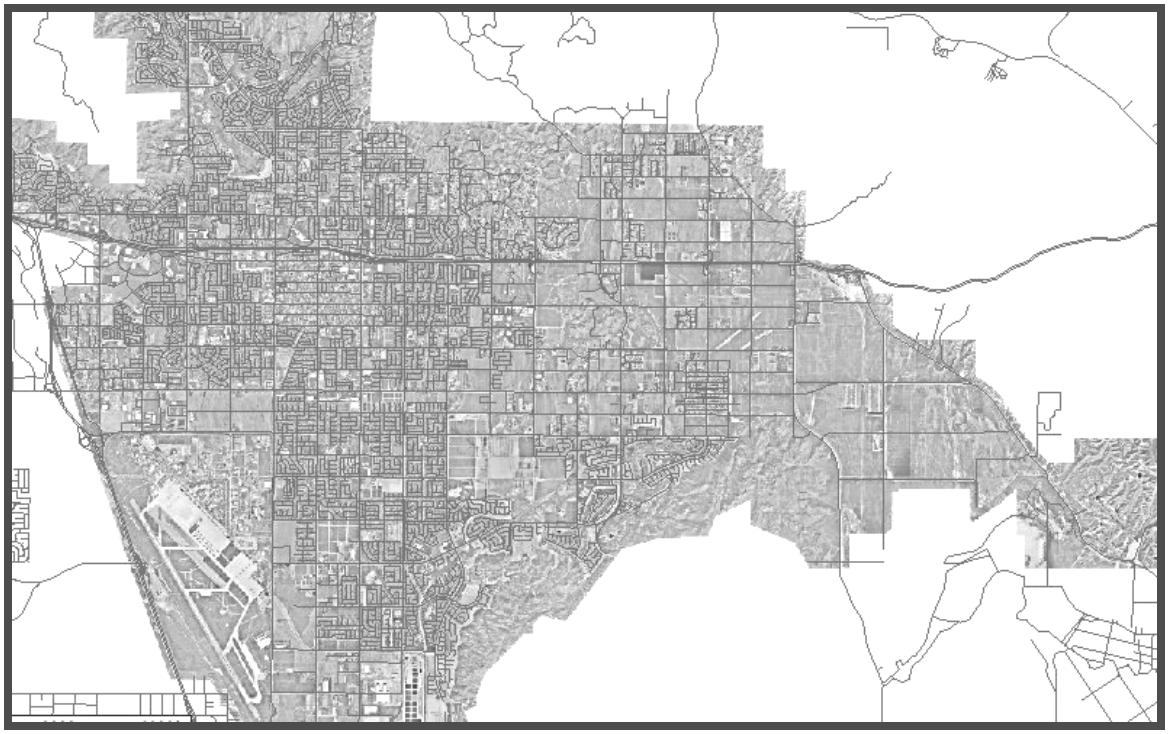
Section 4.11
Land Use and Planning

ESA

City of Moreno Valley
General Plan



July 11, 2006

CITY OF MORENO VALLEY

GENERAL PLAN



CITY COUNCIL

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GENERAL PLAN UPDATE	DATE ADOPTED	RESOLUTION NO.
PLANNING COMMISSION	APRIL 6, 2006	2006-14
CITY COUNCIL	JULY 11, 2006	2006-83
		2006-84

Preamble

The City of Moreno Valley embraces the interests of its residents and strives to meets their needs by creating a sense of community. The commitment to this vision encourages attractive amenities and a full range of public services, while promoting a safe and healthy environment. It is the goal of the City to improve the quality of life by creating this "sense of place" and working together to encourage involvement and volunteerism while endeavoring to function in an effective, responsible, efficient and visionary manner.

				Page
Chapter 1.	**Introduction**			
	1.1	What is a General Plan		1-1
	1.2	Background		1-1
	1.3	Setting		1-1
	1.4	History		1-2
	1.5	Planning Area		1-2
	1.6	Public Participation		1-2
	1.7	Organization of the General Plan		1-4
Chapter 2.	**Community Development Element**			
	2.1	Land Use		2-1
		2.1.1	Setting	2-1
		2.1.2	Neighboring Land Uses	2-1
		2.1.3	Land Use Plan	2-3
	2.2	Regional and Sub-regional Plans		2-5
	2.3	Community Design		2-6
	2.4	Utilities		2-6
		2.4.1	Water Supply	2-6
		2.4.2	Sewer Service	2-7
		2.4.3	Electricity	2-7
		2.4.4	Natural Gas and Jet Fuel	2-8
		2.4.5	Telephone Service	2-8
		2.4.6	Cable Television	2-8
	2.5	Schools		2-8
		2.5.1	Background	2-8
		2.5.2	Issues and Opportunities	2-10
	2.6	Library Services		2-10
		2.6.1	Background	2-10
		2.6.2	Issues and Opportunities	2-11
	2.7	Special Districts		2-11
		2.7.1	Background	2-11
	2.8	Other City Facilities		2-13
		2.8.1	Background	2-13
		2.8.2	Issues and Opportunities	2-13

