

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.

The fair share allocation process begins with the California Department of Finance’s projection of statewide housing need for the eight-year planning period October 2013–October 2021, which is then apportioned by HCD among the state’s various regions. Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts, and other factors. These regional housing need allocations are then further allocated to individual jurisdictions and are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, the agency responsible for assigning fair share need “targets” to each jurisdiction is the Southern California Association of Governments (SCAG).

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 over-concentration of lower-income households (less than 80% of the AMI).

The 2014–2021 Riverside County Regional Housing Needs Allocation (RHNA)

Table H-35 presents the RHNA allocation for Riverside County for the eight-year planning period from 2014 to 2021 as approved by SCAG in October 2012. As a whole, the unincorporated county was allocated 30,303 housing units for the 2014–2021 planning period. This allocation represents a decrease of approximately 20,312 units as compared to the 2006–2014 RHNA planning period. This decrease was based upon the reexamination of growth trends and incorporation of the cities of Menifee, Eastvale, Jurupa Valley, and Wildomar during the previous planning period.



County of Riverside General Plan

Housing Element 2013- 2021

Table H-35 2014–2021 Regional Housing Needs Allocation Unincorporated County

Income Category	Allocation
Extremely Low	3,586
Very Low	3,587
Low	4,871
Moderate	5,534
Above Moderate	12,725
Total	30,303

Source: SCAG, Final Regional Housing Needs Assessment 2012.

Unaccommodated Regional Housing Need Allocation from the 4th Cycle

Action 1.2t in the 2008–2014 Housing Element stated that the County planned to redesignate a minimum of 595 acres of land to the HHDR designation. This would have given the County an additional capacity of 15,173 units that would allow for 30 units per acre and therefore be appropriate to meet a portion of the lower-income RHNA. Because the County completed its 4th round Housing Element later than expected, the County was not able to meet the rezone/redesignation deadline of October 15, 2013; it therefore has an unaccommodated need from the previous planning period.

Table H-36 shows the County’s land capacity available during the 4th round planning period. Based on this capacity, the County has an unaccommodated need of 14,968 units from the previous planning period.

Table H-36 Unaccommodated Need from the 2006–2014 Planning Period

4 th Cycle RHNA		Units Built ¹	Approved Projects ²	Remaining RHNA	Vacant Land Capacity	Remaining Need
Very Low	11,979	259	1,101	10,619	73	14,968
Low	8,324	271	3,631	4,422		
Moderate	9,363	10,603	2	(1,242)	1,436	0
Above Moderate	20,949	10,604	64,192	(53,847)	10,383	0
Total	50,615	21,737	68,926	(40,048)	11,892	14,968

Source: SCAG, Riverside County, 2013

¹ Capacity is based on analysis included in the 4th cycle Housing Element, Table H-54

² Capacity is based on analysis included in the 4th cycle Housing Element, Table H-55

County of Riverside General Plan

Housing Element 2013- 2021

Based on the unaccommodated need from the previous cycle and the need of the 5th cycle RHNA, the County needs to accommodate 45,271 units across all four income groups. Table H-37 shows the RHNA by income group that the County needs to accommodate for the 4th and 5th cycles.

Table H-37 4th and 5th Cycle RHNA to Accommodate			
Income Category	Unaccommodated Need from the 4th Cycle	5th Cycle RHNA	Total RHNA to Accommodate
Very Low	10,546	7,173	17,719
Low	4,422	4,871	9,293
Moderate	0	5,534	5,534
Above Moderate	0	12,725	12,725
Total	14,968	30,303	45,271

Source: SCAG, Riverside County, 2015

Approved Housing Units

One way of meeting a portion of the County’s RHNA is to look at approved, entitled, or built projects “available units”. These units can be subtracted from the total allocation if they were available prior to the 5th Housing Element cycle deadline of October 2014. Table H-38 lists the approved or entitled projects that were available before the deadline.

Table H-38 Approved or Entitled Projects Prior to October 2014						
Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units ¹	59,258		1,626	34,238	23,390	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan
Los Vinedos (Phase 1)	42	41			1	HOME funds
Nuestro Orgullo Self Help Homes	291	44	39		208	RDA Bond Proceeds
Highgrove Blossom Apartments	89	43	45		1	RDA, LIHTC (Built 2014)
Total	59,676	128	1,710	34,236	23,600	

Source: Riverside County EDA, August 2015

¹ For more detailed information regarding the affordable units within the specific plans, refer to page H-183.



County of Riverside General Plan

Housing Element 2013- 2021

Projected Housing Units

Another way to meet a portion of the County's RHNA is to project out the number of units that are assumed to be built based on past years' approvals. 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.

Manufactured Home Capacity

Based on costs provided by regional builders, the cost of new manufactured housing ranges from \$62,000 to \$400,000. There would be an additional cost of preparing the land, which varies between \$20,000 and \$40,000. Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table H-24** shows that a four-person, very low-income household can afford a maximum sales price of \$111,320 and a four-person, low-income household can afford a maximum sales price of \$178,590, meaning manufactured housing is affordable to both very low- and low-income households.

Over the past 5 years there was an average of 112 mobile/manufactured homes added to the County's housing stock per year. Projecting these 112 units over the remaining RHNA period (6 years) gives the County a projected capacity of 670 manufactured/mobile homes (see Table H-39).

Secondary Dwelling Unit Capacity

The County considers second units appropriate for low-income households as either primary residence or as farm worker housing. Currently, there is no available data for second unit rental rates in the county. Therefore, the County is relying on rental rates for one-bedroom units identified in **Table H-23** as a proxy for second unit rental rates. The average monthly rent of one-bedroom units in the unincorporated county is approximately \$1,121. As shown in **Table H-24**, low-income households can afford between \$940 (one-person) and \$1,340 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that second units are appropriate to credit toward the County's lower-income RHNA.

Second unit data was more readily available so the County was able to look the trends over the past 11 years. Over that timeframe there was an average of 55 second units built per year. The County has taken a conservative approach and is only assuming that 70 percent of the 55 units (39 units) will be affordable to lower income households. Projecting these 39 units at 70 percent over the remaining RHNA period (6 years) gives the County a projected capacity of 232 second units..

Remaining RHNA to Accommodate

When looking at the total RHNA the County needs to accommodate, listed in Table H-39, and the approved or entitled projects listed in Table H-35 and the discussion on projected units, the County

County of Riverside General Plan

Housing Element 2013- 2021

does not have a shortfall to meets its moderate- and above moderate-income RHNA.

However, the County does have a shortfall of 24,272 units in the very low- and low-income categories. Since the County has a shortfall in the very low- and low- income categories, at least 50 percent of the shortfall (12,136 units) must be accommodated on sites designated for exclusively residential uses, at appropriate densities

Table H-39 Determining RHNA Shortfall

Income Category	RHNA to Accommodate	Approved Projects	Second Unit/ Mobile Home projection	RHNA Shortfall to Accommodate
Very Low	17,719	128		17,591
Low	9,293	1,710	902	6,681
Moderate	5,534	34,238		0
Above Moderate	12,725	23,600		0
Total	45,271	59,676	902	24,272

Source: SCAG, Riverside County, 2015

AVAILABILITY OF SITES FOR HOUSING

The Regional Housing Needs Assessment process assigned unincorporated Riverside County 30,303 units in new construction 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 undeveloped 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, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

In a limited capacity, infill projects throughout unincorporated communities will contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher density residential areas are sited near employment nodes, commercial cores, and major



County of Riverside General Plan

Housing Element 2013- 2021

transportation corridors, and in conjunction with resort, recreation, and tourist areas.

Land Analysis

For the 2014–2021 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 is able to meet its RHNA.

Rezone and Land Use Amendment to Meet the County’s Lower Income RHNA

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Riverside County is 30 dwelling units per acre.

The Highest Density Residential (HHDR) land use designation allows for 20 to 40 units per acre. In addition, the newly proposed Mixed Use Area (MUA) land use designation will allow for a percentage of HHDR on each site. The County has identified several potential sites, approximately 5,000 acres, to change the land use designation and rezone to accommodate the RHNA shown in Table H-36 (Action 1.2f). This will be completed concurrently with the adoption of this Housing Element.

Area Plans

The County identified sites located in 10 Area Plans which included 23 communities. Within each community, different neighborhoods were identified as appropriate for higher density development.

Site Selection Criteria for Proposed Sites

In an effort to determine which sites were appropriate to rezone and redesignate to a higher density, the County used a set of criteria to evaluate the sites. The site selection criteria was organized into six general categories:

- A) Countywide general evaluation to identify communities in which to locate potential HHDR/MUA sites;
- B) Local community-supportive facilities and services availability;
- C) Intra- and interregional transportation facilities availability;

County of Riverside General Plan

Housing Element 2013- 2021

- D) Availability of supportive on-site and site-edge land use and environmental characteristics;
- E) Primary on-site infrastructure (roads, sewer, and water) availability; and
- F) Flexibility in individual site development options.

These categories are explained in detail below:

A. Countywide general evaluation to identify communities in which to locate potential HHDR/MUA sites

Initially, all communities across the county containing land categorized by the Riverside County General Plan as being located within the Community Development Foundation Component were canvassed to identify potential candidate locations for HHDR designated residential uses and mixed-use areas with HHDR components.

Twenty-three community areas were identified for HHDR and/or MUA to ensure that numerous opportunities for HHDR housing for workforce, senior, and other types of housing markets in the various areas of the county could be conveniently provided to serve the communities over the long term. The 23 community areas selected are proposed to contain a total of 72 “neighborhoods.” Some of the neighborhoods currently exist with some on-site development, and would experience some level of additional development and/or redevelopment in order to realize an HHDR or MUA neighborhood. Other neighborhoods would be newly built on currently vacant lots or mostly underutilized land. In 22 of the communities, both HHDR and/or MUA general plan land use designations (and zoning consistent therewith) are proposed. In only one community, Home Gardens Town Center, are “overlays” proposed, that would permit, at the option of site parcel owners, either new HHDR/MUA developments, or development consistent with existing underlying general plan land use (and zoning) designations over parts or all of the community’s four proposed MUA neighborhoods. It should be noted that the County is not currently relying on sites within the Home Gardens Town Center to meet its RHNA, but these sites are available should they be needed.

In two communities, Cabazon Town Center and Winchester Town Center, Community Center Overlays (CCO) are designated in the County’s General Plan. In these two communities, the mixed-use, high intensity community centers implied by the CCO designation are proposed to be more specifically articulated in conjunction with the proposed 5th Cycle Housing Element. These two communities are proposed to contain, respectively, eleven and nine HHDR and MUA neighborhoods of varying sizes and land use mixtures.

In the Eastern Coachella Valley Area Plan, large areas of Community Development Overlay (CDO) are designated in the County’s General Plan to provide the opportunity for future land development of a more urbanized nature in these areas, largely in areas that are adjacent to or near



County of Riverside General Plan

Housing Element 2013- 2021

existing communities. Much of the Mecca Town Center community currently designated CDO in the General Plan is proposed for designation in conjunction with the 4th Cycle Housing Element as a mixture of six HHDR and MUA areas in order to provide a more complete vision for the community of Mecca in the General Plan.

Many sites were selected in part because they offered opportunities for relatively moderate residential land use intensity increases on sites that have already been designated in the General Plan for moderately high to high density residential uses, indicating an existing vision for these sites for “small lot” single family detached residential uses or apartment/condominium-type developments. This approach offers the advantages of working with sites where both site owners and the surrounding community are already anticipating more intense residential development, and fewer increases in infrastructure (roads, sewer, water, schools, etc.) impacts that would require significant levels of mitigation could be expected.

With respect to general site selection criteria, it was determined more appropriate to select relatively large sites that 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. Therefore, many sites 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, were included instead of larger, more vacant, but more distant sites in the same communities.

Finally, sites with current development entitlements were not necessarily excluded from consideration if little or no development (no development interest in 5 years or more) pursuant to the entitlement has yet taken place. Since redesignation to HHDR or MUA offers a significantly enhanced development opportunity that exceeds the current entitlement the County sees these sites as appropriate to meet a portion of the County’s RHNA .

An example of this consideration is where an entitlement for a detached single family residential tract map that would cover most of Neighborhood No. 1 is currently in process. Neighborhood No.1 has been included in the Fifth Cycle Housing Element project primarily because it is the only assemblage of large, mostly vacant parcels remaining in the core area of the Highgrove community that are not located within an adopted specific plan

B. Local community-supportive facilities and services availability

The proximity of each potential site to existing or potentially available community support factors was reviewed, with the following support factors specifically taken into consideration. It should be noted that these criteria were taken into consideration in a general sense, as no site is ideal from all perspectives. Some sites with only a few ideal characteristics available have been included, due to limited site availability options in some communities.

County of Riverside General Plan

Housing Element 2013- 2021

- Jobs (includes all categories - manufacturing, office, retail/wholesale, etc.): Sites located within 1 mile were considered ideal. More distant job sources were favorably considered if they are/would be conveniently accessible from the site via rail or bus transit services.
- Retail Commercial (current or proposed): Sites located within 1 mile were considered ideal. Particularly desirable are sites located along or close, generally within two blocks, to major retail commercial streets. Sites located farther than 1 mile from existing or potential retail commercial development are not as favorable.
- Schools: Elementary schools should be located no more than 1 mile from the site; middle and high schools should be located no more than 2-3 miles from the site.
- Bicycle Trails: Bicycle trails should be located within 1 mile of the site. Class 1: bikeway completely separated from roadway and Class 2: separate, striped bike lane in roadway are preferred; Class 3: bike use shared with road traffic may be acceptable where there is a strong grid street pattern connecting the site with other parts of the community.
- Pedestrian-Oriented Circulation Network/Trails: The site is located within or adjacent to a major part of the community containing a pronounced grid-like street network; or the site is adjacent to or near a community core area with, ideally, several options available for the provision of paseos and other convenient pedestrian-oriented connections to neighborhood facilities and services.
- Parks and Active Recreational Facilities: Location of a park or other recreational facilities along a site edge is preferred as a major site locational and project design feature; location of park and recreational facilities within 1 mile is preferable over longer distances.
- Community Centers: ideally public, but private is also acceptable – for example, associated with a nonprofit organization, and broadly open to community events; these should be located within 1 mile of the site.
- Child Care Centers: Child care centers should be located no more than 1 mile from the site.
- Hospitals, Medical Centers, and Clinics: Sites located within 1 mile of one of these facilities is highly desirable; location within 2-3 miles is positive.
- Churches and other places of worship: Inasmuch as places of worship are essentially community gathering venues, a supportive characteristic for potential sites is the location of such facilities within 1 mile.

C. Intra- and interregional transportation facilities availability:

County of Riverside General Plan

Housing Element 2013- 2021

- **Freeway Interchanges:** Site locations within 1 mile of an existing or currently planned freeway interchange or Community Environmental and Transportation Acceptability Process, or CETAP, transportation corridor, or adjacent to a General Plan-designated Expressway, a non-freeway state highway, or, as appropriate, another “high level” primary community roadway, with direct subregional and regional connections, are preferable.
- **Bus Transit:** Locations within a 15-minute walking distance of an existing bus stop, or within a 15-minute walking distance of an existing bus route, where future bus stops conveniently accessible to a site are possible, are preferable.
- **Commuter Rail Transit Stations:** A location within a 15-minute walking distance of an existing or proposed Metrolink or other commuter rail service station is preferred. Locations within 1.5 miles are also preferred if frequent headway “transit oasis”-type commuter shuttle services could be provided, connecting the sites, and potentially other community services, with transit stations. Although less favorable, locations within 3 or 4 miles from such stations may be acceptable, if existing or altered bus transit or shuttle services could be provided in a manner relatively convenient for commuter service.

D. Availability of supportive on-site and site-edge land use and environmental characteristics:

The following site characteristics were also identified in order to determine whether a site would be appropriate for high-intensity land uses, given any on-site environmental constraints, and whether any potential site edges could provide either significant land use buffers from other community uses, or nearby rural or open space, or whether any existing or potential neighboring development could provide for a compatible or even supportive neighboring land use.

- Potentially highly supportive edge uses adjacent to a site, on one or more sides, could include existing or approved MHDR, HDR, VHDR, and HHDR residential uses; retail, office, business park, or community/institutional uses – especially schools, and elementary in particular; neighborhood, community, or regional parks; watercourses and floodplains, preferably with edge trails/bikeways; and roads, for buffering, local and regional connectivity, and adequate local traffic capacity purposes, meaning site plus neighboring uses.
- Absence or near-absence of major environmental hazards and resources – faults and fault zones; liquefaction/subsidence areas; steep slopes, i.e., greater than 25 percent; on-site flood hazards; hazardous fire areas without sufficient mitigation; airport safety/noise zones without sufficient mitigation; traffic noise, i.e., 500 feet or less distance from road with 100,000 trips/day; and habitat areas, although the ability to “cluster” DUs, to 20-40 DUs/acre, to avoid areas on the same site or adjacent site with flood hazards or habitat values should be encouraged.

County of Riverside General Plan

Housing Element 2013- 2021

- The availability of significant open space edges, including major watercourses and floodplains, prominent hilly or mountainous areas, and other neighboring environmental features as a potential site development edge, to ensure a degree of separation from any nearby rural and other open space uses, if needed.
- E. Primary on-site infrastructure (roads, sewer, and water) availability:
- Available water and sewer services: Site is located within the boundaries of a special district capable of providing piped water and sewer services to the site.
 - Roads: The site is located in an area with an existing grid-like local street pattern, and where existing roads can be feasibly improved, as needed, to accommodate future HHDR and MUA developments, and other future supportive community development.
- F. Flexibility in individual site development options:
- Mixed-use opportunities: Is the site large enough, and located in the community in such a manner that convenient and attractive pedestrian connections can be made between the site and nearby community services and neighborhoods?
 - Interested property owners: Parcels where owners/developers have either specifically requested or supported HHDR development on their properties, whether alone or as part of a MUA. A few examples of this are North Palm Springs Community and Winchester Town Center, where staff has met with landowner representatives to discuss site design options for proposed mixed-density and/or mixed-use neighborhoods, and Thermal Town Center, where the Coachella Valley Housing Coalition has requested that parcels it intends to develop be provided with an HHDR option.
 - Large-site parcels, or mix of large and small parcels, where small parcels have a minimum size of 2 acres: Parcels should generally be large – 10 acres or larger, if possible. Smaller parcels may be included as part of a site, but generally should be at least 2 net acres in size, wherever possible, in order to render even very small HHDR projects potentially feasible. Most sites consist of primarily moderately large to large parcels. However, some sites with small parcels have been included due to their strategic locations – for example, along roads bordering larger sites and providing potentially advantageous site access and/or mixed-use development options.

Determining Capacity

Based on the criteria previously discussed, the County identified approximately 1,800 sites appropriate for redesignation and rezone to accommodate higher densities. To narrow down the identified sites, the County applied two filters to each of the 1,800 sites to determine if the site should be considered vacant. The County first looked at the GIS “Real Use” code, which



County of Riverside General Plan

Housing Element 2013- 2021

gave a value of “vacant,” “agriculture,” “commercial,” “mobile home,” or “apartment.” If the site was listed as “vacant” or “agriculture,” it was moved to the vacant sites list. The County then applied a valuation filter. If the improvements valued at less than \$10,000, the site was moved to the vacant list.

To further narrow down the list and because the County is in a shortfall, all small sites that could not accommodate at least 16 units per site were removed from the inventory. The only exception to this was if the small site was contiguous to another available site and had the same property owner. In this case, the site was not removed. Small sites make up 3 percent of the total HHDR units that the County is relying on to meet a portion of its lower income RHNA. While several small sites were identified, they were not disregarded. Should the county need additional capacity, sites located within Appendix P-1a – Additional Sites Inventory are available for use once additional analysis is completed. The County has also included Action 1.2g to assist with the lot consolidation of smaller sites.

In an effort to determine each site’s realistic capacity, the County considered and 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 within the County. It was determined that relying on the net acreage accounted for these requirements and was consistent with development.

During the site identification process several underutilized sites were identified as appropriate to include in the sites inventory. While the County has not disregarded any of these underutilized sites, the County is only relying on underutilized sites to meet the RHNA if they have a land use designation of HHDR. None of the underutilized MUA designated sites are included in the County’s capacity at this time. Should the County need to rely on these sites in the future, further site by site analysis will need to be completed to determine if the sites are appropriate to include. Underutilized sites make of 5 percent of the total HHDR sites that the County is relying on to meet a portion of its lower income RHNA. Please refer to Appendix P-1a – Additional Sites Inventory for a list of the sites available for future need.

Table H-40 provides a summary of the area plans based on the capacity after the rezones and land use designations are amended. Please refer to Appendix P-1b – Area Plan Maps for maps of all sites included in both the inventory below as well as the additional sites included in Appendix P-1a.

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 previously discussed, 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. Large sites make approximately 65% of the total

County of Riverside General Plan

Housing Element 2013- 2021

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 Master Environmental Impact Report. Through adoption of these mechanisms, the County has the ability to provide adequate sites to accommodate its share of the region's housing needs (Action 1.2e).

The following discussion describes each Area Plan within the County that is being amended in order to accommodate a portion of the County's RHNA. As mentioned previously, small sites were only included if the sites were contiguous to another site within the inventory and they had the same property owner. Sites with an asterisk (*) denotes that the site is contiguous and property owners names are listed below the APN if any sites have the same owner. To quickly navigate the maps located in Appendix P-1b, all sites within the inventory provide both the neighborhood number and the lot number.



County of Riverside General Plan

Housing Element 2013- 2021

A summary table is provided below showing the capacity for each Area Plan broken down by community. Please note that Table H-40 does not account for capacity of any sites located within Appendix P-1a.

Note: Some of the area plans project for zero units. This is because the units were not currently being counted towards meeting the County's RHNA. There is capacity for these area plans located in Appendix P-1a - Additional Sites Inventory and the County can use these sites once more analysis is completed.

Table H-40 Area Plan Capacity Summary					
Area Plan	HHDR Units			MUA Units	Total All Units
	Vacant	Underutilized	Total	Vacant	
Eastern Coachella Valley	7,491	93	7,584	16,045	23,629
Elsinore	832	368	1,200	207	1,407
Harvest Valley/Winchester	883	0	883	3,801	4,684
Highgrove	501	29	530	1,978	2,508
Lakeview/Nuevo	408	0	408	10,916	11,324
Mead Valley	0	0	0	3,891	3,891
Southwest	301	0	301	131	432
Temescal Canyon	0	0	0	0	0
The Pass	1,229	123	1,351	2,818	4,170
Western Coachella Valley	824	61	885	10,988	11,874
Total	12,469	674	13,143	50,776	63,919

Source: Riverside County 2015

Note: For infrastructure availability refer to Table H-61

County of Riverside General Plan

Housing Element 2013- 2021

Eastern Coachella Valley Area Plan

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Mecca Town Center										
Vacant Parcels										
727112011	38.69	HDR	A-1-5	HHDR	R-7	30	1161		1	1
727112002	38.59	HDR	A-1-5	HHDR	R-7	30	1158		1	2
727112024	39.75	HDR	A-1-5	HHDR	R-7	30	1192		1	6
727112023	39.52	HDR	A-1-5	HHDR	R-7	30	1186		1	7
727111009	39.32	MHDR	A-1-5	HHDR	R-7	30	1180		1	5
727111008	38.6	MHDR	A-1-5	HHDR	R-7	30	1158		1	4
727100006	39.37	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		591	2	1
727100003	37.48	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		562	2	2
727100007	12.43	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		186	3	1
727250005	42.79	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		642	4	2
727250005	15.46	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		232	4	2
727271019	43.98	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		990	5	2
727271020	8.26	CR	W-2	MUA (75% HHDR)	MIXED USE	30		186	5	3
727271005	3.25	MDR	W-2	MUA (75% HHDR)	MIXED USE	30		73	5	5
727271020	6.5	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		146	5	3
727271019	38.52	MDR	W-2	MUA (75% HHDR)	MIXED USE	30		867	5	2



County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
727272021	8.52	AG	A-1-20	MUA (25% HHDR)	MIXED USE	30		64	6	1	
727272033	11.61	AG	A-1-20	MUA (25% HHDR)	MIXED USE	30		87	6	4	
727272026	72.7	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		545	6	3	
727272032	8.14	AG	A-1-20	MUA (25% HHDR)	MIXED USE	30		61	6	5	
727272027	149.64	AG	A-1-20	MUA (25% HHDR)	MIXED USE	30		1,122	6	6	
<i>Subtotal</i>								7,034	6,354		
North Shore Town Center											
Vacant Sites											
723143003* Bermejo	0.62	VLDR	W-2	HHDR	R-7	30	18		1	83	
723143004* Bermejo	0.49	VLDR	W-2	HHDR	R-7	30	15		1	89	
723162008* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	22	
723162009* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	25	
723162022* Milner	0.41	VLDR	W-2	HHDR	R-7	30	12		1	53	
723162023* Milner	0.38	VLDR	W-2	HHDR	R-7	30	11		1	71	

County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723173002* Palacios ¹	0.25	VLDR	W-2	HHDR	R-7	30	8		1	54
723144006* Allen	0.36	VLDR	W-2	HHDR	R-7	30	11		1	84
723144005* Allen	0.37	VLDR	W-2	HHDR	R-7	30	11		1	88
723162003* Miranda ¹	0.3	VLDR	W-2	HHDR	R-7	30	9		1	5
723161009* Roberts ¹	0.35	VLDR	W-2	HHDR	R-7	30	11		1	30
723162007* Zaragoza ¹	0.29	VLDR	W-2	HHDR	R-7	30	9		1	21
723163002* Spooner	0.17	VLDR	W-2	HHDR	R-7	30	5		1	66
72316300* Spooner ¹	0.17	VLDR	W-2	HHDR	R-7	30	5		1	109
723163003* Perez	0.16	VLDR	W-2	HHDR	R-7	30	5		1	10
723163017* Perez	0.17	VLDR	W-2	HHDR	R-7	30	5		1	106
723174005* Schall	0.38	VLDR	W-2	HHDR	R-7	30	11		1	18



County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723174006* Schall	0.37	VLDR	W-2	HHDR	R-7	30	11		1	32
723174002* Palafox	0.37	VLDR	W-2	HHDR	R-7	30	11		1	6
723174001 Palafox	0.36	VLDR	W-2	HHDR	R-7	30	11		1	28
723162015	0.59	VLDR	W-2	HHDR	R-7	30	18		1	13
723174017	0.6	VLDR	W-2	HHDR	R-7	30	18		1	24
723162013	0.59	VLDR	W-2	HHDR	R-7	30	18		1	27
723174021	0.55	VLDR	W-2	HHDR	R-7	30	16		1	46
723174020	0.55	VLDR	W-2	HHDR	R-7	30	17		1	47
723174013	0.88	VLDR	W-2	HHDR	R-7	30	26		1	73
725160014	3.28	VLDR	W-2	HHDR	R-7	30	99		1	100
723124004	0.55	VLDR	W-2	HHDR	R-7	30	16		1	103
723141001	1.08	VLDR	W-2	HHDR	R-7	30	32		1	119
725150008	2.17	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	59
725160003	2.58	CT	W-2	MUA (35% HHDR)	MIXED USE	30		27	2	60
725160002	9.84	CT	W-2	MUA (35% HHDR)	MIXED USE	30		103	2	63
725160010	2.15	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	64
725160004	4.83	CT	W-2	MUA (35% HHDR)	MIXED USE	30		51	2	67

County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
723240002	4.71	MDR	W-2	MUA (35% HHDR)	MIXED USE	30		49	2	69	
725210005	21.27	CT	W-2	MUA (35% HHDR)	MIXED USE	30		223	2	77	
723240012	59.35	CT	W-2	MUA (35% HHDR)	MIXED USE	30		623	2	79	
723221001	6.32	CR	W-2	MUA (35% HHDR)	MIXED USE	30		66	2	81	
725210012	11.86	CT	W-2	MUA (35% HHDR)	MIXED USE	30		125	2	82	
725210005	7.92	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		83	2	77	
725160004	3.7	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		39	2	67	
725160002	2.45	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	63	
725160001	15.29	CT	W-2	MUA (35% HHDR)	MIXED USE	30		161	2	61	
725150007	5.23	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		55	2	80	
<i>Subtotal</i>								457	1,677		
<i>Underutilized Sites (See site description following this table.)</i>											
723173003* Palacios	0.28	VLDR	W-2	HHDR	R-7	30	9		1	58	
723162004* Miranda	0.3	VLDR	W-2	HHDR	R-7	30	9		1	16	
723174014* Roberts	0.37	VLDR	W-2	HHDR	R-7	30	11		1	64	



County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723162006* Zaragota	0.29	VLDR	W-2	HHDR	R-7	30	9		1	31
723162014	0.6	VLDR	W-2	HHDR	R-7	30	18		1	12
723174028	0.74	VLDR	W-2	HHDR	R-7	30	22		1	108
723162027	0.53	VLDR	W-2	HHDR	R-7	30	16		1	45
<i>Subtotal</i>							93	0		
Oasis Town Center										
Vacant Parcels										
755142011	38.37	AG	W-2	MUA (50% HHDR)	MIXED USE	30		576	1	1
755142014	137.85	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		2068	1	2
755162011	2.81	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		42	2	5
755162009	9.42	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		141	2	10
755162011	1.95	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		29	2	5
755162001	5.07	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		76	2	6
755162004	8.2	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		123	2	1
755161010	19.37	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		291	2	14
755161009	18.39	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		276	2	3
755161009	2.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	2	3
755162003	7.02	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		105	2	12

County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
755162003	1.96	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		29	2	12	
755161008	17.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		261	2	11	
755161008	14.25	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		214	2	11	
755161014	8.89	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		133	2	9	
755161014	5.6	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		84	2	9	
755161014	6.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	2	9	
755162010	4.91	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		74	2	4	
<i>Subtotal</i>								0	4,649		
Thermal Town Center											
Vacant Parcels											
757090027	8.21	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		123	1	3	
757090028	20.56	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		308	1	1	
757090029	46.32	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		695	1	2	
757062003	4.38	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		66	2	4	
757062002	33.9	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		509	2	6	
757080005	11.92	LI	A-1-20	MUA (50% HHDR)	MIXED USE	30		179	2	5	
757090004	76.51	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1148	2	2	
757090022	20.17	LI	A-1-10	MUA (50% HHDR)	MIXED USE	30		303	2	1	
757090024	2.34	LI	A-1-2	MUA (50% HHDR)	MIXED USE	30		35	2	3	



County of Riverside General Plan

Housing Element 2013- 2021

Table H-41 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<i>Subtotal</i>							0	3,365		
Eastern Coachella Area Plan Total							7,584	16,045		

¹. Site is contiguous with an underutilized site.

Underutilized sites

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

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723173003* Palacios ¹	0.28	HHDR	R-7	9	1	58	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.
723162004* Miranda ¹	0.3	HHDR	R-7	9	1	16	MF - MOBILE HOME	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

County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
								higher density will provide an opportunity to join with other parcels for a more viable land use.
723174014* Roberts ¹	0.37	HHDR	R-7	11	1	64	R2 - RESIDENTIAL	Parcel has a single family home 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.
723162006* Zaragota ¹	0.29	HHDR	R-7	9	1	31	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.
723162014	0.6	HHDR	R-7	18	1	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.



County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723174028	0.74	HHDR	R-7	22	1	108	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	16	1	45	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.

¹. Site is contiguous with a vacant site.

County of Riverside General Plan

Housing Element 2013- 2021

Elsinore Area Plan

Table H-42 Elsinore Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lee Lake Community										
Vacant Parcels										
391070050* Corona Canyon	2.6	OS-W	W-1	HHDR	R-7	30	78		2	3
391070050* Corona Canyon	0.98	LI	M-SC	HHDR	R-7	30	29		2	3
391070050* Corona Canyon	0.59	LI	M-SC	HHDR	R-7	30	18		2	3
391070046* Chase	11.53	LI	M-SC	HHDR	R-7	30	346		2	2
391070046* Chase	0.43	FWY	M-SC	HHDR	R-7	30	13		2	2
391070046* Chase	0.22	FWY	M-SC	HHDR	R-7	30	7		2	2
391070046* Chase	0.04	FWY	M-SC	HHDR	R-7	30	1		2	2
391070036* Sycamore Creek Marketplace	0.09	LI	N/A	HHDR	R-7	30	3		1	1



County of Riverside General Plan

Housing Element 2013- 2021

Table H-42 Elsinore Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
391070053* Sycamore Creek Marketplace	2.17	LI	M-SC	HHDR	R-7	30	65		1	2
391070001* Sycamore Creek Marketplace	1.9	LI	M-SC	HHDR	R-7	30	57		1	3
391070035* Sycamore Creek Marketplace	5.9	LI	M-SC	HHDR	R-7	30	177		1	4
391070054* Sycamore Creek Marketplace	1.14	LI	M-SC	HHDR	R-7	30	34		1	5
391070055* Sycamore Creek Marketplace	0.14	LI	M-SC	HHDR	R-7	30	4		1	6
<i>Subtotal</i>							832			
<i>Underutilized Parcels (See site description following this table.)</i>										
391070056* Dar Inv	12.2	LI	M-SC	HHDR	R-7	30	366		2	1
391070056* Dar Inv	0.07	OS-W	W-1	HHDR	R-7	30	2		2	1
<i>Subtotal</i>							368	0		

County of Riverside General Plan

Housing Element 2013- 2021

Table H-42 Elsinore Area Plan											
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
Meadowbrook Town Center											
Vacant Parcels											
345220085	7.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		109	2	1	
349080070	1.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		21	1	5	
349100008	2.15	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		32	1	8	
349342018	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	12	
349080077	1.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		25	1	31	
<i>Subtotal</i>								0	207		
Elsinore Area Plan Total								1,200	207		

Underutilized sites

There are two underutilized sites included in the Elsinore Area Plan within the Lee Lake Community. The table below describes why these sites are suitable for redevelopment.



County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
391070056* Dar Inv	12.2	HHDR	R-7	366	2	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.
391070056* Dar Inv	0.07	HHDR	R-7	2	2	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.

County of Riverside General Plan

Housing Element 2013- 2021

Harvest Valley/Winchester Area Plan

Table H-43 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Winchester Community (West)										
<i>Vacant Parcels</i>										
462080006	9.64	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		72	1	1
462080009	8.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		66	1	3
462080012	8.36	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		63	1	4
462080007	9.53	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		71	1	7
462080008	8.63	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		65	1	9
462080010	8.33	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		62	1	12
462090001	155.7	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1168	1	14
462080005	5.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		39	1	2
<i>Subtotal</i>								0	1606	
Winchester Town Center										
<i>Vacant Parcels</i>										
462100037	0.59	MDR	R-R	HHDR	R-7	30	18		1	1
462100041	4.74	MDR	R-R	HHDR	R-7	30	142		1	2
462100005	1.93	MDR	R-R	HHDR	R-7	30	58		1	3
462100007	3.83	MDR	R-R	HHDR	R-7	30	115		1	4
462100012	0.81	MDR	R-R	HHDR	R-7	30	24		1	5



County of Riverside General Plan

Housing Element 2013- 2021

Table H-43 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462100014	4.14	MDR	R-R	HHDR	R-7	30	124		1	6
462100015	5.22	MDR	R-R	HHDR	R-7	30	157		1	7
462100042	3.64	MDR	R-R	HHDR	R-7	30	109		1	8
462100010	1.75	MDR	R-R	HHDR	R-7	30	52		1	9
462100011	1.73	MDR	R-R	HHDR	R-7	30	52		1	10
462100008	1.03	MDR	R-R	HHDR	R-7	30	31		1	11
462140012	4.67	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		70	2	1
462140015	2.89	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	2	3
462151001	4.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		61	2	10
463060002	2.98	CR	R-R	MUA (50% HHDR)	MIXED USE	30		45	3	12
463080003	2.4	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		18	4	7
463100006	2.14	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	4	10
463100002	4.67	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		35	4	14
462100020	2.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	1
462100019	4.62	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		49	5	6
462100021	1.96	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		21	5	7
462100025	2.42	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		25	5	8
462110002	1.85	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		19	5	17
462110008	4.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		44	5	18

County of Riverside General Plan

Housing Element 2013- 2021

Table H-43 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462110001	2.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	23
462110004	4.74	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		50	5	33
462110005	2.69	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	34
462174001	3.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		33	5	36
462110013	4.33	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	38
462110012	2.56	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	5	39
462164001	2.75	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	40
462110003	4.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	46
463118030	1.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	6	5
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	6	12
462120001	1.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	1
462120003	2.74	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	7	2
462120002	4.91	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	3
462120005	3.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		54	7	4
462120016	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	7	6
462120004	4.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	8
462120015	1.8	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	10
463160011	4.35	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		46	8	11
463160010	4.77	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	13



County of Riverside General Plan

Housing Element 2013- 2021

Table H-43 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
463160009	4.7	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		49	8	19
463160012	4.27	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		45	8	20
463160021	1.72	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		18	8	21
463160014	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	22
463120013	4.29	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	8	24
463160023	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	26
463160013	3.97	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		42	8	27
463160017	4.39	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		66	9	2
463160015	2.93	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		44	9	3
463160018	2.5	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	4
463160019	2.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	5
463160020	4.34	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		65	9	6
463130005	2.6	CR	R-R	MUA (50% HHDR)	MIXED USE	30		39	9	7
463130001	4.43	CR	R-R	MUA (50% HHDR)	MIXED USE	30		66	9	8
463130008	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	9	10
463160016	1.94	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		29	9	12
463160022	2.45	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		26	8	25
463160048	2.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	8	18
463080009	2.73	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		21	4	1

County of Riverside General Plan

Housing Element 2013- 2021

Table H-43 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
463130007	2.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	9	1	
463160031	4.86	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		51	8	5	
463100003	4.59	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		34	4	13	
<i>Subtotal</i>								883	2,195		
Harvest Valley/Winchester Area Plan Total								883	3,801		



County of Riverside General Plan

Housing Element 2013- 2021

Highgrove Area Plan

Table H-44 Highgrove Area Plan										
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Highgrove Town Center										
Vacant Parcels										
255060016	12.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		290	1	2
255060015	8.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		182	1	4
255060017	6.54	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		147	1	6
255250008	1.01	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		23	1	7
255060018	10.8	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		243	1	8
255110015	7.39	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		166	1	9
255040010	6.99	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		157	1	12
255110003	4.9	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	1	13
255110005	4.93	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		111	1	14
255110006	4.84	LI	I-P	MUA (75% HHDR)	MIXED USE	30		109	1	15
255110004	4.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	1	17
255040017	1.79	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		40	1	19
255060008	7.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		177	1	21
255040010	1.33	LI	I-P	MUA (75% HHDR)	MIXED USE	30		30	1	12
255170012	0.56	LDR	R-1-20000	HHDR	R-7	30	17		2	4

County of Riverside General Plan

Housing Element 2013- 2021

Table H-44 Highgrove Area Plan										
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
255170014	8.93	LDR	R-1-20000	HHDR	R-7	30	268		2	5
255170005	2.19	LDR	R-1-20000	HHDR	R-7	30	66		2	2
255170011	5.02	LDR	R-1-20000	HHDR	R-7	30	151		2	1
255040014	0.69	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		16	1	1
255040015	3.01	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		68	1	22
<i>Subtotal</i>							501	1978		
<i>Underutilized Parcels (See site description following this table)</i>										
255170013	0.98	LDR	R-1-20000	HHDR	R-7	30	29		2	3
<i>Subtotal</i>							29	0		
Highgrove Area Plan Total							530	1,978		

Underutilized Sites

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

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
255170013	0.98	HHDR	R-7	29	2	3	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



County of Riverside General Plan

Housing Element 2013- 2021

								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
--	--	--	--	--	--	--	--	--

County of Riverside General Plan

Housing Element 2013- 2021

Lakeview/Nuevo Area Plan

Table H-45 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lakeview Town Center										
Vacant Parcels										
308150005	3.6	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		27	1	7
308150003	5.14	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		39	1	10
308150007	68.34	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		513	1	11
308140006	28.49	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		214	1	21
308140007	16.82	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		126	1	22
308140005	92.58	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		694	1	49
308150006	20.01	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		150	1	50
308140003	15.05	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		113	1	65
308150012	6.01	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		45	2	1
307120001	3.59	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		27	2	2
307120002	68.58	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		514	2	3
307120003	7.17	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		54	2	4
307120004	81.67	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		613	2	5
308140010	3.51	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		26	2	6
307120002	4.23	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		32	2	3
307120003	2.54	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		19	2	4



County of Riverside General Plan

Housing Element 2013- 2021

Table H-45 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
307120004	40.52	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		304	2	5
307120004	3.22	OS-W	R-A-5	MUA (25% HHDR)	MIXED USE	30		24	2	5
307120004	12.7	OS-W	R-R	MUA (25% HHDR)	MIXED USE	30		95	2	5
426060004	3.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	1
426060005	10.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		158	3	2
426430001	32.3	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		484	3	3
426440007	5.63	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		85	3	5
426060007	2.18	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		33	3	6
426440006	2.48	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		37	3	8
426440008	3.81	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	9
426060001	77.22	MDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		1158	3	10
426420002	2.5	PF	SP ZONE	MUA (50% HHDR)	MIXED USE	30		38	3	12
426060001	1.24	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		19	3	10
426060001	9.49	CR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		142	3	10
426430004	1.15	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	4	1
426420008	7.71	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		116	4	3
426430005	34.87	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		523	4	4
426180001	46.43	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		696	4	5
426180002	79.16	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1187	4	6

County of Riverside General Plan

Housing Element 2013- 2021

Table H-45 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
426060020	1.9	CR	C-P-S	HHDR	R-7	30	57		5	1
426060002	0.64	CR	C-P-S	HHDR	R-7	30	19		5	2
426060003	4.9	CR	C-P-S	HHDR	R-7	30	147		5	3
426091001	2.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		35	6	7
426073008	1.23	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	6	11
426073009	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	6	12
426101004	1.11	MDR	R-1	HHDR	R-7	30	33		7	3
426101003	1.52	MDR	R-1	HHDR	R-7	30	46		7	4
426083007	1.5	CR	C-P-S	HHDR	R-7	30	45		7	5
426060022*	29.72	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		446	3	11
426060022*	0.27	CR	C-P-S	HHDR	R-7	30	8		5	4
426060006	4.84	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		73	3	4
426060012	1.75	CR	C-P-S	HHDR	R-7	30	52	0	5	5
<i>Subtotal</i>							408	9,027		
Nuevo Community (Western Area)										
Vacant Parcels										
307240004	9.61	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		144	1	2
307240007	9.56	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		143	1	4
307240060	9.79	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	1	5