				Page
Chapter 3.	**Economic Development Element**			
	3.1	To be provided at a later date		3-1
Chapter 4.	**Parks, Recreation and Open Space Element**			
	4.1	Setting		4-1
	4.2	Open Space		4-1
		4.2.1	Open Space for the Preservation of Natural Resources	4-1
		4.2.2	Open Space for Public Health and Safety	4-3
		4.2.3	Open Space for the Production of Resources	4-3
		4.2.4	Open Space for Outdoor Recreation	4-4
	4.3	Parks and Recreation		4-4
		4.3.1	Recreation Service Level Standards	4-5
		4.3.2	Park Planning and User Needs	4-7
		4.3.3	Recreational Services	4-8
		4.3.4	Local Park and Recreation Facilities	4-9
		4.3.5	Future Facilities	4-11
		4.3.6	Multiuse Trails	4-11
Chapter 5.	**Circulation Element**			
	5.1	Introduction		5-1
		5.1.1	State of California Guidelines	5-1
	5.2	Background		5-1
		5.2.1	Existing Roadways	5-1
			5.2.1.1 Interstate and State Highways	5-2
			5.2.1.2 Existing Roadway Deficiencies	5-2
		5.2.2	Regional Plans	5-2
			5.2.2.1 Regional Transportation Plan	5-2
			5.2.2.2 Riverside County Integrated Project	5-2
			5.2.2.3 Congestion Management Program	5-3
		5.2.3	Bikeway System	5-3
		5.2.4	Public Transit	5-3
			5.2.4.1 Bus Service	5-3
			5.2.4.2 Commuter Rail	5-4
		5.2.5	Truck Circulation	5-4
		5.2.6	Traffic Levels of Service	5-4

Chapter 5. Circulation Element (Continued) **Page**

5.2.6.1 Level of Service Definitions 5-4
5.3 Issues and Opportunities 5-4
5.3.1 Level of Service 5-4
5.3.2 Development Monitoring 5-6
5.3.2.1 *Arterial Segments that Require Further Study* 5-6
5.3.2.2 *Industrial Development* 5-7
5.3.2.3 *School Circulation* 5-7
5.3.2.4 *Geographical Constraints* 5-7
5.3.3 Regional Issues 5-7
5.3.3.1 *Regional Growth* 5-7
5.3.3.2 *March Air Reserve Base/March Inland Port* 5-8
5.3.3.3 *Regional Roadway Deficiencies* 5-8
5.3.4 Intelligent Transportation Systems 5-8
5.3.5 Transportation Demand Management 5-9
5.3.6 Funding 5-9

Chapter 6. Safety Element

A. Public Safety Services

6.1 Police Protection and Crime Preventions 6-1
6.1.1 Background 6-1
6.1.2 Patrol Division 6-4
6.1.3 Administrative Division 6-4
6.1.4 Special Enforcement Team 6-5
6.1.5 Detective Division 6-5
6.1.6 Issues and Opportunities 6-6
6.2 Fire and Emergency Services 6-6
6.2.1 Background 6-6
6.2.2 Fire Prevention 6-9
6.2.3 Fire Suppression 6-9
6.2.4 Emergency Medical Services 6-9
6.2.5 Emergency Management 6-10
6.2.6 Public Assistance 6-10
6.2.7 Fire Prevention Codes 6-10
6.2.8 Wildland Urban Interface 6-10

Chapter 6.	Safety Element (Continued)		Page
	6.2.9	Smoke Detectors	6-10
	6.2.10	Automatic Fire Suppression Systems	6-11
	6.2.11	Inspection and Enforcement	6-11
	6.2.12	Public Education	6-11
	6.2.13	Emergency/Disaster Preparation and Response	6-12
6.3	Animal Services		6-12
	6.3.1	Background	6-12
	6.3.2	Issues and Opportunities	6-13
B.	**Environmental Safety**		
6.4	Noise		6-13
	6.4.1	Background	6-13
	6.4.2	Noise Fundamentals	6-13
	6.4.3	Community Responses to Noise	6-14
	6.4.4	Planning and Design Considerations	6-16
6.5	Geologic Hazards		6-16
	6.5.1	Background	6-16
	6.5.2	Issues and Opportunities	6-17
6.6	Air Quality		6-19
	6.6.1	Background	6-19
	6.6.2	Issues and Opportunities	6-20
6.7	Water Quality		6-21
	6.7.1	Background	6-21
	6.7.2	Issues and Opportunities	6-22
6.8	Flood Hazards		6-23
	6.8.1	Background	6-23
	6.8.2	Issues and Opportunities	6-25
6.9	Hazardous Materials		6-27
	6.9.1	Background	6-27
	6.9.2	Issues and Opportunities	6-28
6.10	Air Crash Hazards		6-28
	6.10.1	Background	6-28
	6.10.2	Issues and Opportunities	6-29