County of Riverside General Plan

Housing Element 2013- 2021

Table H-45 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
307240008	9.29	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	1	6
307240006	9.27	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		139	1	7
307270026	0.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	2	3
307270027	0.76	CR	R-R	MUA (75% HHDR)	MIXED USE	30		17	2	4
307270025	1.12	CR	R-R	MUA (75% HHDR)	MIXED USE	30		25	2	5
310270012	1.81	CR	R-R	MUA (75% HHDR)	MIXED USE	30		41	2	10
310270014	15.09	CR	R-R	MUA (75% HHDR)	MIXED USE	30		339	2	11
310270006	4.73	CR	R-R	MUA (75% HHDR)	MIXED USE	30		107	2	12
310230027	9.67	CR	R-R	MUA (75% HHDR)	MIXED USE	30		218	2	14
310270011	1.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		42	2	17
310270013	2.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		49	2	20
307270029	1.75	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	2	22
307270012	1.05	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	2	23
307270023	6.55	CR	R-R	MUA (75% HHDR)	MIXED USE	30		147	2	27
307270019	4.83	CR	R-R	MUA (75% HHDR)	MIXED USE	30		109	2	30
<i>Subtotal</i>								1,889		
Lakeview/Nuevo Area Plan Total							408	10,916		

County of Riverside General Plan

Housing Element 2013- 2021

Mead Valley Area Plan

Table H-46 Mead Valley Area Plan										
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Good Hope Community										
Vacant Parcels										
326240061	2.2	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		33	1	9
326250039	3.65	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		55	1	10
326250029	1.3	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		19	1	19
326250037	4.25	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		64	1	25
326250043	4.34	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	1	26
326250011	9.96	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		149	1	27
326240077	2.7	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	1	31
326240079	5.91	CR	R-R	MUA (50% HHDR)	MIXED USE	30		89	1	34
326250040	9.57	CR	R-R	MUA (50% HHDR)	MIXED USE	30		143	1	36
326250038	1.86	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		28	1	39
326250001	4.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		72	1	48
326240085	1.64	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		25	1	14
<i>Subtotal</i>								0	782	
Mead Valley Community (I-215/Nuevo Rd. Vicinity)										
Vacant Parcels										
317270015	4.65	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		70	1	2



County of Riverside General Plan

Housing Element 2013- 2021

Table H-46 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
317270016	1.14	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		17	1	3
317270010	9.77	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		147	1	4
317270006	5.12	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		77	1	6
305180019	1.23	BP	I-P	MUA (50% HHDR)	MIXED USE	30		18	2	3
305180014	13.03	BP	I-P	MUA (50% HHDR)	MIXED USE	30		195	2	4
305180034	13.07	BP	I-P	MUA (50% HHDR)	MIXED USE	30		196	2	5
305180054	5.53	BP	I-P	MUA (50% HHDR)	MIXED USE	30		83	2	6
305180018	1.05	BP	I-P	MUA (50% HHDR)	MIXED USE	30		16	2	7
305180009	5.08	BP	I-P	MUA (50% HHDR)	MIXED USE	30		76	2	8
305170038	7.49	BP	I-P	MUA (50% HHDR)	MIXED USE	30		112	2	11
305270030	1.62	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		37	3	1
305270031	1.42	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		32	3	2
305270001	6.51	BP	I-P	MUA (75% HHDR)	MIXED USE	30		147	3	7
305270045	9.06	BP	I-P	MUA (75% HHDR)	MIXED USE	30		204	3	8
305270034	1.15	BP	I-P	MUA (75% HHDR)	MIXED USE	30		26	3	10
305270035	1.16	BP	I-P	MUA (75% HHDR)	MIXED USE	30		26	3	11
305270036	1.26	BP	I-P	MUA (75% HHDR)	MIXED USE	30		28	3	12
305270032	2.3	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		52	3	14
305270073	7.37	BP	I-P	MUA (75% HHDR)	MIXED USE	30		166	3	16

County of Riverside General Plan

Housing Element 2013- 2021

Table H-46 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
305261004	1.83	BP	R-A-1	MUA (75% HHDR)	MIXED USE	30		41	3	17	
305270067	33.16	BP	I-P	MUA (75% HHDR)	MIXED USE	30		746	3	23	
317270013	6.83	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		102	1	7	
<i>Subtotal</i>								0	2,614		

Mead Valley Town Center

Vacant Parcels

318130005	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	4
318160001	2.04	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	9
318160002	2.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		34	1	10
318140007	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	16
318130001	2.05	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	21
318160004	1.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	1	24
318070005	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		19	1	28
318130002	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	35
318070006	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	45
318070010	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	49
318100011	13.96	RC-LDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		209	2	1



County of Riverside General Plan

Housing Element 2013- 2021

Table H-46 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
318160003	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	38
318130012	3.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		48	1	32
<i>Subtotal</i>							0	495		
Mead Valley Area Plan Total							0	3,891		

County of Riverside General Plan

Housing Element 2013- 2021

Southwest Area Plan

Table H-47 Southwest Area Plan											
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
French Valley Airport Vicinity											
<i>Vacant Parcels</i>											
964080003	8.75	MDR	A-1-10	MUA (50% HHDR)	MIXED USE	30		131	2	1	
964080001	10.04	MDR	A-1-10	HHDR	R-7	30	301		1	1	
<i>Subtotal</i>								301	131		
Southwest Area Plan Total								301	131		

The Pass Area Plan

Table H-48 The Pass Area Plan										
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Cabazon Town Center										
<i>Vacant Parcels</i>										
519180018	14.32	CR	C-P-S	HHDR	R-7	30	430		1	1
519330001	1.97	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		21	2	11
519180014	9.3	CR	W-2	MUA (35% HHDR)	MIXED USE	30		98	2	12
519330010	1.77	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		19	2	17
519330007	2.49	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	50



County of Riverside General Plan

Housing Element 2013- 2021

Table H-48 The Pass Area Plan										
APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
519330008	4.78	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		50	2	51
526023016	1.87	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		20	2	71
526021008	2.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		27	2	87
519240009	9.96	HI	M-SC	MUA (35% HHDR)	MIXED USE	30		105	3	2
519340002	9.61	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	5
519260003	1.48	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		16	3	6
519350001	8.9	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		93	3	14
519250006	4.18	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		44	3	18
519320012	2.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		29	3	24
519260006	1.5	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		16	3	26
519270008	3.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		34	3	28
526040008	6.71	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		101	4	6
526050001	5.88	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		88	4	7
526131002	4.46	MDR	R-6	HHDR	R-7	30	134		5	1
526131004	4.81	MDR	R-6	HHDR	R-7	30	144		5	2
526160009	4.38	LDR	R-A	HHDR	R-7	30	131		6	1
526160008	8.28	LDR	W-2	HHDR	R-7	30	249		6	5
526080002	9.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		145	7	1
526070001	1.07	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		16	7	3

County of Riverside General Plan

Housing Element 2013- 2021

Table H-48 The Pass Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526060006	3.81	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		57	7	4
526060005	1.14	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		17	7	5
526050013	8.64	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		130	7	6
526080001	9.72	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		146	7	7
526123001	9.18	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		138	8	1
526143023	1.18	CR	R-1	MUA (50% HHDR)	MIXED USE	30		18	8	2
526132022	2.81	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		42	9	4
526132025	1.5	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	9	5
526132003	1.04	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		16	9	8
526150011	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	10	20
526142043	1.8	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		27	10	26
526150015	9.52	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		143	10	27
526150010	4.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		73	10	30
526143025	1.55	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	10	35
526150001	9.7	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		145	10	38
526150002	9.31	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		140	10	39
526180006	4.71	LDR	R-A	HHDR	R-7	30	141	71	11	1
519250007	6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		90	3	33
519340001	9.6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		144	3	27



County of Riverside General Plan

Housing Element 2013- 2021

Table H-48 The Pass Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
519240010	1.85	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		28	3	22	
519260007	4.76	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		71	3	4	
519240005	6.76	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	1	
526090001	6.32	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		95	7	2	
<i>Subtotal</i>								1,229	2,818		

Underutilized Parcels (See site description following this table)

526160011	0.91	LDR	R-A	HHDR	R-7	30	27		6	2	
526160010	0.93	LDR	R-A	HHDR	R-7	30	28		6	3	
526160012	2.25	LDR	R-A	HHDR	R-7	30	68		6	4	
<i>Subtotal</i>								123			
The Pass Area Plan Total								1,351	4,170		

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.



County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
526160011	0.91	HHDR	R-7	27	6	2	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	28	6	3	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	68	6	4	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.

Western Coachella Valley Area Plan

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Desert Edge/Southeast Desert Hot Springs Community										
Vacant Parcels										
657260008	8.98	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		135	2	1
656330015	8.84	CR	W-2	MUA (50% HHDR)	MIXED USE	30		133	5	1



County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<i>Subtotal</i>							0	267		
I-10/Haugen Lehmann Ave Community										
<i>Vacant Parcels</i>										
517300019	6.38	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		144	1	38
517290016	2.57	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		58	1	50
<i>Subtotal</i>							0	201		
North Palm Springs Community										
<i>Vacant Parcels</i>										
664200011	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	4
664200001	2.29	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	8
664200004	2.18	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		33	1	9
664200012	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	11
664200002	2.25	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	16
664200030	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	22
664200014	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	23
664200015	2.46	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	24
664200025	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	26
664200027	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	27
664200033	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	28

County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200016	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	29
664200017	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	30
664200031	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	37
664200022	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	40
664200023	2.52	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	41
664200036	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	42
664200003	2.23	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	43
664200005	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	44
664200037	2.11	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		32	1	45
664200013	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	46
664200024	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	53
664200026	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	54
664200028	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	55
664200032	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	56
664200034	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	57
664200020	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	73
664270001	40.2	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		603	2	1
664270002	40.16	MDR	W-2	MUA (50% HHDR)	MIXED USE	30		602	2	2
664240002	39.79	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		597	2	3



County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200018	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	1	47
<i>Subtotal</i>							0	2815		
Rushmore/Kimdale Community										
Vacant Parcels										
520094005* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	38
520094004* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	69
520106004* Fitzpatrick	0.27	MDR	R-R	HHDR	R-7	30	8		1	68
520106005* Fitzpatrick	0.32	MDR	R-R	HHDR	R-7	30	9		1	111
520094002* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	25
520094001* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	40
520091002* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	9
520091001* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	64

County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
520104006* Brossman	0.29	MDR	R-R	HHDR	R-7	30	9		1	92
520104005* Brossman	0.33	MDR	R-R	HHDR	R-7	30	10		1	95
520123001* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	98
520106013* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	140
520080017* SCE	2.85	MDR	R-R	HHDR	R-7	30	86		1	1
520080016* SCE	7.52	MDR	R-R	HHDR	R-7	30	226		1	63
520102008* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	90
520102007* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	139
520110006	0.95	MDR	R-R	HHDR	R-7	30	28		1	7
520110013	0.99	MDR	R-R	HHDR	R-7	30	30		1	12
520080001	2.41	MDR	R-R	HHDR	R-7	30	72		1	17
Subtotal							563			



County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<i>Underutilized Parcels(See site description following this table)</i>										
520121001* Jones	0.27	MDR	R-R	HHDR	R-7	30	8		1	29
520121002* Jones	0.32	MDR	R-R	HHDR	R-7	30	10		1	76
520102009* Rucker	0.3	MDR	R-R	HHDR	R-7	30	9		1	55
520110007	0.6	MDR	R-R	HHDR	R-7	30	18		1	73
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		1	84
<i>Subtotal</i>							61	0		
Thousand Palms Community (I-10/Cook St. Vicinity)										
<i>Vacant Parcels</i>										
694120008	34.39	BP	I-P	MUA (50% HHDR)	MIXED USE	30		516	1	2
694120007	33.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		499	1	3
<i>Subtotal</i>							0	1,015		
Thousand Palms Town Center										
<i>Vacant Parcels</i>										
693040023	2.96	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		44	2	1
693040022	89.9	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1349	2	5
650270001	19.48	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		146	3	28

County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
650300011	2.31	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		17	3	37
650300017	9.42	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		71	3	43
650290001	4.83	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		36	3	44
650300013	5	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	48
650290002	4.88	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	50
650300018	19.58	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		147	3	53
650300018	9.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		74	3	53
650310001	3.31	CR	C-P-S	HHDR	R-7	30	99		4	1
650310002	3.37	CR	C-P-S	HHDR	R-7	30	101		4	2
650310001	1.03	CR	R-3-6000	HHDR	R-7	30	31		4	1
650310002	0.99	CR	R-3-6000	HHDR	R-7	30	30		4	2
651140006	18.99	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		285	5	1
651140007	2.98	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		45	5	2
651140008	2.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	3



County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
694071017	1.18	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		18	5	13
694060003	2.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		37	5	27
694060002	2.7	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		41	5	30
694060022	24.07	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		361	5	32
694060023	18.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		271	5	33
651140005	9.49	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		142	5	35
693230019	4.83	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		72	5	36
693230013	11.51	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		173	5	37
693230010	8.77	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		132	5	38
693230011	5.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		89	5	39
694060022	11.32	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		170	5	32
694060022	8.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		134	5	32
694060022	5.41	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		81	5	32
694060022	1.5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		23	5	32
694060022	1.36	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	5	32
651140007	2.09	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	2
651140005	5.49	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		82	5	35
694060023	17.99	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		270	5	33

County of Riverside General Plan

Housing Element 2013- 2021

Table H-49 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot	
694060023	5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		75	5	33	
694120010	17.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		257	6	1	
694050001	40.58	MHDR	R-T	MUA (50% HHDR)	MIXED USE	30		609	6	2	
694050012	38.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		578	6	3	
694050011	27.59	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		414	6	4	
694120011	6.92	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		104	6	5	
694120010	1.85	CR	R-3	MUA (50% HHDR)	MIXED USE	30		28	6	1	
694050012	9.28	CR	R-3	MUA (50% HHDR)	MIXED USE	30		139	6	3	
694120011	1.34	CR	R-3	MUA (50% HHDR)	MIXED USE	30		20	6	5	
<i>Subtotal</i>								261	6,690		
Western Coachella Valley Area Plan Total								885	10,988		

¹. Site is contiguous with an underutilized site.



County of Riverside General Plan

Housing Element 2013- 2021

Underutilized Sites

There are five 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 sites in the table below with a current site use of “MF – Mobilehome” are not located within a mobilehome park.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
520121001* Jones	0.27	HHDR	R-7	8	1	29	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.
520121002* Jones	0.32	HHDR	R-7	10	1	76	MO - 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.

County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
520102009* Rucker	0.3	HHDR	R-7	9	1	55	MO - 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.
520110007	0.6	HHDR	R-7	18	1	73	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	17	1	84	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 multi-family housing. Redeveloping this parcel as part of a larger higher density project would have more value than the current



County of Riverside General Plan

Housing Element 2013- 2021

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
								market value of property in this development.

County of Riverside General Plan

Housing Element 2013- 2021

Progress Toward Meeting the RHNA

Based on the land analysis, the County has sufficient land to accommodate its shortfall RHNA from the 4th round as well as the 5th round RHNA. Table H-50 provides a comparison of the County’s remaining RHNA and the capacity of the ten Area Plans.

Table H-50 Comparison of Regional Housing Need and Available Capacity				
Income Category	Remaining RHNA to Accommodate ¹	Area Plan Capacity ²		RHNA Surplus
		HHDR ³	MUA	
Very Low				
Low	24,272	13,143	50,776	39,647
Moderate	0			28,704
Above Moderate	0			10,875
Total	24,272	13,143	50,776	79,226

Source: Riverside County, 2015

1. Refer to Table H-39 for additional details

2. Refer to Table H-40 for capacity explanation

3. Note the County is meeting 50% of the RHNA shortfall (12,136units) on solely residential land.



County of Riverside General Plan

Housing Element 2013- 2021

Specific Plans within the County

Over 300 Specific Plans have been processed in the county since 1973. A Specific Plan is an important planning tool for the County 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. 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 provide potential for additional units within the unincorporated area.

There are 33 Specific Plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 59,254 housing units (Table H-51).

Table H-51 Housing Potential of Specific Plans in Unincorporated Riverside County

Number	Name	Max D.U.s	Remaining D.U.s
183	Rancho Nuevo	508	505
184	Rancho Bella Vista	1,998	938
198	Belle Meadows	440	440
208	Cal Neva	1,670	623
212	Mesa Grande	200	200
238	Crown Valley Village	591	305
239	Stoneridge	1,900	1,898
246	McCanna Hills	2,967	2,903
250	Gateway Center	553	553
251A1	Lakeview Nuevo Village	315	314
256	Sycamore Creek	1,765	780
260	Menifee North	2,388	2,188
284	Quinta Do Lago	1,318	523
286	Winchester 1800	4,870	2,362

County of Riverside General Plan

Housing Element 2013- 2021

Table H-51 Housing Potential of Specific Plans in Unincorporated Riverside County

Number	Name	Max D.U.s	Remaining D.U.s
288	The Crossroads in Winchester	795	793
293	Winchester Hills	5,690	626
303	Kohl Ranch	7,171	7,171
310	Domenigoni/Barton Properties	4,186	4,019
312	French Valley	1,793	1,504
313	Morgan Hill	1,121	394
317	The Retreat	545	183
322	BSA Properties	421	421
323	Spring Mountain Ranches	1,461	1,461
325	Lake Mathews Golf & CC	295	295
327	Toscana	1,443	1,443
330	Springbrook Estates	650	650
333	Renaissance Ranch	355	355
336	Desert Dunes	2,250	2,250
343	Northstar	970	970
360	Valante	460	460
362	Panorama	2,718	2,718
369	Thermal 551	2,354	2,354
375	Travertine	16,655	16,655
Total Units		72,816	59,254

Source: Riverside County, 2015

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 households. 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

Valante is an approved Specific Plan that will allow for 460 units. Of those units, 243 are



County of Riverside General Plan

Housing Element 2013- 2021

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 before the Planning Commission will need to occur. Once the hearing has been held development can occur through building permits.

Travertine

The Travertine Specific Plan is an approved Specific 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 the 35 and 120 percent of the Area Median Income and shall require a minimum of 167 units to be affordable to very low-income households. In order to determine the affordability breakdown, the County applied the moderate income RHNA percentage requirement and then assumed the remaining units will be allocated toward very low and low income. This breaks down to be 283 units allocated toward moderate income, and 1,383 allocated toward very low- and low- income.

Availability of Infrastructure

As mentioned above, Specific Plan Requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared 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 WRCOG and the vast majority of vacant parcels in CVAG do not lie within a Specific Plan. The impact of infrastructure on the overall capacity and timing of development is critical 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. Thus, all the sites that are identified for redesignation and rezoning 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 farm labor mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal

County of Riverside General Plan

Housing Element 2013- 2021

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.

Street improvements are another infrastructure 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 run-off 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.

These parcels 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. As previously indicated, all parcels provided within the site inventory are located within water districts, which provides the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table H-51 have the appropriate infrastructure available in order to develop.

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.

Environmental Site Constraints on Housing

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.



County of Riverside General Plan

Housing Element 2013- 2021

In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

County of Riverside General Plan

Housing Element 2013- 2021

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's 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 which allow residential uses. Table H-52, Land Use Designations Summary, describes all the land use designations used within Riverside County General Plan, including those accommodating residential land uses.

The Community Centers designation provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic uses, recreational open space, and higher density residential uses. Community Centers are located along transit lines and major circulation facilities in order to enhance accessibility and to 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 Centers 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 of 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



County of Riverside General Plan

Housing Element 2013- 2021

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 County's analysis of our governmental constraints upon the maintenance, improvement, or development of housing for all income levels is detailed and specific in our opinion. The cumulative impacts generated from the development of affordable housing developments are small by comparison to market-rate projects. This is due to several factors, such as public-private partnerships, the County's Fast Track process and program, and an exemption from many County impact fees (such as developer impact fees, Open Space, etc.), but mostly in where most affordable housing units added during the last planning period were developed by the County or Riverside, the Redevelopment Agency, or the County's Housing Authority. These agencies are not subject to most constraints as identified with the Housing Element. The constraints of the utmost importance are land use implications, which the County understands are a constraint to the process and development of affordable units. These implications are parcels that require a zone change to a zoning classification that allows multifamily housing due to their inconsistency with the General Plan designation. In order to address these constraints, the County will develop a programmatic rezoning process to bring these parcels, incorrectly zoned under the site inventory, into conformity with the overlying General Plan designation. This program, in conjunction with the development of an affordable housing ordinance for private development applications, will employ significant steps to solve rezoning as a constraint for affordable housing development for both private and public entities.

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters are coordinated by the County Land Use Division and Economic Development Agency. The primary subsidy provided by the County remains the Fast Track Authority, in which processing time and fees are subsidized and in some cases exempted for the projects in question.

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 setback and height requirements relate well to the densities permitted. Lot size requirements also are reasonable.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-52 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 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)	1/2 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, and natural, archaeological, Native American, and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	Applies to public and private lands conserved and managed in accordance with adopted Multi-Species Habitat and other Conservation Plans. Must comply with GPA 1120 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.



County of Riverside General Plan

Housing Element 2013- 2021

Table H-52 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3}	Notes
	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 is 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 is permitted; however, intensive animal-keeping is discouraged.
	Low Density Residential (LDR)	1/2 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture and animal-keeping is 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 is permitted; however, intensive animal-keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	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.
	Highest Density Residential (HHDR)	20+ du/ac	Multifamily dwellings, includes apartments and condominium. Multi-storied (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 that 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 the 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.

County of Riverside General Plan

Housing Element 2013- 2021

Table H-52 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3}	Notes
	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 Planning 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 in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained 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 contained in the appropriate Area Plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	The Rural Village Overlay allows a concentration of residential and local serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted General Plan.)
Watercourse Overlay (WCO)	The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
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 Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.



County of Riverside General Plan

Housing Element 2013- 2021

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 amount of residential units in a given acre.

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

³ Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 1/2 acre. This 1/2 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and 1/2 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 while 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 a portion of 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 developed as an amenity such as a park or golf course. 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 within areas where the overall density typically would not accommodate housing products which may be 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.

Zoning Code

Under the zoning ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses. 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, (Zoning Ordinance) sets forth the classifications. Table H-53 summarizes residential uses allowed within these zones.

A great deal of mixed development is permitted in these residential zones; however, lot sizes are

County of Riverside General Plan

Housing Element 2013- 2021

generally no smaller than 7,200 square feet, unless recreational facilities are provided as part of the development. Lot sizes within a Specific Plan or Planned Residential Development (PRD) may vary from the typical 7,200-square-foot requirement, particularly for the higher density single-family detached and attached product types. Table H-53 summarizes allowable residential uses by zoning district and type of approval.

The Land Use Ordinance 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 which would not otherwise be allowed in other zoning districts.
2. Ensure the provision of open space as a part of the development.
3. Provide a greater diversity in housing choices.

The total number of dwelling units in a PRD may not exceed that which would be permitted if the project were a standard lot development. The height of buildings may not exceed the height permitted in the zone in which the project is located. There are also minimum standards for living areas. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located. 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), incentives and zoning requirements. 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 Element. The zone also has minimum lot size and open space requirements.

The R-6 zone was utilized in two County-assisted affordable housing developments. Amendments to the General Plan were made to convert existing commercial zoning to the R-6 zone for the Mission Villas Senior Apartments (1997) and the Mission LaRue Senior Apartments (2002-3). The R-6 zoning allowed the projects to exceed the maximum density of 16-20 du/acre and provide affordable housing at 24 dwelling units per acre and 20.5 dwelling units per acre, respectively. This zone is currently being reevaluated to increase its effectiveness.



County of Riverside General Plan

Housing Element 2013- 2021

County of Riverside General Plan

Housing Element 2013- 2021

Development Standards

Table H-53 Summary of Residential Zoning Requirements

Development Standards	R-1, R-1A, R-2	R-2A	R-3	R-3A	R-4	R-6****	R-A	R-R	R-R-O	R-T*****	R-T-R	R-D	A-1, A-2	A-P	A-P (Operations)	A-D	A-D (Operations)
Lot Dimensions																	
Minimum Lot Size (sf)	7,200	7,200	7,200	9,000	3,500	5,000	20,000	0.5 acres	0.5 acres	7200	40000	20,000	20,000	5 ac	5 ac	20 Ac	20 Ac
Minimum Lot Width	60	60	60	60	40	30	100	80	80	60	100	100	100	200	200	x	x
Depth	100	100	100	100	80	x	150	150	150	100	100	150	150	x		x	x
Setbacks																	
Front	50	20	10	10	10	10	20	20	20	20	20	20	20	20	50	20	50
Side	5*	5*	5	5**	5***	varies	5	5	5	5	5	10	5	10	25	10	25
Rear	10	10	10	10	10	10	10	10	10	5	5	5	10	10	25	10	25
Height																	
Feet	40	30	50-75	50-75	40 - 50	35-50	40	40	40	40	40	50-75	40	40	50-105	40	50-105
Floors	3	2	n/a	n/a	n/a	n/a	3	3	3	3	3	x	x	x	x	x	x

Notes:

Please note that this table is just a summary table. Please refer to Ordinance 348 (Zoning Ordinance) for specifics regarding development standards

*10 ft setback on corner lots

**20 ft. front setback for single-family. Setbacks are for buildings not over 35 ft. in height. See §18.18 for detached accessory building setbacks.

***Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side or rear yard except as provided in §18.19.

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

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

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



Zoning for a Variety of Housing Types

Table H-54 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	RT R	R-4	R-5	R-6	R-D	SP	C-1/ C-P	A-1	A-P	A-2	A-D	N-A	CV	W-1	W-2	W2 M	C-T	C-P- S	C-R	I-P
Second Dwelling Units ¹	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			SUP	A		SUP	SUP	SUP	SUP	SUP			SUP	SUP				
Apartment Houses						PP	PP	PP	cup			P		PP	PP	A														
Boarding, Rooming, Lodging Houses ²						PP		PP	PP						PP	A							PP		PP		PP		PP	
Congregate Care/Residential Facility ^{3,9}	PUP	PUP	PUP	PUP	PUP	PP / CUP	PP	PUP	PUP	PUP	PUP		PUP	PP	A	cup	PUP	PUP	PUP	PUP	PUP	PUP		PUP	PUP	PUP	PUP	PUP	PUP	PUP
Dwellings - Agricultural Mobile home ⁴	PP	PP			P										P	A		PP	PP	PP	PP	PP	PP		PP	PP				
Dwellings - Multiple, Apartment ⁵						PP	PP	PP	CUP			P		PP	PP	A														
Dwellings - One Family ^{6,7}	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A		P	P	P	P	P	P		P	P				
Emergency Shelter																														P
Migrant Agricultural Workers Mobile Home Park	CUP	CUP														A									CUP	CUP				
Mobile Home Parks ¹¹	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	A		CUP							CUP	CUP				
Mobile Home - Single Family ⁶	P	P	P	P	P	P	P	PP	P	P	P	P		pp	P	A		P	P	P	P	P	P		P	P				
Farm Labor Camp ¹²	CUP	CUP														A		CUP		CUP			CUP							
Planned Residential Development ¹⁰	P	P	P	P	P	P	P	P	P			P		pp		A														
Transitional and Supportive Housing ¹³																														

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

- The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 zone.
- A building where lodging and meals are provided for compensation for 6 but not more than 15 persons, not including rest homes.
- A housing arrangement developed pursuant to Ordinance No. 348, where non-medical care and supervision are provided, including meals and social, recreational, homemaking and security services.
- 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.
- A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.
- 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.
- Guest dwellings are allowed in all zones which permit single-family residential units provided the standards of §21.31 are met.
- Where a permitted and existing commercial use is established and the unit is a part of the approval.
- A Congregate Care Facility may be located in any zone provided that a Public Use Permit is granted pursuant to Section 18.29 of Ordinance 348.
- 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, which may include recreational and public buildings intended primarily for the use of the residents of the project, within the development.
- 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 home 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 or mobile home park.

County of Riverside General Plan

Housing Element 2013- 2021

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

13. Action 1.5c is included to amend the Zoning Ordinance to allow transitional and supportive housing types as a residential uses and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone

Note: Please refer to Ordinance 348 (Zoning Ordinance) or the respective Specific Plan for allowable uses and development requirements.

Source: Riverside County Planning Department – Ordinance No. 348 (Zoning Ordinance)



County of Riverside General Plan

Housing Element 2013 - 2021

Multifamily Units

The County recognizes the importance of multifamily units in meeting affordable housing needs and providing residents with a variety of housing choices. Among the multifamily units permitted in the County are included but not limited to, two-family, multifamily, bungalow courts, and apartment units.

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.

A mobile home 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 (Table H-54). In all zones where manufactured homes are permitted "by right" or through the issuance of a Conditional Use Permit (CUP), there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are not onerous and are similar to requirements of surrounding cities and counties.

Second Units

Second units also provide opportunities to provide affordable units. Second units are currently allowed where the lot is zoned for a one-family dwelling as a permitted use (without a discretionary permit), and the lot is at least one acre in size, but does not allow second units on lots located within a PRD or located within the R-6 zone. Under the Land Use Ordinance, second units may be occupied by any person without rent, but if rented, an annual certification by the property owner is required, certifying that the renter is of low or moderate income as defined by Section 50093 of the Health and Safety Code.

The County has amended Ordinance 348 (Zoning Ordinance) to permit second units on residential lots zoned for single-family or multifamily residential use, subject to issuance of a second unit permit. This provision was made in response to State of California legislation promoting additional housing opportunities for elderly relatives and rental purposes. The ordinance requires property

County of Riverside General Plan

Housing Element 2013 - 2021

owners to submit an annual certification that the second units are being offered without rent (for relatives, for example) or rents in the low to moderate income range based upon HUD statistics.

Ordinance No. 348 does not require any excessive restrictions that would be a constraint to the development of second units.

Congregate Care Facilities

The Land Use Ordinance also addresses special needs groups. It provides for congregate care residential facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, congregate care residential facilities are a housing arrangement where non-medical care and supervision are provided as well as meals and social, recreational, homemaking and security services. Congregate care residential facilities with six or fewer persons are permitted “by right” in all residential zones. Congregate care residential facilities with seven or more persons are subject to a Public Use Permit (PUP) and CUP, depending on the zone and land use designation.

Farm Worker Housing

Farm worker housing is allowed with a CUP in the following zones: Rural Residential (R-R), Rural Residential, Outdoor Advertising (R-R-O), Light Agriculture (A-1), Heavy Agriculture (A-2), and the Citrus Vineyard (C-V) zoning classification. However, to comply with Health and Safety Code Sections 17021.5 and 17021.6, the County has included Action 1.3b that states: 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.

The County of Riverside Economic Development Agency (EDA) sponsored an amendment to Ordinance 348 (Zoning Ordinance which promotes a fast track status to farm worker housing. In short, the amendment 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 187 days for the average CUP application and an average cost of \$37,000. For example, Conditional Use Permit No. 3645 is a proposal for farm worker housing for very low- and low-income agricultural workers. The project was submitted to the County of Riverside on May 27, 2010 and was approved, i.e., entitled, by August 2011, for a total of 15 months at a cost of \$33,630.30. While this time frame and cost is above average, the project is not located within an established water district and currently faces significant water conveyance and quality issues that impact the public welfare of the existing community. The project proposes to rectify these infrastructure concerns as they have already upgraded the existing property to alleviate the



County of Riverside General Plan

Housing Element 2013 - 2021

majority of the water quality concerns. This project is an example of even the most complex of planning- and infrastructure-related concerns being associated with a project that still is able to come to fruition.

Emergency Shelters, and Transitional and Supportive Housing

In the current Land Use Ordinance, emergency/transitional shelters with six or fewer or County-owned shelters are exempt, and emergency/transitional shelters with more than six beds are classified as a congregate or group facility and implicitly included as such in the zoning code. Shelters or transitional housing with seven or more beds are subject to a CUP or PUP.

The process for the CUP and the PUP are the same. A CUP is used for projects not requiring a state license or permit. The PUP applies to projects of this type requiring a license or permit from the State of California. Discretionary permits like these are subject to review under the California Environmental Quality Act (CEQA). Unless a project is found to be exempt during its preliminary review, CEQA would require an initial study to be prepared. If there are no potential environmental impacts or the impacts are less than significant, a negative declaration would be prepared. If there are potentially significant environmental impacts and those impacts can be mitigated to less than significant, a mitigated negative declaration would be prepared. If the proposed project may have a significant effect on the environment, an environmental impact report would need to be prepared. The County also prepares conditions of approval and a staff report prior to noticed public hearings before the appropriate hearing body.

Emergency shelters. 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 and vacant warehouses. Currently the County has 181 vacant parcels available for an emergency shelter. These parcels range in size from less than an acre to 295 acres (average parcel size of 12 acres). In addition to available vacant land, the County has 132 sites with available warehouses that would be appropriate for an emergency shelter, ranging in size from 290 square feet to 800,000 square feet (average square footage of 25,000).

The County has objective development and management standards that are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards can be found in ordinance 348.

Transitional and Supportive Housing. In order to comply with SB 2 requirements, the County has included the Action 1.5c which states that Transitional and supportive housing types will be treated as a residential use and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The County will do the following: (1) add the

County of Riverside General Plan

Housing Element 2013 - 2021

current definition of transitional housing and supportive housing consistent with Health and Safety Code Sections 50675.14 and 50675.2; and (2) list these as permitted uses within residential zones.

Housing for Persons with Disabilities

In compliance with SB 520, a complete evaluation of the County's zoning laws, practices, and policies was done as part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Action 3.3a has been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations**—Currently the County's ordinance does not contain a reasonable accommodation procedure. Action 3.3a states that the County will develop a policy 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.
- **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 those areas which 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 that there shall be a 2,000-foot separation requirement 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 states: "An individual or two or more persons related by blood, marriage, adoption, or other established civil union, or a group of not more than five unrelated persons, living together as a single housekeeping unit." The County has included action 4.1b to update its definition of family.

Extremely Low Income Households

Extremely low-income households typically comprise 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. Assembly Bill 2634 (Lieber, 2006) 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.

Action 3.5b states that the County will amend its zoning ordinance to explicitly define and allow



County of Riverside General Plan

Housing Element 2013 - 2021

for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, Action 1.1i 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 writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the 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 mentally disabled (Actions 1.4a, 1.4c, and 1.4d). 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, however, parking can constrain the development of housing. For every parking space that is required, there is that much less land 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 to be a constraint to the development, improvement, and maintenance of housing. The current standards (see Table H-55) 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. In an effort to assist with the development of housing affordable to lower-income households, the County will continue to allow for parking reductions for affordable projects and will review possible parking alternatives to ensure parking requirements are not a constraint to the development of housing (Action 1.2d).

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-55 Residential Parking Requirements		
Type of Residential Development	Required Parking Spaces	Comments
Single-Family:	2 spaces/unit	
Second Units:	2 spaces/unit	May have a carport depending upon compatibility with surrounding uses.
Multifamily:		
Single bedroom or studio	1.25 spaces/unit	In addition, 1 space/employee ¹
Two bedrooms/unit	2.25 spaces/unit	
Three or more bedrooms/unit	2.75 spaces/unit	
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)
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

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.

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

Source: Land Use Ordinance of Riverside County No. 348

The County's Land Use Ordinance assigns parking standards with the intent to promote efficient land use as well as 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 for dwelling units containing more than two families. 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 translate into a reduction in acreage required for parking spaces and an associated reduction in land cost. Shared parking could be used as an incentive to the provision of higher density and affordable housing.

A multifamily project that was approved September 28, 2010 on 0.41 acres and proposed eight residential units (19.5 d.u.s/ac) complied with the parking standards as prescribed by the County



County of Riverside General Plan

Housing Element 2013 - 2021

Ordinance 348 (Zoning Ordinance) as specified for high density housing development while being able to maximize overall density of nearly 20 dwelling units per acre. With that being said, the County, and as previously stated, is considering the development of an affordable housing ordinance that will more effectively implement the state’s density bonus program, as well as facilitate affordable housing development in the County. As part of this ordinance, the County intends to develop parking standards specific designed for projects that meet the income requirements of affordability in the County.

Density Bonus

Beyond local requirements, state law allows a developer to increase the density of a residential development up to 35 percent when the development includes either 11 percent very low-income units, 20 percent low-income units or 40 percent moderate-income units (Gov. Code Sec. 65915 and SB 1818). Table H-56 shows the density bonus required by state law for providing a given percentage of units affordable to those with very low, low and moderate incomes.

Table H-56 Density Bonus					
Income Level	Percent of Project Made Affordable	Density Bonus	Additional Density Bonus for Every 1% Increase in the Number of Affordable Units Above the Initial Amount Up to the Maximum	Maximum Density Bonus	Percent of Project Made Affordable to Receive Maximum Bonus
Very Low	5%	20%	2.5%	35%	11%
Low	10%	20%	1.5%	35%	20%
Moderate (Applies to Condominiums and Planned Residential Developments Only)	10%	5%	1.0%	35%	40%

Source: Gov. Code Section 65915 and SB 1818

As the percentage of affordable units increases, Government Code Section 65915 requires the County to grant increasing concessions or incentives to the developer. These concessions and incentives may include reductions in zoning standards, development standards, design requirements, mixed-use zoning, and other incentives reducing 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.

County of Riverside General Plan

Housing Element 2013 - 2021

Design Standards

Design guidelines were initially developed by the Transportation and Land Management Agency (Planning Department) for the Rubidoux Village Area. Later, design guidelines were created for the Second, Third, and Fifth Supervisorial Districts. With the exception of commercial development, these district guidelines have been supplanted by the Countywide Design Standards and Guidelines.

These guidelines were adopted 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.

The Transportation and Land Management Agency has also assisted five communities in the Coachella Valley and three communities in western Riverside County to capture and articulate the communities' vision for themselves and develop guidelines to promote a unique and lasting sense of place for these communities. The communities in the Coachella Valley having guidelines are Bermuda Dunes, Desert Edge, Mecca, Thermal, and Vista Santa Rosa. The communities or areas in the 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.

Generally, affordable housing approved in the unincorporated County has been multiple-family in nature. With the exception of the Mecca Design Guidelines, none of the other guidelines provide guidance for multiple-family development at this time. The Mecca Design Guidelines for multiple-family homes encourage techniques which reduce perceived size and scale of these larger buildings as well as incorporate features which 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.



County of Riverside General Plan

Housing Element 2013 - 2021

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

Discussions with the development community have identified only three items which have increased market rate housing cost. These are:

- Tile roofs
- Masonry walls on interior lot lines
- Decorative masonry walls extending from the lot line fences or walls to the side of the houses, separating the front and back yards, called "return" walls

These discussions have revealed the following information:

1. Market rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. So this requirement results in no added cost to market rate housing, and, as stated above, does not apply to affordable housing.
2. The interior masonry walls do add to the cost of market-rate units. However, these have not been required on affordable housing. The builders in several situations involving market rate housing have also had the requirement waived upon request.
3. The decorative masonry return walls add cost to market-rate housing, depending on the length of the wall (which should be as little as 5 feet) and the type of gate material used on one side.

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 waivers to those 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.

Through the periodic amendment of Ordinance No. 457, Building Codes and Fees, Riverside

County of Riverside General Plan

Housing Element 2013 - 2021

County establishes its local building codes, incorporating 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. Through a review of all applicable building code amendments approved by the County Board of Supervisors during the plan period, none have impacted the development process, cost, 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 one foot above the adjacent ground.
3. Sloping lots shall have a finished floor elevated a minimum of one foot above the finished pad elevation measured at the upstream edge of the structure.
4. Where the lot drains towards the adjacent road or is subject to water impound behind an adjacent road, the finished floor shall be elevated a minimum of one foot above the center line of that adjacent road.
5. The submission of a building permit shall be subject to a deposit-based fee.

Americans with Disabilities Act—The County's building code requires that new residential construction comply with the federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to persons with disabilities. Provisions of fully accessible units may also increase the overall project development costs. Unlike the Uniform Building Code, however, enforcement of ADA requirements is administered under federal law.

The ADA Standards for Accessible Design, or the "ADA Standards," refer to the requirements necessary to make a building or other facility architecturally (physically) accessible to people with disabilities. The ADA Standards identify what features need to be accessible, set forth the number of those features that need to be made accessible, and then provide the specific measurements, dimensions, and other technical information needed to make the feature accessible.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current standards. These regulations, however, provide minimum standards that must be complied with to ensure the development of safe and accessible housing.



County of Riverside General Plan

Housing Element 2013 - 2021

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 as these services are required to ensure that development is constructed according to established codes and standards.

The County sets forth varying levels of improvement standards that are dependent upon the lot size and density of a particular development. 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 R-O-W landscaping, 8-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage. Water, sewer, and drainage facilities are traditionally not under the direct control of the County. The County of Riverside coordinates with several water and sewer districts that directly administer the construction of water and sewer improvements. These improvements, for a high density/affordable housing project, typically require both potable and reclaimed water systems. With respect to flood control and drainage facilities, these on-site improvements are under the direct control of either the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District (CVWD). On-site drainage facilities can range from 24 inches to 72 inches in diameter depending upon site conditions. These and other site improvement costs are typical of unincorporated jurisdictions in California and do not impose a significant constraint on the development of housing within the unincorporated areas of Riverside County. The County does not impose any unusual requirements as conditions of approval for new 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 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 waivers as an incentive to produce affordable housing could adversely affect the General Fund. However, for high priority

County of Riverside General Plan

Housing Element 2013 - 2021

affordable housing projects, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process. This method of reducing some of the processing costs associated with affordable housing projects will continue to be utilized in the future on a case-by-case basis to help address barriers to affordability.

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.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-57
Recent Representative Project Development Fees**

Department	Fees	Amount
Building & Safety	BRS & BNR Plan Check & Building Permit Inspection Fees* (<i>*Deposit Based</i>)	\$72,574.42
	NPDES Inspections Fee* <i>*Included in Deposit Based Grading Permit.</i>	\$4,714.13
	Grading Bonds	\$22,500.00
	Geo-tech Soils Report	\$1,897.20
Transportation	Encroachment Fees	\$200.00
	Street Light Plan Review & Inspection	\$91,095.12
	Annexation Fees into Lighting Landscaping & Maintenance Dist.	\$2,500.00
Dept of Public Health, Industrial Hygiene	Acoustical Study Review Fees	\$500.00
Coachella Valley Water Dist	Plan Review Fees for Water & Sewer	\$3,572.00
	Drainage Plan Submittal Review	<i>Transportation Dept. review</i>
Fire Dept.	Fire's Building Plan Check Fee <i>*\$1,056.00/Bldg. Permit Deposit-Based</i>	\$13,728.00
TLMA	Development Impact Fees* ORD. 659 <i>*\$2,481/Dwelling Unit</i>	\$200,961.00
	Open Space Mitigation Fee ORD. 875 <i>*\$1,284/Dwelling Unit</i>	\$104,004.00
	TUMF Fee ORD. 673 <i>*\$1,2760.80/Dwelling Unit TUMF Exempt if Determined Low-Income Housing</i>	\$103,420.80
Planning Dept., Landscaping Section	Landscaping Minor Plot Plan Fees* <i>*Deposit Based</i>	\$2,040.00
Total Fees		\$623,706.67

County of Riverside General Plan

Housing Element 2013 - 2021

Planning, Surveyor and Building Fees

The County has an established fee schedule, effective as of January 11, 2010, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, Ordinance No. 659.7 and CEQA.