Chapter 7. Conservation Element

7.1 Biological Resources 7-1
7.1.1 Background 7-1
7.1.2 Issues and Opportunities 7-3
7.2 Cultural and Historical Resources 7-3
7.2.1 Background 7-3
7.2.2 Archaeological and Historical Sites 7-4
7.2.3 Issues and Opportunities 7-5
7.3 Solid Waste 7-5
7.4 Soils 7-6
7.4.1 Background 7-6
7.4.2 Issues and Opportunities 7-6
7.5 Water Resources 7-7
7.5.1 Background 7-7
7.5.2 Issues and Opportunities 7-8
7.6 Energy Resources 7-10
7.6.1 Background 7-10
7.6.2 Issues and Opportunities 7-10
7.7 Agricultural Resources 7-11
7.7.1 Background 7-11
7.7.2 Issues and Opportunities 7-11
7.8 Scenic Resources 7-12
7.8.1 Background 7-12
7.8.2 Issues and Opportunities 7-12
7.9 Mineral Resources 7-14

Chapter 8. Housing Element

8.1 Introduction 8-1
8.1.1 Stat Housing Element Law 8-1
8.1.2 Citizen Participation 8-1
8.2 Housing Needs Assessment 8-2
8.2.1 Population Trends and Characteristics 8-2
8.2.2 Population Growth Forecasts 8-4
8.2.3 Age of Population 8-6
8.2.4 Household and Ethnic Characteristics 8-6

Chapter 8.	Housing Element (Continued)		Page
	8.2.5	Employment Characteristics	8-8
8.3	Existing Housing Need		8-9
	8.3.1	Housing Affordability	8-9
	8.3.2	Overpayment	8-14
	8.3.3	Overcrowding	8-15
	8.3.4	Household Income	8-17
	8.3.5	Housing Stock Conditions	8-19
	8.3.6	Special Housing Needs	8-20
	8.3.7	Elderly Headed Households	8-21
	8.3.8	Meeting Elderly Housing Needs in Moreno Valley	8-21
	8.3.9	Disabled	8-23
	8.3.10	Large Families	8-24
	8.3.11	Female Headed Households	8-24
	8.3.12	Farm Workers	8-25
	8.3.13	Homeless Needs	8-26
	8.3.14	Homeless Survey in Moreno Valley	8-27
	8.3.15	Commitment to Homeless Services	8-27
	8.3.16	March Air Force Base Master Reuse Plan	8-28
	8.3.17	Units at Risk of Conversion	8-29
8.4	Projected Housing Needs		8-30
	8.4.1	Regional Housing Needs Allocation	8-30
	8.4.2	Vacant Land Inventory	8-32
	8.4.3	Vacant Land Inventory Methodology	8-32
	8.4.4	Very Low-Income Housing Potential	8-32
	8.4.5	Low-Income Housing Potential	8-37
	8.4.6	Moderate-Income Housing Potential	8-39
	8.4.7	Above Moderate-Income Housing Potential	8-40
	8.4.8	Environmental Constraints	8-41
	8.4.9	Summary	8-42
	8.4.10	Financial Resources	8-42
	8.4.11	Energy Conservation	8-46
8.5	Projects and Programs		8-46
	8.5.1	Cottonwood Place Apartments	8-46
	8.5.2	Cottonwood and Indian Street Improvements	8-46

Chapter 8.	Housing Element (Continued)		Page
	8.5.3	Homebuyer Assistance Program (HAP)	8-46
	8.5.4	Dracaea and Scotty Lane Street Improvements	8-47
	8.5.5	Ownership Housing Development	8-47
	8.5.6	Rent Buy-Down Pilot Program	8-47
	8.5.7	Mobile-Home Rehabilitation Program	8-48
	8.5.8	Single-Family Rehabilitation Program	8-48
	8.5.9	Rental Rehabilitation Program (RRP)	8-49
	8.5.10	Senior Co-op Services	8-49
	8.5.11	Cottonwood Place Apartments Phase II	8-50
	8.5.12	Funds Available For Preserving Units at Risk	8-50
	8.6 Constraints on Housing		8-50
	8.6.1	Governmental Constraints	8-50
	8.6.2	Land Use Controls	8-50
	8.6.3	Mobilehome Parks	8-51
	8.6.4	Manufactured Homes	8-51
	8.6.5	Transitional Housing and Emergency Shelters	8-52
	8.6.6	Development Review Processes	8-54
	8.6.7	Permit Processing	8-55
	8.6.8	Design Requirements	8-56
	8.6.9	Open Space Requirements	8-58
	8.6.10	Parking Requirements	8-58
	8.6.11	Development Standards	8-59
	8.6.12	Development Fees	8-63
	8.6.13	Code Compliance	8-63
	8.6.14	Community Opposition	8-63
	8.6.15	Housing for Persons with Disabilities	8-63
	8.6.16	Procedures for Ensuring Reasonable Accommodations	8-64
	8.6.17	Variance Permit Procedure	8-64
	8.6.18	Removing Regulatory Constraints for Persons with Disabilities	8-65
	8.6.19	Requesting Reasonable Accommodations	8-65
	8.6.20	Zoning and Other Land Use Regulations	8-65
	8.6.21	Universal Design Element	8-66
	8.6.22	Non-Governmental Constraints	8-66
	8.6.23	Land Costs	8-66

Chapter 8.	**Housing Element** (Continued)		**Page**
	8.6.24	Availability of Financing	8-67
	8.6.25	Construction Costs	8-68
	8.7	Overview: Goals, Objectives, Policies & Programs	8-69
		Appendix	8-82
		Notes	8-114
Chapter 9.	**Goals, Objectives, Polices and Programs**		
	9.0	Introduction	9-1
	9.1	Ultimate Goals	9-1
	9.2	**Community Development Element Goals, Objectives, Policies and Programs**	
	9.2.1	Community Development Element Goals	9-2
	9.2.2	Community Development Element Objectives and Policies	9-2
	9.2.3	Community Development Element Programs	9-12
	9.3	**Economic Development Element Goals, Objectives, Policies and Programs**	
	9.3.1	Economic Development Element Goals	9-13
	9.3.2	Economic Development Element Objectives and Policies	9-13
	9.3.3	Economic Development Element Programs	9-13
	9.4	**Parks, Recreation and Open Space Element Goals, Objectives, Policies and Programs**	
	9.4.1	Parks Recreation and Open Space Element Goals	9-14
	9.4.2	Parks Recreation and Open Space Element Objectives and Policies	9-14
	9.4.3	Parks Recreation and Open Space Element Programs	9-17
	9.5	**Circulation Element Goals, Objectives, Policies and Programs**	
	9.5.1	Circulation Element Goals	9-18
	9.5.2	Circulation Element Objectives and Policies	9-18
	9.5.3	Circulation Element Programs	9-23
	9.6	**Safety Element Goals, Objectives, Policies and Programs**	
	9.6.1	Safety Element Goals	9-30
	9.6.2	Safety Element Objectives and Policies	9-30
	9.6.3	Safety Element Programs	9-34
	9.7	**Conservation Element Goals, Objectives, Policies and Programs**	
	9.7.1	Conservation Element Goals	9-36
	9.7.2	Conservation Element Objectives and Policies	9-36
	9.7.3	Conservation Element Programs	9-38

Chapter 9.	**Goals, Objectives, Polices and Programs** (Continued)		**Page**
	9.8	**Housing Element Goals, Objectives, Policies and Programs**	
	9.8.1	Housing Element Goals	9-39
	9.8.2	Housing Element Objectives and Policies	9-39
	9.8.3	Housing Element Programs	9-40
Chapter 10.	**Glossary**		10-1

LIST OF FIGURES

		Page
Figure 1-1	Vicinity Map	1-3
Figure 2-1	Neighboring Land Uses	2-2
Figure 2-2	Land Use Map	2-4
Figure 2-3	School District Boundaries	2-9
Figure 3-1	Redevelopment Project Area	3-2
Figure 4-1	Open Space	4-2
Figure 4-2	Future Parklands Acquisition Areas	4-6
Figure 4-3	Master Plan of Trails	4-13
Figure 6-1	Fire Stations	6-8
Figure 6-2	Buildout Noise Contours	6-15
Figure 6-3	Geologic Faults & Liquefaction	6-18
Figure 6-4	Flood Hazards	6-26
Figure 6-5	Air Crash Hazards	6-30
Figure 7-1	Water Purveyor Service Area Map	7-9
Figure 7-2	Major Scenic Resources	7-13
Figure 9-1	Circulation Plan	9-26
Figure 9-2	LOS Standards	9-27
Figure 9-3	Roadway Cross-Sections	9-28
Figure 9-4	Bikeway Plan	9-29

LIST OF TABLES

		Page
Table 4-1	Parkland Needs	4-5
Table 4-2	Future Park Acquisition	4-5
Table 5-1	Level of Service Description	5-5
Table 6-1	1,899 Priority 1 (P1) Calls For Service	6-1
Table 6-2	Part 1 Crimes – City Comparisons	6-2
Table 6-3	Uniform Crime Report Statistics – Part 1 Crimes	6-3
Table 6-4	Deployment of Patrol Officers	6-4
Table 6-5	Traffic Collisions and Citations	6-5
Table 8-1	City of Moreno Valley Historical Population Growth Riverside County Historical Population Growth	8-3
Table 8-2	1987 SCAG Population Projection City of Moreno Valley	8-5
Table 8-3	Preliminary Draft Forecast for Population Moreno Valley	8-5
Table 8-4	Family Life Cycle Mean Ages	8-6
Table 8-5	Moreno Valley Ethnicity and Household Size	8-7
Table 8-6	Estimated Development Costs Owner Housing Prototypes	8-11
Table 8-7	Homeowner Subsidy Requirements Single Family 3 Bedroom	8-13
Table 8-8	Homeowner Subsidy Requirements Townhouse 2 Bedroom	8-13
Table 8-9	Homeowner Subsidy Requirements Townhouse 3 Bedroom	8-14
Table 8-10	Households Overpaying for Housing – All Incomes	8-15
Table 8-11	Households with Overcrowding Problems	8-16
Table 8-12	Wage Needed to Afford a Fair Market Rent Work Necessary to Afford Fair Market Rent at Minimum Wage	8-17
Table 8-13	Housing Stock Additions City of Moreno Valley	8-19
Table 8-14	Building Permit Activity City of Moreno Valley 1986-1999	8-20
Table 8-15	Services Provided	8-28
Table 8-16	Existing Transitional Housing Units	8-29
Table 8-17	Affordable Housing Units in Moreno Valley	8-30
Table 8-18	Moreno Valley Regional Housing Needs Allocation	8-31
Table 8-19	Housing Produced or Approved Meeting RHNA Requirement	8-31
Table 8-20	Very Low-Income Housing Development Potential	8-33
Table 8-21	Low-Income Housing Development Potential	8-38
Table 8-22	Moderate-Income Housing Development Potential	8-40
Table 8-23	Above Moderate-Income Housing Development Potential	8-41
Table 8-24	Proposed Redevelopment Agency Budget	8-43