The County acknowledges that fees and the requirements for CUPs are potential constraints to development of housing affordable to farm workers and very low-income households, as are any requirements for expenditures of funds by these persons or households. The 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 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).

Plot Plan No. 24228 is a proposal for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building, and 217 parking spaces on 14.2 acres. Information has been previously presented herein that demonstrates the comprehensive amount of planning fees that are required for such a project. Plot Plan No. 24228 is being presented as an example of a privately entitled affordable housing project in order to establish an appropriate baseline for calculating the total impact of development fees and exactions placed onto such projects by the County of Riverside. This is important to recognize as publically developed projects do not incur the amount of fees typically required of privately developed projects

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 Fish and Game Fees, and selected miscellaneous fees, are subject to an additional 2.0% 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 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



County of Riverside General Plan

Housing Element 2013 - 2021

such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$70.80 to \$869.24. 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 \$131 to \$5,401.82 depending on permit type. Lastly, mobile home permit fees can either be fixed or deposit-based depending on the type of permit. Mobile home fixed-fee permits range from residential mobile home permits (\$196.53) to permanent foundation permits (\$295.27). Mobile home deposit-based fee permits range from residential site preparation permits to residential factory built permits, which range from \$508.96 to \$679.5, respectively.

County Mitigation Fees

In addition to the aforementioned fees, the County assesses various mitigation fees in order to help mitigate development occurring within 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 Mitigation 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 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 \$3,598 to \$7,280 per unit depending on location, physical terrain, and 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 of right-of-way, and constructing of transportation improvements required by the year 2010 in the Coachella Valley. This fee is required of only those land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average

County of Riverside General Plan

Housing Element 2013 - 2021

weekday trips generated by a particular development. Trip generation rates are calculated at \$192 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 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 2009 Nexus Study. The fee is imposed on new developments that treat impacts on traffic and the need for improvements. TUMF fees range from \$8,873 per single-family residential unit to \$6,231 per multifamily residential unit. Given the current economic and development trends, a temporary 50 percent reduction in TUMF fees was approved, commencing on January 1, 2010 and ending on December 31, 2010. This was done in order to encourage development in western Riverside County by lowering the costs of development. 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 the financing of 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 ranges from \$859 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre to \$2,354 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. 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 \$235 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and \$1,284 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



County of Riverside General Plan

Housing Element 2013 - 2021

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 has created a program establishing areas of benefit and determining fees to be collected to finance the construction (and all preliminary design acquisition and contract administration costs) of bridges and major thoroughfares to serve each area. Residential developments within an established area of benefit pay the mitigation fee per dwelling unit. There are currently four Road and Bridge Benefit Districts established for Riverside County: Southwest; Mira Loma; Menifee Valley; and Scott Road. Each district is broken into various zones which determine the fee amount. Fee amounts are then adjusted for any TUMF credits that have been given for the development project. The fee amount ranges from \$0 per dwelling unit in Zone E4 of the Menifee Valley District for residential development to \$5,074 per dwelling unit in Zone E1 of the Menifee Valley District. The Mira Loma District is the only district where fee amounts for residential developments are separated by single-family residential and multifamily residential. Single-family residential fees within the Mira Loma District range from \$884 per dwelling unit to \$2,681 per dwelling unit. Multifamily residential fees within the Mira Loma District range from \$417 per dwelling unit to \$1,857 per dwelling unit. Refer to Riverside County Ordinance No. 460, section 10.30 for further information.

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 H-58.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-58
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	\$12.00 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 17 Area Drainage Plans (ADP), with fees ranging from \$131 per unit in the Winchester/North Hemet ADP to \$12,636 in the Homeland/Romoland 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 \$1,877 per



County of Riverside General Plan

Housing Element 2013 - 2021

unit. Coachella Valley Water District typically assesses \$1,600 per single-family unit for water service, and \$9,600 for a multifamily unit.

Comprehensive Mitigation Fee Review

The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in September 2001, and will be subsequently 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 Comprehensive Mitigation Fee Review study, which was approved by the Board of Supervisors on November 11, 2006. The Comprehensive Mitigation Fee Review study and fee exemptions under Ordinance No. 659, including Table H-47, Other Mitigation Fees, centers only on those 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 permits; 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; and g) construction of a residential unit replacing a residential unit which has been acquired by the Metropolitan Water District of Southern California for purposes of constructing Diamond Valley Lake. In addition, the fees would be reduced by 33.3 percent for senior citizens' residential units.

Ordinance No. 659 establishes development mitigation fees already exempted:

(a) 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; (b) the location or installation of a mobile home, without a permanent foundation, on any site; and (c) construction of any residential units in the Palo Verde Valley. It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a CUP; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. Except for the amount of the fee and the review body, the plot plan review process is similar to the CUP review process in that CEQA review occurs and conditions are imposed that must be fulfilled before the project can be built or occupied.

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-59 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 about \$300 more in the Eastern County Area Plans than the Western County Area Plans. This is due in part to the different population densities of the two regions but also reflective of the Countywide effects of Proposition 13 that limited property taxes to 1 percent, resulting in an increase of infrastructure costs borne by the developer.

An update to the development mitigation fees was adopted by the Board of Supervisors on September 11, 2006, which went into effect November 11, 2006. The fees were adjusted for increases on the Consumer Price Index; however, fees were reduced overall for transportation projects funded by TUMF.



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-59 Developer Impact Fee Summary by Area Plan

Developer Impact Fee by Area Plans Commencing 11-11-06	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
EASTERN COUNTY		
Western Coachella	\$6,481	\$5,211
Desert Center	\$4,575	\$3,855
Palo Verde Valley	\$7,098	\$5,658
Eastern Coachella	\$7,280	\$5,815
WESTERN COUNTY		
Jurupa	\$4,613	\$3,842
Highgrove	\$3,628	\$3,064
Reche Canyon/Badlands	\$3,628	\$3,064
Eastvale	\$4,057	\$3,413
Temescal Canyon	\$4,416	\$3,700
Lake Mathews/Woodcrest	\$5,142	\$4,262
March Air Reserve Base*	\$3,598	\$3,039
San Jacinto Valley	\$4,395	\$3,810
REMAP	\$3,598	\$3,039
Lakeview/Nuevo	\$3,847	\$3,236
Mead Valley	\$6,265	\$5,187
Elsinore	\$4,221	\$3,536
Highway 74/79	\$3,598	\$3,039
Sun City/Menifee Valley	\$5,185	\$4,293
Southwest (SWAP)	\$3,637	\$3,071
The Pass	\$4,956	\$4,238

**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.*

On July 21, 2009, the Riverside County Board of Supervisors adopted an amendment to Ordinance No. 659.8, An Ordinance of the County of Riverside, Establishing a Development Impact Fee Program. The ordinance amendment allows for a 50% reduction in the development impact fee for up to one year. The decrease in the fees became effective on Thursday, August 20, 2009. The reduction in fees was in response to the economic downturn being faced by many counties within the United States and an effort to boost development within the County of Riverside.

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

County of Riverside General Plan

Housing Element 2013 - 2021

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 amount of staff available to administer the processing tasks, as well as the complexity of the project.

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 timeline, particularly if environmental impact reports are required. Table H-60 provides a list of the average processing times for various procedures from application to Board of Supervisors consideration of a project and approval.

Table H-60 Local Development Processing Timelines	
Item	Approximate Length of Time From Submittal to Public Hearing
Conditional Use Permit	9 - 12 months
Plot Plan*	6 - 9 months
Specific Plan	12 - 15 months
Tentative Tract Map/Parcel Map/Subdivision	9 - 12 months
Variance	6 months
Zone Change	6 months
General Plan Amendment	12 - 15 months
Environmental Documentation (EIR)	12 - 15 months

**Average time frame for all types of plot plans, not specifically associated with affordable housing*

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months. Review times differ on a case-by-case basis 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, where 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 do not take into consideration those permits that may subsequently be required from other departments, such as Building and Safety, which may take additional time.



County of Riverside General Plan

Housing Element 2013 - 2021

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 within 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. Please see the attached project, Palm Desert Development affordable housing project (PP24228, PM36217, and CZ07717), as an example of privately pursued affordable housing projects in Riverside County.

SB 375 Sustainable Community Plan

In 2008, the California Legislature passed and the Governor signed SB 375, which mandates creation of a strategy that guides development toward transportation infrastructure improvements so as to reduce vehicle miles traveled and, thereby, reduce the amount of greenhouse gases released into the atmosphere. The strategy is based upon the projected successful attainment of greenhouse gas reduction targets established by the California Air Resources Board for the six-county SCAG region. The bill also extends the Regional Housing Needs Assessment's five-year cycle to an eight-year cycle once a strategy is adopted and if the Housing Element continues to be certified in a timely fashion. Since the SB 375 process will establish regional greenhouse gas emissions reduction targets in concert with the Regional Transportation Plan, it is conceivable that development patterns could shift to meet the regional targets with the possible consequence that development in Riverside County might be reduced. While it is too early in the implementation process of SB 375 to accurately predict outcomes from the legislation, its implementation could become a constraint on the creation of affordable housing in Riverside County.

County of Riverside General Plan

Housing Element 2013 - 2021

NON-GOVERNMENTAL CONSTRAINTS

Environmental Constraints

The physical environment places numerous constraints on various types of development including housing. Development activities both impact the environment and are impacted by the environment. For example, a housing development may destroy habitat or increase water runoff on neighboring property. Conversely, a housing development built on or adjacent to a fault line may suffer damage in an earthquake. Large portions of the County have one or more environmental constraints including flood-prone areas, areas of potential seismic hazard, areas of excessive slope, conservation areas, Native American, historic, and/or archaeological resources, areas with 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 necessary requirements. While 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. CEQA 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 facilities 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 adds to housing development costs in the following ways (not all projects require all these costs):



County of Riverside General Plan

Housing Element 2013 - 2021

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

Infrastructure Constraints

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 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 network of man-made and public-owned facilities, such as roads, water, drainage, and sewage facilities, create the internal framework of communities in Riverside County. The timing and pattern of the improvement and/or extension of these facilities impacts the distribution and density of land uses. Some infrastructure improvements, most notably roadways, water, and sewer systems, play a major role in the determination of the location, intensity, and timing of future development. The General Plan Land Use Element requires that capital facilities be made available to future housing sites. The implementation program of the Housing Element must identify adequate sites that will be made available through appropriate land use designation and zoning/development standards. The sites need to have adequate supporting public services and facilities to promote and encourage the development of a variety of housing for all income levels. The location of major circulation systems, sewer facilities, water trunk lines and pumping stations, etc. within the County can also impact communities and cities both within and adjacent to the County by encouraging or impeding the direction of growth.

The infrastructure required in Riverside County varies widely from region to region.

County of Riverside General Plan

Housing Element 2013 - 2021

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 (see Eight-Year Action Plan, Chapter 6).

The majority of improvements in the infrastructure backbone systems in the County have been occurring within and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded within and adjacent to existing urbanized areas, usually within the spheres of influence of cities. Areas within the County’s jurisdiction that are within a municipal sphere of influence have generally been analyzed as part of their General Plans, 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 contained within a service area, most often sewer services, operated by a city.

In primarily 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 is 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 contribute to the range of factors which affect the affordability of a project.

The County only identified available parcels within 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 within the County. In Table H-61, the County has summarized the capacity of each water district providing services to the unincorporated County compared to the proposed number of units after the rezone and redesignation of each Area Plan to



County of Riverside General Plan

Housing Element 2013 - 2021

meet the County's RHNA. Table H-61.1 breaks out each Area Plan and shows the water and minor water district provider for that area. While full capacity is difficult to quantify, the County believes that based on current development trends, coupled with its plans for the need of future water and wastewater capacity that will occur as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. It is also safe to assume that affordable housing projects are typically built where public services are available, thus also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not a constraint to development, the County has included Action 1.2h to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-61 Water and Sewer Providers, 2013

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District		29,600	13,500
Lee Lake Water District		1,700	1,700
Coachella Valley Water District	31,862	81,800	8,100
Mission Springs Water District		7,800	3,300
Western Municipal Water District	3,915	17,100	3,300
Desert Water Agency	3,641	16,800	300
Yucaipa Valley Water District		10,000	15,100
Elsinore Valley Water District		27,200	31,200
Rubidoux Community Services District		6,000	5,600
Beaumont Cherry Valley Water District		6,600	Septic
Pine Cove Water District		1,000	Septic
Lake Hemet Municipal Water District		1,300	--
Eastern Municipal Water District	20,331	135,000	230,000
Palo Verde Irrigation District		¹	n/a
San Gorgonio Pass Water Agency ²	4,170	124	Septic--

Source: Riverside County

¹ Water is currently only provided for agriculture uses, but as development occurs, this could be a viable source for residential projects. This has occurred within other water districts.

² As homes are built more connections will be available.



County of Riverside General Plan

Housing Element 2013 - 2021

<u>Table H-61.1 Water and Sewer Providers by Area Plan</u>			
<u>Area Plan</u>	<u>Water Provider</u>	<u>Minor Water District Provider</u>	<u>Total All Units</u>
<u>Eastern Coachella Valley</u>	-	-	<u>23,629</u>
Mecca Town Center	CVWD	Mecca Sanitary District	13,388
North Shore Town Center	CVWD	-	2,227
Oasis Town Center	CVWD	-	4,649
Thermal Town Center	CVWD	Thermal Sanitary District	3,365
<u>Elsinore</u>	-	-	<u>1,407</u>
Lee Lake Community	WMWD	Elsinore Valley Municipal Water District	1,200
Meadowbrook Town Center	WMWD	Elsinore Valley Municipal Water District	207
<u>Harvest Valley/Winchester</u>			<u>4,684</u>
Winchester Community (West)	EMWD	-	1,606
Winchester Town Center	EMWD	-	3,078
<u>Highgrove</u>			<u>2,508</u>
Highgrove Town Center	WMWD	City of Riverside Water District	2,508
<u>Lakeview/Nuevo</u>			<u>11,324</u>
Lakeview Town Center	EMWD	-	9,435
Nuevo Community (Western Area)	EMWD	-	1,889
<u>Mead Valley</u>			<u>3,891</u>
Good Hope Community	EMWD	-	782
Mead Valley Town Center	EMWD	-	495
Mead Valley Community (I-215/Nuevo Rd Vicinity)	EMWD	-	2,614
<u>Southwest</u>	-	-	<u>432</u>
French Valley Airport Vicinity	EMWD	-	432
<u>Temescal Canyon</u>			<u>0</u>
Home Gardens Town Center	WMWD	Home Gardens Sanitary District	0
		Home Garden County Water District	0
<u>The Pass</u>	-	-	<u>4,170</u>
Cabazon Town Center	SGPWA	Cabazon County Water District	4,170

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-61.1 Water and Sewer Providers by Area Plan

<u>Area Plan</u>	<u>Water Provider</u>	<u>Minor Water District Provider</u>	<u>Total All Units</u>
<u>Western Coachella Valley</u>			<u>11,874</u>
<u>Desert Edge/Southeast Desert Hot Springs Community</u>	<u>CVWD</u>	-	<u>267</u>
	<u>DWA</u>		
<u>I-10/Haugen Lehmann Ave Community</u>	<u>DWA</u>	<u>Mission Springs Water District</u>	<u>201</u>
<u>North Palm Springs Community</u>	<u>DWA</u>	<u>Mission Springs Water District</u>	<u>2,815</u>
<u>Rushmore/Kimdale Community</u>	<u>DWA</u>	<u>Mission Springs Water District</u>	<u>624</u>
<u>Thousand Palms Community (I-10/Cook St. Vicinity)</u>	<u>CVWD</u>	-	<u>1,015</u>
<u>Thousand Palms Town Center</u>	<u>CVWD</u>	-	<u>6,951</u>
<u>Total</u>	-	-	<u>63,919</u>

Source: Riverside County, 2016

Water and Sewer

The operation of community water and wastewater distribution, collection, and treatment systems is typically undertaken by public agencies. Public water and wastewater services are carried out by a combination of:

- Regional agencies which serve several communities and cities.
- City-operated collection and treatment facilities serving the area within the city and sometimes adjacent cities and unincorporated areas.
- Special districts serving unincorporated communities.

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.



County of Riverside General Plan

Housing Element 2013 - 2021

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 areas within Riverside County 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 system, package wastewater treatments plants, or alternative systems may be required. The County generally does not require an individual unit which is proposed to be located more than 200 feet from an existing sewer line to connect to the existing system. 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 Northwest 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 also 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 within their respective service areas are also handled by these districts/agencies.

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 have the current capacity to meet demand, and adequate capacity to expand to meet projected demand. Both the Rubidoux and Edgemont CSDs have already sized their current facilities to meet future development needs. It is reported that current facilities and/or infrastructure are in good operating condition.

Southwestern Riverside County—The Southwest 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. Wildomar incorporated on July 1, 2008.

Primary water and sewer providers include EMWD, WMWD, Rancho California Water

County of Riverside General Plan

Housing Element 2013 - 2021

District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD 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 the service districts, they have adequate capacity to meet current demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

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. Sun City/Meniffee incorporated on October 1, 2008 as the City of Meniffee.

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 those 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 current capacity to meet demand and adequate capacity to expand 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 amount of customers with a 10-square-mile area. The San Gorgonio Pass Water Agency provides water for groundwater recharge, as well as supplemental domestic water supplies to the cities of Banning, Beaumont-Cherry Valley Water District, and Yucaipa Valley Water District. 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 within 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 High Valley Water District reports that its infrastructure is currently in the process of being upgraded. The Cabazon Water District recently incorporated with another water agency with facilities that



County of Riverside General Plan

Housing Element 2013 - 2021

are less than adequate, and will require upgrading and improvement in the future.

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

The principal water agencies in this area are: the Fern Valley Water District; Idyllwild Water District; Pine Cove Water District; and Pinyon Pines County Water District. No sewer agencies exist in the Mountains Area. As such, sewer services are provided through septic systems. The Fern Valley Water District operates as a California water district which 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 the furnishing of 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, Thousand Palms, and others.

The principal water and sewer agencies serving the Coachella Valley are the Coachella Valley Water District (CVWD), Valley Sanitary District, and the Desert Water Agency. In addition, a number of small agencies with fewer than 200 water connections serve portions of the Coachella Valley. 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.

All of the water and sewer districts serving the Coachella Valley report that they have the current capacity to meet demand, as well as adequate capacity to expand to meet projected demand. Current facilities and/or infrastructure were reported to be in good operating condition.

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 and surrounding unincorporated areas. The City is considering taking over several

County of Riverside General Plan

Housing Element 2013 - 2021

County service areas located in the unincorporated areas of Ripley and Mesa Verde Colonias to provide water and sewer services.

The City of Blythe's facilities are currently adequate to meet current demand. The City currently operates one secondary wastewater treatment plant. Domestic water is obtained by 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. The City of Blythe is in the process of analyzing the needs and projecting potential demand.

Adequacy of Current Facilities—With the majority of growth projected to occur in western Riverside County and the Coachella Valley region, strong increased demands will be placed on the water and sewer infrastructure of these areas. These areas are able to meet current demands and are prepared to expand to meet future needs. There are, however, three areas within the County where infrastructure improvements may be required. While water demands are currently being met, the Eastern Desert and Palo Verde Valley areas are in need of more centralized facilities for additional development to occur. Sewer infrastructure within the County 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 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 projected demand. These infrastructure conditions may pose a constraint to housing development. The Eight-Year Action Plan (Chapter 6) includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements.

Standard Septic Permit Process and Procedures for Septic Systems

A standard Single-Family Residential (SFR) home that requires sub-surface wastewater disposal is required to conform to the following process.

An Onsite 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



County of Riverside General Plan

Housing Element 2013 - 2021

- Registered Engineering Geologist
- Registered Environmental Health Specialist

The report must include the necessary property and technical information as specified on pages 13-17 of the OWTS Technical Guide Manual. A Plot Plan, with the OWTS report as specified above, shall be submitted to the Department of Environmental Health with a deposit-based fee of \$89.00 per parcel. A deposit-based fee of \$600 per parcel is required if inspection of the system is also deemed necessary.

The average time frame for Plot Plan review and decision is two to three weeks.

Drainage

The Riverside County Flood Control and Water Conservation District has established 17 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. 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 connection to improve systems not warranted.

Circulation

Current transportation conditions are directly related to a combination of economic events and social changes that have occurred over the past two decades. Residential and industrial land in Los Angeles, Orange, and San Diego Counties are nearing saturation. As a result, development has spread outward to Riverside County as it is the next region with undeveloped acreage. The County is growing from a collection of small cities and unincorporated communities with a largely agrarian base to an area with multiple centers of economic activity and a large tourism base. The rapid growth in employment and population has increased the number of trips on the freeway and arterial highway systems. This intense travel demand has reduced level of service on significant portions of the system. In particular, severe congestion and low travel speeds during peak travel hours are experienced in the rapidly developing Western Riverside County and portions of the Coachella Valley.

One of the most visible effects of rapid growth has been in the circulation system. The ability to move on streets and highways is projected by regional planning agencies and the California Department of Transportation (Caltrans) to become substantially worse as more traffic is generated and the ability to finance improvements is uncertain. While additional facilities are needed, the majority of funding for roads and highways is now being spent on maintenance. As a result, developers are often required to install the needed roadway system upgrades to accommodate development and growth, which significantly adds to the costs of the project.

County of Riverside General Plan

Housing Element 2013 - 2021

and is subsequently passed on to the homeowner, renter, or property owner. The TUMF program and the extension of the Measure A half-cent transportation sales tax are expected to significantly increase investment in the circulation system.

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 within small geographic regions. Factors affecting the costs of land include overall availability within a given sub-region; 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 larger tracts of land. Smaller and more expensive parcels are located closer to urbanized areas.

Since land costs in the unincorporated County are typically reflective of their location within the western or eastern part of the County, and similar to jurisdictions within those areas, the following average land costs were identified based on other jurisdictions' assessments of average land prices per acre: Blythe: \$30,000, Temecula: \$85,000. Data indicates that in Riverside County the cost for a 7,200-square-foot lot of raw land ranges from \$6,800 to \$40,100 (Landwatch.com 2013, 2015), while a finished lot is valued from \$42,420 to \$86,500.

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has the largest 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 lower land costs relative to surrounding Orange, Los Angeles, and San Diego Counties land prices. While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While 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 on the quality of 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 a number of 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 ranges from \$50 to \$70



County of Riverside General Plan

Housing Element 2013 - 2021

per square foot, while custom homes and units with extra amenities may run higher. Costs for wood frame, multifamily construction average about \$50 per square foot excluding parking. Using current pricing sources, the average cost for a newly constructed 1,200-square-foot single-family home (not including land) in the Riverside County region would be \$170,195 (Building-cost.net 2013).

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 quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that 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 which would add to the cost of housing.

In addition, pre-fabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once 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 a variety of programs to write down land costs or provide other incentives such as waivers in development standards or processing fees in order to increase affordability.

Cost and Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate writedowns to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The sub-prime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding sub-prime loans to refinance as loan rates adjusted upward. The inability to refinance many of these sub-prime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County already dropped nearly 28 percent, creating further problems for homeowners attempting to refinance out of risky loans.

Foreclosure activity in the Inland housing market spiked during the sub-prime mortgage crisis,

County of Riverside General Plan

Housing Element 2013 - 2021

leading the region to post the fifth highest level of foreclosure activity among major US metropolitan markets in May 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98 percent increase over the previous year, according to RealtyTrac of Irvine. Those filings included default notices, bank repossessions, and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. May's number represents one notice for every 81 households in Riverside County.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 6.5 percent to 8 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; the sub-prime crisis, however, has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on the affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

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 home ownership 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 percent to 20 percent of the sales price as a down payment, which is the largest 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.

NIMBYism

Public opposition can be a powerful obstacle to the development of low-cost housing or housing for persons with special needs. The "Not in My Backyard" (NIMBY) syndrome occurs when existing residents feel threatened by new development that is perceived to adversely affect their neighborhood property values or security. One strategy for overcoming NIMBYism is for County staff and project proponents to work with community leaders to improve the level of mutual understanding and attempt to address legitimate concerns during the planning stages of new projects, transforming NIMBYs to YIMBYs (Yes in My Backyard).



Local Efforts to Remove Housing Constraints

It is clear that fees charged as part of the development process add to the ultimate cost of housing and are typically passed on to the homeowner through the purchase price or rent charged. Although the County does not waive planning and building fees, these upfront fees may be subsidized wholly or in part by the County through its various financial resources for projects which propose affordable housing components. In addition, publicly subsidized projects constructed as housing for lower-income households are specifically exempted from development fees.

Mitigation Fees in Ordinance No. 659. Manufactured homes not on permanent foundations and units approved through the second unit permit processes are also exempt. The exemption for second units specifically references their role in providing relatively affordable housing for low- and moderate-income households without public subsidy. Under current zoning provisions, the second unit may be occupied by any person without rent, or the second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code. Therefore, although considered a significant contributing factor to the affordability of housing, the fees charged by the County to bring a project through the development process from application to occupancy are not considered an unreasonable constraint to housing.

The County's development approval process is designed to accommodate, not hinder, development. While the past recession reduced the overall number of projects submitted to the County for review, reductions in County agencies involved in the development review process were also experienced concurrently. In order to address the issue of processing of projects in this context, the County approved a fast track/priority processing system for qualified affordable housing projects. This processing system is administered by the EDA and the Planning Department.

One problem area in the priority processing of affordable housing projects had been experienced at the permit processing/building inspection stage, which follows project approval but occurs prior to final occupancy. During this time period many conditions of approval must be met, paperwork processed, and representatives from a number of County agencies involved. At this stage a project is most vulnerable to delays on both the part of the County staff and the developer, or the developer's representative. The County instituted the fast track processing system to address these issues, and the delays in processing have been improved significantly and/or mitigated completely. The County continues to refine the process to improve processing times.

The EDA provides staff that serves as liaisons between developers of affordable housing and the County agencies involved in the development review process. The liaison service helps

County of Riverside General Plan

Housing Element 2013 - 2021

facilitate the development review process by increasing communication between the developer and various County departments, and improving the resolution of issues that might arise during the approval, permit, and inspection phases of a project. As supported by responsive processing times, and the relative facility of permit procedure, the County's processing and permitting procedures have not been felt to constrain the development of housing.

Energy Conservation

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, 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 H-62 summarizes the County's programs related to energy conservation that can be considered and engaged in the production of affordable housing.



County of Riverside General Plan

Housing Element 2013 - 2021

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-62
Energy Conservation Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	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
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	HUD	Energy conservation Multifamily rehabilitation	Applied for by others
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.	HUD/EECBG (DOE)	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration Energy efficiency education	County of Riverside EDA
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.	Rural Housing Service	Community facilities Infrastructure/public works	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.	Rural Housing Service	Rehabilitation Construction Preservation of affordable housing Energy conservation	Applied for by others



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-62
Energy Conservation Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
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.	HCD	Acquisition Energy conservation Infrastructure development New construction single family	County EDA, or applied for by nonprofit agencies
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.	California Department of Community Services and Development	Energy conservation Rehabilitation and repair	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.	California Department of Community Services and Development	Financial assistance Energy conservation	County of Riverside Department of Community Action
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.	Neighborhood Reinvestment Group	Rehabilitation Energy conservation Community services/facilities	Applied for by others
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.	Southern California Gas, Dept. of Energy, WEER, LIHEAP	Weatherization rehabilitation	Department of Community Action

County of Riverside General Plan

Housing Element 2013 - 2021

Eight-Year Action Plan

EIGHT-YEAR GOALS, POLICIES AND ACTIONS

An important component of the Housing Element is the County's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the County's goals, policies, actions, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population, as well as ongoing coordination and program implementation. This analysis includes an eight-year schedule of actions that the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The legislative requirements for what must be included in the Action Plan are as follows:

- Improvement and conservation of housing, including affordable housing stock [Sec 65583(b) and Sec. 65583(c)(4)].
- Production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)].
- Assist in the development of housing to meet the needs of very low-, low- and moderate-income households [Sec.65583(c)(2)].
- Address, and where possible, remove governmental constraints [Sec. 65583(c)(3)].
- Adequate sites for housing [Sec. 65583(c)(1)].
- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community [Sec. 65583(c)].
- Promotion of equal housing opportunities for all persons [Sec.65583 (c)(6)].
- Preserve assisted housing at risk of converting to non-low income uses [Sec. 65583(c) (6)].

This section of the Housing Element presents the County's Housing Action Plan for the period 2013–2021, as shown in Table H-63. It is the overriding objective of the County to ensure that all residents of the County have decent, safe, sanitary, and affordable housing regardless of income. This statement guides the County's actions with respect to housing. The specific objectives (described in the Quantified Objectives section) and policies included in this Housing Element are intended to provide a wide variety of actions, programs, and tools to implement the County's general goals.



County of Riverside General Plan

Housing Element 2013 - 2021

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
GOAL 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE COUNTY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, WITH AN EMPHASIS ON LOWER-INCOME HOUSEHOLDS AND HOUSEHOLDS WITH SPECIAL NEEDS.				
<p>Policy 1.1: 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.</p>	<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.</p>	<p>HOME and other HUD and HCD grants as they become available.</p> <p>See Implementing Resources summary table.</p>	<p>EDA/Housing Authority/TLM A</p>	<p>The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>
	<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>County tax allocation bonds; California Debt Limit Allocation</p>	<p>EDA/Housing Authority</p>	<p>As projects come forward, assist with the process of</p>



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
				applying for funding on the developer's behalf.
	1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.	EDA/Housing Authority	Annually, or in response to the Notice of Funding Availability (NOFA).
	1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	HOME and other HUD and HCD grants as they become available.	EDA/TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority, TLMA	Review resources on an annual basis through 2021.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)	TLMA	Ongoing.
	1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	HOME	EDA	Review on a project by project bases, as projects are proposed.
	1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Ongoing, as projects are processed, and annual outreach with local developers.
	1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and	SERAF, property transfer tax, commercial linkage and	EDA	Annually



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	boomerang funds		
Policy 1.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.				
	1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. . Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.	General Fund	TLMA/GIS	Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually meet with non-profit developers.
	1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.		TLMA	Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.
	<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County’s parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project. • Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. • Standards for “shared parking” when uses 	General Fund	TLMA	Review standards and revise as necessary within two years of adoption of the Housing Element.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>with different peaking characteristics (such as offices and apartments) are combined in a single structure.</p> <ul style="list-style-type: none"> • 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. <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>			

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p>	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.
	<p>1.2f: 1) In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a General Plan redesignation and rezoning for approximately 2,908 acres of land located in 10 Area Plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites will permit owner-occupied and rental multifamily developments by right</p>	General Fund	TLMA	This is being done concurrently with the Housing Element. Adoption of the Housing Element is planned before the end of 2016.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.			
	<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> • allow affordable projects to exceed the maximum height limits, • lessen set-backs, and/or • reduce parking requirements. <p>The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <ul style="list-style-type: none"> • Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. • Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. • Provide a copy of the adopted Housing 	General Fund	TLMA/EDA	<p>Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households.</p> <ul style="list-style-type: none"> • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need. • As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. • Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities. 			
Policy 1.3: Assist in the development of new farm	1.3a: Continue to work with non-profit organizations to provide funding resources and	HOME and other HUD and HCD grants as	EDA/Housing Authority	HOME entitled, annually apply for HUD and HCD

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
worker housing.	assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.	they become available.		grants.
	1.3b: The County will process an amendment to Ordinance 348 (Zoning Ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.	General Fund	TLMA	Within 6 months of adoption of the Housing Element.
	1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	General Fund	EDA/Housing Authority	Annually meet with developers.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.</p>	<p>Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.</p>
<p>Policy 1.4: Assist in the development of additional housing for the mentally disabled.</p>	<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>		<p>Department of Mental Health</p>	<p>Ongoing.</p>
	<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>HUD Supportive Housing Program, Shelter Plus Care</p>	<p>Department of Public Social Services</p>	<p>Meet annually with County legislative advocates to address implications of new legislation.</p>
	<p>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p>		<p>Department of Mental Health in conjunction</p>	<p>Within the two years of adoption of the Housing Element.</p>

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
			with EDA	
	1.4d: Promote the integration of special needs housing into affordable housing communities.		Department of Mental Health	Ongoing, throughout the planning period.
	1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program	Department of Public Social Services	Ongoing, throughout the planning period.
Policy 1.5: Assist in the development of additional emergency, transitional, and permanent supportive housing for homeless persons and families.	1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	HUD	Department of Public Social Services	Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.
	1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.	HCD	Department of Public Social Services	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.
	1.5c: Process an amendment to Ordinance 348 (Zoning Ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	General Fund	TLMA	Within 6 months of adoption of the Housing Element.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Policy 1.6: Support self-help housing programs (e.g., Habitat for Humanity and Coachella Valley Housing Coalition).				
	1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	HOME, HUD, Rural Development Self Help Program	EDA	Establish an annual meeting with CHDOs to provide policy direction.
Policy 1.7: Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.	1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.		TLMA	Ongoing, as projects are processed.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of Specific Plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	General Fund	EDA/TLMA	Consider adopting provisions within two years. Continue to pursue on an ongoing basis.
	1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	General Fund	EDA/TLMA	Explore options by July 2016; consider adopting an ordinance by July 2017.
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.				
Policy 2.1: Continue to pursue all available federal, state, and local funds to assist housing rehabilitation.	2.1a: When funding is available, advertise and promote the availability of funds for the following: <ul style="list-style-type: none"> • Rehabilitation of single-family and mobile home dwelling units. • Rehabilitation of multifamily units. 	HOME and other HUD and HCD grants as they become available.	EDA	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	HUD Capital funds	Housing Authority	Ongoing, throughout the planning period.
	2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Tax-exempt private activity bonds	EDA/Housing Authority	As projects come forward assist with the process for applying for funding on the developers behalf.
	2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	CDBG	EDA/	Continue program when funding becomes available.
	2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	Department of Energy, Southern California Gas, California Conservation Corp.	DCA	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.
	2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of	EDA/Housing Authority	Once funding has been approved. Assist at least 5 households during the planning period.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
		the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside		
	2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	CDBG	EDA	Provide grants to at least 5 households throughout the planning period.
	2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will	General Fund	EDA/TLMA	Develop a plan by summer 2017.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.			
Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.	2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.		Building and Safety Department/ Department of Environmental Health, Code Enforcement	Ongoing, on a case-by-case basis.
	2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.	Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds	EDA/Housing Authority	Preserve a minimum of 17 mobilehomes for very low-income households. Preserve at least 8 within the Housing Element planning period.
Policy 2.3 Facilitate rehabilitation and preservation of farm worker housing.	2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	CDBG and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually explore funding sources and as NOFAs are released.
	2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker		EDA	Continue to hold quarterly meetings to discuss.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	community about available rehabilitation programs and resources.			As funding for programs is available, bilingual brochures will be provided.
Policy 2.4: Preserve the affordability of federal, state, and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: <ul style="list-style-type: none"> • Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. • Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. • Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures. 	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.
GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX, ETC.				
Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: <ol style="list-style-type: none"> 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment 	CDBG	EDA/ Housing Authority	EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.			
	3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.		EDA	2019
Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.	3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	First Time Home Buyer Down Payment Assistance Program	EDA/ Fair Housing Council	Ongoing, as funding permits.
Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.	3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: <ul style="list-style-type: none"> • Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. • Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. • Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to 		Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS	Ongoing, as projects are processed. Develop a reasonable accommodation procedure by Spring 2016. Develop an outreach program by Spring 2016.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>persons with disabilities or persons with special needs.</p> <ul style="list-style-type: none"> • Develop a policy 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. • Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit. 			
	<p>3.3b: Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 	<p>HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p>	<p>Housing Authority, EDA, DPSS</p>	<p>Programs will continue as funding is obtained.</p>



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	7. Tenant Based Rental Assistance Program.			
	3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	HUD	Housing Authority	Ongoing as interested persons contact the Housing Authority.
	3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	HUD Shelter Plus Care	Housing Authority/ DPSS	Ongoing, throughout the planning period.
	3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	HUD Housing Choice Voucher Program	Housing Authority	Ongoing, throughout the planning period.
	3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	FEMA, ESG, EHAP	DPSS	Ongoing, throughout the planning period.
	3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	HUD Supportive Housing program, Shelter Plus Care	DPSS	Ongoing.

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.		County Executive Office	Ongoing.
Policy 3.4: Support programs that offer low- and moderate-income households the opportunity for homeownership.	3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	CDLAC	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
	3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	HOME	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
Policy 3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.	3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HOME and other HUD and HCD grants as they become available., CDBG, HUD	EDA	Ongoing. Annually meet with interested developers.
	3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. In addition, the County will process an	HUD, HCD	DPSS, nonprofits	Within six months of adoption of the Housing Element.



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	amendment to Ordinance 348 (Zoning Ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.			
Goal 4 Establish Adequate Planning, Administrative and Fiscal Tools to Implement Housing Policies				
Policy 4.1: Evaluate the County’s planning policies, codes, development review procedures, and fees as part of the Housing Element update cycle to ensure that they do not represent unjustified constraints to the development of housing. (Note: Other elements of the General Plan address various components of residential neighborhoods that could add to the cost of housing—e.g., Safety Element or Circulation Element—but are considered essential ingredients of balanced communities.)	4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	General Fund	TLMA	Annually.
	4.1b: Update the definition of family so that it does not limit the number of persons per	General Fund	TLMA	Within six months of adoption of the Housing

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	household, and does not require that persons are related by blood.			Element.
Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.	4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: <ul style="list-style-type: none"> • Establish housing goals beyond county lines that reflect housing markets. • Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. • Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. 	General Fund	EDA/ Housing Authority Executive Office/TLMA	Establish a meeting with County’s legislative advocates to ascertain the existing impact and proposed legislation.
Policy 4.3: Consistently monitor and review the effectiveness of the Housing Element programs and other County activities in addressing housing need.	4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County’s housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR).	General Fund	EDA/TLMA	Annually in April.
GOAL #5: REDUCE PER CAPITA RESIDENTIAL ENERGY USE.				
Policy 5.1: Encourage the use of energy conservation features in	<ul style="list-style-type: none"> • 5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available 	Energy Efficiency Block Grant (EECBG) funded by the Department of	TLMA/Building and Safety	Implement Climate Action Plan that will include incentives for production



**Table H-63
Eight-Year Action Plan Summary**

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
residential construction and remodeling.	energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	Energy (DOE).		of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.
	5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds	DCA	Ongoing.

Note: Refer to Implementing Resources Summary matrix for descriptions of Implementing Programs and/or Implementing Resources. It should be noted that not all federal programs are administered by HUD, and not all state programs are administered by HCD.

IMPLEMENTING RESOURCES

Table H-64, below, provides a general listing of available federal, state, private and local resources and programs which may: (1) be currently administered by the County in order to fund its programs, implement its current and proposed actions, and achieve its housing objectives; (2) not currently be administered or utilized by the County but which may be applied for on behalf of the County or other entities including individual jurisdictions, nonprofit agencies/CHDOs, developers, public housing authorities and other providers of housing; or (3) not be available to public jurisdictions but may be applied for by others (nonprofits, for-profit developers, homeowners, public service providers, etc.). The listing is comprehensive in terms of summarizing resources which are applicable to the County and its needs, but is not inclusive of every program available at the federal, state, or private level.