List of Tables (Continued) **Page**

Table 8-25	Proposed HOME Budget	8-45
Table 8-26	Sites Available for Mobilehome Parks	8-51
Table 8-27	Sites Available for Manufactured Housing	8-52
Table 8-28	Vacant Land Appropriately Zoned for Transitional Housing	8-53
Table 8-29	Vacant Land Appropriately Zoned for Homeless Shelters	8-54
Table 8-30	Parking Requirements	8-59
Table 8-31	Single-Family Residential Development Standards	8-61
Table 8-32	Multi-Family Residential Development Standards	8-62
Table 8-33	Quantified Objectives – Housing Units by Income	8-70
Table 8-34	Proposed Housing Element Housing Programs	8-71
Table 8-35	1991 Adopted Housing Element Policies and Programs	8-84
Table 8-36	Units Rehabilitated	8-113

LIST OF CHARTS

		Page
Chart 8-1	Moreno Valley Population Growth 1990-2000	8-4
Chart 8-2	SCAG Growth Forecast – City of Moreno Valley	8-5
Chart 8-3	Family Ethnicity 1993 and 1998	8-7
Chart 8-4	Riverside County – Moreno Valley Unemployment 1990-2000	8-9
Chart 8-5	Home Price Savings	8-9
Chart 8-6	Moreno Valley Income Distribution 1991 and 1998	8-18
Chart 8-7	Percentage of Elderly Living Alone	8-22
Chart 8-8	With Increasing Age – Greater Likelihood of Disability	8-24
Chart 8-9	Female Householder 1990 and 2000	8-25
Chart 8-10	City of Moreno Valley – Total Foreclosures 1995-1999	8-67

1. INTRODUCTION

1.1 What is a General Plan?

A General Plan is a comprehensive long-term strategy for the physical development of a city. It determines how land may be used and the infrastructure and public services that are needed or desired by the community. The Moreno Valley General Plan is a reflection of what the community considers necessary to create a safe, healthful, prosperous and desirable place to live, work and play.

California law requires both cities and counties to adopt general plans. A general plan acts as the "constitution" for the physical development of a city. It forms the basis of decisions concerning the development of property. Land use and zoning regulations, development standards, capital projects (e.g. roads), subdivision approvals and requirements for land dedication must be consistent with the adopted general plan.

1.2 Background

The City of Moreno Valley was incorporated on December 3, 1984 and its first General Plan was adopted in 1988. Prior to 1988, Moreno Valley operated under the General Plan and the zoning ordinance(s) of the County of Riverside.

The 1988 General Plan was a detailed document, very much like a zoning code. A detailed document was considered necessary because the Riverside County zoning ordinance did not adequately address the concerns of the community. A new zoning code for the City of Moreno Valley was adopted in 1992. A comprehensive update of the General Plan was initiated in 1996 to address the latest concerns and conditions and create a document that is easier to read, more convenient to use and avoid duplication of the zoning code and other existing regulations.

Physical conditions changed since the first General Plan was adopted in 1988. For example, March Air Force Base became March Air Reserve Base. Base realignment resulted in the loss of local jobs but also reduced the noise generated from aircraft operations. It also resulted in the disposal and potential reuse of federal land and created an opportunity for joint use of the airfield for civilian uses. Another significant development was the relocation of a portion of Interstate 215 to the west of Moreno Valley. This dramatically reduced traffic along the western city limits.

1.3 Setting

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles, and 42 miles west of Palm Springs (see Figure 1-1). The City is located near the eastern edge of the Los Angeles metropolitan area.

Moreno Valley is situated along two major freeways. The Moreno Valley Freeway (State Route 60) connects directly to downtown Los Angeles and the regional freeway system. State Route 60 connects to Orange County via the Riverside Freeway (State Route 91). To the east, State Route 60 connects with Interstate 10, running to Palm Springs, Phoenix, and beyond. Interstate 215 runs by the westerly city limits, and is an important north-south link from San Diego through western Riverside and San Bernardino counties and beyond.

Moreno Valley encompasses approximately 50 square miles characterized by a beautiful valley bounded by mountains and hills on three sides. The city limits are bounded on the north by the Box Springs Mountains. The gullied hills of the Badlands lie to the east. The mountains of the Lake Perris Recreation

Area, the floodplain of Mystic Lake and the San Jacinto Wildlife Area and level terrain in the City of Perris are located to the south. Gently sloping terrain lies west of the city limits within March Air Reserve Base, the City of Riverside and the County of Riverside.

1.4 History

American Indians were the first inhabitants of Moreno Valley. They hunted game and gathered seeds. They left evidence in rocks that they used to grind seeds.

Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris Valley and southwest Moreno Valley.

Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements. The community of Moreno was built around the intersection of Redlands Boulevard and Alessandro Boulevard. Alessandro was located within the limits of present day March Air Reserve Base.

Grain and fruit farms were established and an aqueduct was built to deliver water from a new reservoir in the San Bernardino Mountains. Frank Brown formed the companies that built the reservoir and aqueduct. Water was delivered to the community of Moreno in 1891.

The flow of water ended shortly thereafter due to a combination of drought conditions and a legal dispute over water rights. Crops failed and many farmers and settlers moved away. Some of the remaining farmers turned to dry farming.

Activation of March Air Force Base in 1918 (later closed in 1922) and an increase in water well drilling spurred new development. Reactivation and expansion of March Air Force Base during the 1940's generated additional growth. New development occurred in the area that became the communities of Edgemont and Sunnymead in the southwestern and central portions of the valley and Moreno in the southeastern end of the valley.

Moreno Valley was included in the Eastern Municipal Water District in the 1950's, providing a more reliable source of water for residential and agricultural development. The community continued to grow at a rapid rate. The population grew from 13,291 residents in 1960, 18,871 in 1970, to 28,139 residents in 1980.

The City of Moreno Valley was incorporated on December 3, 1984 and thereafter the population soared, reaching 118,779 in 1990. For part of that period it was the fastest growing city in the country. Moreno Valley is the second largest city in Riverside County with a population of 142,381 in the year 2000. The California Department of Finance population estimate for 2005 was 165,328.

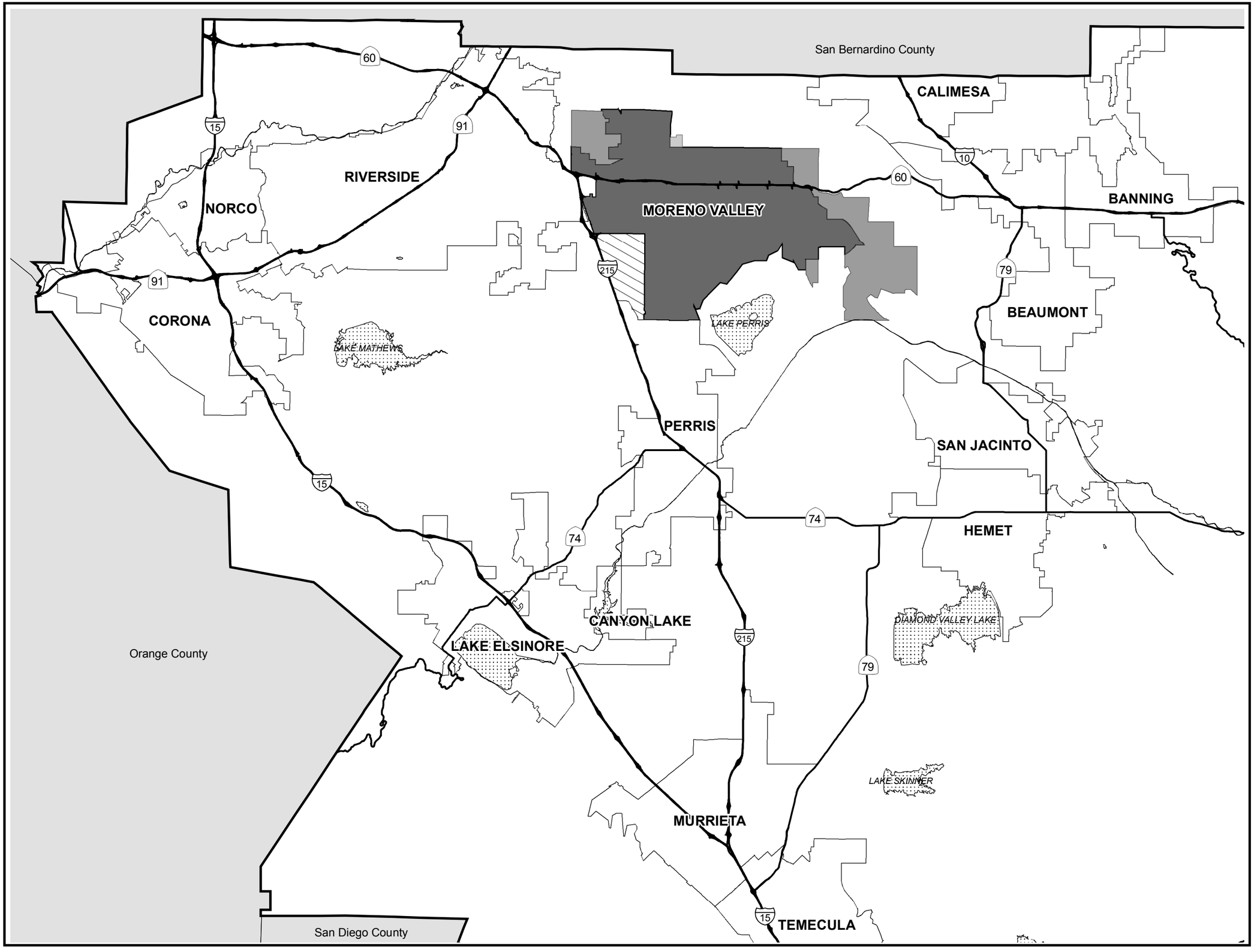
1.5 Planning Area

Figure 1-1 is a map illustrating the regional setting. The planning area boundary includes the approximately 50 square miles within the city limits and 18 square miles within the sphere of influence.

Development of land to the north and east of the City and its sphere of influence could have an effect on the City of Moreno Valley. Therefore, the general plan study area extends north to the San Bernardino County line and east into the Badlands.

1.6 Public Participation

The Moreno Valley General Plan is the result of an extensive public participation program to establish an understanding of community concerns. The public participation program



MORENO VALLEY

FIGURE 1-1
VICINITY MAP

- Highways
- Moreno Valley
- City Boundaries
- Moreno Valley Sphere
- March ARB
- Riverside County
- Waterbodies

N

10,560 0 10,560 21,120 Feet

2 0 2 4 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
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GEOGRAPHIC INFORMATION SYSTEMS

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for the General Plan Update took place in phases. The first phase took place in 1996. It entailed interviews with city officials, focus group meetings with representatives from various private organizations, youth involvement and a series of 5 community issues workshops. A preliminary land use plan was prepared for presentation during the second phase of the public participation program.

The second phase of the public participation program was developed with the assistance of an ad-hoc committee of local residents. Notice of the preliminary land use plan was provided through a variety of methods, including MVTV-3, newspaper notices, press releases and flyers. Community input was obtained at meetings of service clubs, citizen advisory committees and the Chamber of Commerce. Special community meetings were held at Palm Middle School and the Edgemont Woman's Club.

A questionnaire was distributed at each meeting and at various facilities. Letters were also mailed directly to owners of property proposed for change. A number of residents and property owners provided written comments.

Many people from the eastern end of the City commented on the General Plan Update. The majority expressed that they wanted the zoning in that area to support a rural lifestyle with a land use pattern consisting of single-family residences on large lots. Many residents were opposed to providing a regional transportation route through the eastern portion of Moreno Valley.

A number of residents stated that they wanted to minimize traffic congestion. Several people were opposed to increasing opportunities for apartments, stating that the City has enough "affordable" housing. Attracting high-paying employers was a priority for many residents. Revitalization of older parts of the city was also an important consideration.

Changes were made to the preliminary land use plan based on the initial public input. Alternative land use plans were also developed. The Planning Commission conducted a series of public meetings in 2000 and made additional changes to the land use plan(s). The Commission subsequently considered changes to the text, figures, goals, objectives, policies and programs of the General Plan. An environmental impact report was prepared to analyze the significant environmental effects of the General Plan, compare alternatives and discuss methods to reduce or avoid environmental damage.

The City conducted a survey of residents in 2000 that included several questions concerning planning and development issues. The results of the survey indicated that the residents agreed with the following goals: redevelopment of Edgemont (61% agreed, 6% disagreed), improving the road to Redlands (58% agreed, 9% disagreed), and retaining the rural character of northeast Moreno Valley (47% agreed, 10% disagreed). When asked whether Moreno should focus on being a bedroom community or a job center, 80 percent of the residents indicated that they wanted the city to be both a job center and a bedroom community. The results with respect to other development issues were inconclusive.

1.7 Organization of the General Plan

Each general plan must contain at least seven elements. The seven mandatory elements are land use, circulation, housing, conservation, open space, noise and safety. The Moreno Valley General Plan contains all of the mandatory elements, plus an optional, Economic Development Element. In some cases, mandatory elements are combined to minimize redundancy. For example, the land use element is part of the community development element and the noise element has been combined with the safety element.

All of the General Plan goals, objectives, policies and programs are located in one chapter, Chapter 9.

2. COMMUNITY DEVELOPMENT ELEMENT

2.1 Land Use

2.1.1. Setting

Land use within Moreno Valley has been primarily residential in character. Single-family residential neighborhoods dominate the western half of the City. Residences are scattered throughout the largely rural eastern portion of the planning area. The Moreno Valley Mall at Towngate and other major commercial developments are located in the northwestern part of the City along State Route 60 and Sunnymead Boulevard, and in the central portion of the City, along Alessandro and Perris Boulevards.



Single-family residence

Industrial development is located in the southwest corner of Moreno Valley between Kitching Street and Heacock Street. The area between Alessandro Boulevard and March Air Reserve Base contains industrial uses and several City of Moreno Valley facilities, including city hall, the public safety building and the animal shelter. There are two full-service hospitals in Moreno Valley. The Moreno Valley Community Hospital is on the north side of Iris Avenue, west of Oliver Street. The Riverside County Medical Center is located on the northwest corner of Cactus Avenue and Nason Street.