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
COUNTY PROGRAMS/RESOURCES				
General/Multiple Applications				
CDBG Housing Loan Fund	Provides “gap” financing for housing development or rehabilitation projects that serve lower-income households. Financing is provided at below market rate, second or third position loans, in amounts and terms necessary to make a project serving lower-income households financially feasible. The developer is required to provide the bulk of the financing (between 75% to 90%) from non-CDBG sources.	HUD CDBG Allocation	1 New construction 2 Rehabilitation 3 Acquisition	County EDA
Homeownership Assistance for First-Time Home Buyers and Low-Income Community				
First Time Home Buyer (FTHB) Down Payment Assistance Program	The FTHB program provides HOME funds for down payment assistance to low- and very low-income households that have not owned homes within a three-year period. The program is available for households with an annual income that is not greater than 80% of the area median income published by HUD. The FTHB program provides 20% of the purchase price with a 15-year affordability period as a silent second loan.	HOME	Down payment assistance	County EDA
Mortgage Credit Certificate (MCC) Program	The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers toward the purchase of single-family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	CDLAC tax-exempt private activity bonds	Tax credit	County EDA
Housing Choice Mortgage Voucher	The Housing Choice Voucher (HCV) Homeownership Program (HP) allows qualified participants the option to purchase a home and use	HUD	Monthly Mortgage Assistance	County of Riverside

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Program	the HVC Housing Assistance Payment (HAP) toward mortgage payments and other housing costs.			Housing Authority
Riverside/San Bernardino County Housing and Finance Agency Lease Purchase Program	Lease revenue pass-through obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that assists potential first time homebuyers countywide.	California Cities Home Ownership Authority bonds	Lease payment assistance	
Improve Conditions of Substandard Housing and Existing Affordable Housing				
Housing Rehabilitation Program (HRP and CHRP)	The HRP has two sources of funding, each of which governs how and where the program can be used. The HRP program provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards, and handicapped accessibility improvements, and enhance the exterior appearance of their properties. Program participants using the HRP funded with CDBG funds must live in a participating city or the unincorporated County. Both programs require a 10-year affordability covenant.	CDBG – Participating cities (CHRP)	1 Interior rehabilitation 2 Exterior rehabilitation	County of Riverside
Senior Home Repair Program (SHRP)	The SHRP provides one-time grants of up to \$6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs address health and safety issues and handicapped accessibility improvements.	CDBG Home Improvement Loan Fund	Rehabilitation and repair	County EDA
Enhanced Home Repair (EHR)	The EHR program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or	CDBG	Rehabilitation and repair	County EDA



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.			
CDBG Housing Loan Fund	The Housing Loan Fund is a CDBG-funded revolving loan fund which provides low interest and gap financing to private entities intending to improve the conditions of substandard housing and improve the conditions of existing rental housing affordable to low-income families, which is one of the five Consolidated Plan primary goals.	HUD-CDBG allocation	<ol style="list-style-type: none"> 1 Rehabilitation 2 Acquisition and rehabilitation 3 New construction of special needs housing 4 Build infrastructure to support new construction of affordable housing 	County EDA
HOME Program	See HOME description under Federal Resources.			
Address Farm Worker/Migrant Farm Worker Housing Needs				
Mobile Home Park Assistance Loan Program	Provides financing for mobile home park rehabilitation and improvement projects to save very low- and low-income farm worker housing in the Coachella Valley. Eligibility is limited to existing unpermitted mobile home parks located in the unincorporated areas of the Coachella Valley. Affordability is protected by a 45-year deed restriction.		Preserve and rehabilitate mobile home parks	County EDA
Transitional and Supportive Housing	Ordinance No. 348.4706 was adopted March 22, 2011, to allow such facilities in compliance with Senate Bill 2 (which amended Sections 65582, 65583, and 65589.5 of the California Government Code). Transitional and supportive housing for more than six (6) individuals is considered a multifamily residence and is permitted subject to a discretionary permit as other multifamily housing units are permitted within the County. The County does not institute special or unique restrictions for transitional or supportive housing that would prevent	Private funding	<ol style="list-style-type: none"> 1. Emergency Shelters 2. Homeless Shelters 3. Transitional support centers 	Planning

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	the development of such uses.			
Farm Worker Housing	Farm worker housing projects are authorized with a Conditional Use Permit in the R-R, R-R-O, A-1, and A-2 zones. Fast Track authority is available for all farm worker projects	Private funding,	1. Farm labor camps	Planning, EDA
Mobile Home Tenant Loan Assistance Program	This program, recently combined with the Mobile Home Tenant Grant program, offers a loan to mobile home owners who are tenants of unpermitted mobile home parks or agricultural housing facilities and whose mobile home coach does not comply with state and local laws, and which do not have the physical and structural capacity to be repaired. The program provides financial assistance in the form of loans up to \$40,000 for rehabilitation to bring a mobile home unit up to code compliance, or may be used for replacement of the units if rehabilitation is structurally infeasible. Eligibility is restricted to very low-income owner occupants of mobile homes in the unincorporated areas of the Coachella Valley.		Preserve and rehabilitate mobile homes and provide home ownership opportunities	County EDA
Agricultural Housing Assistance Loan Fund Program	Provides financial aid in terms of an at- or below-market interest loan up to \$75,000 to bring existing agricultural housing facilities in danger of closure due to lack of facility compliance with federal, state and/or local laws and regulations up to code, or to provide infrastructure improvement projects. Targeted solely to low-income farm workers in the unincorporated areas of the Coachella Valley. Units are restricted for a term of 55 years.		1 Rehabilitation 2 Infrastructure improvements	County EDA
Assist in Development of Affordable Rental Housing				
HOME Program	Continue to provide loans to eligible nonprofits, CHDOs and developers of affordable housing for new construction and acquisition	HOME	1 New construction 2 Acquisition/rehabilitation	County EDA



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	of affordable rental housing projects. 15% of the HOME allocation granted for Riverside County is reserved for private, nonprofit organizations.		3 Tenant-based rental and security deposit assistance	
CDBG	The CDBG Housing Loan Fund is a revolving loan fund which provides low interest and gap financing to private entities in pursuit of achieving the expansion of the affordable rental housing stock for low-income and special needs households, which is one of the primary goals of the County's Consolidated Plan.	HUD-CDBG Allocation Program	New construction acquisition/rehabilitation	County EDA
Provide Shelter for Homeless				
Once in a Lifetime Homeless and Diversion Payment Program	Provide funds to qualified applicants to cover living costs.	Federal, state and local	Homelessness prevention	County DPSS
CDBG	The County allocates a portion of CDBG funds to provide assistance for public services and public facilities to operate and support emergency shelters and transitional facilities.	HUD-CDBG allocations	Operation expenses of emergency shelters and transitional facilities	County EDA
Continuum of Care Homeless Assistance Program	The County's Continuum of Care program is administered by the Department of Public Social Services (DPSS). The program addresses homeless programs and services utilizing a variety of funding resources and programs. See Continuum of Care (McKinney Act), Supportive Housing Program, Shelter Plus Care, and Housing Choice Voucher Program (Section 8 Moderate Rehabilitation) for SRO program under the Federal Resources heading)	Federal ESG, CDBG, FEMA, Supportive Housing Program, Shelter Plus Care; state HCD	Homeless outreach Homeless prevention Homeless facilities Transitional facilities Permanent supportive housing support services	County DPSS
Emergency Cold Weather Shelter	Provide emergency cold weather shelter at four locations throughout the County, including two National Guard Armories.	HUD Emergency Shelter Grants,	Cold weather shelters	County DPSS

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Program		Emergency Food and Shelter Grants, General Fund		
Federal Emergency Shelter Grants	See description under Federal Resources.			
Emergency Food and Shelter National Board Program	See description under Federal Resources.			
Emergency Housing Assistance Program	See description under State Resources.			
Federal Emergency Management Agency	See description under Federal Resources.			
HOME Investment Partnership Formula Grant Program	See description under Federal Resources.			
Housing Assistance				
County Weatherization Program	Provide 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, etc., and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	<ol style="list-style-type: none"> Weatherization Rehabilitation 	Department of Community Action
Misc.				
Density Bonus Ordinance	Provides for the adoption of a Density Bonus Ordinance consistent with state law by.		New construction	County Planning Department



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Federal Resources				
223(f) mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily units.	HUD	1 Acquisition 2 New construction 3 Administration	Applied for by others
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects	HUD	1 Energy conservation 2 Multifamily rehabilitation	Applied for by others
221(d)(3) and (4) Mortgage Insurance for Rental Housing	Provides mortgage insurance to fund good quality rental or cooperative housing for low- and moderate-income families.	HUD	1 New construction 2 Refinance	Applied for by others
Capital Fund Grant Program	Funds are allocated for the modernization of all HUD affordable housing. This modernization includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in the affordable housing projects.	HUD	1 Rehabilitation 2 Accessibility retrofit	County of Riverside Housing Authority

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Community Development Block Grant (CDBG) 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.	HUD	<ol style="list-style-type: none"> 1 Acquisition 2 Infrastructure improvements 3 Group homes/homeless and transitional housing 4 Housing preservation and rehabilitation 5 New construction (if completed by nonprofit groups)/self-help housing 6 Public services and community facilities 7 Landlord/tenant mediation 8 Accessibility retrofit and energy conservation 9 Administration 	County of Riverside EDA
Community Development Technical Assistance Grants	Provides technical assistance funds under four separate technical assistance programs: CDBG technical assistance; Community Housing Development Organization (CHDO) technical assistance; HOME technical assistance, and Supportive Housing technical assistance.	HUD	Technical assistance	Applied for by others/County
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 with populations up to 50.	Rural Housing Service	<ol style="list-style-type: none"> 1 Community facilities 2 Infrastructure/public works 	Applied for by others
Congregate Housing Services Program	Provides grants to public agency or private nonprofits to provide meals and other supportive services to frail elderly and persons with disabilities residents in federally assisted housing. Also supports remodeling to meet accessibility needs.	HUD	<ol style="list-style-type: none"> 1 Group homes/congregate 2 Care social services 3 Administration 	Applied for by others



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Continuum of Care for Homeless Persons (McKinney)	Provides grants to assist the homeless through a combined NOFA for three programs: Supportive Housing, Section 8 SRO, and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons. (Specific programs are described individually in this matrix.)	HUD	<ol style="list-style-type: none"> 1 Rent subsidies (S+C) 2 Rental housing rehabilitation 3 Acquisition of group homes, homeless shelters, transitional housing and SROs. 	Administered by County of Riverside DPSS
Disaster Relief Program	Provides grants for assistance to jurisdictions and victims hit by emergencies or disasters, as declared by the President. Funds are for repair, restoration, reconstruction or replacement of public and nonprofit facilities, loans to local government to cover tax and revenue losses, and emergency shelter for up to 18 months.	FEMA	<ol style="list-style-type: none"> 1 Homeless shelters, SROs, and transitional housing 2 Rehabilitation 	Applied for by others and County (as needed)
Disposition of HUD Multifamily Housing	To dispose of multifamily housing owned or financed by HUD that is delinquent, under workout or foreclosed with mechanisms designed to preserve the low- and moderate-income housing stock. Provides loans and rent subsidies for a 15-year term, with priority given to nonprofit organizations.	HUD	<ol style="list-style-type: none"> 1 Acquisition 2 New rental housing 3 Preserve existing affordable housing 	Applied for by others
Emergency Food and Shelter (EFS) Program	EFS meets the needs of the hungry and homeless by providing funds to local public agencies and nonprofits to provide emergency food and shelter. Program funds are used to provide the following housing assistance, as determined by the local board in funded jurisdictions: lodging in a mass shelter or hotel; one month of rent or mortgage payment; one month's utility bill; and minimal repairs to allow a sheltering facility to function during the program year.	HUD	<ol style="list-style-type: none"> 1 Homeowner assistance 2 Rental assistance 3 Emergency shelter assistance 	Administered by County DPSS
Emergency Shelter Grants (ESG)	An entitlement program established under the Stewart B. McKinney Act. Annual grant funds are allocated on a formula basis. Funds are provided to jurisdictions for renovation, rehabilitation, conversion of	HUD	<ol style="list-style-type: none"> 1 Homelessness prevention 2 Rehabilitation/conversion of buildings for use as shelters 	Administered by County EDA

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	buildings for use as emergency shelters for the homeless, and for payment of specific costs associated with maintenance and operation of shelters for homeless prevention activities. Eligible subrecipients are nonprofit shelter providers and public agencies. The County administers the funds from this program for a number of homeless facilities and services, and selects nonprofit agencies to receive ESG funds for emergency shelter and essential services for homeless.		3 Cold weather shelters 4 30% on essential services 5 Operating costs	
FDIC Affordable Housing Program	Sell homes and multifamily property to provide homes for low- and moderate-income households. Provides purchase assistance for rehabilitation costs and closing costs.	Federal Deposit Insurance Corporation	1 Acquisition 2 Rehabilitation	Applied for by others
FEMA	FEMA offers disaster assistance for housing through low interest loans or cash grants for individuals and disaster grant assistance for the repair, replacement, or restoration of disaster damaged publicly owned facilities and the facilities of certain nonprofit organizations.	Federal Emergency Management Agency	1 Housing assistance 2 Rehabilitation 3 Homeless and transitional housing	FEMA
Federal Home Loan Bank Affordable Housing Program	Federal law requires each of the 12 District Federal Home Loan Banks to establish an Affordable Housing Program under which the District Bank provides low cost funds to member saving institutions for below market rate loans or grants for affordable housing activities. Member banks then provide grants and below market loans to organizations for the purchase, construction, and/or rehabilitation of rental housing. A minimum of 20% of the units must be occupied and affordable to very low-income households.	Federal Home Loan Bank	1 Acquisition 2 New rental unit construction 3 Rental unit rehabilitation	Applied for by others
Federal Home Loan Bank Community Investment Program	This program provides long-term funding at fixed rates to develop rental housing, including acquisition, rehabilitation and construction, or to finance first-time home purchases for families and individuals with incomes up to 115% of the area median income.	Federal Home Loan Bank	1 Acquisition 2 New rental unit construction 3 Rental unit rehabilitation 4 First time homeowner	Applied for by others



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
			assistance	
HUD Single Family Property Disposition Program	Sells HUD-acquired single-family properties to expand homeownership opportunities and strengthen neighborhoods. Up to 10% of HUD-held single-family properties are made available for lease for use in homeless programs – rent is \$1.00 per year. Nonprofit organizations may purchase properties for use in homeless programs for 30% less than the HUD fair market value.	HUD	1 Homeowner assistance 2 Homeless facilities 3 Rehabilitation	Applied for by others
Homeless Providers Grants and Per Diem Program	Provides grants to nonprofits and public entities to develop programs that help veterans recover from homelessness, including transitional housing and supportive services for homeless veterans.	Department of Veterans Affairs	1 Acquisition 2 Operation 3 Social services 4 Homeless facilities	Applied for by others
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to the City of Riverside on behalf of all of the jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance. Provides local governments and nonprofits the opportunity to devise long-term strategies for meeting the housing needs of persons with AIDS and their families.	HUD	1 Project- or tenant-based rental assistance 2 Supportive services and prevention activities 3 Primary medical care administration 4 Acquisition, rehabilitation, and leasing of property	Administered by the City of Riverside
HOME Investment Partnership Formula Grant Program	The HOME Investment Partnerships program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. The HOME program provides local funds to finance the development of affordable ownership and rental housing, preservation of existing housing, and homeownership assistance. The County of Riverside	HUD	1 New construction 2 Multifamily acquisition and/or rehabilitation 3 Site improvements 4 CHDO assistance 5 Homeowner assistance 6 Tenant-based security deposit assistance	County EDA

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	utilizes HOME funds for: new construction assistance to CVHC, Habitat for Humanity, other CHDOs, developers, and participating jurisdictions; transitional housing facilities; predevelopment assistance, the First Time Home Buyers Assistance Program; and acquisition and/or rehabilitation of mobile homes and multifamily units. 15% of a state or local jurisdiction's HOME funds must be set aside for use by community-based nonprofit organizations (CHDOs). (See programs under County Resources.)		7 Administration	
Inner City Ventures Fund	As the lending arm of the Community Partners, this program provides loan financing to rehabilitation projects in endangered, low-, moderate-, and mixed-income historic neighborhoods.	National Trust for Historic Preservation	1 Rehabilitation 2 Homeless/SROs/ transitional facilities	Applied for by others
Low Income Housing Preservation – Tenant Assistance/Capacity Building	Provides grants to enable resident groups and nonprofits to buy HUD-assisted multifamily projects. Pre-development and resident capacity grants available.	HUD	1 Acquisition 2 Preservation of affordable housing	Applied for by others (nonprofits)
Low Income Housing Tax Credit Equity Program	Equity investment for acquisition and rehabilitation of rental programs.	National Affordable Housing Trust	1 New construction and rehabilitation of rental units 2 Preservation of affordable housing 3 Acquisition 4 Transitional/SROs	Applied for by others
National Preservation Loan Fund	Program makes loans to establish or expand preservation-revolving funds and loan pools and to acquire and/or rehabilitate historic building sites and districts. Properties must be listed in the National Register of Historic Places.	National Trust for Historic Preservation	1 Acquisition 2 Rehabilitation 3 Self-help housing 4 Homeless/SRO and transitional housing	Applied for by others
RECDs	Tenant assistance to ensure that residents do not pay more than 30%	Rural Housing	Tenant assistance	Applied for by



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	of their income for rent.	Service		others (nonprofit agencies)
Rural Development Loan Program	Loan program to provide housing for farm workers.	Rural Housing Service	New construction	Applied for by others (nonprofit agencies -CVHC)
Rural Self Help Housing Technical Assistance Grants	Provides grants to sponsoring organizations to provide technical and supervisory assistance which will help low-income households participate in self-help housing construction.	Rural Housing Service	1 New construction and rehabilitation of single family units 2 Self-help housing	Applied for by others
Rural Homeless Housing Assistance	Provides grants to nonprofits in rural areas to provide direct emergency assistance to those in rural areas that are homeless or at risk of becoming homeless. Assistance may be used for rents, utility or mortgage assistance, security deposit, or short-term lodging in motels.	HUD	1 Emergency/transitional shelter 2 Rehabilitation 3 Rental assistance	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.	Rural Housing Service	1 Rehabilitation 2 Construction 3 Preservation of affordable housing 4 Energy conservation	Applied for by others
Section 515 Rural Rental Housing Loans	Makes loans for the creation of rental housing in rural areas for persons with incomes below 80% of the County median.	Rural Housing Service	1 Acquisition 2 Infrastructure 3 New construction and rehabilitation of rental housing 4 Group homes 5 Operation	Applied for by others

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Section 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly in the way of loans, grants, and rent subsidies.	HUD	1 Acquisition 2 New rental construction and rehabilitation 3 Operation 4 Rental assistance 5 Social services	Applied for by others
Section 521 Rural Rental Assistance Program	Provides direct rental assistance payments in conjunction with applications for rural rental housing projects for very low- and low-income tenants.	Rural Housing Service	Rent subsidies	Applied for by others
Section 523/524 Rural Housing Site Loans	Provides loans to enable public and private nonprofit groups to obtain and develop land for housing sites in rural areas.	Rural Housing Service	1 Acquisition 2 Infrastructure	Applied for by others
Housing Choice Voucher Program	The Housing Choice Voucher program provides rent subsidies to owners of housing units on behalf of extremely low- and very low-income tenants. Under this program, tenants pay 30% of their monthly income on rent. In order to be compliant with regulatory requirements, the Housing Authority will release families to result in a lease up of 75% of the families being at or below 30% of the median income (extremely low income).	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Mainstream Program for Persons with Disabilities	Funds are available through Public Housing Authorities and nonprofit disability organizations to provide Section 8 rent subsidies targeted to people with disabilities.	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Moderate Rehabilitation Program for Single-Room Occupancy	This program, one of the three programs under the McKinney Continuum of Care Program umbrella, provides public housing authorities and nonprofit organizations with rehabilitation assistance to convert existing facilities into SROs for homeless individuals. SRO	HUD	Rehabilitation assistance	Administered by DPSS



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
(SRO) Dwellings for Homeless Individuals	projects enter into agreements with the Housing Authority which provides Section 8 rental assistance to those units for up to 10 years.			
Section 108 Loan Guarantee	Program allows jurisdictions to pledge future CDBG grants as collateral to guarantee private market loans to allow large community development projects, such as acquisition of property, rehabilitation, demolition, etc.	HUD	All uses	County and participating jurisdictions are eligible
Section 538 Rural Rental Housing	Provides guaranteed loans to lenders and eligible housing providers to generate new and better affordable housing in rural areas.	Rural Housing Service	New rental construction	Applied for by others
Section 811 Supportive Housing for Persons With Disabilities	Provides funding to developers of housing for persons with disabilities, low-income households. Provides capital grants and project rental assistance contracts to nonprofit sponsored housing developments for persons with disabilities. Section 811 provides 100% of the development costs (which do not have to be repaid) if the project remains available to very low-income people with disabilities for 40 years.	HUD	<ol style="list-style-type: none"> 1 Acquisition 2 Group homes 3 New construction and rehabilitation of rental units 4 Social services 	Applied for by others
Self-Leveraging Revolving Loan Fund	Work with participating banks to establish revolving loan funds with CDBG seed money and matching bank funds.	CDBG; banks	<ol style="list-style-type: none"> 1 New construction 2 Rehabilitation 3 Infrastructure improvements 4 Housing assistance 	County EDA
Shelter Plus Care Program	Provides rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for homeless persons with disabilities, primarily those with mental illness, chronic problems with alcohol or drugs and AIDS or related diseases.	HUD	<ol style="list-style-type: none"> 1 Rehabilitation of rental units 2 Tenant- or sponsor-based rental assistance 3 Social services 	Administered by DPSS
Self Help Home Ownership Opportunity Program	Program funded by an allocation from HUD which funds land acquisition and infrastructure for sweat equity homes.	Housing Assistance Council	<ol style="list-style-type: none"> 1 Acquisition 2 Infrastructure 3 New construction single 	Applied for by others (nonprofits)

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
			family	
Supportive Housing Program	This program is one of the three programs under the McKinney Continuum of Care Program umbrella. The program provides supportive housing and/or supportive services to homeless persons. Funding can be used for transitional housing facilities, permanent supportive housing for persons with disabilities, or other supportive services.	HUD	1 Transitional housing construction, acquisition, leasing or rehabilitation 2 Operating costs 3 Supportive services	Administered by County DPSS
Use of Federal Real Property to Assist Homeless	To lease, permit, or donate certain real property (land or buildings) for use to assist the homeless. HUD surveys each federal agency each quarter to determine which properties are excess, surplus, unutilized, or underutilized.	HUD	1 Emergency shelter, transitional housing or SROs 2 New rental construction	Applied for by others
Federal Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HUD	1 Rehabilitation 2 Operation	Administered by EDA
Youth Build	Provides grants for projects employing economically disadvantaged young adults to build or rehabilitate housing and housing-related facilities. Aim is to provide these young adults with meaningful on-site training in housing construction and rehabilitation.	HUD	1 New construction 2 Rehabilitation 3 Operations 4 Social services/job training	Administered by EDA
State Resources				
Multifamily Housing Program – Acquisition and Rehabilitation Component	Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Terms for loans are 55 years.	HCD	1 Preservation of existing affordable housing 2 Rent subsidies 3 Multifamily rehabilitation 4 Acquisition	Applied for by others
CDBG Economic Development Allocation –	Program reserves block grant funds for cities and counties, which in turn make loans to businesses, fund public infrastructure improvements, or fund activities that will foster the development of	HCD	1 Business start-up 2 Infrastructure development	Cities or County are eligible



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Enterprise Fund Component	micro-enterprises			
CDBG Economic Development Allocation – Over the Counter Component	Loans to businesses and grants to cities and counties for infrastructure required to assist businesses that create or retain jobs for low-income persons.	HCD	1 Business start up 2 Infrastructure development	Cities or County are eligible
CDBG Planning/Technical Assistance	Provides grants to be used for planning and feasibility studies related to public works, housing rehabilitation and construction, community facilities, public services and community development.	HCD	Planning technical assistance	Cities or County are eligible
California Self-Help Housing program	Provides grants to governmental agencies, nonprofit, and cooperatives to provide technical assistance to participants who are building their own residence. 10% simple interest loans made to sponsor organizations to assist with project development and construction.	HCD	1 New construction assistance 2 Administration	Applied for by others
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.	HCD	1 Acquisition 2 Energy conservation 3 Infrastructure development 4 New construction single-family	County EDA, or applied for by nonprofit agencies
CHFA 501(c)(3) Preservation Mortgage Program	Provides 30-year term acquisition loans to nonprofit agencies for acquisition and refinance of existing assisted projects. Requires that 20% or more of the units be reserved for households with incomes below 50% of the County median.	California Housing Finance Agency (CHFA)	1 Acquisition 2 Refinance	Applied for by others
CHFA Affordable Housing Partnership Program	Below market rate, long-term mortgage loans combined with purchase assistance for income eligible first-time homebuyers to purchase a single-family home. Eligible sales price varies by County and are the same as under the CHFA Single Family program.	California Housing Finance Agency	1 Acquisition 2 Purchase homes	Applied for by others

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
CHFA Builder Lock (BLOCK)	Builder/developers may purchase forward commitments for permanent mortgage financing for CHFA eligible borrowers tied to their construction/marketing program at single-family developments.	California Housing Finance Agency	New construction of single-family and multifamily units	Applied for by nonprofits and for-profit organizations
CHFA California Home Ownership Assistance Program (CHAP)	Equity sharing mortgage participation loan whereby the state provides loans up to 49% of the purchase price of a home with the balance funded by a private lender.	California Housing Finance Agency	Housing assistance	Applied for by others
CHFA CHAP 100% Loan Program	Provides 100% of the financing needs of first-time homebuyers.	California Housing Finance Agency	Housing Assistance	Applied for on behalf of others
CHFA Bridge Loan Program	A second loan program designed to provide tax-exempt funds necessary to meet the 50% basis test required for 4% tax credits.	California Housing Finance Agency	Housing Assistance	Applied for by others
CHFA HELP Program	To provide affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities. Provides loans for acquisition, gap financing, construction, redevelopment and pre-development. Funds must be used to directly provide affordable housing units with minimum affordability term of 10 years.	California Housing Finance Agency	1 Acquisition 2 Preservation of affordable units 3 Rehabilitation	County of Riverside Housing Authority
CHFA Mobile Home Park Tenant Acquisition Program	Provides tax-exempt bond financing for tenant acquisition of mobile home parks in conjunction with the state Mobile Home Park Resident Ownership program and/or local government funding. Program is in conjunction with Bank of America. Funds have been suspended at this time.	CHFA	Mobile home park purchase assistance	Applied for by others
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	California Department of Community Services and Development	1 Energy conservation 2 Rehabilitation and repair	County of Riverside Department of Community



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	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.			Action
Emergency Housing Assistance Program	Each county receives a grant allocation. Eligible activities include operating facilities to provide emergency or transitional shelter acquisition, construction, expansion or rehabilitation, counseling, rental assistance, equipment purchases, and program costs.	HCD	Emergency shelter	County of Riverside DPSS
Family Housing Demonstration Program (FHDP)	An FHDP development has three components consisting of housing, supporting services which may include an on-site child care center, and a job training and development program. The program provides loans for gap financing—the future funding of which requires voter approval for bond issuance.	HCD	1 Acquisition 2 New rental construction 3 Rehabilitation	Applied for by others (nonprofit agencies – CVHC)
Farm Worker Housing Assistance program	Provides grants to public and private nonprofits to provide technical assistance to farm workers and farm worker housing agencies toward securing temporary or permanent housing.	Employment and Training Administration	Technical assistance and counseling	Applied for by others
Farm Worker Housing Grant Program	Provides loans, grants, down payment assistance and technical assistance to provide housing opportunities for agricultural households.	HCD	1 Acquisition 2 New construction 3 Rehabilitation 4 Self-help housing	Applied for by others
State Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HCD	1 Rehabilitation 2 Operation	Applied for by others
Joe Serna Jr. Farm Worker Housing Grant Program	Provides owner-occupied and rental units for agricultural workers, with priority for lower-income households. Provides grants to assist development or rehabilitation of various types of housing projects for agricultural worker households. An affordability term of 40 years is required for new rental housing; an affordability term of 20 years is	HCD	1 Acquisition 2 Site development 3 New construction and rehabilitation of rental units 4 Mortgage writedowns	County EDA, or applied for by nonprofits

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	required for rehabilitation.			
Loan Packaging Program	To increase access to capital for low-income communities with a focus on financing housing at affordable rates and terms.	Low Income Housing Fund	1 Acquisition 2 New construction 3 Rehabilitation 4 Homeless SRO/transitional housing 5 Mobile home park purchase assistance	Applied for on behalf of others
LIHF Mortgage Banking Pools	Increases access to capital for low income communities. Provides bridge loans for tax credit purposes.	Low Income Housing Fund	1 New construction 2 Rehabilitation 3 Transitional/SROs 4 Self-help housing	Applied for by others
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 (HEAP) 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.	California Department of Community Services and Development	1 Financial assistance 2 Energy conservation	County of Riverside Department of Community Action
Low Income Housing Tax Credit Program	To encourage low-income housing production and provide lower rents by offering a federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing. Terms of affordability are for 55 years. Construction and permanent financing	State Tax Credit Allocation Committee	1 Acquisition 2 New construction and rehabilitation of rental units 3 Preservation of affordable	Applied for by others



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	are required from other sources.		housing 4 SROs	
Mobile Home Park Resident Ownership Program	Provides acquisition loans and construction/rehabilitation loans for purchase of mobile homes parks by resident organizations, as well as down payment assistance and rent subsidies.	HCD	1 Mobile home park purchase assistance 2 Acquisition of mobile home parks	Applied for by others
Mobile Home Park Resident Ownership Program	Technical assistance to mobile home park organizations and low interest loans for conversion or acquisition.	HCD	1 Housing assistance 2 Supportive services/technical assistance 3 Administration	Applied for by others
Multifamily Low Income Housing Program	Program provides tax-exempt bond financing for a variety of projects, such as for multifamily and seniors, representing direct benefits to cities.	California Statewide Communities Development Authority	1 Acquisition 2 New rental construction 3 Rental rehabilitation	Applied for by others
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities to migrant housing. Provides loans, grants, gap financing and assistance.	HCD	1 Acquisition 2 New construction and rehabilitation of rental housing	Applied for on behalf of others
Multifamily Housing Program	New construction/rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of non-residential structures to rental housing.	HCD	1 Acquisition 2 New construction and rehabilitation of rental housing 3 Preservation of affordable housing 4 Transitional housing/SROs	Applied for by others

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Preservation Financing Program	Provides tax-exempt financing for the acquisition or refinancing of projects with expiring Section 8 contracts that would opt out of subsidy contracts.	CHFA	1 Acquisition 2 Preservation of affordable housing	Applied for by others (nonprofits)
Rural Seed Money Loan programs	HAC operates a number of revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low- and low-income persons.	State Housing Assistance Council (HAC)	1 Acquisition 2 Infrastructure 3 New construction 4 Rehabilitation 5 Preservation of affordable housing 6 Self-help housing	Applied for by others
Surplus Land Priority Sale	California Government Code requires that a 60-day advance notice priority be given in the sale or lease of excess properties to sponsors or government agencies that would develop low- and moderate-income housing.	California Department of Transportation	1 Land acquisition 2 New construction	Applied for by others or County
Surplus Property Sale	Program allows for a 30-day period during which agencies wishing to purchase land for park, open space, or low- and moderate-income housing can have priority over other purchasers.	California Department of Water Resources	1 Land acquisition 2 New construction	Applied for by others or County
Tax-Exempt Affordable Mortgage Program	Provides bond-financed fixed-rate mortgages for 30 to 40 years to developers of housing that have at least 20% of the units occupied and affordable to households making less than 50% of the County median.	CHFA	1 Acquisition 2 New construction and rehabilitation of rental units	Applied for by others (nonprofits, for-profits and public housing agencies)
Tax-Exempt Private Activity Bond Program	CDLAC administers the tax-exempt private activity bond program available annually for California. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state	California Debt Limit Allocation Committee (CDLAC)	1 New construction or rehabilitation of rental units 2 Acquisition and	County of Riverside through the



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	or federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds must receive an allocation from CDLAC. Two programs apply to housing: (1) Multifamily Rental Housing: State and local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units acquire land and construct new projects or purchase and rehabilitate existing units. (2) Single Family Housing: State and local agencies can issue tax-exempt mortgage revenue bonds to fund mortgages for homebuyers. The tax-exempt source of funds reduces the interest rate paid by purchasers by approximately 1% or more depending on current market conditions.		rehabilitation of rental units 3 Homeowner assistance	state (for MCC program)
PRIVATE RESOURCES				
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by very low-, low-, and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.	Federal Home Loan Bank of San Francisco	1 Acquisition 2 Homeless and transitional facilities 3 Mobile home park purchase assistance 4 New construction 5 Rehabilitation 6 Self-help housing	Applied for by others
Bridge Financing program	Provides bridge financing for tax credit projects.	Rural Community Assistance Corporation	New rental housing	Applied for by others
CRA Lending	Includes tax credit, Affordable Housing Program, and permanent loans for housing and community development.	SAMCO	1 Homeless and transitional housing 2 New rental units	Applied for by others

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
			3 Multifamily rehab	
Adtech.net	Grants for down payment assistance for first time homebuyers.	Adtech	Housing Assistance	Applied for by others
Bridge Loan Program	Provide a bridge loan to provide flow of funding between project closing and equity pay-ins by tax credit investors. To be used with tax credit projects by nonprofit organizations.	Local Initiatives Managed Assets Corp.	1 Rehabilitation 2 Acquisition 3 New rental construction	Applied for by others
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium that pools resources through a revolving blind loan pool to reduce lender risk in financing affordable housing. Provides long-term debt financing for affordable single-family and multifamily housing, acquisition, preservation, and rehabilitation.	California Community Reinvestment Corporation	Acquisition	Applied for by others
Community Development Finance Department	Department will address the credit needs of low- and moderate-income families by providing real estate-related credit products. Provides construction/rehab loans.	Union Bank of California, NA	1 Acquisition 2 Infrastructure development 3 New construction 4 Rehabilitation 5 Self-help housing	Applied for by others
House America	Program provides affordable residential lending for low- and moderate-income individuals.	Countywide Home Loans	Acquisition	Applied for by others
Mercy Loan Fund	Makes loans to projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	Mercy Loan Fund	1 New construction 2 Rehabilitation 3 Acquisition	Applied for by others
Neighborhood Housing Services (NHS)	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. NRG provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group (NRG)	1 Rehabilitation 2 Energy conservation 3 Community Services/facilities	Applied for by others
Nonprofit Program	Program purchases loans from lenders, such as community loan funds, community development financial institutions, and commercial banks, so that lenders can recycle loan funds to increase the development or	Local Initiatives Managed Assets Corporation	1 New construction and rehabilitation of rental units 2 Preservation of affordable	Applied for by others



County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	acquisition of low- and moderate-income housing.		housing 3 Homeless/SRO and transitional housing 4 Mobile home park purchase assistance	
Permanent Loan Program	Program provides 10- and 15-year fully amortized loans.	Rural Communities Assistance Corp.	1 Acquisition 2 Community facilities 3 Mobile home park purchase assistance 4 New construction and rehabilitation of rental units 5 SROs 6 Public works	Applied for by others
Pre-development/ Construction Loan Program	A revolving loan fund making loans at below market rates to finance a multitude of activities related to general housing and community facility projects.	Rural Communities Assistance Corp	See above 1 New construction/ rehabilitation of single-family units 2 Infrastructure 3 Self-help housing	Applied for by others
Self Help Housing Program	Program provides technical assistance to individuals participating in self-help housing.	Self-Help Enterprises	Technical assistance	Applied for by others
Southern California Gas Company – Direct Weatherization Program	Contracts with the Riverside County Department of Community Action to provide funds for assistance to low-income households for weatherization measures and energy-efficiency measures including such actions as weather stripping, water heater wrapping, installation of low-flow shower heads, and others specific to individual needs.	Southern California Gas Company	Energy conservation	County of Riverside Department of Community Action
WorldBRIDGE	Provides lower interest construction financing for affordable or mixed-	Bridge Housing	1 New construction	Applied for by

County of Riverside General Plan

Housing Element 2013 - 2021

**Table H-64
Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Initiative	income rental housing or affordable home ownership through a consortium of World Savings/Calers/Wells Fargo Bank of America.	Corp.	2 SROs	others

Source: Riverside County, 2013



County of Riverside General Plan

Housing Element 2006 - 2014

QUANTIFIED OBJECTIVES

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 through October 1, 2021.

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

New Construction

Table H-65 contains the quantified objectives that will be used as guidelines toward meeting the County of Riverside's new construction objectives for the planning period, inclusive of 2013–2021, and compares them to the fair share established by the RHNA.

Quantified objectives for new construction are based on the following factors and assumptions:

- County records of units completed between 2008 and 2013.
- Entitled projects either under construction or awaiting Board of Supervisors review and approval, or projects which have been the subject of negotiation with the County but for which permits are pending.
- Potential projects for which builder, developers, or nonprofit entities have expressed interest in pursuing but no activity in terms of filing permit applications, or negotiations with the County, have occurred at this point.
- Potential units established as targets by the 2013–2021 Action Plan utilizing federal, state,

County of Riverside General Plan

Housing Element 2013 - 2021

or local funding options, such as senior units and multifamily units utilizing multifamily revenue bonds, federal funding, CHFA, or tax credit financing assistance obtained by others, or transitional/permanent housing facilities.

- Potential market rate units (with yet undetermined builders, developers, or other entities), located primarily within adopted Specific Plans, based on past development trends.

Rehabilitation/Conservation

The County's Housing Rehabilitation Programs (RHRP and CHRP) for single-family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multifamily rehabilitation projects utilizing HOME will address the rehabilitation of housing units owned and/or rented to lower-income households in the County. It is assumed that the majority of moderate- and above-moderate income households will rehabilitate units as needed through private efforts

Preservation

There are 276 at-risk units identified during the current planning cycle through 2021 that are expected to expire.



County of Riverside General Plan

Housing Element 2013 - 2021

Table H-65 Quantified Objectives 2013 – 2021							
Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp.	EL	Very Low	Low	Mod	Above Mod
NEW CONSTRUCTION							
Single Family Affordable/Assisted							
HOME Funds							
Nuestro Orgullo Self Help Homes		291		44	39		208
<i>Subtotal Single-Family Affordable</i>	0	291	0	44	39	0	208
Multi-Family Affordable/Assisted							
Redevelopment Funds (RDA)							
Paseo de los Heroes II		52	12	13			27
Funding TBD							
Mustang Lane Infill Housing Project		22			10		12
<i>Subtotal Multi-Family Affordable</i>	0	74	12	13	10	0	39
Mobile Homes & Parks Affordable/Assisted							
HOME Funds							
Los Vinedos (Phase 1)		42		41			1
Los Vinedos (Phase 2)		43			43		
<i>Subtotal Mobile Home Affordable</i>	0	85	0	41	43	0	1
Total New Construction:	0	450	12	98	92	0	248
REHABILITATION/PRESERVATION							
Home Rehabilitation Program	150	150	300	81	88	131	
Tenant Home Rehabilitation Program		3	3	1	2		
Senior Home Repair Programs	150	150	300	144	156		
Enhanced Home Repair Programs		5	5	2	2	1	
Emergency Housing Response Program		65	65	6	6	13	0
Home Improvement Program		5	5			5	
Manufactured Home Replacement Program		5	5	2	3		
Total Rehabilitation/Preservation	300	383	683	236	257	150	0
ASSISTANCE							
MCC	9	13	22			11	
First Time Homebuyers Program - HOME Funded	49	32	81		1	80	
Down Payment Assistance Program - RDA Funded			0				
Housing Authority - Security Deposit Assistance	490		490	234	256		
Housing Authority - Emergency Housing Response Program - RDA Funded		105	105		105		
Total Assistance	548	150	698	234	362	91	0

County of Riverside General Plan

Housing Element 2013 - 2021

Table H-65 Quantified Objectives 2013 – 2021							
Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp.	EL	Very Low	Low	Mod	Above Mod
Total All Units	848	983	1,393	568	711	241	248



County of Riverside General Plan

Housing Element 2013 - 2021

APPENDIX P-1B
AREA PLAN MAPS

APPENDIX B – AREA PLAN MAPS

**EASTERN COACHELLA VALLEY
AREA PLAN**



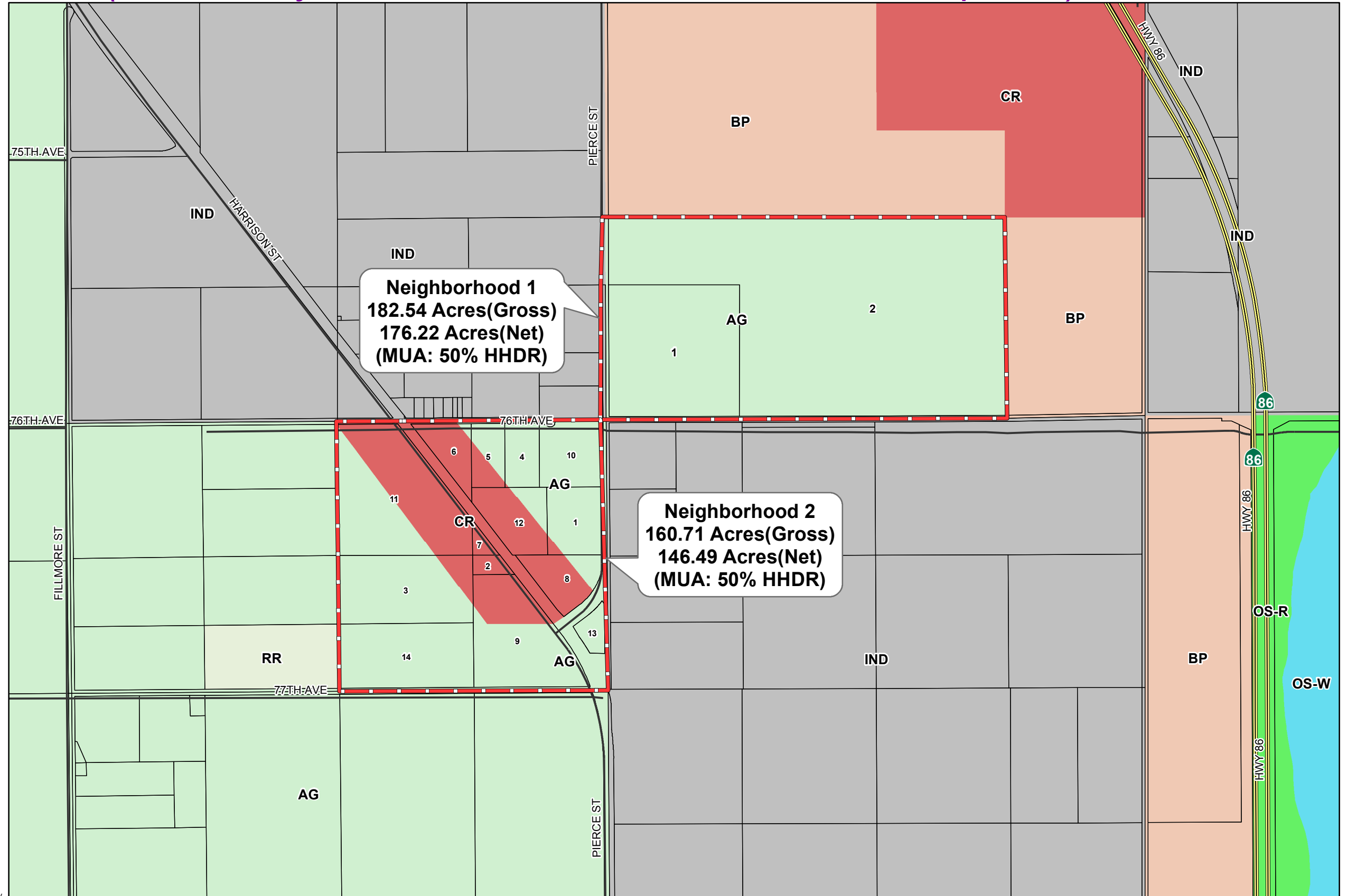
Oasis Town Center

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 4 Eastern Coachella Valley Area Plan

Riverside County General Plan Housing Element

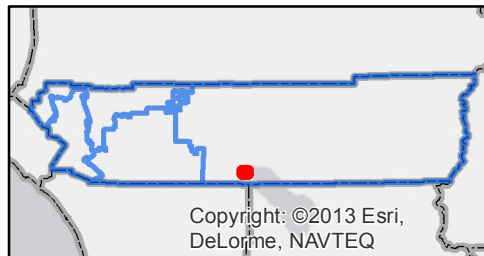
- Proposed HHDR/MUA Neighborhoods
 - Supervisorial District
 - Roads
 - PARCELS
 - Rail Roads
 - Cities
 - Area Plans
- General Plan Land Use**
- Commercial Retail
 - Business Park
 - Rural Residential
 - Agriculture
 - Open Space Recreation
 - Water
 - Indian Lands



Neighborhood 1
182.54 Acres(Gross)
176.22 Acres(Net)
(MUA: 50% HHDR)

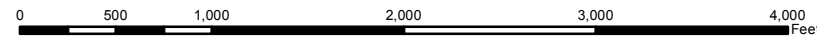
Neighborhood 2
160.71 Acres(Gross)
146.49 Acres(Net)
(MUA: 50% HHDR)

6/23/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 1,000 feet





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mecca Town Center

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 4 Eastern Coachella Valley Area Plan

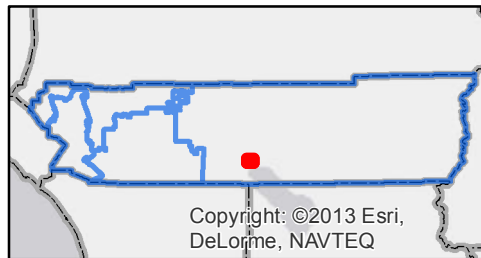
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans

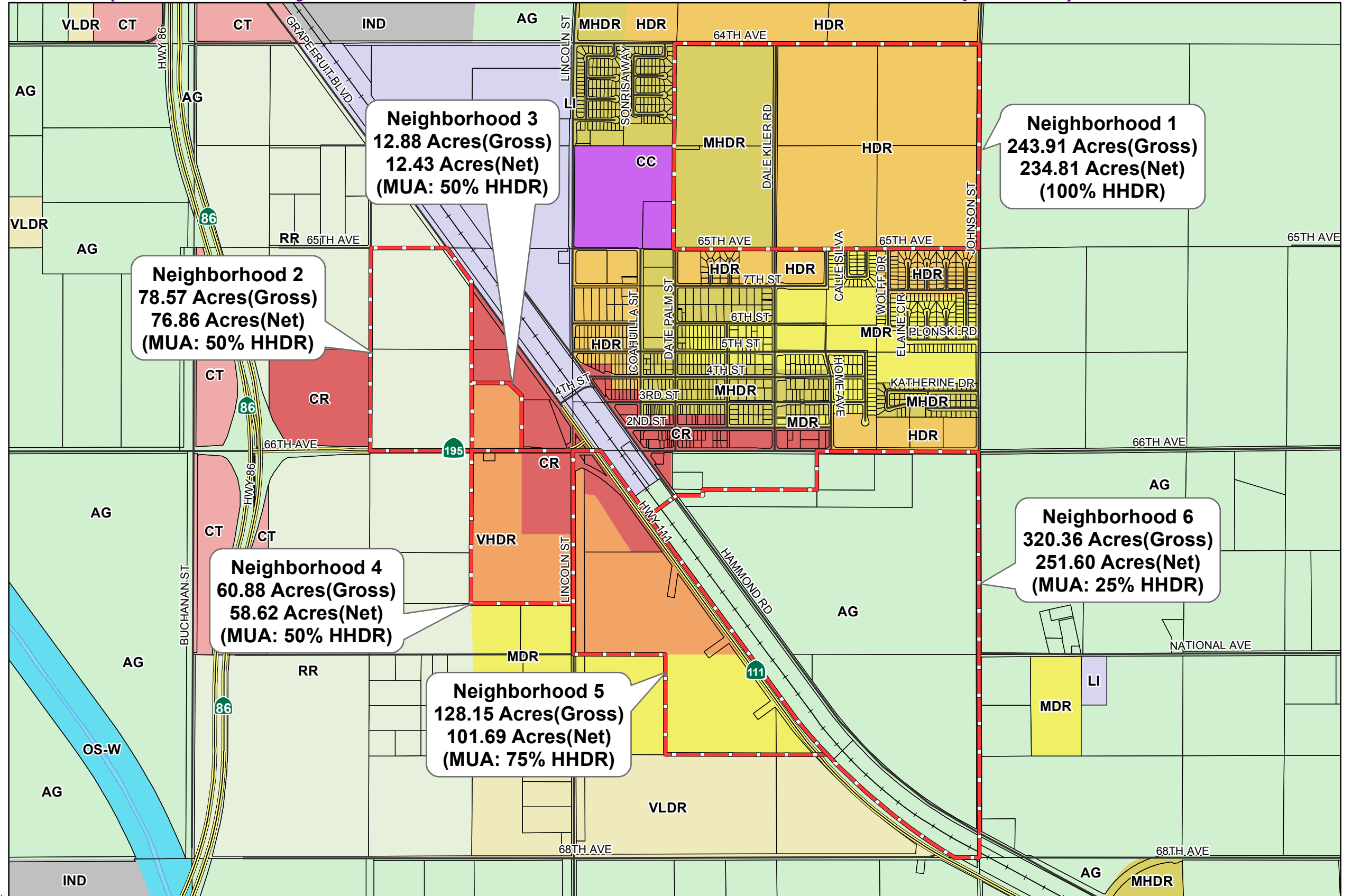
General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Community Center
- Light Industrial
- Rural Residential
- Agriculture
- Water
- Indian Lands

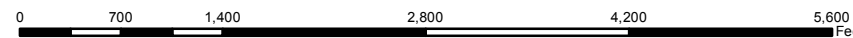
6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 1,323 feet





North Shore Town Center

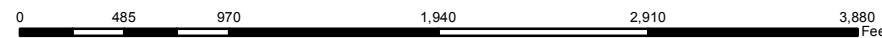
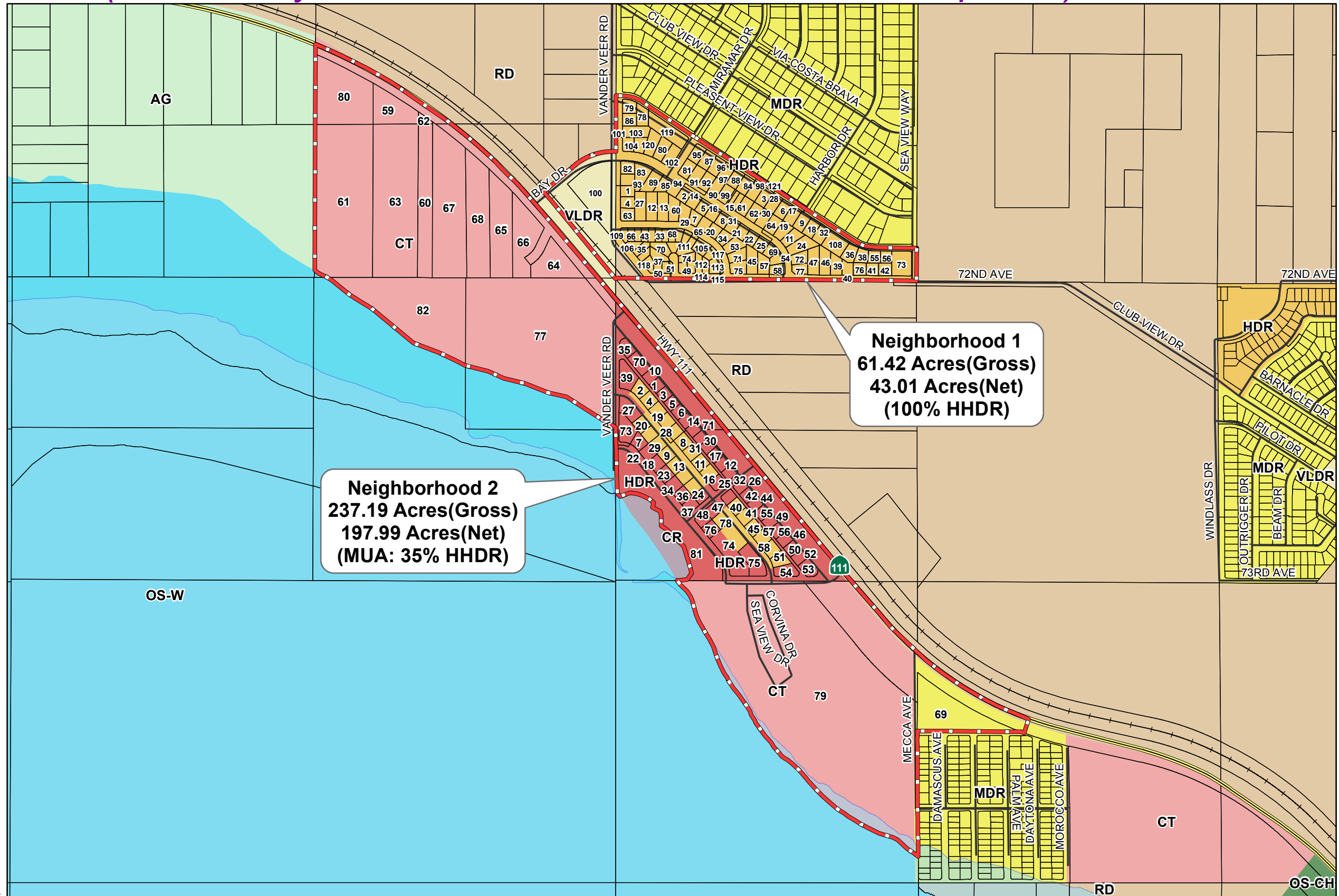
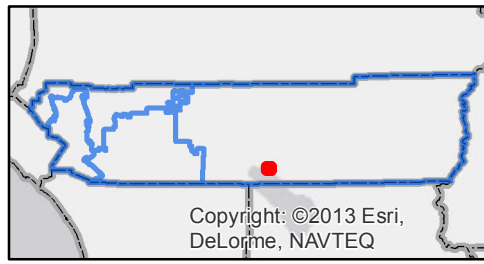
(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 4 Eastern Coachella Valley Area Plan

Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans
- General Plan Land Use**
- Very Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Rural Desert
- Agriculture
- Conservation Habitat
- Water

6/23/2015



1 inch = 889 feet



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisorial District 4 Eastern Coachella Valley Area Plan

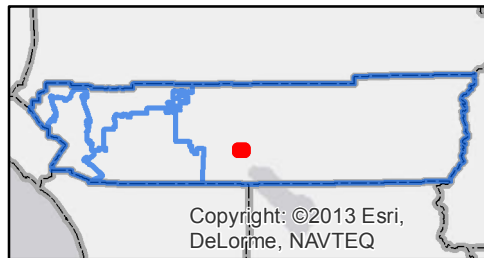
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Runways
- Airports
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans
- Specific Plan

General Plan Land Use

- RC-EDR
- RC-LDR
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Open Space Recreation
- Water
- CITY

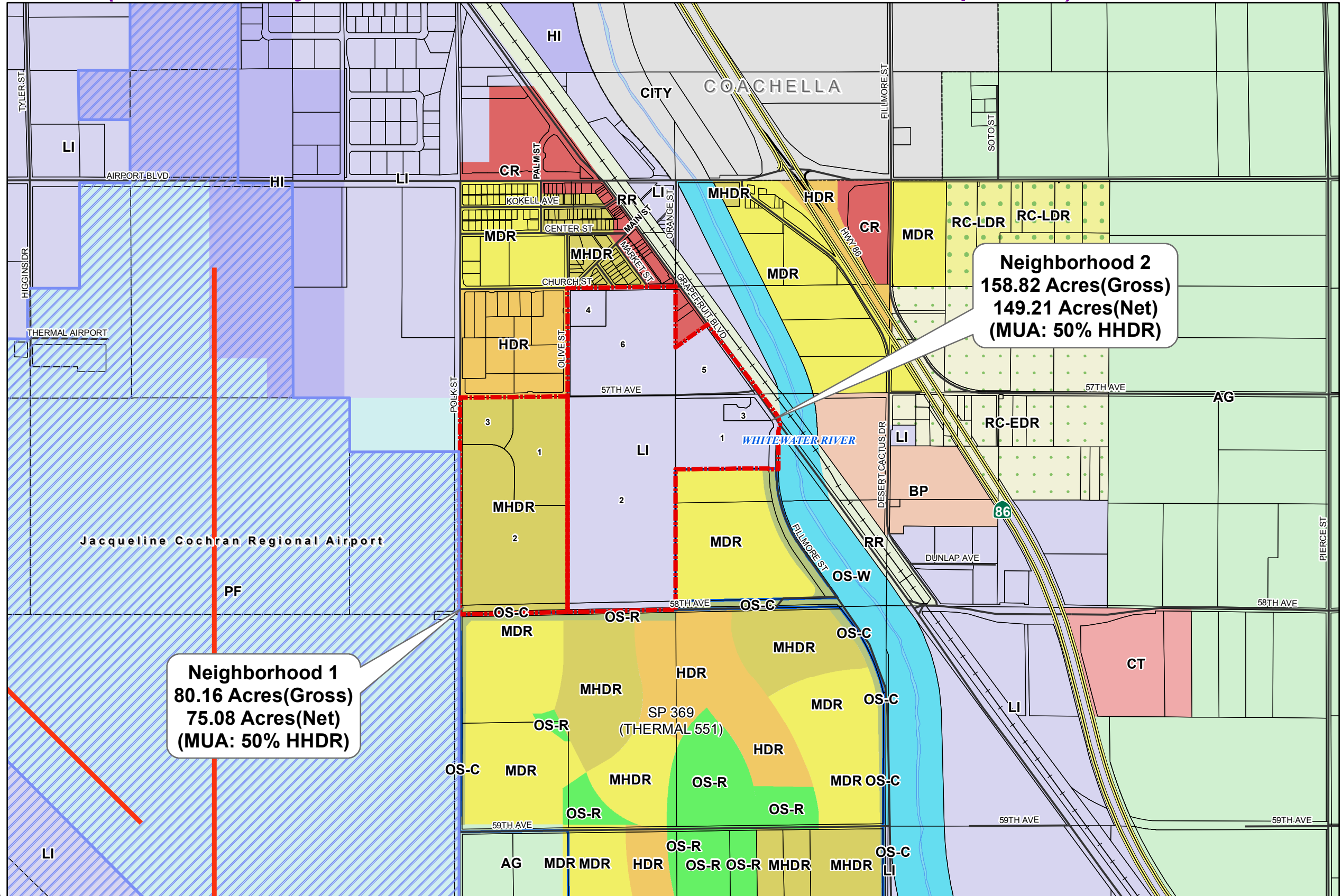
11/19/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Thermal Town Center (Preliminary Draft for Review and Discussion Purposes)



Neighborhood 1
80.16 Acres(Gross)
75.08 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 2
158.82 Acres(Gross)
149.21 Acres(Net)
(MUA: 50% HHDR)



0 650 1,300 2,600 3,900 5,200 Feet

1 inch = 1,250 feet



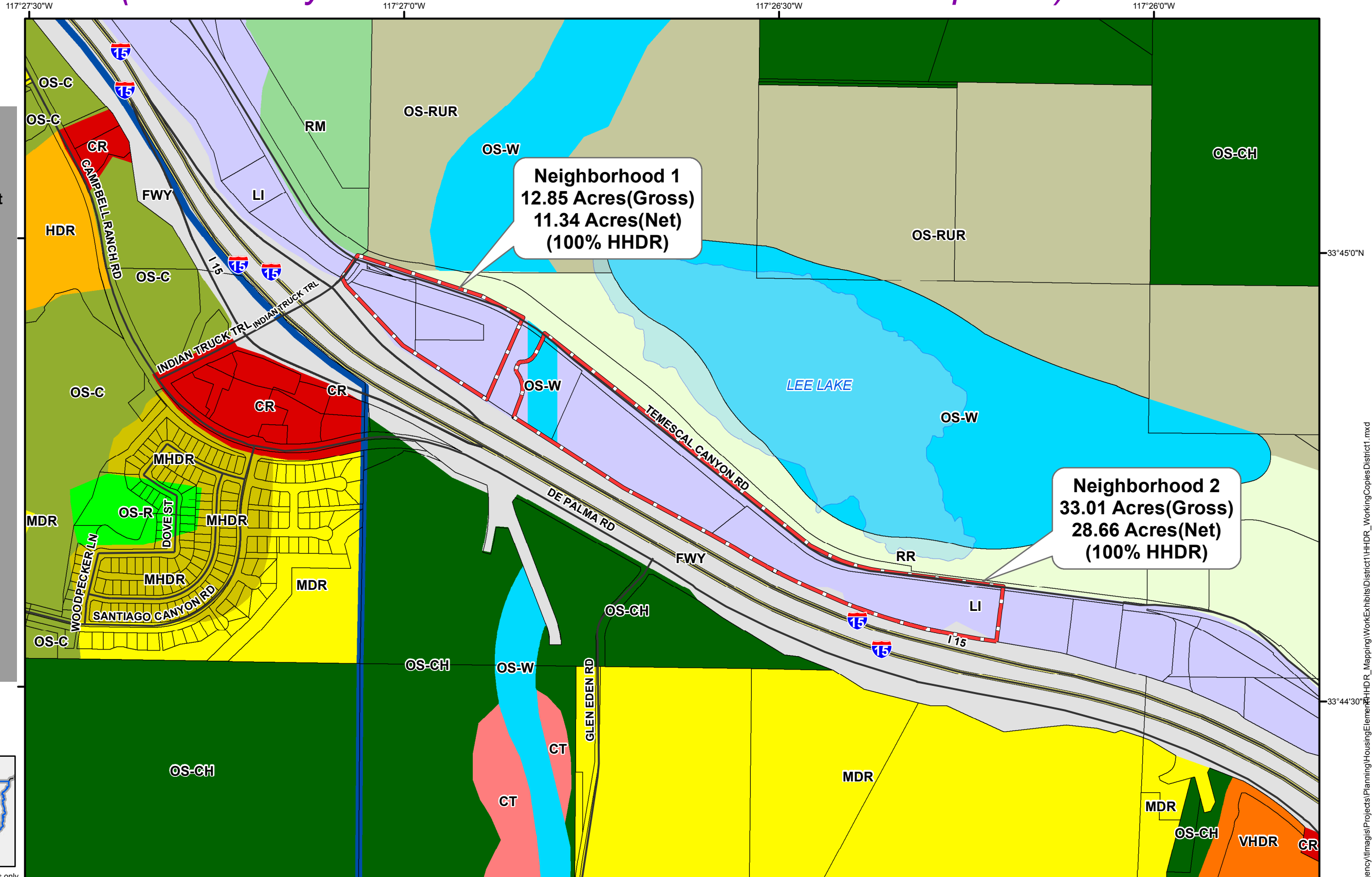
**ELSINORE
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Lee Lake Community

(Preliminary Draft for Review and Discussion Purposes)



Neighborhood 1
12.85 Acres(Gross)
11.34 Acres(Net)
(100% HHDR)

Neighborhood 2
33.01 Acres(Gross)
28.66 Acres(Net)
(100% HHDR)

Supervisorial District 1 Elsinore Area Plan

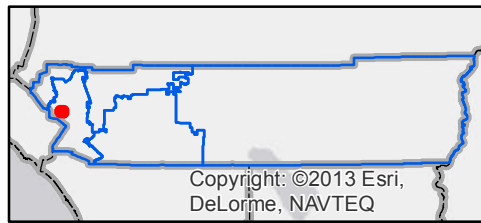
Riverside County General Plan Housing Element

- Roads
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans

General Plan Land Use

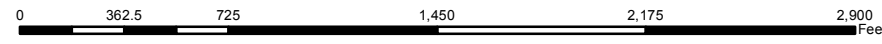
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Freeway

6/16/2015



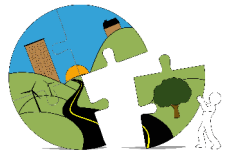
Copyright: ©2013 Esri,
DeLorme, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 667 feet





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Meadowbrook Town Center

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 1 Elsinore Area Plan

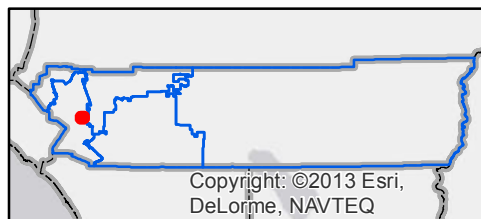
Riverside County General Plan Housing Element

- Roads
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- PARCELS
- Rail Roads
- Cities
- Area Plans

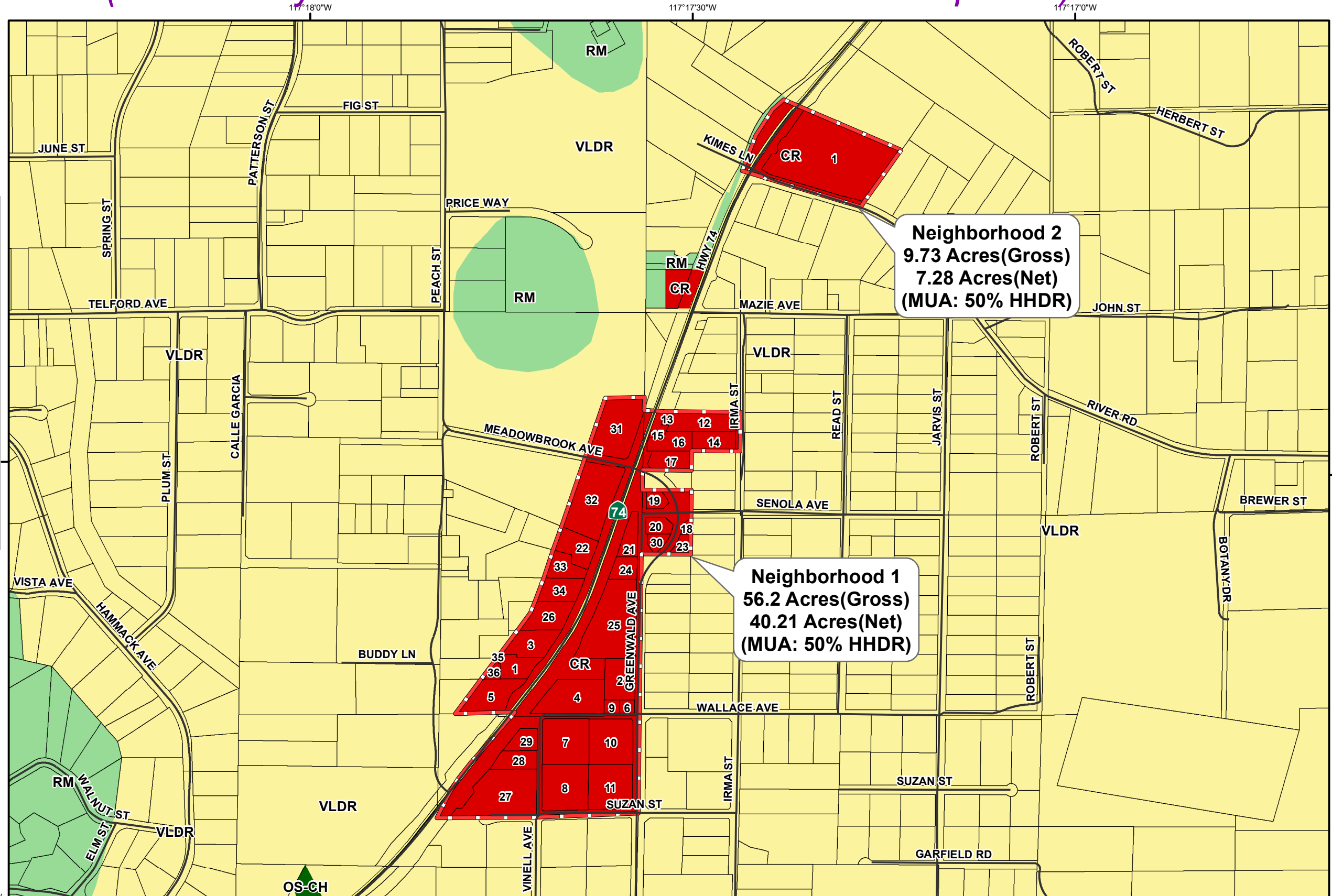
General Plan Land Use

- Very Low Density Residential
- Commercial Retail
- Rural Mountainous
- Conservation Habitat

6/23/2015

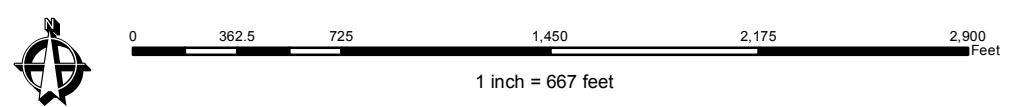


Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Neighborhood 2
 9.73 Acres(Gross)
 7.28 Acres(Net)
 (MUA: 50% HHDR)

Neighborhood 1
 56.2 Acres(Gross)
 40.21 Acres(Net)
 (MUA: 50% HHDR)



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ATTACHMENT B:

2) Land Use Element Update

**HARVEST VALLEY/WINCHESTER
AREA PLAN**

Winchester Town Center

(Preliminary Draft for Review and Discussion Purposes)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisorial District 3 Harvest Valley/Winchester Area Plan

Riverside County General Plan Housing Element

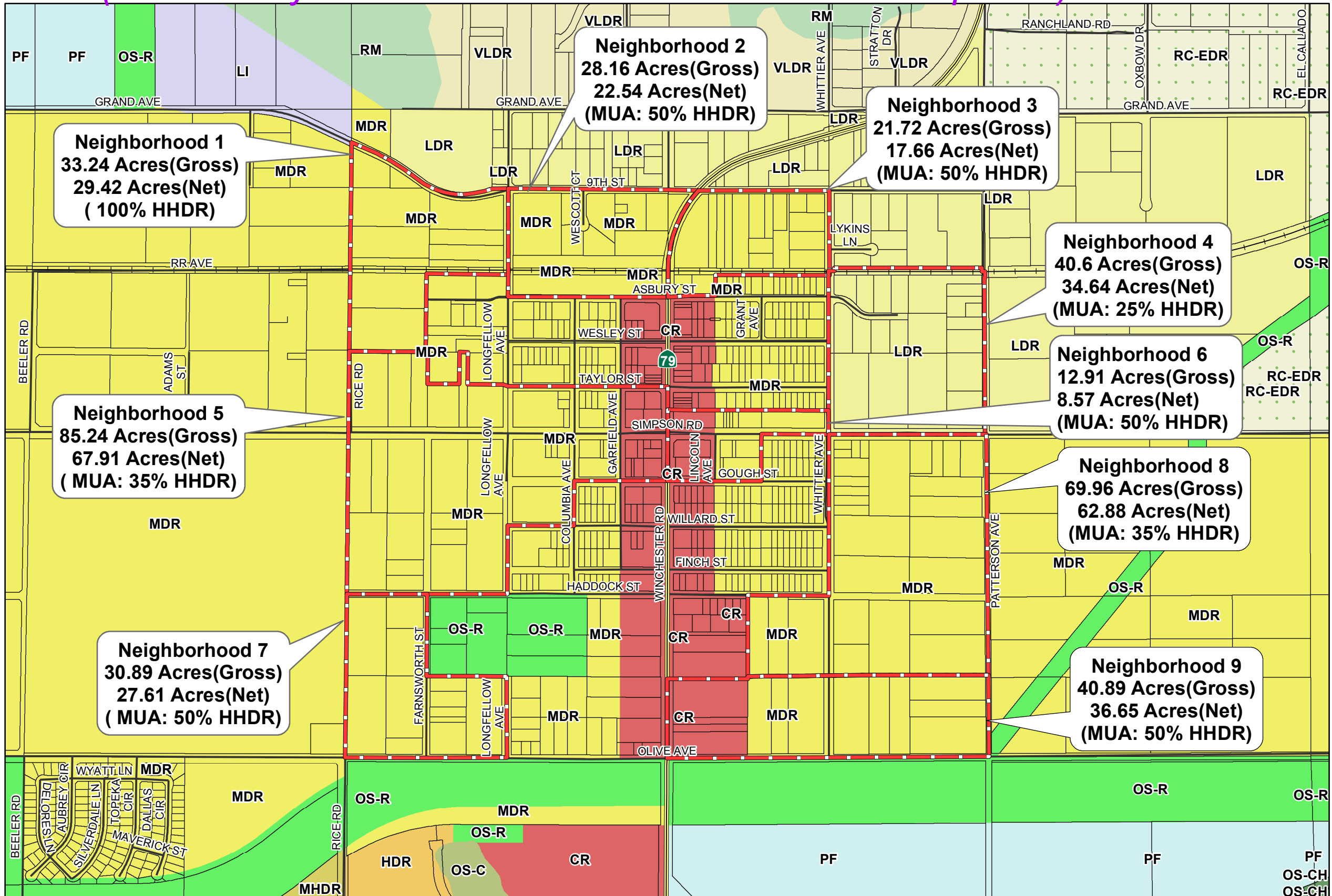
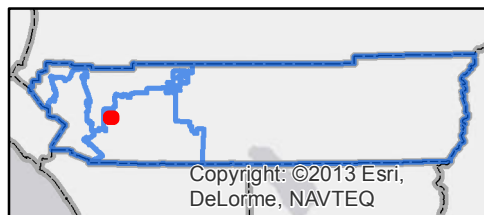
Proposed HHDR/MUA Neighborhoods

- Roads
- Rail Roads
- Supervisorial District
- PARCELS
- Cities
- Area Plans

General Plan Land Use

- RC-EDR
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation

6/16/2015



Neighborhood 1
33.24 Acres(Gross)
29.42 Acres(Net)
(100% HHDR)

Neighborhood 2
28.16 Acres(Gross)
22.54 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 3
21.72 Acres(Gross)
17.66 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 4
40.6 Acres(Gross)
34.64 Acres(Net)
(MUA: 25% HHDR)

Neighborhood 6
12.91 Acres(Gross)
8.57 Acres(Net)
(MUA: 50% HHDR)

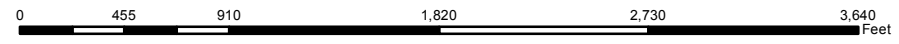
Neighborhood 5
85.24 Acres(Gross)
67.91 Acres(Net)
(MUA: 35% HHDR)

Neighborhood 8
69.96 Acres(Gross)
62.88 Acres(Net)
(MUA: 35% HHDR)

Neighborhood 7
30.89 Acres(Gross)
27.61 Acres(Net)
(MUA: 50% HHDR)

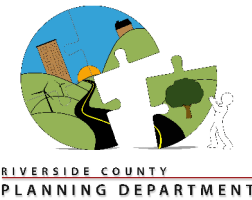
Neighborhood 9
40.89 Acres(Gross)
36.65 Acres(Net)
(MUA: 50% HHDR)

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 833 feet





Winchester Community (Western Area)

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 3 Harvest Valley/Winchester Area Plan

Riverside County General Plan Housing Element

Proposed HHDR/MUA Neighborhoods

Roads

Rail Roads

Supervisorial District

PARCELS

Cities

Area Plans

General Plan Land Use

Very Low Density Residential

Medium Density Residential

Medium High Density Residential

High Density Residential

Very High Density Residential

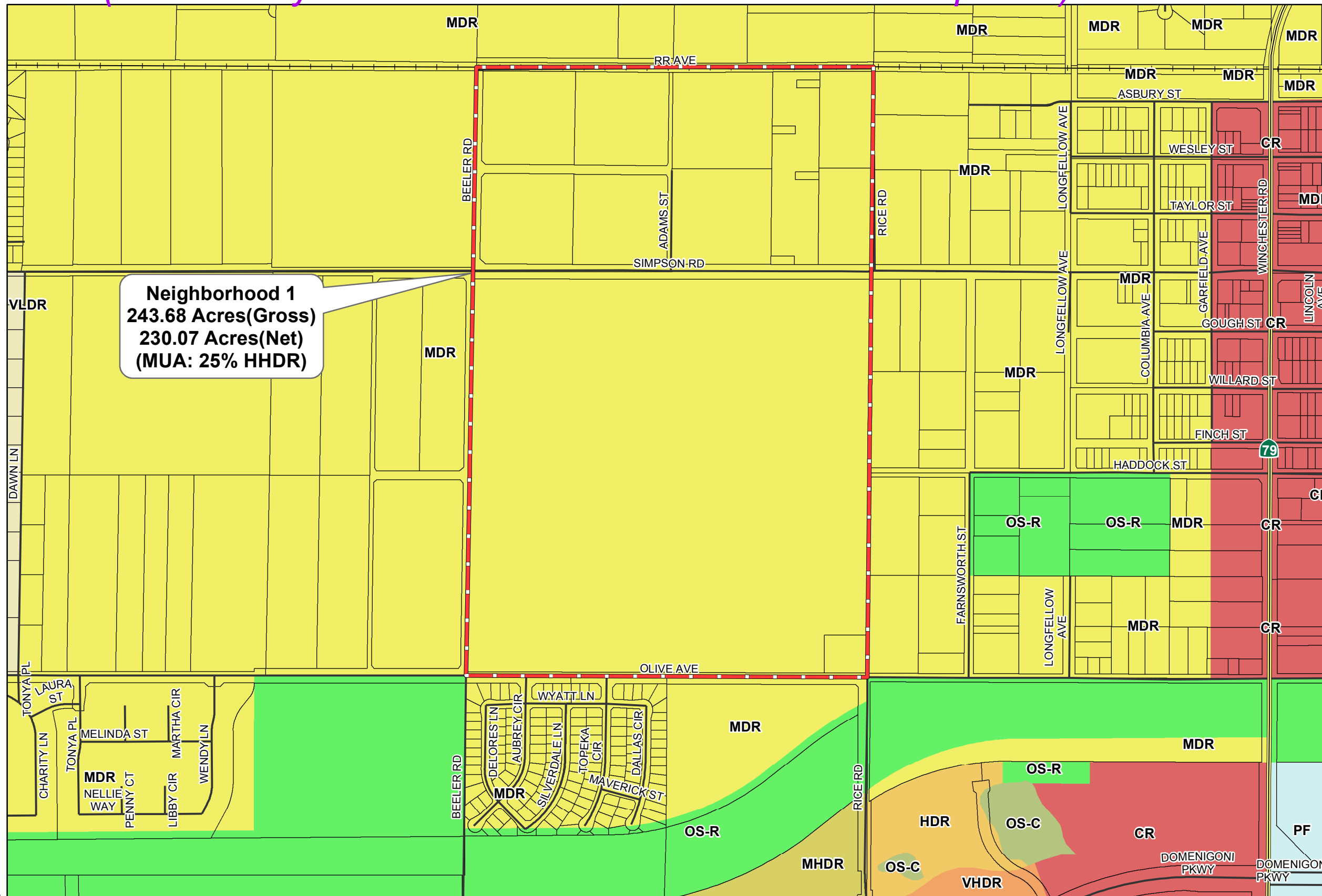
Commercial Retail

Public Facilities

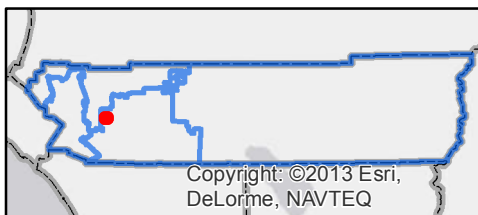
Conservation

Open Space Recreation

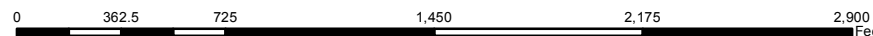
Neighborhood 1
243.68 Acres(Gross)
230.07 Acres(Net)
(MUA: 25% HHDR)



6/16/2015



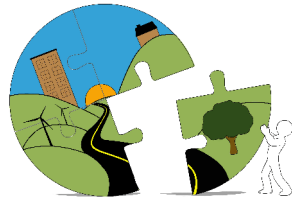
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 667 feet



**HIGHGROVE
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

High Grove Town Center

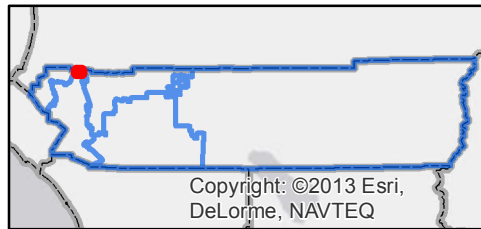
(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 2 Highgrove Area Plan

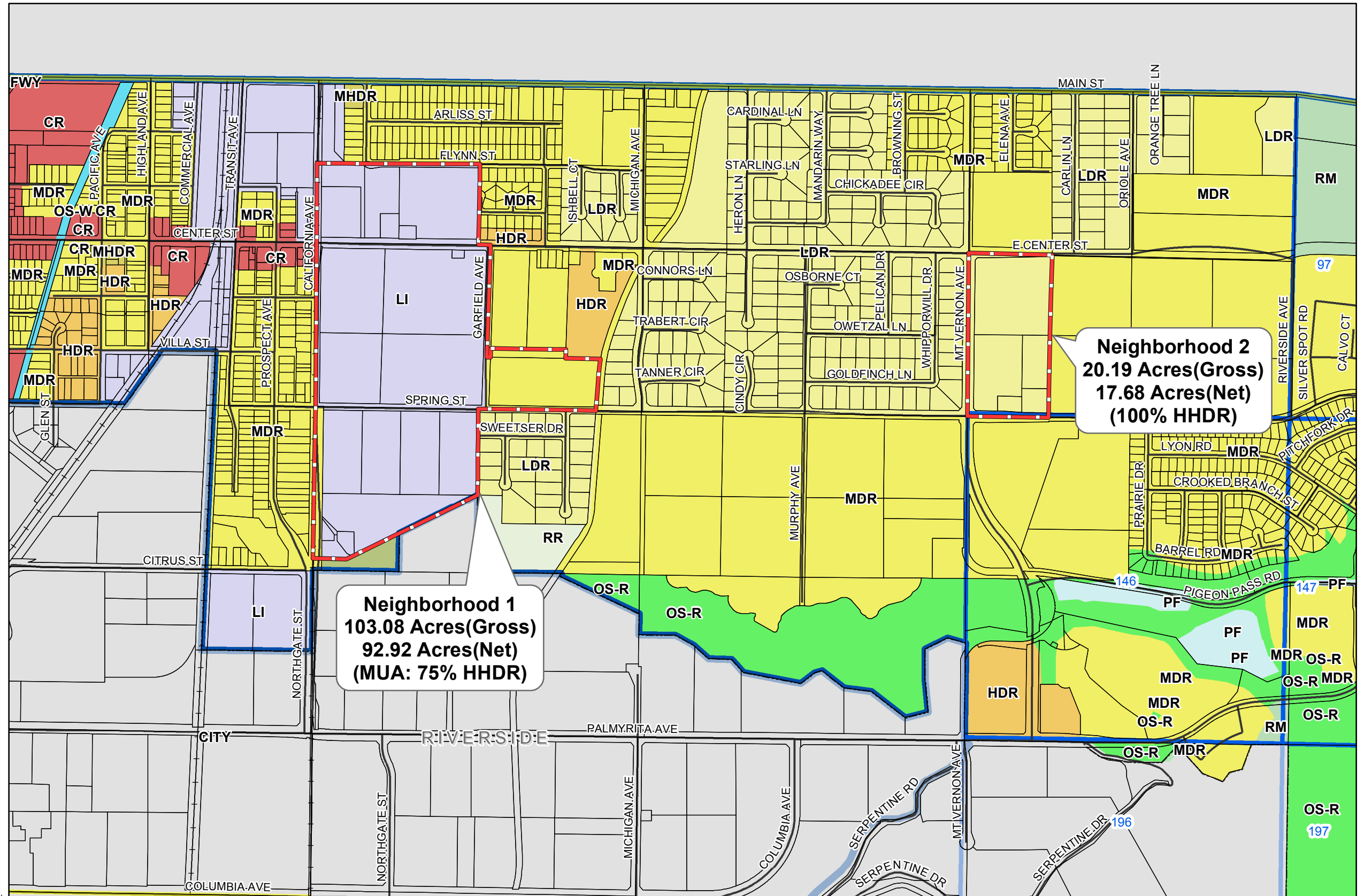
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- PARCELS
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Criteria Cells
- Area Plans
- General Plan Land Use**
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Residential
- Rural Mountainous
- Conservation
- Open Space Recreation
- Water
- CITY
- Freeway

6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 455 910 1,820 2,730 3,640 Feet

1 inch = 833 feet



**LAKEVIEW/ NUEVO
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Lakeview Town Center

(Preliminary Draft for Review and Discussion Purposes)

117°9'30"W 117°9'0"W 117°8'30"W 117°8'0"W 117°7'30"W 117°7'0"W

Supervisorial District 5 Lakeview/Nuevo Area Plan

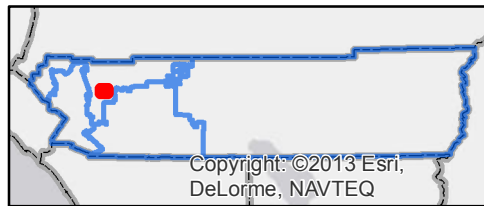
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Water
- Area Plans

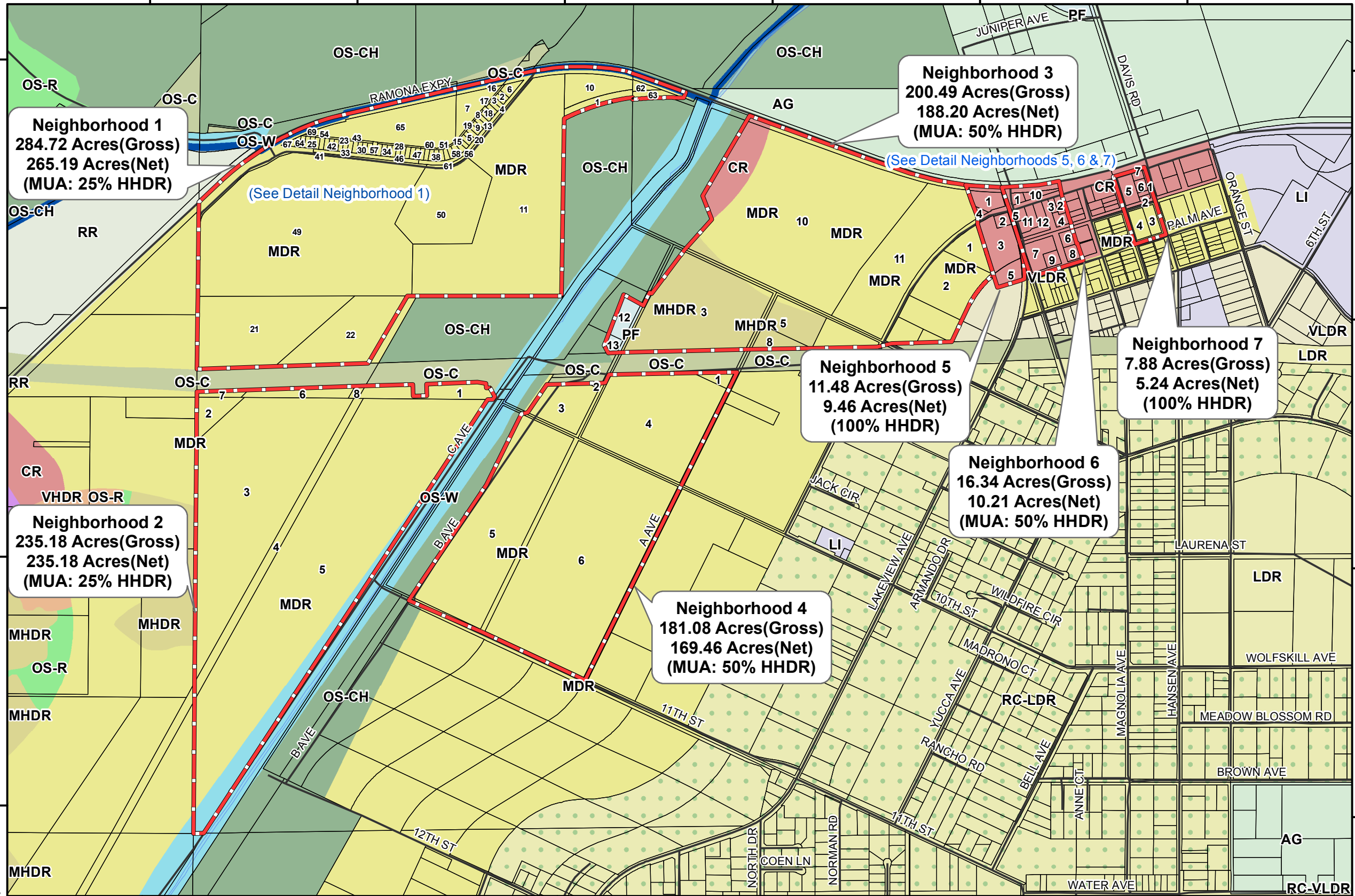
General Plan Land Use

- Very Low Density Residential
- RC-VLDR
- Low Density Residential
- RC-LDR
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Commercial Retail
- Community Center
- Light Industrial
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Water

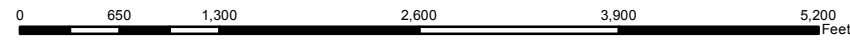
6/23/2015



Copyright ©2013 Esri,
DeLorme, NAVTEQ



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 1,250 feet



Mickey Zolezio \agency\imagis\Projects\Planning\HousingElement\HHDR_Mapping\Work\Exhibits\District5\HHDR_WorkingCopies\District5.mxd



Lakeview Town Center Neighborhood 1 Detail

(Preliminary Draft for Review and Discussion Purposes)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

**Supervisorial District 5
Lakeview/Nuevo Area Plan**

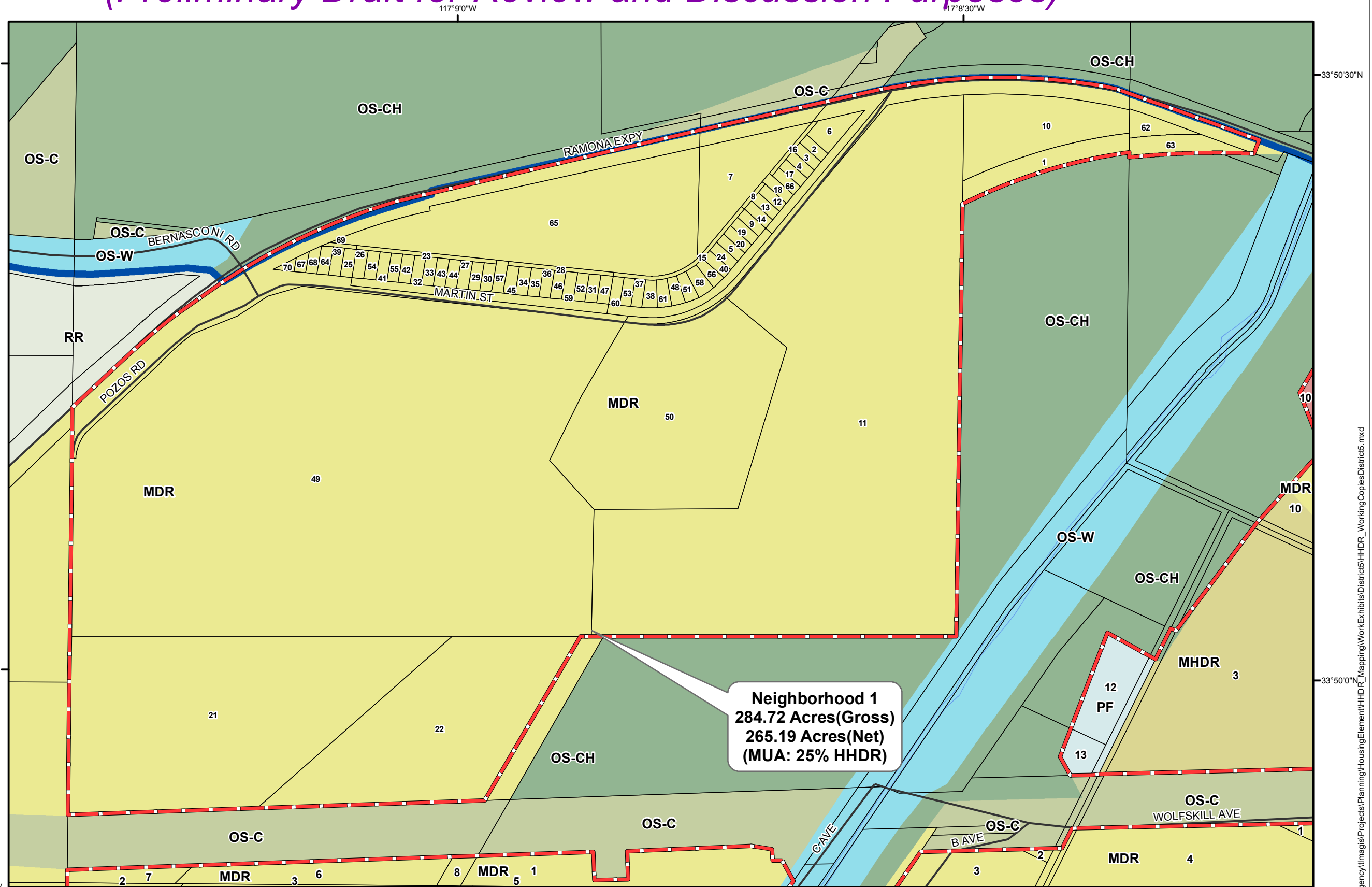
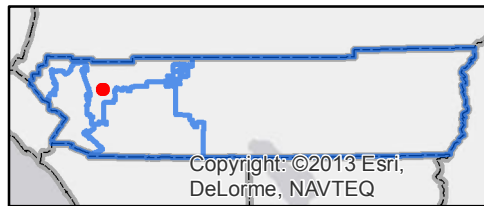
**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Water
- Area Plans

General Plan Land Use

- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Public Facilities
- Rural Residential
- Conservation
- Conservation Habitat
- Water

6/23/2015



Neighborhood 1
284.72 Acres (Gross)
265.19 Acres (Net)
(MUA: 25% HHDR)

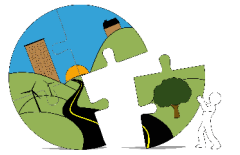
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 500 feet



**MEAD VALLEY
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Good Hope Community

(Preliminary Draft for Review and Discussion Purposes)

117°15'0"W

117°14'30"W

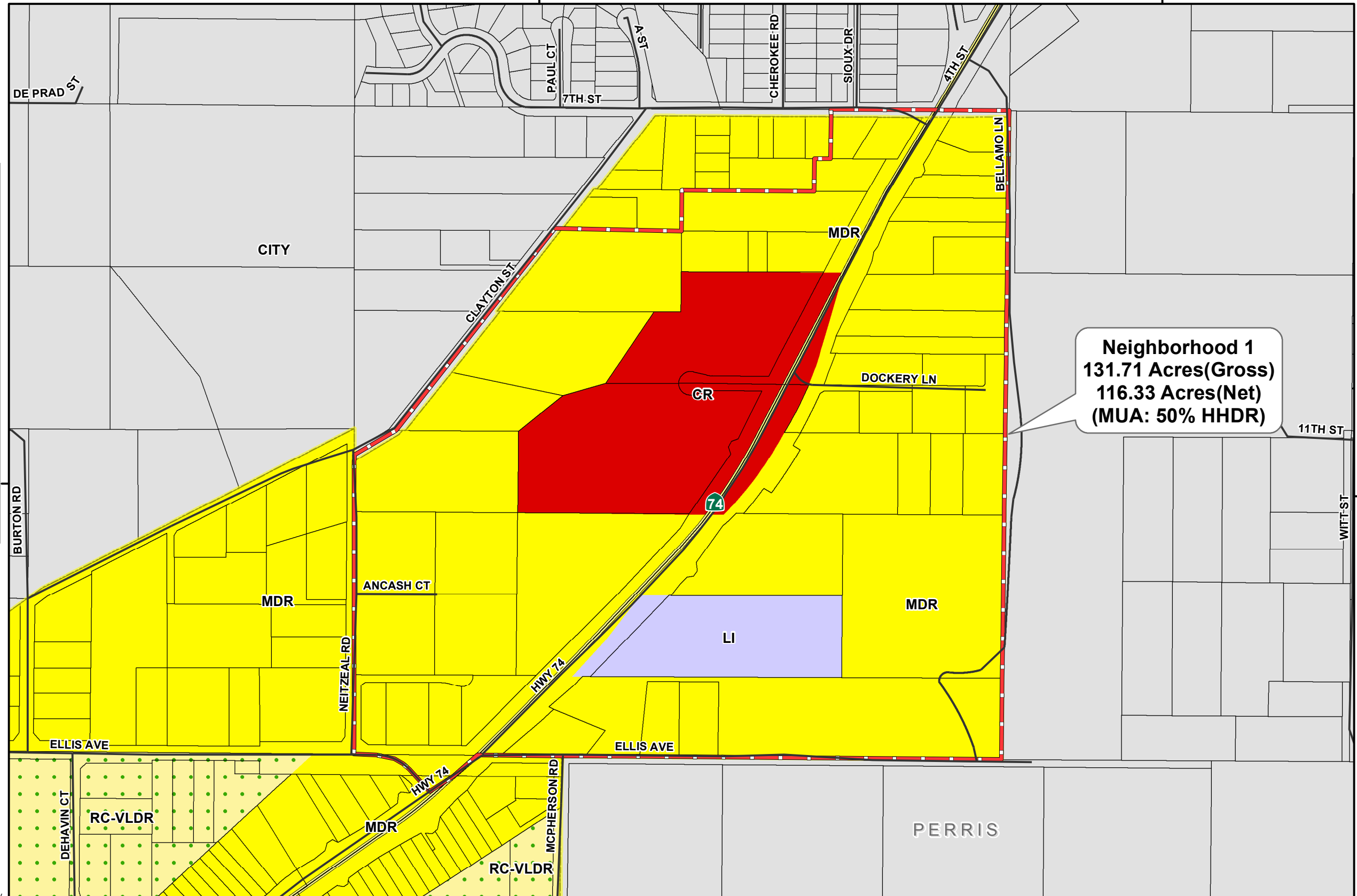
**Supervisorial District 1
Mead Valley Area Plan**

**Riverside County
General Plan Housing Element**

- Roads
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- PARCELS
- Rail Roads
- Cities
- Area Plans

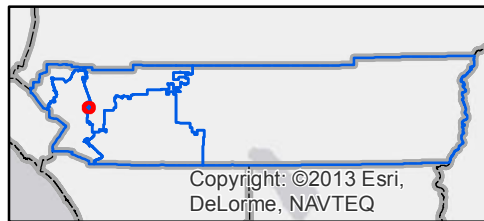
General Plan Land Use

- RC-VLDR
- Medium Density Residential
- Commercial Retail
- Light Industrial
- CITY

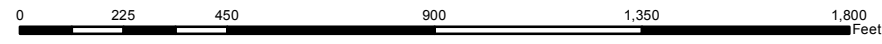


Neighborhood 1
131.71 Acres(Gross)
116.33 Acres(Net)
(MUA: 50% HHDR)

6/16/2015

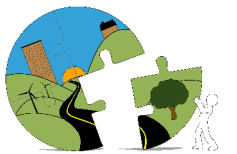


Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 417 feet

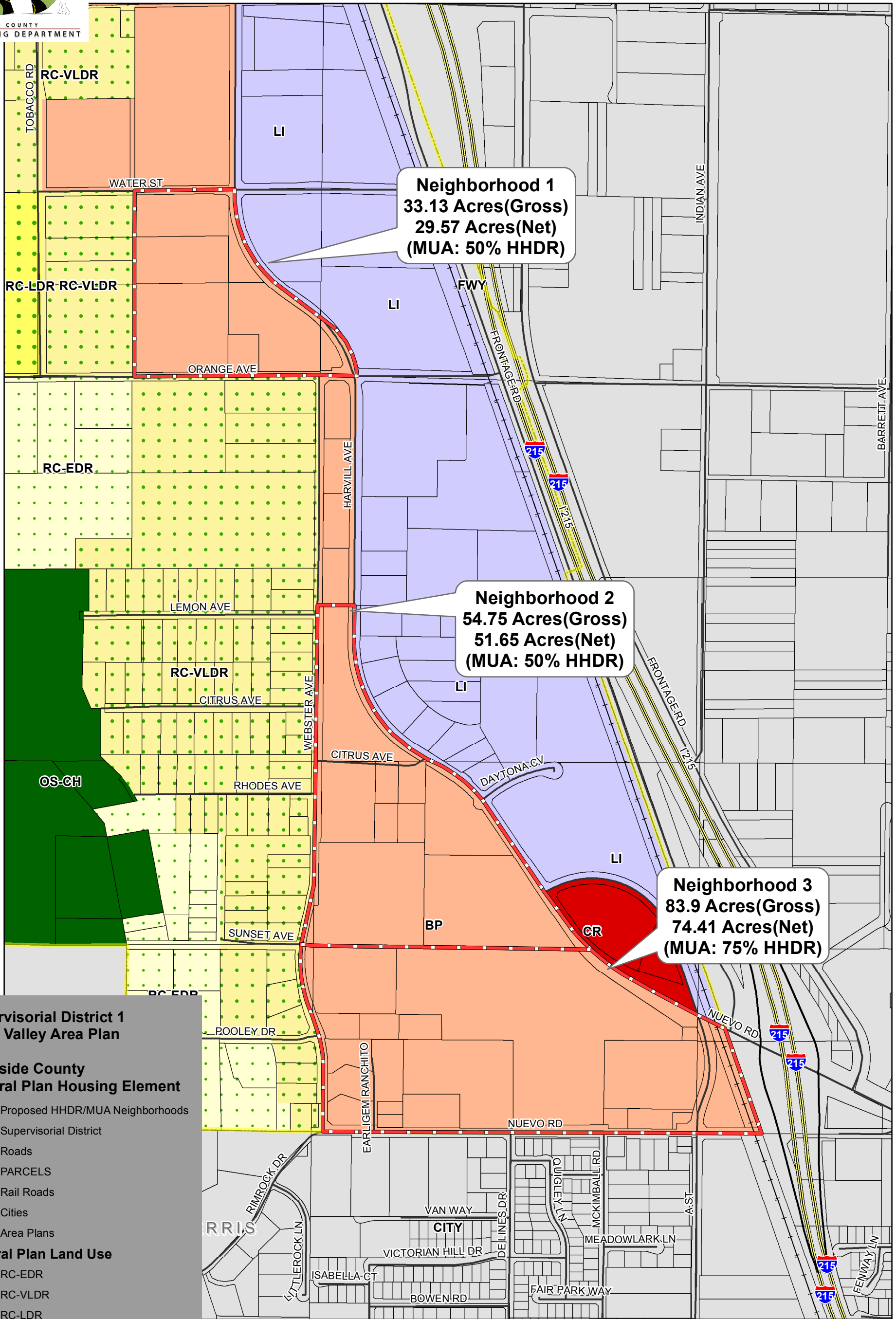




RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mead Valley Community (I-215/Nuevo Rd Vicinity)

(Preliminary Draft for Review and Discussion Purposes)



Neighborhood 1
33.13 Acres(Gross)
29.57 Acres(Net)
(MUA: 50% HHDR)

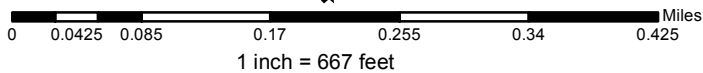
Neighborhood 2
54.75 Acres(Gross)
51.65 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 3
83.9 Acres(Gross)
74.41 Acres(Net)
(MUA: 75% HHDR)

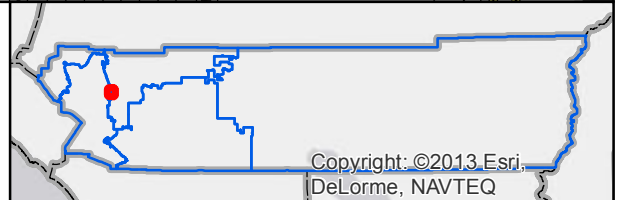
Supervisorial District 1 Mead Valley Area Plan

Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans
- General Plan Land Use**
- RC-EDR
- RC-VLDR
- RC-LDR
- Commercial Retail
- Light Industrial
- Business Park
- Conservation Habitat
- CITY
- Freeway



6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**SOUTHWEST
AREA PLAN**

French Valley Airport Vicinity

(Preliminary Draft for Review and Discussion Purposes)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisorial District 3 Southwest Area Plan

Riverside County General Plan Housing Element

Proposed HHDR/MUA Neighborhoods

Blue Lines

Roads

Supervisorial District

PARCELS

Cities

Area Plans

General Plan Land Use

Low Density Residential

Medium Density Residential

Medium High Density Residential

High Density Residential

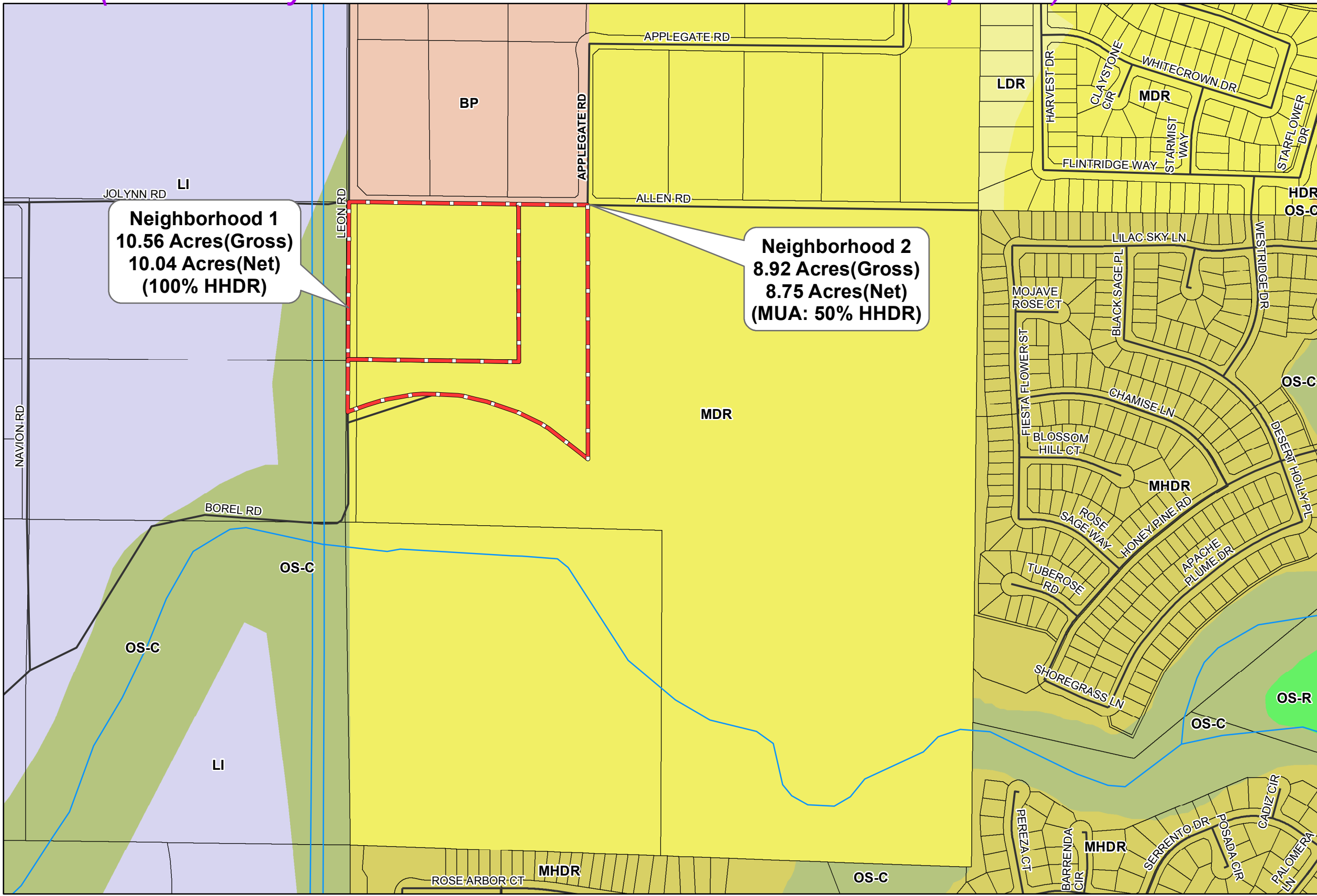
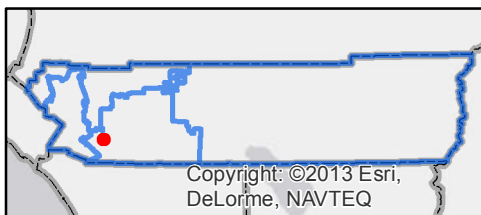
Light Industrial

Business Park

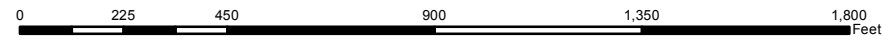
Conservation

Open Space Recreation

6/16/2015



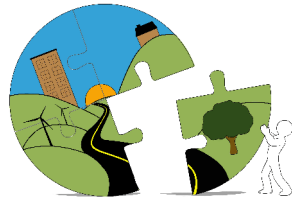
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 417 feet



**TEMESCAL VALLEY
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Home Gardens Town Center

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 2 Temescal Canyon Area Plan

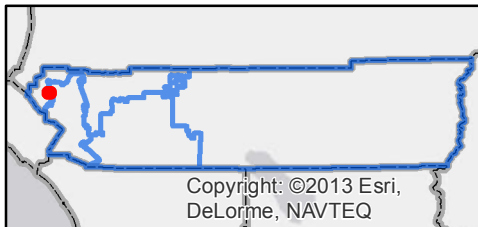
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- PARCELS
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Area Plans

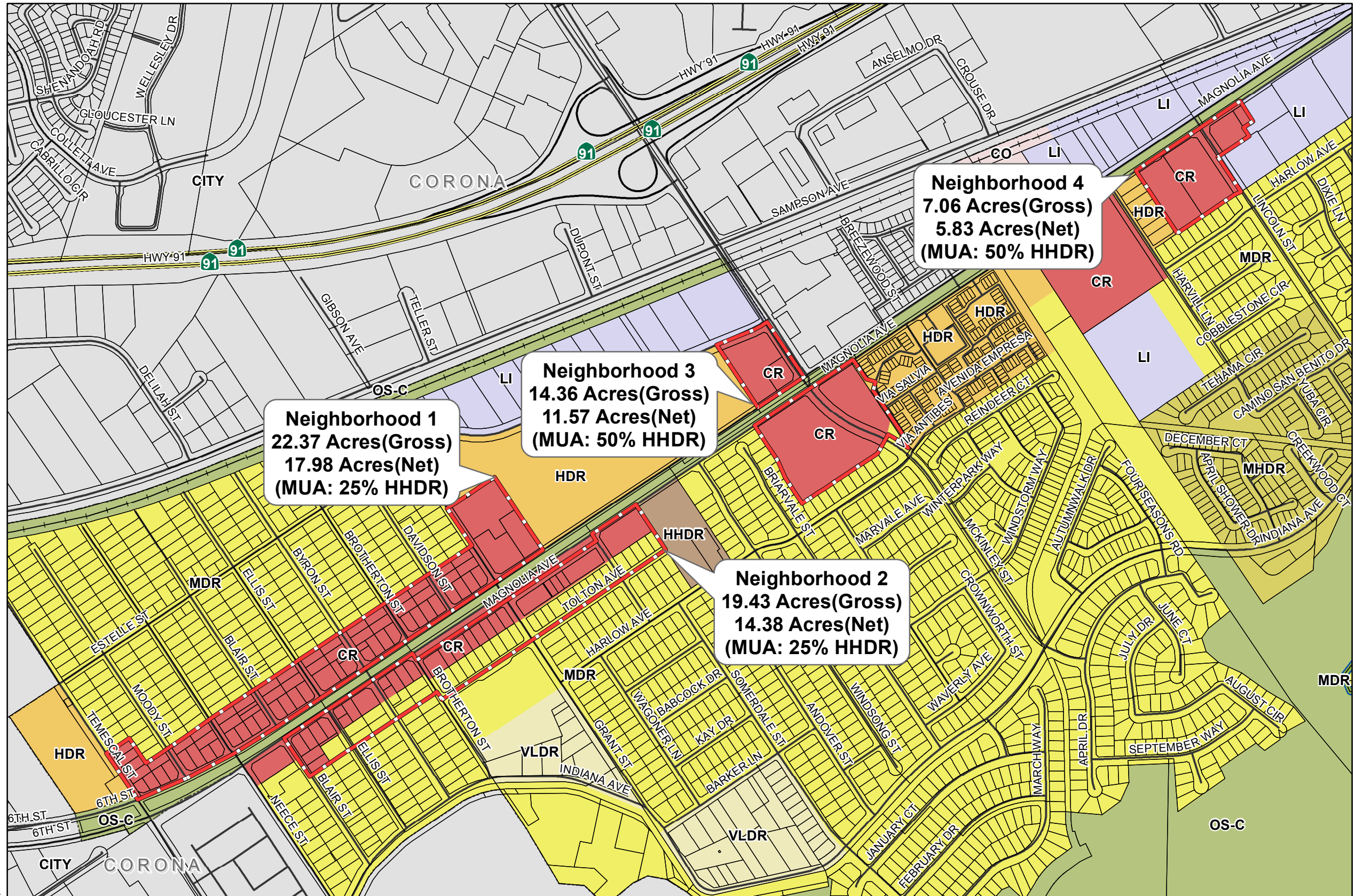
General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Conservation
- CITY

6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 362.5 725 1,450 2,175 2,900 Feet

1 inch = 667 feet



**THE PASS
AREA PLAN**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Cabazon Town Center

(Preliminary Draft for Review and Discussion Purposes)

116°48'30"W 116°48'0"W 116°47'30"W 116°47'0"W 116°46'30"W 116°46'0"W

Supervisorial District 5 The Pass Area Plan

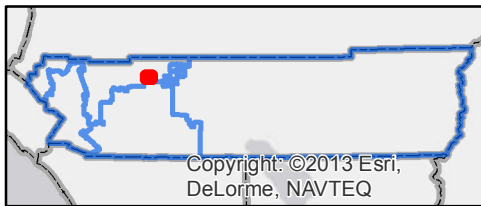
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Area Plans

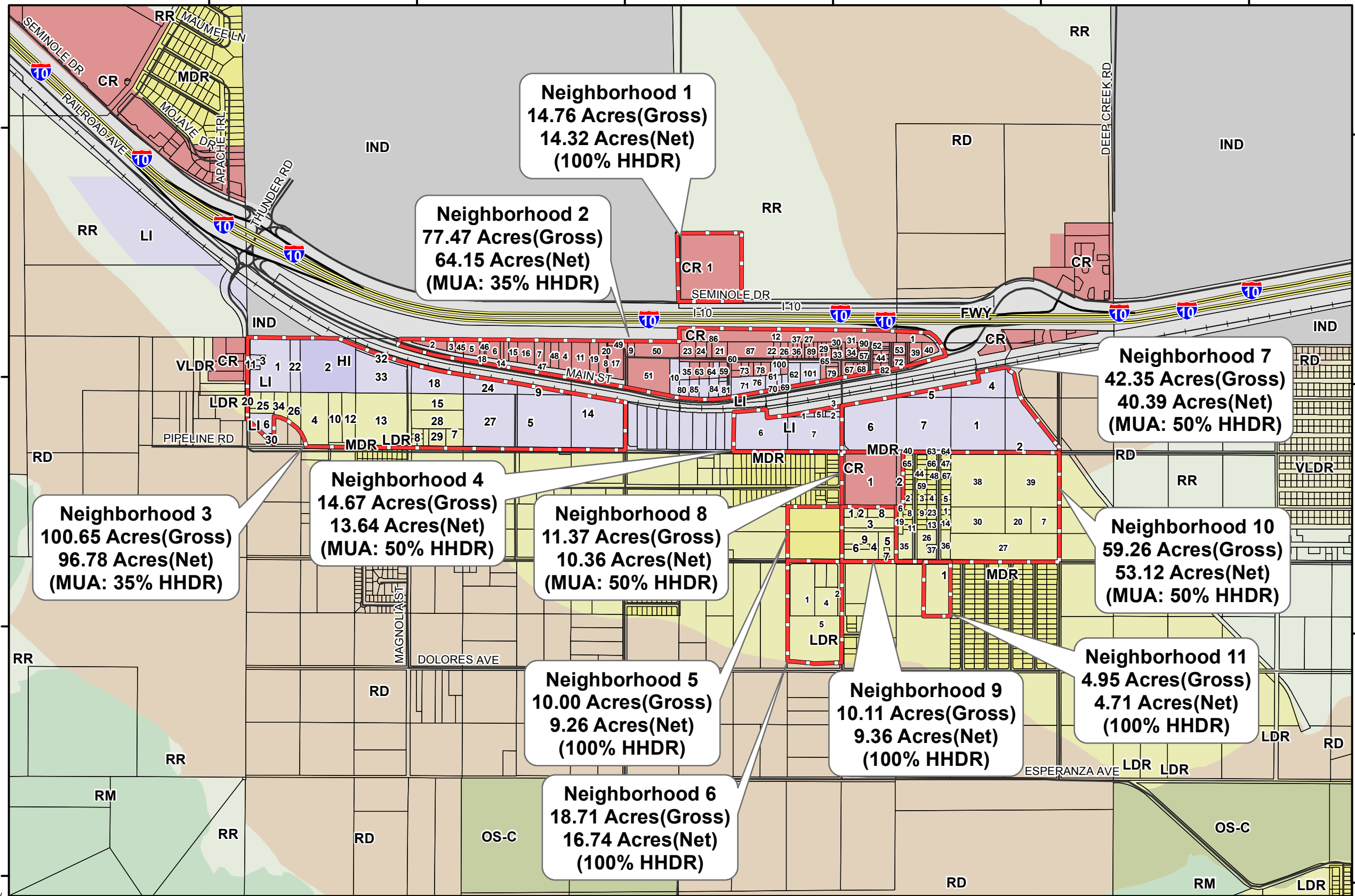
General Plan Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- Heavy Industrial
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Indian Lands
- Freeway

6/23/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

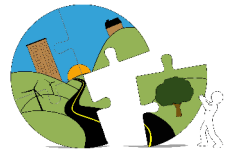


0 650 1,300 2,600 3,900 5,200 Feet

1 inch = 1,250 feet



**WESTERN COACHELLA VALLEY
AREA PLAN**



I-10/Haugen Lehmann Ave Community

(Preliminary Draft for Review and Discussion Purposes)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

**Supervisorial District 5
Western Coachella Valley
Area Plan**

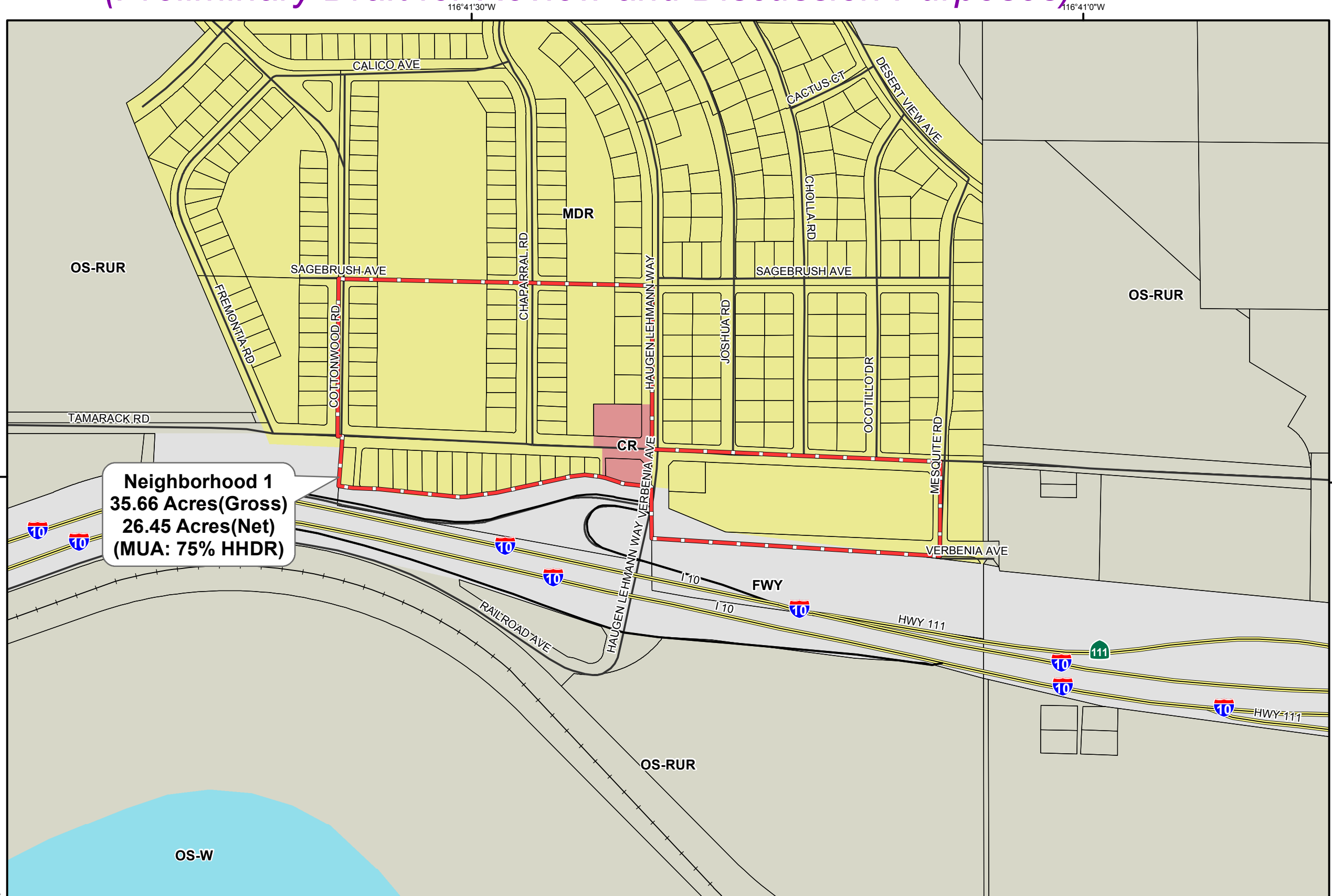
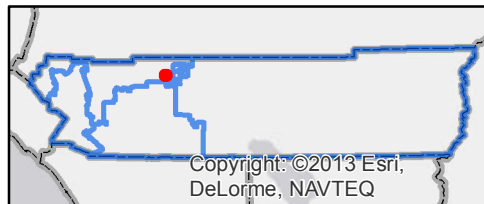
**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Area Plans

General Plan Land Use

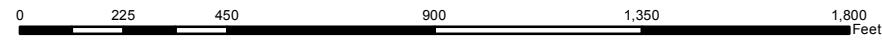
- Medium Density Residential
- Commercial Retail
- Open Space Rural
- Water
- Freeway

6/16/2015



Neighborhood 1
35.66 Acres (Gross)
26.45 Acres (Net)
(MUA: 75% HHDR)

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 417 feet



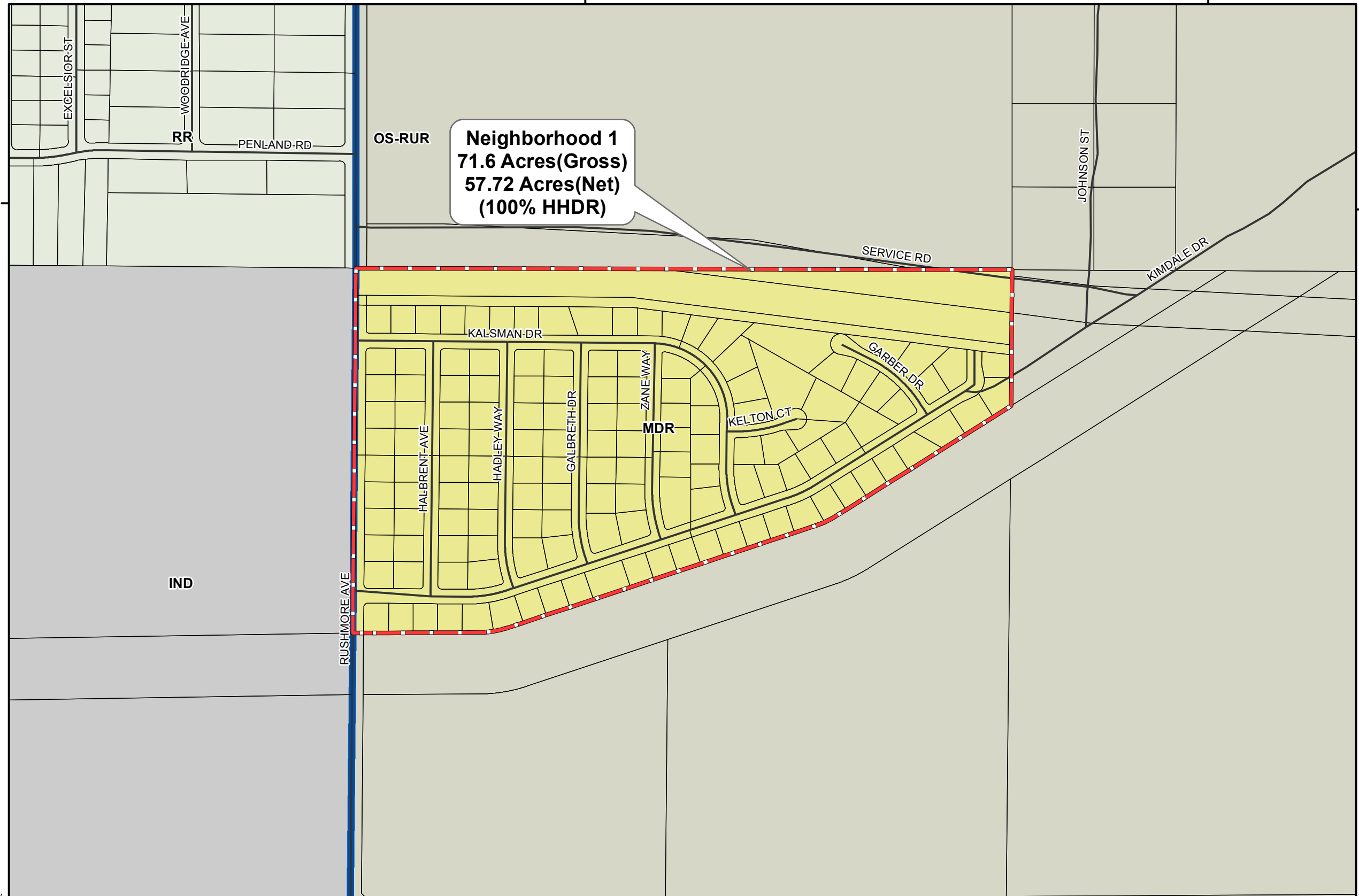


Rushmore/Kimdale Community

(Preliminary Draft for Review and Discussion Purposes)

116°43'0"W

116°42'30"W



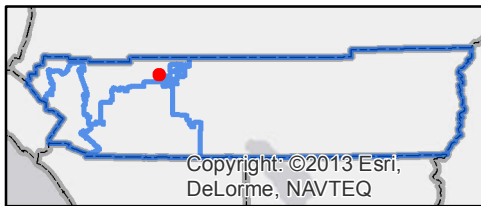
33°56'0"N

Supervisorial District 5 Western Coachella Valley Area Plan

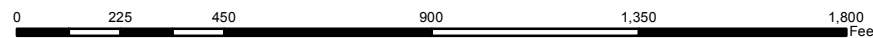
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Area Plans
- General Plan Land Use**
- Medium Density Residential
- Rural Residential
- Open Space Rural
- Indian Lands

6/16/2015



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 417 feet





North Palm Springs Community

(Preliminary Draft for Review and Discussion Purposes)

116°34'0"W 116°33'30"W 116°33'0"W 116°32'30"W

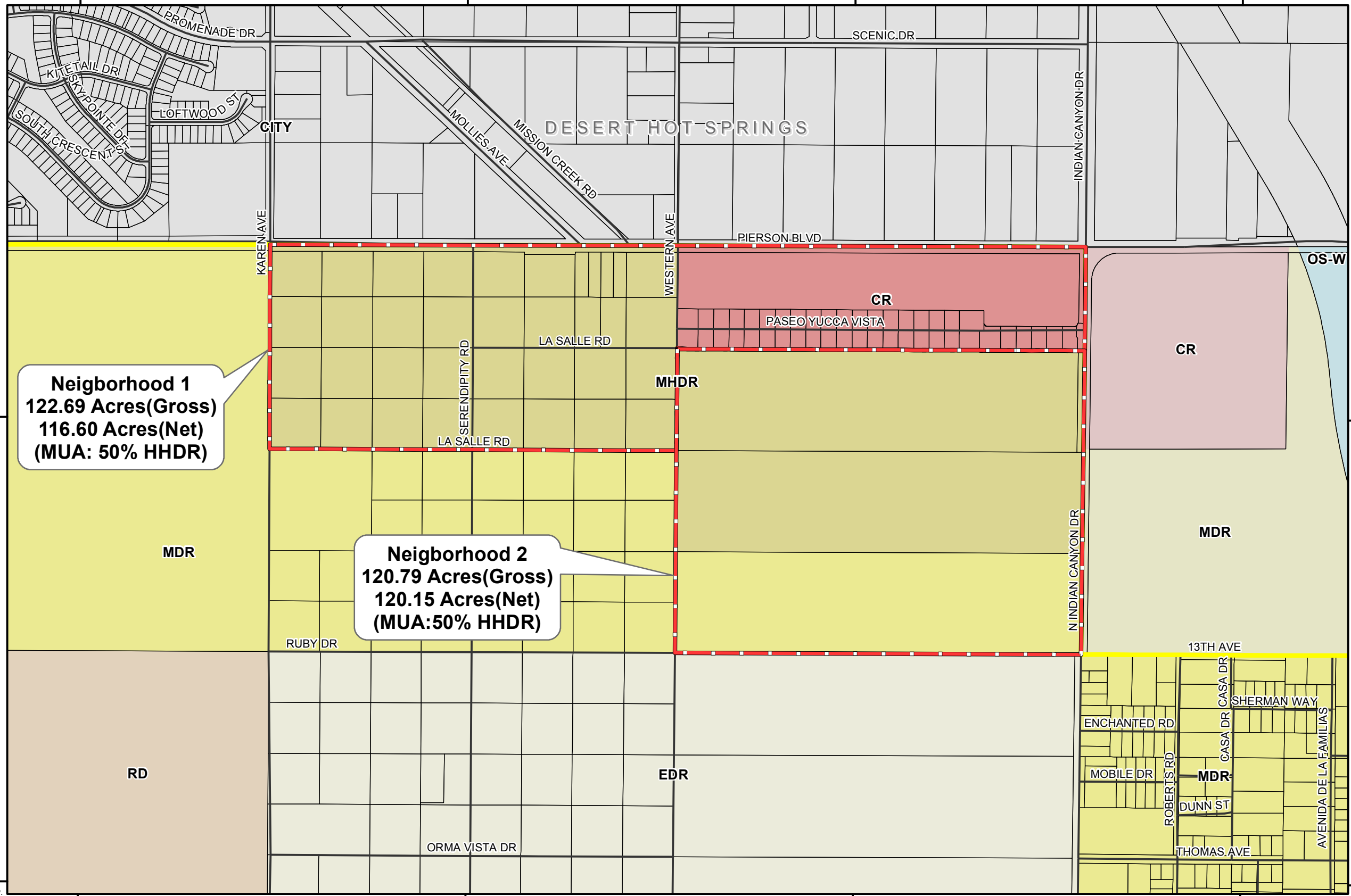
Supervisorial District 5 Western Coachella Valley Area Plan

Riverside County General Plan Housing Element

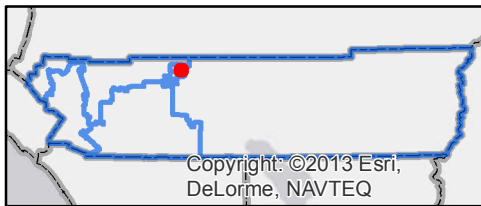
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Cities
- Area Plans

General Plan Land Use

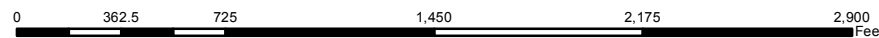
- Estate Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Rural Desert
- Water
- CITY



6/16/2015



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 667 feet





Thousand Palms Community (I-10/Cook St Vicinity)

(Preliminary Draft for Review and Discussion Purposes)

Supervisorial District 4 Western Coachella Valley Area Plan

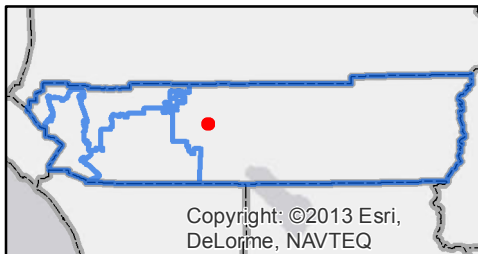
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans

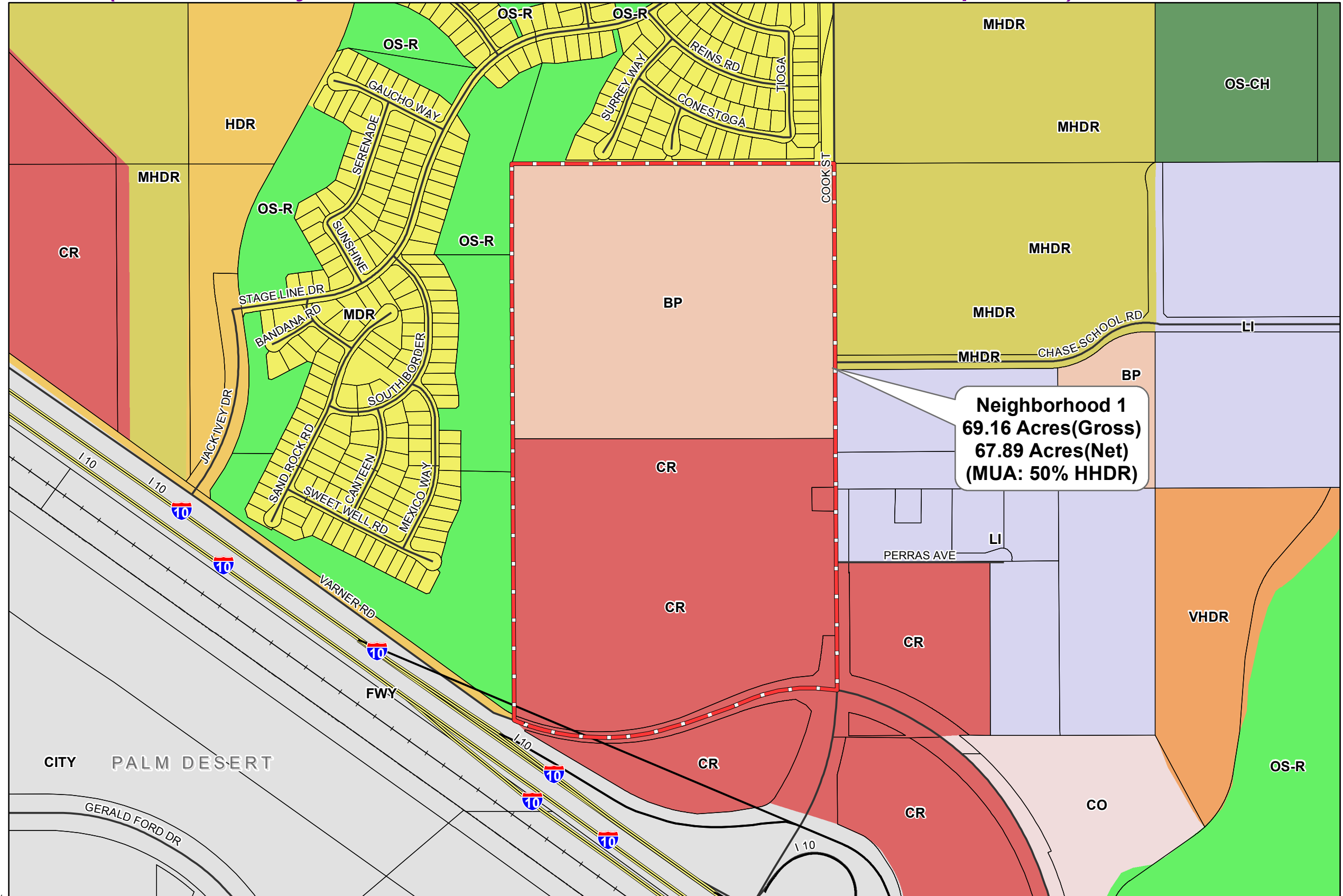
General Plan Land Use

- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Business Park
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway

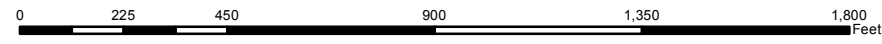
6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ



Neighborhood 1
69.16 Acres(Gross)
67.89 Acres(Net)
(MUA: 50% HHDR)



1 inch = 417 feet



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisorial District 4 Western Coachella Valley Area Plan

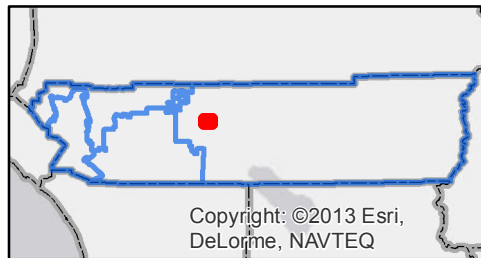
Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans

General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Business Park
- Public Facilities
- Rural Residential
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway

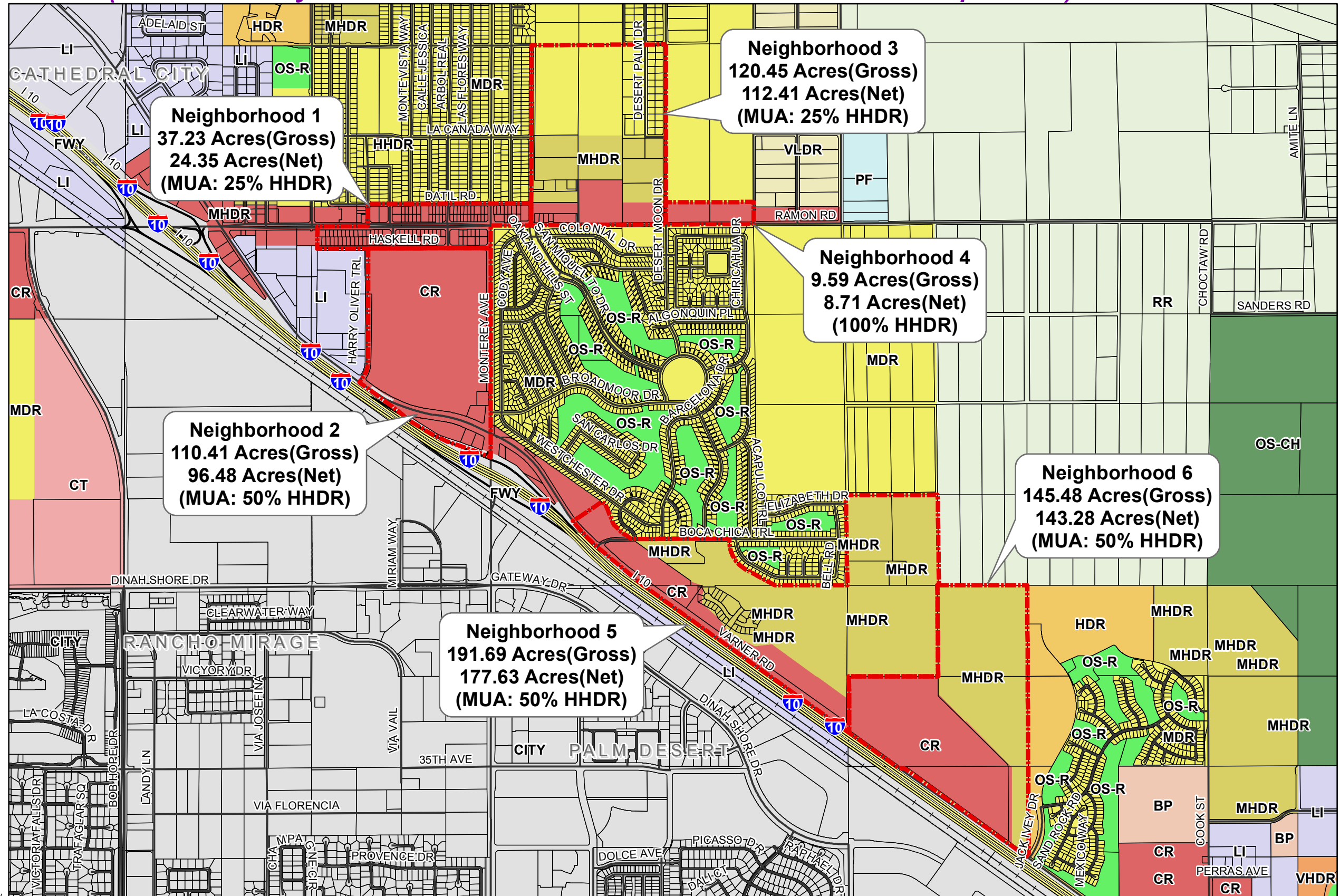
6/16/2015



Copyright: ©2013 Esri,
DeLorme, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Thousand Palms Town Center (Preliminary Draft for Review and Discussion Purposes)



0 800 1,600 3,200 4,800 6,400 Feet

1 inch = 1,489 feet





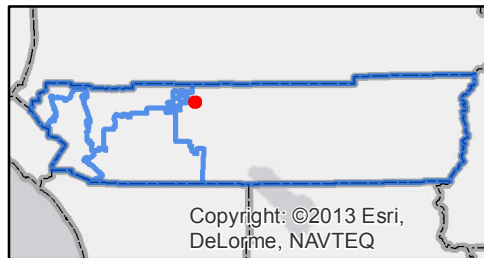
Desert Edge/Southeast Desert Hot Springs Community (Preliminary Draft for Review and Discussion Purposes)

**Supervisorial District 4
Western Coachella Valley
Area Plan**

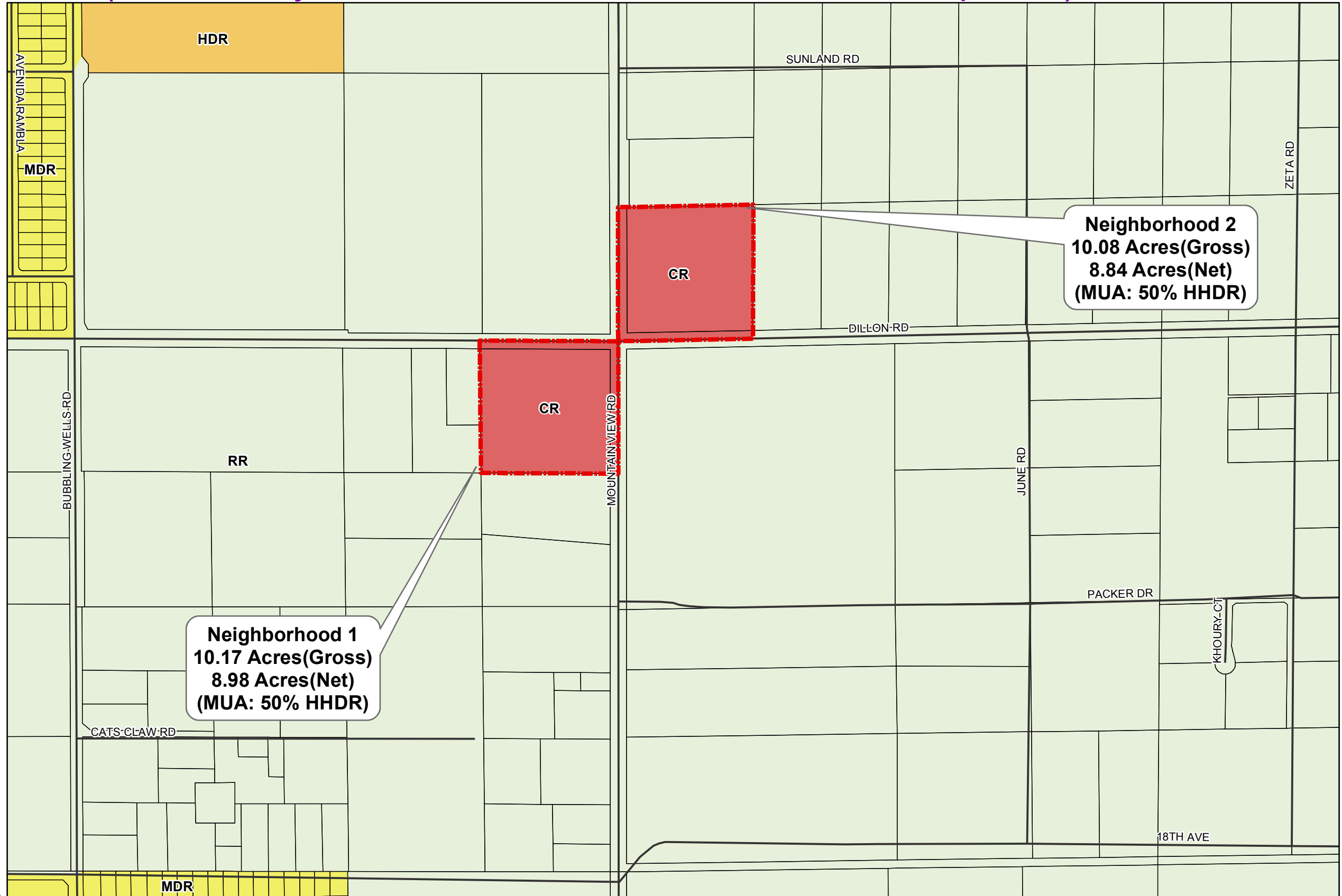
**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
 - Supervisorial District
 - Roads
 - PARCELS
 - Rail Roads
 - Cities
 - Area Plans
- General Plan Land Use**
- Medium Density Residential
 - High Density Residential
 - Commercial Retail
 - Rural Residential

6/16/2015

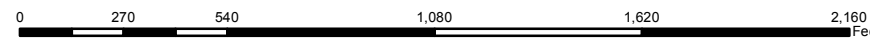


Copyright: ©2013 Esri,
DeLorme, NAVTEQ



**Neighborhood 1
10.17 Acres (Gross)
8.98 Acres (Net)
(MUA: 50% HHDR)**

**Neighborhood 2
10.08 Acres (Gross)
8.84 Acres (Net)
(MUA: 50% HHDR)**



1 inch = 500 feet



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APPENDIX P-1A
ADDITIONAL SITES INVENTORY

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
Eastern Coachella Valley Area Plan													
Mecca Town Center													
727111005	0.35	MHDR	A-1-5	HHDR	R-7	30	10		AV - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 1	3
727250004	0.36	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 4	1
727271015	0.06	CR	W-2	MUA (75% HHDR)	MIXED USE	30		1	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	1
727271020	0.62	CR	C-P-S	MUA (75% HHDR)	MIXED USE	30		9	AF - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	3
727271019	0.50	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		7	AF - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	2
727272008	0.99	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		15	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 6	2
	2.88						10	38					
North Shore Town Center													
723161002	0.37	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	3
723162011	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	4
723162018	0.28	VLDR	W-2	HHDR	R-7	30	8		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	7
723162005	0.30	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	8
723174004	0.37	CR	W-2	HHDR	R-7	30	11		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	9
723162002	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	14
723161006	0.19	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	15
723174003	0.36	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	17
723174015	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	19
723162020	0.28	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	20
723163011	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	23
723161011	0.05	VLDR	W-2	HHDR	R-7	30	1		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	26
723162017	0.35	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	29
723163007	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	33
723162021	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	34
723163018	0.22	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	35
723174009	0.39	VLDR	W-2	HHDR	R-7	30	12		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	36
723163023	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	37
723174010	0.30	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	38
723174022	0.40	VLDR	W-2	HHDR	R-7	30	12		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	39
723174025	0.28	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	41
723174026	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	42
723163004	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	43
723163005	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	44

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
723163029	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	49
723163032	0.17	VLDR	W-2	HHDR	R-7	30	5		NO CLASSIFICATION	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	50
723163022	0.22	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	51
723163028	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	52
723174011	0.27	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	55
723174012	0.24	VLDR	W-2	HHDR	R-7	30	7		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	56
723161005	0.14	VLDR	W-2	HHDR	R-7	30	4		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	59
723162016	0.46	VLDR	W-2	HHDR	R-7	30	14		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	60
723161007	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	61
723161008	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	62
723162012	0.32	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	63
723163006	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	67
723163008	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	68
723173001	0.26	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	69
723163024	0.33	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	70
723174018	0.35	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	72
723163027	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	74
723174024	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	76
723124003	0.41	VLDR	W-2	HHDR	R-7	30	12		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	78
723124001	0.34	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	79
723141005	0.46	VLDR	W-2	HHDR	R-7	30	14		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	80
723144007	0.38	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	81
723143005	0.34	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	85
723124002	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	86
723144002	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	87
723144008	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	91
723143006	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	94
723144001	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	95
723144003	0.37	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	96
723144004	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	97
723161001	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	98
723141006	0.42	VLDR	W-2	HHDR	R-7	30	13		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	102
723141003	0.33	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	104
723163012	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	105

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
723163025	0.18	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	107
723163010	0.18	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	110
723163026	0.24	VLDR	W-2	HHDR	R-7	30	7		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	111
723163030	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	112
723163015	0.19	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	113
723163031	0.19	VLDR	W-2	HHDR	R-7	30	6		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	114
723163016	0.19	VLDR	W-2	HHDR	R-7	30	6		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	115
723163009	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	116
723163014	0.21	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	117
723163020	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	118
723141004	0.51	VLDR	W-2	HHDR	R-7	30	15		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	120
723161003	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	90
723141002	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	101
723212007	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	1
723212005	0.35	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	2
723212009	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	3
723212008	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	4
723212011	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	5
723212013	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	6
723222001	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	7
723223001	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	8
723222004	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	9
723212006	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	10
723223009	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	12
723222006	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	13
723212015	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	14
723211004	0.30	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	15
723223005	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	16
723223007	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	17
723222003	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	18
723212010	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	19
723211003	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	20
723212014	0.30	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	21
723222002	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	22

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
723222005	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	23
723222010	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	24
723223008	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	25
723225002	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	26
723211001	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	27
723212012	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	28
723222013	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	29
723223006	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	30
723223002	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	31
723223010	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	32
723222007	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	34
723222009	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	36
723222011	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	37
723225001	0.25	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	38
723212002	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	39
723225003	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	40
723225004	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	42
723222012	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	43
723225006	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	44
723225007	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	45
723225013	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	46
723224002	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	47
723224001	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	48
723225010	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	49
723225015	0.28	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	51
723225017	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	52
723225018	0.42	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	53
723225016	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	54
723225008	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	55
723225012	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	56
723225009	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	57
725150009	0.18	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	62
723212016	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	71
723223004	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	72

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
723211002	0.69	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	73
723224005	1.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	74
723224006	0.47	CR	R-3	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	75
723224003	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	76
723224005	0.67	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	74
723211001	0.17	CR	R-3	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	27
723224006	0.41	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	75
725160003	1.33	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	60
723225015	0.10	HDR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	51
723212002	0.36	CR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	39
723212005	0.01	HDR	C-P-S	MUA (35% HHDR)	MIXED USE	30		0	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	2
725160001	0.32	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	AY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	61
725150007	0.54	CT	W-2	MUA (35% HHDR)	MIXED USE	30		6	AY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	80
	44.06							613					
725160008	2.79	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		29	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	66
725160008	0.13	CT	W-2	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	66
723212001	0.39	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	35
725160005	2.80	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		29	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	68
725160005	2.17	CT	W-2	MUA (35% HHDR)	MIXED USE	30		23	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	68
725160006	2.87	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		30	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	65
725160006	1.05	CT	W-2	MUA (35% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	65
723225014	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	50
723212017	0.54	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	70
723225011	0.35	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	58
723223003	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	11
723222008	0.32	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	33
723225005	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	41
723224004	0.32	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	R2 - RESIDENTIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	78
	14.68							0					
Oasis town Center													
755162001	0.26	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		4	AZ - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	6
755162004	0.37	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		6	AZ - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	1
755162010	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YS - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	4
	.66							0					

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
755162012	5.52	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		83	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	8
755162012	2.27	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		34	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	13
755162012	1.76	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		26	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	8
755161011	1.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	7
755161015	1.51	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		23	MO - MOBILE HOME	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	2
	12.13						0	182					
Elsinore Area Plan													
Meadowbrook Town Center													
349342023	0.11	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	13
349342017	0.86	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	14
349342009	0.09	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	15
349342010	0.77	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		12	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	16
349342029	0.82	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		12	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	17
349124024	0.12	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	18
349342025	0.36	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	19
349124024	0.41	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	20
349080075	0.63	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		9	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	21
349124027	0.32	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	23
349124027	0.29	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	30
349080077	0.81	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		12	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	31
349080070	0.13	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	5
349080023	0.20	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	9
	5.92							89					
349080065	1.06	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	22
349080064	0.56	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	24
349080078	2.79	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		42	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	32
349080078	0.19	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	32
349080076	3.62	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		54	CR - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	25
349100043	0.58	CR	R-R	MUA (50% HHDR)	MIXED USE	30		9	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	29
349100006	2.13	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		32	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	7
349080020	1.28	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		19	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	2
349080017	0.17	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	36
349080017	0.07	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		1	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	36
349080024	0.20	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	6

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
349100007	2.01	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		30	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	10
349080066	1.18	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		18	MO - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	26
349100046	0.77	CR	R-R	MUA (50% HHDR)	MIXED USE	30		12	MR - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	28
349100044	3.25	CR	R-R	MUA (50% HHDR)	MIXED USE	30		49	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	27
349080069	0.99	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	34
349080071	2.09	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		31	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	4
349080068	0.79	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	1
349080068	0.01	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	1
349100009	2.00	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		30	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	11
349080072	1.09	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	3
349080072	0.00	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	35
349080072	0.13	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	3
349080067	0.80	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		12	R2 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	33
	22.76						0	416					
Harvest Valley/Winchester Area Plan													
Winchester Community (West)													
462080016	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	5
462080013	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	10
462080014	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	11
462080015	0.19	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	13
462090002	1.63	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		12	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	15
	2.36						0	18					
462080004	5.15	MDR	R-R	MUA (25% HHDR)	MIXED USE	30	0	39	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	6
462080011	8.45	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30	0	63	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	8
	13.60						0	102					
Winchester Town Center													
463060018	0.55	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	12
462151001	0.57	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		9	NO CLASSIFICATION	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	10
463060026	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	8
463060005	0.90	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	9
463060004	0.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	10
463060003	0.94	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	11
463060022	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	16
463077001	0.27	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	17

APN	Acres	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
463077002	0.71	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	18
463077002	0.26	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	18
463080023	0.96	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	9
463080024	0.95	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	11
462100062	0.95	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	2
462164007	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	11
462165005	0.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		7	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	13
462164003	0.16	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	14
462171005	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	20
462172001	0.09	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	24
462173001	0.36	CR	R-R	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	25
462172003	0.63	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		7	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	28
462110010	0.87	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	35
462110011	0.87	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	37
462110006	0.90	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	44
462166004	0.52	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	45
462172004	0.35	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	48
462173011	0.18	CR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	49
462173009	0.08	CR	C-R	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	51
462110007	0.88	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	52
463118007	0.24	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	1
463118009	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	2
463118010	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	3
463118012	0.65	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		10	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	4
463118011	0.16	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	6
463118008	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	8
463142002	0.10	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	10
463142005	0.09	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	11
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	12
463141009	0.50	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		7	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	13
463141002	0.51	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	14
463142006	0.72	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	15
463141008	1.00	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		15	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	16
462120012	0.86	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	5

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
462120013	0.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	7
462120014	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	9
462120006	0.92	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	11
462120038	0.34	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	12
463130011	0.86	CR	R-R	MUA (50% HHDR)	MIXED USE	30		13	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	9
463080011	0.69	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		5	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	8
462140021	0.99	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	5
463160042	0.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		5	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	10
463160036	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	14
463130010	0.89	CR	R-R	MUA (50% HHDR)	MIXED USE	30		13	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	13
462166003	0.52	CR	R-R	MUA (35% HHDR)	MIXED USE	30		5	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	12
462165003	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	16
463160027	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	4
462172005	1.06	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		11	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	50
462165002	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	5
462164006	0.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	3
462173006	0.18	CR	C-R	MUA (35% HHDR)	MIXED USE	30		2	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	26
	33.02						0	421					
462173003	0.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	30
462140016	1.29	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		19	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	9
462173005	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	32
462173008	0.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	29
462166007	0.47	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	10
462173004	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	31
463118006	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	7
462140022	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	CX - CHURCH	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	4
463060032	1.10	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		16	M2 - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	7
463060029	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	4
463160034	1.31	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		14	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	16
462171004	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	21
463080020	1.01	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	3
463080010	1.30	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		10	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	12
463060025	0.52	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	14
462171002	0.35	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	22

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
463060031	0.79	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		12	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	6
463120017	2.59	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	23
463080018	0.96	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	18
463060024	0.50	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	1
463080007	0.68	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		5	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	2
463160028	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	7
462165011	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	9
463080006	0.79	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	4
463080017	0.78	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	19
463160030	0.54	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	12
463100005	2.12	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	16
462140009	0.17	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		3	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	11
463160037	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	15
463060030	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	13
463060006	1.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		28	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	15
463120018	2.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	28
463160029	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	8
462165001	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	4
462140017	1.66	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		25	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	7
462140023	1.72	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	8
463160047	2.26	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	17
463060016	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	2
462140020	0.87	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	6
462140014	1.99	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		30	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	2
462110009	4.14	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	47
462165010	0.34	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	41
463142001	0.34	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	9
462166005	0.53	CR	R-R	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	42
463160041	1.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	1
463160026	0.99	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	6
463160044	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	9
462173010	0.27	CR	C-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	27
462165013	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	15
463060020	1.04	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		16	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	3

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
463160043	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	3
463160033	0.98	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	2
462171003	2.61	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	19
463060015	0.58	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	5
463080022	1.02	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	6
462165012	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	43
463080021	1.39	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	17
463100001	4.06	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		30	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	15
462100067	2.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		23	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	53
463080005	0.38	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	5
463130006	2.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	11
463080019	1.01	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	R2 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	20
	64.27							0	727				
Highgrove Area Plan													
Highgrove Town Center													
255060014	0.15	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		3	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	3
255110029	0.48	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		11	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	10
255110030	0.64	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		14	YY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	11
255110019	0.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		2	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	16
255110023	0.27	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		6	NO CLASSIFICATION	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	18
	1.63							0	37				
255040016	3.03	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		68	C1 - COMMERCIAL	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	20
255040009	0.35	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	5
	3.38							0	76				
Lakeview/Nuevo Area Plan													
Lakeview Town Center													
308150004	2.00	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		15	AY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	1
308190011	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	2
308190010	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	3
308190009	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	4
308180013	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	5
308190012	0.62	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		5	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	6
308190001	0.08	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	8
308180016	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
308190004	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	12
308190003	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	13
308190002	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	14
308180001	0.36	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		3	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	15
308190006	0.16	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	16
308190008	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	17
308190005	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	18
308180015	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	19
308180014	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	20
308170001	0.32	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	23
308180012	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	24
308160008	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	25
308170002	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	26
308170011	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	27
308170015	0.24	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	28
308170012	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	29
308170013	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	30
308170023	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	31
308170007	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	32
308170008	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	33
308170017	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	34
308170018	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	35
308170019	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	36
308180004	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	37
308180005	0.21	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	38
308160007	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	39
308180011	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	40
308170004	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	41
308170006	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	42
308170009	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	43
308170010	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	44
308170016	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	45
308170020	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	46
308170024	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	47

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
308180007	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	48
308180008	0.21	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	51
308170022	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	52
308180003	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	53
308170003	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	54
308170005	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	55
308180010	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	56
308170014	0.21	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	57
308180009	0.25	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	58
308170021	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	59
308180002	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	60
308180006	0.20	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	61
426020005	0.58	MDR	SP ZONE	MUA (25% HHDR)	MIXED USE	30		4	AI - AGRICULTURE	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	62
426020006	1.07	MDR	SP ZONE	MUA (25% HHDR)	MIXED USE	30		8	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	63
308160006	0.19	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	64
308190007	0.18	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	66
308160004	0.12	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	67
308160005	0.16	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	68
308160009	0.07	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	69
308160003	0.09	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	70
308140012	1.03	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		8	AY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 2	7
308140009	0.41	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		3	AY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 2	8
426060008	0.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		12	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 3	7
426420004	0.78	PF	SP ZONE	MUA (50% HHDR)	MIXED USE	30		12	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 3	13
426430001	0.42	MDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		6	AI - AGRICULTURE	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 3	3
426440007	0.53	MDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		8	AI - AGRICULTURE	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 3	5
426420007	0.14	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	2
426072001	0.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		7	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	1
426073009	0.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	3
426074005	0.65	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		10	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	4
426092002	0.73	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	6
426092006	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	8
426083010	0.15	CR	C-P-S	HHDR	R-7	30	5		MY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	1
426083009	0.48	CR	C-P-S	HHDR	R-7	30	14		YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	6

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
426060022	0.27	CR	C-P-S	HHDR	R-7	30	8		AS - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 5	4
	23.05						27	208					
426091002	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	9
426072002	0.63	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	10
426083008	0.31	CR	C-P-S	HHDR	R-7	30	9		C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	7
426073002	0.52	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	5
426083011	0.17	CR	C-P-S	HHDR	R-7	30	5		M2 - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	2
426074002	0.53	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 6	2
	2.90						14	36					
Nuevo Community (Western Area)													
307270028	0.60	CR	R-R	MUA (75% HHDR)	MIXED USE	30		13	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	7
307270024	0.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	27
	.76						0	17					
307270020	4.85	CR	C-P-S	MUA (75% HHDR)	MIXED USE	30		109	CR - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	2
307240001	9.27	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	MF - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 1	1
310270004	0.94	CR	R-R	MUA (75% HHDR)	MIXED USE	30		21	MF - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	21
307270018	0.51	CR	R-R	MUA (75% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	6
307270016	1.22	CR	R-R	MUA (75% HHDR)	MIXED USE	30		27	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	26
310270009	5.30	CR	R-R	MUA (75% HHDR)	MIXED USE	30		119	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	15
310270008	0.90	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	8
307270015	1.24	CR	R-R	MUA (75% HHDR)	MIXED USE	30		28	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	29
310270010	1.77	CR	R-R	MUA (75% HHDR)	MIXED USE	30		40	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	16
307270014	0.46	CR	R-R	MUA (75% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	24
310270007	1.15	CR	R-R	MUA (75% HHDR)	MIXED USE	30		26	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	18
307270006	1.72	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	25
307270017	1.92	CR	R-R	MUA (75% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	1
310270002	0.85	CR	R-R	MUA (75% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	9
310270001	1.06	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	19
307240061	9.77	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 1	3
307270013	0.69	CR	R-R	MUA (75% HHDR)	MIXED USE	30		15	R2 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	28
310270003	0.94	CR	R-R	MUA (75% HHDR)	MIXED USE	30		21	R2 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	13
	44.57						0	860					

APN	Acreeage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
Mead Valley Area Plan													
Good Hope Community													
326240037	0.29	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	3
326240080	0.84	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	13
326250028	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	18
326250031	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	28
326250032	0.76	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	29
326250027	1.00	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	37
326240018	0.54	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	43
326240038	1.02	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	MR - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	2
	6.47						0	97					
326250035	1.07	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	30
326250041	6.56	LI	R-R	MUA (50% HHDR)	MIXED USE	30		98	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	22
326250024	2.53	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		38	M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	38
326240008	4.66	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		70	M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	1
326240075	0.81	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		12	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	46
326250023	2.47	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		37	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	49
326240050	1.12	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	17
326250025	2.51	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	12
326240054	0.84	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	24
326250022	2.53	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	11
326240074	0.71	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	44
326250020	1.02	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	41
326250030	0.58	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		9	MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	42
326240053	0.76	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	23
326250042	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	40
326240060	4.42	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		66	MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	15
326240027	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	16
326250036	10.79	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		162	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	20
326240044	0.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	8
326240030	1.03	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	6
326250018	1.12	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	21
326240084	0.97	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	45
326240083	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	32

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
326240048	0.96	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	4
326240078	0.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	47
326240081	1.00	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	33
326240047	0.98	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	35
326240082	1.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		24	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	5
326240076	2.07	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	R2 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	7
	57.72							0					
Mead Valley Community (I215/Nuevo Rd. Vicinity)													
305090049	0.71	BP	M-SC	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 1	1
322270013	0.20	BP	I-P	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 2	2
322280001	0.42	BP	I-P	MUA (75% HHDR)	MIXED USE	30		9	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	1
305270057	0.24	BP	I-P	MUA (75% HHDR)	MIXED USE	30		5	NO CLASSIFICATION	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	9
305230047	0.00	BP	R-A-1	MUA (75% HHDR)	MIXED USE	30		0	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	18
305261005	0.35	BP	I-P	MUA (75% HHDR)	MIXED USE	30		8	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	20
305270056	0.00	BP	I-P	MUA (75% HHDR)	MIXED USE	30		0	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	21
305230046	0.03	BP	I-P	MUA (75% HHDR)	MIXED USE	30		1	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	24
	1.95							0					
317270009	1.35	BP	I-P	MUA (50% HHDR)	MIXED USE	30		20	CR - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 1	5
305270065	0.56	BP	R-A-1	MUA (75% HHDR)	MIXED USE	30		13	CR - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	22
305180017	1.33	BP	I-P	MUA (50% HHDR)	MIXED USE	30		20	CR - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 2	10
305270072	1.14	BP	I-P	MUA (75% HHDR)	MIXED USE	30		26	CR - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	15
305180016	1.12	BP	I-P	MUA (50% HHDR)	MIXED USE	30		17	CR - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 2	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
305270028	0.38	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	3
305270026	0.39	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	4
305270059	0.25	BP	R-A-1	MUA (75% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	19
305270044	2.23	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		50	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	5
305270029	1.55	BP	A-1-1	MUA (75% HHDR)	MIXED USE	30		35	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	13
	10.32						0	204					
Mead Valley Town Center													
318090031	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	1
318090023	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	2
318090013	0.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	3
318090032	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	6
318090018	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	11
318090017	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	12
318090015	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	14
318140019	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	15
318140021	0.39	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	17
318140015	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	18
318140016	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	22
318140002	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	23
318140020	0.19	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	26
318090020	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	29
318090024	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	30
319181012	0.43	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	34
318140017	0.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	36
318140003	0.58	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	37
319052029	0.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	40
319052015	0.42	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	41
319181033	0.34	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	42
318061027	0.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	43
318061030	0.30	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	44
318061037	0.92	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	48

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
318061037	0.34	RC-LDR	R-R-1/2	MUA (50% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	48
318130003	0.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		4	YS - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	20
318140029	0.52	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	19
318140028	0.55	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	25
318090030	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	YS - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	5
	13.14						0	197					
318140004	0.93	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	7
318062011	0.76	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	46
318140005	1.12	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	CX - CHURCH	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	8
318090014	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	31
318160005	1.12	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	39
318090028	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	47
318130004	0.87	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	33
318090016	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	13
	6.48						0	97					
Temescal Canyon Area Plan													
Home Gardens Town Center													
115241030	0.14	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	10
115262017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	16
115242033	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	24
115262013	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	25
115241011	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	31
115262033	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	35
115261019	0.08	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	36
115241010	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	37
115251013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	38
115241015	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	43
115241014	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	44
115273018	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	49
115251015	0.18	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	61
135041008	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	1
135041013	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	6
135041016	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	11
135061018	0.15	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	13

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
135041015	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	21
135032003	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	24
135061002	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	48
135061021	0.01	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		0	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	49
135031027	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	50
135031007	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	58
135022005	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	60
135022029	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	61
135041023	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	62
135041002	0.37	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	63
135032005	0.09	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	14
115241017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	30
135041020	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	18
115261034	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	20
135041004	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	5
115261020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	40
115242031	0.25	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	45
115273017	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	6
115273036	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	51
115251014	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	62
135022028	0.05	CR	R-1	MUA (25% HHDR)	MIXED USE	30		0	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	67
135022030	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	59
135041003	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	20
135032028	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	12
135022003	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	57
135041018	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	23
135032006	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	10
	8.32							0					
115273035	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	50
115273020	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	48
115261017	0.15	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	46
115251034	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	26
115241012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	29
115262032	0.14	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	22

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
135061020	0.66	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	27
115274016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	7
115262016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	27
135032005	0.09	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	14
135031002	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	44
135041005	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	16
115252033	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	28
135031031	0.44	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	52
135103005	2.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	1
135061022	0.53	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	34
135032002	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	17
135151021	2.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		40	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	2
115274032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	4
115274033	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	17
115274015	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	68
135022031	0.38	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	65
135041022	0.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	4
115241029	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	32
115300049	2.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	1
135032029	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	8
135031032	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	66
115300050	2.23	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	4
115300051	0.56	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	3
135151023	2.04	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	3
135170041	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	1
135170039	0.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	4
135103005	0.14	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	1
135031001	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	55
135031006	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	56
135063020	1.31	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		10	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	28
115252017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	8
115242030	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	41
115241009	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	60
115242032	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	53

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
115252016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	18
115262014	0.07	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	42
115252032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	52
115251016	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	39
115273015	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	63
115242012	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	57
115300047	0.90	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		7	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	5
115300052	1.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		9	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	13
115261033	0.42	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	CT - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	66
135061003	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	47
135061004	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	30
135102001	6.43	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	2
115251019	0.08	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	54
115252014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	21
135061017	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	43
115242018	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	59
115251012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	47
115251018	0.13	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	55
135032027	0.22	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	9
115262019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	19
115262020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	67
115274018	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	58
135061014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	37
115242017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	56
135041012	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	64
135022006	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	54
115251020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	23
115252013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	34
135041009	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	2
115261014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	9
135041017	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	22
115274019	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	11
115273021	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	3
135061011	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	33

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
135063013	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	26
135063015	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	25
135032026	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	15
115261013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	12
135063014	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	39
115262012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	33
115274012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	15
135022002	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	51
115252020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	65
135061010	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	31
135032007	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	46
135061008	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	42
115261021	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	69
135061012	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	32
135031026	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	53
135063011	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	41
135063012	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	40
135061013	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	35
135061015	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	36
135061016	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	38
135061009	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	29
135041010	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	45
115273014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	14
135041019	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	19
135041011	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	3
115274013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	2
115252019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	64
135041014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	7
	41.13							0	439				
The Pass Area Plan													
Cabazon Town Center													
519250003	0.92	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	2
519250004	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	3
519320001	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	5

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
519320003	0.80	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	6
519330012	0.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	8
519330006	0.38	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	9
519320004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	13
519320006	0.64	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	15
519320015	0.13	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	MY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	18
519330002	1.04	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		11	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	19
519330003	0.99	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	20
526021006	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	24
526021005	0.42	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	26
526031004	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	27
526031014	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	29
526033001	0.25	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	31
526031013	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	32
526031001	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	36
526031002	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	37
526060003	0.75	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	39
526060004	0.65	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	40
526031010	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	41
526033003	0.09	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	43
526035008	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	44
519320014	0.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	46
519320010	0.76	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	48
519330011	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	49
526060001	0.51	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	53
526035005	0.05	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	56
526033009	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	57
526035010	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	58
526023020	0.94	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	61
526032005	0.92	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	62
526022003	0.57	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	64
526032003	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	65
526032001	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	66
526034002	0.16	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	68

APN	Acreeage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
526023018	0.23	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	69
526023019	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	70
526060002	0.45	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	72
526023003	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	73
526034005	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	74
526022008	0.10	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	75
526023004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	76
526023005	0.43	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	78
526021007	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	86
526033006	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	92
526035004	0.06	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	93
526033004	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	96
526023007	0.31	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	100
526032004	1.33	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	101
526034003	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	102
526035011	0.19	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	103
526022007	0.20	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	104
519240002	0.16	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	3
519320013	1.20	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	9
519270005	0.33	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	17
519260004	0.14	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	30
519250009	0.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	32
526050002	0.33	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	1
526050006	0.25	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		4	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	2
526050007	0.21	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	3
526050005	0.08	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	4
526050009	0.19	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	5
526132002	0.35	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	2
526132021	0.44	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	6
526132020	0.18	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	7
526141010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	1
526143009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	2
526141009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	5
526143012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	8

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
526142031	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	9
526142012	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	10
526143015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	11
526142028	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	12
526142015	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	13
526143010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	15
526142032	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	17
526143024	0.50	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	19
526143013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	21
526141015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	22
526142013	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	23
526143014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	24
526142014	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	25
526141012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	31
526142030	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	32
526142029	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	33
526141014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	34
526141016	0.98	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		15	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	36
526142044	0.16	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	37
526143001	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	40
526142040	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	42
526143005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	43
526142038	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	44
526142003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	48
526142005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	51
526141008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	53
526142006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	55
526141005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	56
526143006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	57
526141007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	58
526141006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	60
526143007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	61
526142036	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	62
526142004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	68

APN	Acres	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
526142037	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	69
526142007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	70
526143008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	71
526143024	0.10	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	19
519260005	1.18	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	34
519270003	0.20	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	8
526022012	0.60	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	85
526035006	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	95
519240004	0.12	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	19
526023002	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	83
526132024	0.69	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	9
	36.75						0	434					
526023017	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	77
526032002	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	79
526031012	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	33
526022009	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	81
519320007	1.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	16
526022010	0.63	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	84
519330009	1.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	10
526034001	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	67
519190001	1.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		12	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	1
526031009	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CX - CHURCH	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	30
519270001	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		1	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	31
519240003	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	11
526142034	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	3
519270007	1.02	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	7
519260013	2.29	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	10
519260014	2.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	12
526022004	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	98
526033005	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	90
526031006	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	89
526031017	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	55
526132004	1.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		28	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	3
519240001	0.17	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	23

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
526035003	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	54
526132001	0.50	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	1
519320009	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	47
519270004	0.21	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	16
526035009	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	97
526023001	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	60
526035001	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	52
526031007	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	25
519270009	2.92	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		31	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	15
526021003	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	21
526035002	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	91
519270010	9.23	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		97	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	13
519320005	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	14
519270002	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	21
519270006	1.00	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	29
526022006	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	99
526142008	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	52
526035012	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	82
526031003	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	38
526143004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	54
519260012	1.16	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	25
526141003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	67
526141011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	18
526142039	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	49
526142010	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	16
526141013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	14
519260011	0.61	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	20
526143011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	6
526142042	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	45
526141004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	50
526142009	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	4
519320008	0.85	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	7
526035007	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	42
526142041	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	46

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
526150012	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	7
526141002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	47
526142035	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	59
526142033	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	28
526022005	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	59
526141001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	64
526022011	0.62	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	105
526143002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	65
519250005	0.39	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	45
526142001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	63
526142002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	66
526143003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	41
526022001	0.62	CR	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	35
526021004	0.37	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	22
526031016	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	88
526031018	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	94
526031019	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	28
526022002	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	63
526022013	0.55	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	80
526021001	0.89	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	23
519320011	1.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		13	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	4
526033002	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	34
	47.08							0	531				
Western Coachella Valley Area Plan													
I-10/Haugen Lehmann Ave Community													
517300012	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	SITE 1	1
517300006	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	SITE 1	3
517300013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	SITE 1	6
517290008	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	SITE 1	8
517290011	0.62	CR	R-R	MUA (75% HHDR)	MIXED USE	30		14	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	SITE 1	11

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
517330001	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	12
517330003	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	13
517330008	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	14
517290010	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	16
517330004	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	17
517330006	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	19
517330007	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	20
517330013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	22
517330014	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	23
517330015	0.13	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	24
517330012	0.20	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	25
517300007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	28
517300008	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	30
517300009	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	31
517330002	0.27	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	33
517330019	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	34
517330011	0.22	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	35
517330017	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	36
517290001	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	39
517290014	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	41

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
517300003	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	42
517300016	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	47
517290013	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	48
517300005	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	49
517300018	0.18	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	51
517290015	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	52
517300004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	54
517290004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	55
517330020	0.37	CR	R-R	MUA (75% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	27
	7.36							166					
517340006	0.44	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	37
517340008	6.47	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		146	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	21
517290002	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	45
517300010	0.29	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	10
517290006	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	5
517300017	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	46
517290005	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	4
517300015	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	43
517330016	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	26
517300011	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/Haugen Lehmann Ave Community	Site 1	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
517300014	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	2
517290007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	29
517290012	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	7
517300001	0.19	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	40
517290003	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	53
517330005	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	18
517330010	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	15
517290009	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	32
517300002	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	44
	10.14						0	228					
North Palms Springs Community													
664200008	0.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	1
664200009	0.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	2
664200010	0.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	3
664250002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	5
664250003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	6
664250004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	7
664200007	0.59	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	10
664250008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	13
664250010	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	14
664250005	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	17
664250006	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	18
664250024	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	19
664250025	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	20
664250011	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	31
664250012	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	32
664250016	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	33
664250017	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	34

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
664250018	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	35
664250019	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	36
664250007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	48
664250009	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	49
664250015	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	50
664250020	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	51
664250022	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	52
664260017	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	58
664260010	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260014	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	60
664260015	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	62
664260011	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	63
664260008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	64
664260002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260009	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260005	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	67
664260016	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	68
664260003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	69
664260001	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	71
664260018	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	72
664250001	0.40	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	74
664250013	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664250014	0.41	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664250026	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664260012	0.39	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664260006	0.45	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	79
664260013	0.27	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	80
664260017	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	58
664260014	0.16	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	60
664260015	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260016	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	68
664260018	0.13	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	72

APN	Acres	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
664260013	0.21	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	80
664260006	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	79
	15.83						0	237					
664240001	16.85	CR	W-2	MUA (50% HHDR)	MIXED USE	30		253	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	81
664240001	6.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		103	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	81
664200029	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	21
664200021	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	39
664250023	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	25
664200019	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	12
664250021	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	15
664200035	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	38
	33.30						0	499					
Rushmore/Kimdale Community													
520091005	0.26	MDR	R-R	HHDR	R-7	30	8		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	3
520091011	0.25	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	11
520092001	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	13
520093001	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	14
520110016	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	16
520091012	0.24	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	18
520110001	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	19
520110017	0.40	MDR	R-R	HHDR	R-7	30	12		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	20
520110004	0.36	MDR	R-R	HHDR	R-7	30	11		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	22
520092002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	23
520110010	0.31	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	30
520092006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	32
520110008	0.45	MDR	R-R	HHDR	R-7	30	14		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	35
520093005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	36
520110002	0.44	MDR	R-R	HHDR	R-7	30	13		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	39
520123014	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	43
520122003	0.32	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	45
520092004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	47
520122002	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	48
520123008	0.28	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	52
520121005	0.35	MDR	R-R	HHDR	R-7	30	11		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	56

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
520123004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	57
520104003	0.33	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	58
520101004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	60
520101006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	62
520091003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	65
520102006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	66
520106002	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	67
520123013	0.36	MDR	R-R	HHDR	R-7	30	11		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	72
520123011	0.38	MDR	R-R	HHDR	R-7	30	12		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	77
520103008	0.30	MDR	R-R	HHDR	R-7	30	9		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	87
520101008	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	88
520103007	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	93
520123002	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	97
520102003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	100
520102005	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	105
520101007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	106
520106006	0.31	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	110
520091010	0.27	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	113
520110014	0.34	MDR	R-R	HHDR	R-7	30	10		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	114
520093007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	119
520110005	0.33	MDR	R-R	HHDR	R-7	30	10		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	122
520122004	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	125
520092005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	126
520105001	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	129
520101010	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	130
520104001	0.29	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	131
520121004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	132
520102002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	134
520103003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	137
520104004	0.43	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	138
520106010	0.42	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	141
520101005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	142
520106003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	144
520106009	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	107

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
520095008	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	41
520123006	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	135
520103005	0.43	MDR	R-R	HHDR	R-7	30	13		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	102
	18.10						543	0					
520122007	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	53
520101009	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	54
520091004	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	2
520096003	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	124
520095007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	70
520091009	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	10
520110003	0.44	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	6
520093002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	24
520093008	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	115
520094003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	44
520104002	0.31	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	96
520110007	0.60	MDR	R-R	HHDR	R-7	30	18		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	73
520092003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	33
520091008	0.37	MDR	R-R	HHDR	R-7	30	11		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	112
520106011	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	104
520122005	0.34	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	80
520095002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	71
520095006	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	74
520103001	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	91
520106012	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	103
520095003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	75
520103004	0.33	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	99
520091007	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	5
520103002	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	94
520092007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	31
520110015	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	8
520106001	0.28	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	143
520095005	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	127
520101001	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	51
520122001	0.30	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	79

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
520110009	0.28	MDR	R-R	HHDR	R-7	30	8		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	121
520095001	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	42
520123005	0.31	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	136
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	84
520092008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	21
520123003	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	59
520093004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	37
520094008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	116
520102004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	61
520094007	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	120
520122008	0.35	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	82
520110012	0.38	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	15
520091006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	4
520101003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	89
520101002	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	133
520123007	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	83
520095004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	49
520110011	0.33	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	118
520096001	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	117
520096002	0.27	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	26
520102001	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	86
520121003	0.32	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	78
520106008	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	108
520122006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	50
520093006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	34
520102010	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	85
520123010	0.37	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	128
520123009	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	81
520094006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	28
520123012	0.36	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	27
520093003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	123
520096004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	46

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
520103006	0.32	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	101
520106007	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	109
	19.97						599	0					
Thousand Palms Community (I-10/Cook St. Vicinity)													
694120001	0.22	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS COMMUNITY (I-10/COOK ST VICINITY)	SITE 1	1
650263004	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	1
650173003	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	5
650132005	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	6
650263013	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	7
650263014	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	8
650263001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	9
650164010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	10
650164009	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	11
650164008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	12
650164034	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	14
650164026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	15
650164015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	16
650164014	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	17
650173010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	18
650173001	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	19
650164011	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	20
650164001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	23
650164033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	24
650164029	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	26
650164025	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	27
650173025	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	29
650173023	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	30
650173011	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	31
650164012	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	34
650263015	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	37
650173032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	39
650173027	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	40
650173031	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650173030	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	42

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
650263007	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	43
650164032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	44
650173029	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	46
650173033	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	47
650173026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	48
650173024	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	49
693031020	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	51
693031021	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	52
693031019	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	53
693031018	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	54
693031013	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	55
693031012	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	56
693031011	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	57
693020023	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	59
693020022	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	60
693031002	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	61
693031001	0.21	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	62
693020018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	63
693020017	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	64
693020016	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	65
693020003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	66
693020002	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	67
693020001	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	68
693031017	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	69
693031015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	70
693020035	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	71
693020033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	72
693020032	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	73
693020031	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	74
693020030	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	75
693020029	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	76
693020028	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	77
693031010	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	78
693031009	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	79

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
693031008	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	80
693031007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	81
693020011	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	82
693020010	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	83
693020009	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	84
693020008	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	85
693020026	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	86
693020024	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	87
693031005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	88
693031003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	89
693020014	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	90
693020012	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	91
693020007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	92
693020005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	93
693031016	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	94
693031014	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	95
693020034	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	97
693020027	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	98
693020025	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	99
693032003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	100
693031006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	101
693031004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	102
693020015	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	103
693020013	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	104
693020006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	105
693020004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	106
693032009	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	107
650263005	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	115
650263003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	116
650263006	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	117
650263002	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	118
693032008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	119
650173034	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	121
693032007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	122

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
650133011	0.73	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	124
650133012	0.72	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	125
693020021	0.28	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	126
693040017	0.84	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	3
693040014	0.71	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	6
650282006	1.99	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	11
650281011	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	15
650282002	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	17
650282007	1.97	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	19
650281007	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	20
650281017	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	23
650281016	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	24
650282003	0.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	25
650251043	0.69	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	31
650281001	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	32
650300010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	39
650290014	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	40
650290013	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	41
650290022	0.84	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	45
650290027	1.02	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	46
650290015	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	49
650290023	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	54
694072001	0.25	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	5
694071011	0.14	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	8
694071001	0.04	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	9
694071006	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	11
694071005	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	12
694071007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	14
694072003	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	15
694071003	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	16
694072008	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	17
694071004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	18
694072009	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	19
694071008	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	21

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
694072004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	22
694072007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	23
694072006	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	24
694071002	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	25
694072010	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	26
694071009	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	28
694072005	0.17	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	29
694071010	0.13	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	31
694072002	0.27	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	34
693230012	0.03	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	40
693230013	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	37
693230013	0.12	CR	R-5	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	37
694060003	0.12	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	27
694060003	0.06	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	27
693230013	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	37
694071011	0.05	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	8
694071010	0.03	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		0	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	31
694071009	0.05	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	28
694060023	0.31	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	33
694060023	0.29	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	33
693230019	0.17	CR	R-3	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	36
693031023	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	58
	33.86							0					
650173028	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	28
650164035	0.65	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	13
650290018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	47
693032005	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	120
650263023	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	50
693031022	0.38	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	113
650263022	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	38
693032014	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	111
693032015	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	112
693032012	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	109
693020019	0.30	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	96

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
693032004	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	114
693032016	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	108
693032013	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	110
650132007	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	127
693032006	0.68	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	128
650263026	0.62	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	123
693040010	1.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	2
693040013	0.82	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	4
650164005	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	21
650164002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	36
650164004	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	35
650164030	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	45
650173007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	32
650173006	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	2
650290020	2.59	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		19	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	52
650164003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	22
650173002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	33
650173005	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	3
650173004	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	4
650164031	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	25
650300015	3.91	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		29	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	55
650300015	3.09	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		23	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	55
650300015	0.86	CR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	55
650290025	0.42	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	26
650290024	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	18
650281003	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	1
650281025	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	30
650281004	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	4
650281024	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	3
650281012	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	38
650281018	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	12
650281014	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	34
650281022	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	13
650281006	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	7

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot
650281020	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	8
650281013	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	35
650290019	2.53	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	51
650281015	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	33
650281009	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	22
650281019	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	21
650281021	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	9
694071013	0.21	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	6
650281010	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	14
650281026	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	27
650281005	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	6
650281023	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	5
650282005	1.96	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	42
694071014	0.20	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	10
694071015	0.21	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	20
650281002	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	29
694071012	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	7
694071012	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	7
650281008	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	10
650282012	1.11	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	16
694071016	0.24	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	4
650282008	1.98	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	R2 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	2
650300014	1.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		14	RX - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	36
	36.74						0	282					

ATTACHMENT B:

2) Land Use Element Update

TABLE OF CONTENTS
Chapter 3: Land Use Element

LAND USE ELEMENT AMENDMENT 3.0-1
SENATE BILL 244 3.0-1
 Mixed-Use *Planning* Area 3.0-3

LIST OF FIGURES

Figure LU- 5 Land Use Designation Key 3.0-2

LIST OF TABLES

Table LU-1 Unincorporated Riverside County Cumulative Acreage Summary 3.0-1
 Table LU-2 Unincorporated Riverside County Buildout Capacity Summary 3.0-2
 Table LU-4 Land Use Designations Summary 3.0-2
 Table LU-5 Population per Square Mile 3.0-3



Chapter 3

Land Use Element Revisions

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.

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%	2,929,614 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	344,870 314,328	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.

Figure LU-5 shall be amended as follows:

**Figure 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

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	3,544-3,636
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	74,804-78,516

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.

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 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.

ATTACHMENT B:

3) Safety Element Update

TABLE OF CONTENTS
Chapter 5: Safety Element Revisions

TECHNICAL BACKGROUND REPORT 5.0-1
OTHER GENERAL PLAN ELEMENTS 5.0-1
FIRE HAZARDS 5.0-2
 BUILDING CODE AND PERFORMANCE STANDARDS 5.0-2
 LONG-RANGE FIRE SAFETY PLANNING 5.0-3



Chapter 5

Safety Element Revisions

The following change is made to the first paragraph under Technical Background Report on page S-1:

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 on page S-6:

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 on page S-40:

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.*

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 on page S-44:

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.

ATTACHMENT B:

4) Area Plans Update

TABLE OF CONTENTS

VISION SUMMARY 1

INTRODUCTION..... 4

 A Special Note on Implementing the Vision 5

LOCATION..... 6

FEATURES..... 6

 SETTING 6

 UNIQUE FEATURES..... 6

 Salton Trough and Salton Sea 6

 Whitewater River Stormwater Evacuation Channel 7

 The Colorado River Aqueduct 7

 Santa Rosa and San Jacinto Mountains National Monument..... 7

 Peninsular Ranges 7

 Painted Canyon 7

 Dos Palmas Preserve 8

 Joshua Tree National Park 8

 Agriculture 8

 Chocolate Mountain Aerial Gunnery Range 8

 UNIQUE COMMUNITIES 9

 Thermal 9

 Mecca 9

 North Shore 9

 Vista Santa Rosa 9

 Valerie Jean 9

 Oasis 9

 Chiriaco Summit 10

 Indian Lands 10

 INCORPORATED CITIES 10

 City of Coachella 10

LAND USE PLAN 10

 LAND USE CONCEPT 11

 Community Centers 12

POLICY AREAS 23

 POLICY AREAS 23

 Vista Santa Rosa Community 23

 Planned Communities 25

 Jacqueline Cochran Regional Airport and Chiriaco Summit Airport Influence Areas 28

 Specific Plans 28

LAND USE 29

 LOCAL LAND USE POLICIES 29

MIXED-USE AREAS/HIGHEST DENSITY RESIDENTIAL TOWN CENTERS..... 29

MECCA TOWN CENTER..... 29

NORTH SHORE TOWN CENTER (HHDR AND MIXED-USE AREA NEIGHBORHOODS)..... 33

OASIS TOWN CENTER (MIXED-USE AREAS)..... 35

<i>THERMAL TOWN CENTER</i>	36
Light Pollution	38
Agricultural Lands	61
Farm Worker Housing.....	61
Recreational Vehicle Developments.....	61
Industrial Uses	62
Watershed/Water Supply	63
Signage	63
Chocolate Mountain Aerial Gunnery Range	66
CIRCULATION	66
LOCAL CIRCULATION POLICIES	67
Vehicular Circulation System.....	67
Rail	67
Trails and Bikeways	68
Scenic Highways.....	68
MULTIPURPOSE OPEN SPACE	75
LOCAL OPEN SPACE POLICIES	75
Habitat Conservation/CVMSHCP	75
Ridgelines	75
HAZARDS	76
LOCAL HAZARD POLICIES.....	76
Flooding	76
Wildland Fire Hazard	76
Seismic.....	77
Slope	77
Wind Erosion and Blowsand.....	77

LIST OF FIGURES

Figure 1: Eastern Coachella Valley Area Plan Location.....	13
Figure 2: Eastern Coachella Valley Area Plan Physical Features	15
Figure 3: Eastern Coachella Valley Area Plan Land Use Plan	17
<i>Figure 3A: Eastern Coachella Valley Area Plan Mecca Town Center Neighborhoods</i>	<i>39</i>
<i>Figure 3B: Eastern Coachella Valley Area Plan North Shore Town Center Neighborhoods</i>	<i>41</i>
<i>Figure 3C: Eastern Coachella Valley Area Plan Oasis Town Center Neighborhoods</i>	<i>43</i>
<i>Figure 3D: Eastern Coachella Valley Area Plan Thermal Town Center Neighborhoods</i>	<i>45</i>
Figure 4: Eastern Coachella Valley Area Plan Overlays and Policy Areas.....	53
Figure 5: Eastern Coachella Valley Area Plan Jacqueline Cochran Regional Airport Influence Area	55
Figure 6: Eastern Coachella Valley Area Plan Chiriaco Summit Airport Influence Area.....	57
Figure 7: Eastern Coachella Valley Area Plan Mt. Palomar Nighttime Lighting Policy Area	59
Figure 8: Eastern Coachella Valley Area Plan Circulation	69
Figure 9: Eastern Coachella Valley Area Plan Trails and Bikeway System.....	71
Figure 10: Eastern Coachella Valley Area Plan Scenic Highways.....	73
Figure 11: Eastern Coachella Valley Area Plan Coachella Valley Multi-Species Habitat Conservation Plan ..	79
Figure 12: Eastern Coachella Valley Area Plan Flood Hazards.....	81
Figure 13: Eastern Coachella Valley Area Plan Wildfire Susceptibility	83
Figure 14: Eastern Coachella Valley Area Plan Seismic Hazards	85
Figure 15: Eastern Coachella Valley Area Plan Steep Slope	87

Data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

Location

From this nearly 670-square mile area plan, one looks west to the Santa Rosa Mountains, REMAP and western Riverside County, and east to the Colorado Desert, as shown in Figure 1, Location. Imperial County lies to the south of this area, while the Western Coachella Valley Area Plan area (and the rest of the Coachella Valley) and the expanse of the Colorado Desert and Joshua Tree National Park are located to the north. Many other features and locales, including the tribal reservations of Torres Martinez Desert Cahuilla Indians, the Augustine Band of Mission Indians, the 29 Palms Band of Mission Indians, and the Cabazon Band of Mission Indians, play an important part in understanding the character of this area. These components can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity.

Features

This section describes the setting, features and functions that are unique to the Eastern Coachella Valley Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

Setting

The Eastern Coachella Valley Area Plan is set within the southeast portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains, stretching to the Imperial County line on the south. The area plan boundary extends east of the All American Canal, north and south of Interstate 10, taking in Chiriaco Summit. The Metropolitan Water District of Southern California's Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north and west of Chiriaco Summit. The southeastern edge of the Eastern Coachella Valley Area Plan is bounded by the Chocolate Mountain Aerial Gunnery Range. The Torres Martinez Desert Cahuilla Indians Reservation occupies significant portions of the southwestern Eastern Coachella Valley Area Plan. This reservation is designated in a checkerboard pattern extending south from 62nd Avenue on through to the Riverside County border into Imperial County.

Unique Features

Physically, the Eastern Coachella Valley is bounded by the Santa Rosa Mountains to the west, and the Mecca Hills and the edge of Joshua Tree National Park to the northeast. The portion of the planning area east of the All American Canal is either desert or mountainous terrain.

Salton Trough and Salton Sea

The area west of the All American Canal is contained within the Salton Trough, a small section of the junction between the North American and Pacific tectonic plates. Roughly the northernmost quarter of the Salton Sea is

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	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. 	

Overlays and Policy Areas

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

Table 2: Statistical Summary of Eastern Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	42,828 42,425	2,554 2,533	11,936 11,841	2,141 2,121
<i>Agriculture Foundation Sub-Total:</i>	42,828 42,425	2,554 2,533	11,936 11,841	2,141 2,121
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,210 1,209	181	848	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	3,879 3,876	194	907 906	NA
<i>Rural Foundation Sub-Total:</i>	5,089 5,084	375	1,755 1,754	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	306	107	500	NA
Very Low Density Residential (RC-VLDR)	8	6	28	NA
Low Density Residential (RC-LDR)	160	240	1,122	NA
<i>Rural Community Foundation Sub-Total:</i>	474	353	1,650	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	478	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	199,316	NA	NA	NA
Open Space-Water (OS-W)	50,642	NA	NA	NA
Open Space-Recreation (OS-R)	684	NA	NA	103
Open Space-Rural (OS-RUR) ¹⁰	93,880	2,347	10,970	NA
Open Space-Mineral Resources (OS-MIN)	737	NA	NA	22
<i>Open Space Foundation Sub-Total:</i>	345,737	2,347	10,970	125
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	292	102	478	NA
Very Low Density Residential (VLDR)	482 453	361 340	1,689 1,589	NA
Low Density Residential (LDR)	388 367	581 551	2,718 2,576	NA
Medium Density Residential (MDR) ⁸	6,547 6,435	23,020 22,629	107,593 105,767	NA
Medium-High Density Residential (MHDR)	7,511 7,220	48,820 46,931	228,184 219,354	NA
High Density Residential (HDR)	1,512 1,251	16,633 13,757	77,740 64,300	NA
Very High Density Residential (VHDR)	351 282	5,964 4,787	27,875 22,374	NA
Highest Density Residential (HHDR)	167 468	5,003 14,041	23,386 65,630	NA
Commercial Retail ² (CR)	1,147 1,091	NA	NA	15,004 14,173
Commercial Tourist (CT)	1,006 801	NA	NA	16,436 13,084
Commercial Office (CO)	75	NA	NA	3,568
Light Industrial (LI)	4,643 4,387	NA	NA	59,695 55,641
Heavy Industrial (HI)	496 492	NA	NA	4,324 3,568
Business Park (BP)	574 566	NA	NA	9,379 9,244
Public Facilities (PF)	2,551	NA	NA	2,551
Community Center (CC) ^{3,4}	41	212	991	470
Mixed Use Planning Area (MUPA)	420 1,838	2,252 21,015	10,526 98,224	0 8,429
<i>Community Development Foundation Sub-Total:</i>	28,203 28,611	102,948 124,365	481,180 581,283	111,427 111,449
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	422,331	108,577 129,974	507,491 607,498	113,693 113,695
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	18,562	---	---	---
Indian Lands	13,385	---	---	---
Freeways	1,344	---	---	---
<i>Other Lands Sub-Total:</i>	33,291			
TOTAL FOR ALL LANDS:	455,622	108,577 129,974	507,491 607,498	113,693 113,695

Eastern Coachella Valley Area Plan

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the Eastern Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Eastern Coachella Valley Area Plan Specific Plan No. 303 (Kohl Ranch), Specific Plan No. 369 (Thermal 551), Specific Plan No. 375 (Travertine Point), and Specific Plan No. 385 (Vista Soleada) are determined to be a Community Development Specific Plans. Specific Plan No. 113 is determined to be a Rural Specific Plan. Specific Plan No. 113 was approved many years ago in conjunction with a “land project,” but remains undeveloped.

Table 3: Adopted Specific Plans in Eastern Coachella Valley Area Plan

Specific Plan	Specific Plan #
Frank Domeno	113
Kohl Ranch	303
Panorama	362
Thermal 551	369
Travertine Point	375
Vista Soleada	385

Source: County of Riverside Planning Department.

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Eastern Coachella Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce Riverside County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Eastern Coachella Valley area.

Local Land Use Policies

Mixed-Use Areas/Highest Density Residential Town Centers

Mecca Town Center

Mecca Town Center (see Figure 3A) is located along 66th Avenue (State Route 195) and State Route 111 and consists of approximately 845 gross acres (about 736 net acres) and six neighborhood nodes. Mecca is a small agricultural community that is characterized by its traditional Mexican heritage. Mecca serves as a service center for commuters and truckers due to its location along State Route 111 and State Route 86S. These routes are major transportation corridors for goods and agricultural movement to and from the Coachella Valley, Brawley and Imperial County, and Mexico. Mecca is the main entrance into the Salton Sea State Recreational Park on the Salton Sea's northern shoreline.

The Mecca Family and Farm Worker's Service Center is the main focal point of the community. Downtown Mecca also includes

local serving commercial uses, a library, a church, school facilities, a fire station, the Boys and Girls Club of the Coachella Valley and the College of the Desert satellite campus. The community is surrounded by agricultural uses that serve as the residents' largest employment sector for Mecca.

The County has invested significant resources since 2003 to revitalize Mecca and improving the living conditions of existing and future residents. The Economic Development Agency (EDA) developed the 2005 Downtown Revitalization Study that provided recommendations for revitalization of central Mecca. The strategies included street landscaping and improvements for 2nd Street and 66th Avenue, infill and building projects that include the Mecca Family Care Center, Library, Police Substation, Fire Station, and town plaza. EDA has also completed the Mecca Design Guidelines that provide design elements and goals for the community of Mecca. The Riverside County Transportation Department is in the process of completing the extensive Mecca Downtown Street Revitalization Project that improves basic infrastructure amenities. The project comprises construction of approximately seven miles of street, sidewalk, curb and gutter, and street light improvements for fifteen streets within the 1.3 square-mile downtown area.

Another notable community outreach engagement is the “Mecca Livable Community Planning Program”. This program was developed by the Riverside County Department of Public Health in partnership with the Riverside County Planning Department, Local Government Commission, and Opticos Design, Inc. and funded by an Environmental Justice: Context Sensitive Planning Grant from the California Department of Transportation. The program included a design charrette that spanned over a week to produce a vision plan for the existing community. The community provided input on local transportation, land use planning, health, safety, and environmental issues. The key issues expressed by the community included safety concerns (adequate lighting, paved sidewalks, road improvements, and standing pools of water), additional resources and activities for seniors and children, and affordable housing. The program also identified key community values, which include employment, cleanliness, education, safety, sense of community, and services. The final report recommended design proposals for building forms and street improvements, as well as implementation solutions and strategies.

The Mecca Town Center will further the revitalization momentum by stimulating growth and community services through varied residential development mixed with local-serving commercial and employment uses. Buildout of these neighborhoods will expand employment and local-serving commercial uses between Highway 86 through Highway 111 and into Mecca's community core, as well as provide varied housing forms for this growing community. Mecca Town Center consists of one Highest Density Residential Development (HHDR) neighborhood and five Mixed-Use Area (MUA) neighborhoods.

Highest Density Residential Development (HHDR) Neighborhood Description and Policy:

Following is the description and policy applying to the only neighborhood in Mecca Town Center entirely designated for HHDR development:

Date Palm-65th Neighborhood [Neighborhood 1] *is located northeast of the Date Palm Street and 65th Avenue and contains approximately 244 gross acres (about 235 net acres). This area is supported by its close proximity to an area designated for Community Development: a Community Center and Light Industrial development, as well as existing community services such as a church and schools.*

Policy:

ECVAP 3.3 The entire Date Palm-65th Neighborhood shall be developed in accordance with the HHDR land use designation.

Mixed-Use Area (MUA) Neighborhood Descriptions and Policies:

Following are the descriptions and policies applying to the five Mixed-Use Area neighborhoods of Mecca Town Center.

Eastern Coachella Valley Area Plan

Three MUA neighborhoods – the 66th Avenue/Gateway, 66th Avenue/North, and the 66th Avenue/Lincoln Street West Neighborhoods are grouped together as the Lincoln Street-66th West Neighborhood grouping. The Lincoln-66th East Neighborhood and the Hammond Road/66th Avenue Neighborhoods are described (with policies) separately.

The **Lincoln-66th West Neighborhoods** (grouping of three neighborhoods): The 66th Avenue/Gateway Neighborhood [Neighborhood 2], 66th Avenue/North Neighborhood, [Neighborhood 3], and the 66th Avenue/Lincoln Street West Neighborhood [Neighborhood 4] are located together along both sides of 66th Avenue, west of the Lincoln Road and 66th Avenue intersection. The existing gasoline station and retail center located on the corner of Highway 86 and 66th Avenue serves as a western anchor point for the community. Highway 86, Highway 111, and 66th Avenue (Highway 195) are major transportation corridors that will support growth and connect the mixed use community to adjacent city activity centers. These neighborhoods will extend the existing development pattern of commercial uses along 66th Avenue to provide employment opportunities and other community services for Mecca's growing populace. All of these neighborhoods are Mixed-Use Areas, with requirements for **at least** 50% HHDR development in each.

The **66th Avenue/Gateway Neighborhood** [Neighborhood 2] covers about 79 gross acres (about 77 net acres) and is located along the north side of 66th Avenue, about midway between Highways 86 and 111.

Policy:

ECVAP 3.4 **Fifty percent ~~At least 50%~~** of the 66th Avenue/Gateway Neighborhood shall be developed in accordance with the HHDR land use designation.

The **66th Avenue/North Neighborhood** [Neighborhood 3] covers about 13 gross acres (about 12 net acres) and is located along the north side of 66th Avenue, just east of Neighborhood 2 (described above).

Policy:

ECVAP 3.5 **Fifty percent ~~At least 50%~~** of the 66th Avenue/North Neighborhood shall be developed in accordance with the HHDR land use designation.

The **66th Avenue/Lincoln Street West Neighborhood** [Neighborhood 4] covers about 61 gross acres (about 59 net acres) and is located along the south side of 66th Avenue, and along the west side of Lincoln Street.

Policy:

ECVAP 3.6 **Fifty percent ~~At least 50%~~** of the 66th Avenue/Lincoln Street West Neighborhood shall be developed in accordance with the HHDR land use designation.

Following are the two separately described neighborhoods (neighborhoods that are not included in a neighborhood grouping description): the Lincoln-66th East and Hammond Road/66th Avenue Neighborhoods:

The **Lincoln-66th East Neighborhood** [Neighborhood 5] is located east of Lincoln Road and 66th Avenue and is approximately 128 gross acres (about 102 net acres). The Lincoln-66th East Neighborhood has an existing mobile home park and vacant land. This neighborhood is ideal for mostly HHDR Development due to its close proximity to the planned 66th Avenue commercial-employment corridor.

Policy:

ECVAP 3.7 **Seventy-five percent ~~At least 75%~~** of the Lincoln-66th East Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Hammond Road/66th Avenue Neighborhood** [Neighborhood 6] is located southeast of the Hammond Road and 66th Avenue intersection and is approximately 320 gross acres (about 252 net acres). The area currently is predominately used for agricultural purposes. This large contiguous area is a canvas for mixed use development to support the community east of Highway 111. It is also close to community health services, library, fire and police stations, and the town center.

Policy:

ECVAP 3.8 **Twenty-five percent** ~~At least 25%~~ of the Hammond-66th Neighborhood shall be developed in accordance with the HHDR land use designation.

The following policies shall apply to all five Mixed-Use Area neighborhoods in Mecca Town Center:

ECVAP 3.9 In addition to the required HHDR development, the remainders of the Mixed-Use Area neighborhoods may accommodate a combination of residential, commercial, employment, residential, day care centers, recreational uses, and other commercial and community uses. Existing uses located within the MUA may continue operating under legal entitlements.

ECVAP 3.10 Each neighborhood should be developed through a Specific Plan or implementation of the Mixed-Use Area Zone classification.

ECVAP 3.11 Encourage vertical mixed uses for commercial and residential development, wherever feasible.

The following policies shall apply to all six Mecca Town Center neighborhoods, whether designated as Highest Density Residential (HHDR) or Mixed-Use Area (MUA):

ECVAP 3.12 The segment of Highway 111 that starts from 66th Avenue in Mecca and extends southeasterly down towards Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 should adhere to the Scenic Corridor policies of the Land Use, Circulation, and Multipurpose Open Space Elements.

ECVAP 3.13 HHDR development should be planned to accommodate a variety of housing types and styles that are accessible to, and meet the needs of a range of lifestyles, physical abilities, and income levels.

ECVAP 3.14 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan, including providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes linking the Mecca Town Center neighborhoods east and west of Highway 111.

ECVAP 3.15 Where feasible, provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca/North Shore Extension and the County trails system as shown on ECVAP Figure 8.

ECVAP 3.16 Work with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within ¼ mile walking distance therefrom.

ECVAP 3.17 Residential units are encouraged to be designed as townhomes verses apartment complexes.

- ECVAP 3.18 *Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*
- ECVAP 3.19 *Protect agricultural uses in the surrounding vicinity by providing open-space buffers between residential uses and agricultural uses.*
- ECVAP 3.20 *Orient buildings closer to streets and provide landscaped promenades that connect buildings to bus stops.*
- ECVAP 3.21 *Residential and commercial development should adhere to the Mecca Design Guidelines and Mecca Logo Design.*
- ECVAP 3.22 *Incorporate the “Mecca Livable Community Planning Program” recommended development design features to the extent possible.*
- ECVAP 3.23 *Incorporate public art and safety features within community passageways to encourage use of the area as gathering places.*
- ECVAP 3.24 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

North Shore Town Center (HHDR and Mixed-Use Area Neighborhoods)

North Shore Town Center Mixed Use Area (see Figure 3B) is located along the Salton Sea’s northern shoreline and includes two neighborhoods. The Vander Veer-Bay Neighborhood [Neighborhood 1] is located north of Highway 111, and Vander Veer-Hwy. 111 Neighborhood [Neighborhood 2] is located south of Highway 111.

The sea’s decreased water level, increased salinity level, and exposed water bed has created economic, environmental, and public health issues for this community as well as the surrounding desert communities. Implementation of this Town Center MUA and HHDR development is largely dependent on the Salton Sea Authority Salton Sea restoration efforts.

Highest Density Residential (HHDR) Neighborhood Description and Policy:

Following is the description and policy for North Shore Town Center’s only HHDR designated neighborhood:

*The **Vander Veer-Bay Neighborhood** [Neighborhood 1] covers about 61 gross acres (about 43 net acres) and is adjacent to existing Community Development residential uses. It is characterized by small lot sizes that are predominately vacant with some residential uses. Parcel mergers are encouraged in this neighborhood to support Highest Density Residential Development.*

Policy:

- ECVAP 3.25 *The entire Vander Veer-Bay Neighborhood shall be developed in accordance with the HHDR land use designation.*

Mixed-Use Area (MUA) Neighborhood Description and Policies:

Following is the description and policies applying to North Shore Town Center’s only MUA designated neighborhood:

*The **Vander Veer-Hwy. 111 Neighborhood** [Neighborhood 2] covers about 237 gross acres (about ~~202~~ 198 net acres) and is predominately vacant with a small local market, fire station, residential uses, and the North Shore Beach and Yacht Club. This*

neighborhood is ideally situated near the California State Recreational Facility and may accommodate future residents and local-serving commercial uses, as well as the tourism trade.

The Yacht Club, built in 1959, exemplifies Albert Fry “desert modernism” architecture. The historical landmark was restored in 2010 and is now used as a community center and the Salton Sea Museum. The Salton Sea State Recreational Area is located within one mile of the MUA. The visitor center provides educational and recreational opportunities for the community, such as campgrounds, youth activities, kayaking, and ecological tours.

Policies:

- ECVAP 3.26 **Thirty-five percent** ~~At least 35%~~ of the Vander Veer-Hny. 111 Neighborhood shall be developed in accordance with the HHDR land use designation.*
- ECVAP 3.27 A mixture of land uses, potentially including retail commercial, commercial tourist, employment, residential at varying densities, including HHDR, day care centers, educational, and recreational uses is encouraged.*
- ECVAP 3.28 Vertical mixed uses are encouraged for commercial and residential development.*

The following policies apply to both North Shore Town Center neighborhoods, whether designated Highest Density Residential (HHDR) or Mixed-Use Area:

- ECVAP 3.29 Multifamily dwelling uses are encouraged to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*
- ECVAP 3.30 Protect agricultural uses in the surrounding vicinity by providing open space buffers between residential uses and agricultural uses.*
- ECVAP 3.31 All neighborhoods are encouraged to be developed through Specific Plans, as practical.*
- ECVAP 3.32 Where feasible, provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca/North Shore Extension and the County trails system, as shown on ECVAP Figure 8.*
- ECVAP 3.33 Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes for non-motorized access between the neighborhoods north and south of Highway 111.*
- ECVAP 3.34 Coordinate with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activity centers or within a ¼ mile walking distance therefrom.*
- ECVAP 3.35 The segment of Highway 111 that starts from 66th Avenue in Mecca and runs southeasterly toward Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 shall adhere to the Scenic Corridor policies of the Land Use, Circulation and Multipurpose Open Space Elements.*
- ECVAP 3.36 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

ECVAP 3.37 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

Oasis Town Center (Mixed-Use Areas)

Oasis Town Center (see Figure 3C) is located 2 miles west of the Salton Sea at the Pierce Street and 76th Avenue intersection. The Oasis Town Center comprises two neighborhoods, Pierce East and Pierce West Neighborhoods, which are diagonally opposite from the Torres-Martinez Tribal Reservation. Existing uses within Oasis Town Center and its immediate vicinity include the Date Oasis Medical Farmers Center, date farms and other agricultural uses, and mobile home parks. The valley is relatively flat with a viewsshed consisting of the surrounding Peninsular Ranges and agricultural landscapes. The majority of the surrounding land to the west of the Oasis Town Center is designated for agricultural uses. The area immediately to the east is designated for Community Development. This Town Center will provide a sufficient number of dwelling units for future community development purposes, as well as protect the surrounding agricultural and open-space uses.

Descriptions and Policies Applying to each of the Oasis Town Center Mixed-Use Area (MUA) Neighborhoods:

The **Pierce East Neighborhood** [Neighborhood 1] contains about 183 gross acres (about 176 net acres) and is located on the East side of Pierce Street, and the north side of 76th Avenue.

Policy:

ECVAP 3.38 ***Fifty percent** ~~At least 50%~~ of the Pierce East Neighborhood shall be developed in accordance with the HHDR land use designation.*

The **Pierce West Neighborhood** [Neighborhood 2] is located in the core area of Oasis. It contains about 161 gross acres (about 146 net acres) and is located along the west side of Pierce Street, south of 76th Avenue.

Policy:

ECVAP 3.39 ***Fifty percent** ~~At least 50%~~ of the Pierce West Neighborhood shall be developed in accordance with the HHDR land use designation.*

Policies applying to both of Oasis Town Center's Mixed-Use Area (MUA) neighborhoods:

ECVAP 3.40 *The portion of each of Oasis' two MUA neighborhoods that is not developed as HHDR may accommodate additional residential units at varying densities, local serving commercial uses, public facilities, and other uses as appropriate.*

ECVAP 3.41 *HHDR development should accommodate a variety of housing types, and styles that are accessible to, and meet the needs of, a range of lifestyles, physical abilities, and income levels.*

ECVAP 3.42 *The two Oasis neighborhoods are encouraged to be developed through a Specific Plan application, or implementation of the Mixed Use Area Zone classification.*

ECVAP 3.43 *Coordinate development with the Torres-Martinez Tribal Government where development would affect tribal lands.*

- ECVAP 3.44 *Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- ECVAP 3.45 *Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, day care centers, and recreational opportunities. Bus stops should be directly in front of major activities centers or within a quarter mile walking distance.*
- ECVAP 3.46 *Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*
- ECVAP 3.47 *Protect agricultural uses in the surrounding vicinity by providing open space buffer between residential uses and agricultural uses.*
- ECVAP 3.48 *Vertical mixed uses are encouraged, when practical, for commercial and residential development.*
- ECVAP 3.49 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

Thermal Town Center

Thermal Town Center (see Figure 3D) is located in the core area of the community of Thermal. It is bounded by Church Street on the north, Avenue 58 on the south, Polk Street on the west, and Grapefruit Boulevard and Fillmore Street on the east. Thermal Town Center covers about 239 gross acres (about ~~229~~ 224 net acres), and contains two neighborhoods, Avenue 57-Polk Street Southeast Neighborhood [Neighborhood 1] and Church Street-Grapefruit Boulevard Southwest Neighborhood [Neighborhood 2]. Both neighborhoods are designated as Mixed-Use Areas, each with a requirement for ~~a minimum of~~ 50% HHDR development.

The community of Thermal is located along Highway 86S (an Expressway), along and southward of Airport Boulevard, and southward of the City of Coachella. It extends west to Harrison Street, south to Avenue 66 (west of Whitewater River) and Avenue 62 (east of Whitewater River), and east to the All American Canal. Historically, Thermal has been an important agricultural center, and remains so, with some of its more prominent crops including dates, table grapes, grapefruit, and assorted vegetables. It is also home to a variety of important and iconic infrastructure and tourism-oriented facilities and attractions in the Coachella Valley, including Jacqueline Cochran Regional Airport, Thermal Club (automobile racing facility), HITS (Horse Shows in the Sun) facilities and events, and the new Thermal/Mecca Campus of College of the Desert. In the core area of the community, lying just to the north of Thermal Town Center, are two schools – John Kelley Elementary School, and La Familia Continuation High School.

New infrastructure and services, including a new Sheriff's station, a new fire station, and streets and sewers are being constructed as part of a major Riverside County investment in Thermal. The new infrastructure will be a catalyst for attracting businesses and further development in the community. Over the past decade and a half, the community has seen several major development proposals approved that will promote a more urban development context for future growth, and will also assist the community in expanding its infrastructure to accommodate these projects plus other growth in the community. These major projects include Kohl Ranch Specific Plan (SP 303), Panorama Specific Plan (SP 362), and Thermal 551 Specific Plan (SP 369), the latter of which directly adjoins the southern and southeastern edges of Thermal Town Center. Also, the Thermal Design Guidelines have been adopted by the County to provide community design guidance that evokes the community's agricultural heritage.

The area core of Thermal is provided with bus transit service by Sun Line Transit Agency. The southeastern terminus of the proposed CVLink trans-Coachella Valley intermodal bicycle, pedestrian, and low-speed electric vehicle transportation facility would be at