2.1.2. Neighboring Land Uses

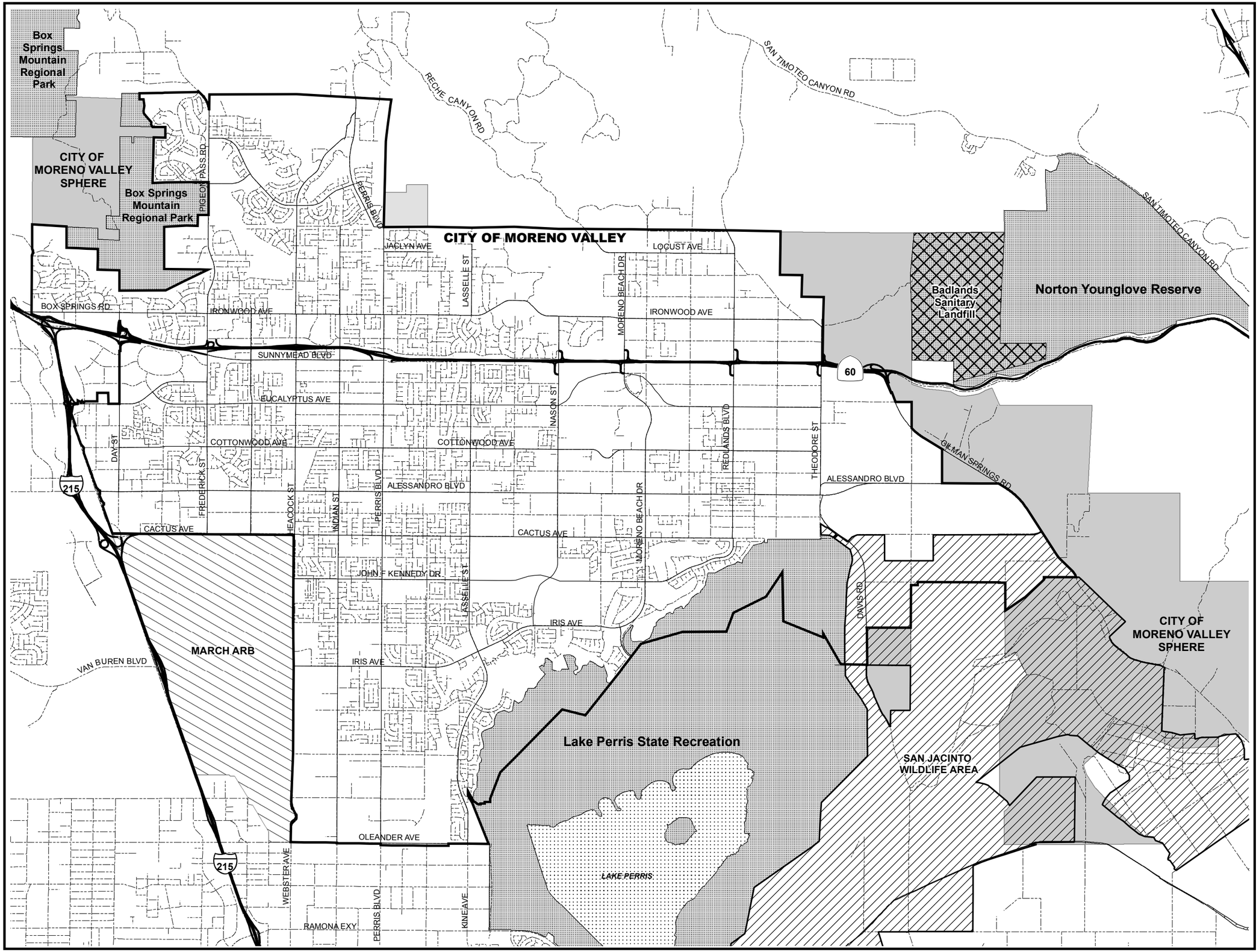
The Riverside County Waste Resources Management District owns and operates the Badlands Sanitary Landfill at the eastern end of Ironwood Avenue. Riverside County Parks and Open Space District maintains a natural open space area in the hills around the landfill.

The San Jacinto Wildlife Area is located in the southeastern corner of the planning area. It was created by the State of California as mitigation for loss of wildlife habitat resulting from construction of the State Water Project. Additional habitat area continued to be added to encompass adjacent wetlands and to provide a corridor to the Badlands. It contains open grasslands and natural and man-made wetlands that attract and support migratory birds and resident wildlife. Bird watching is a popular activity in the area as it is a major stop on the Pacific flyway.

Part of the San Jacinto Wildlife Area is within the historic floodplain of the San Jacinto River and is subject to periodic flooding. The resulting floodwater, known as Mystic Lake, has been known to inundate the area for months or years at a time.

The Lake Perris Recreation Area, operated by the California Department of Parks and Recreation, is situated along the southern boundary of the City. Visitors to the park enjoy boating, fishing, picnicking and camping. Riverside County operates Box Springs Mountain Park along the northwest city boundary. It is a passive park suited to hiking and horseback riding.

March Air Reserve Base, located southwest of the city limits, was once an active duty aerial refueling and deployment base. With over 9,000 military and civilian employees, the base played a major role in the local economy. The base was realigned from active duty to reserve status on April 1,



MORENO VALLEY

FIGURE 2-1 NEIGHBORING LAND USES

- Streets
- Major Streets
- Highways
- San Jacinto Wildlife Area
- State and County Parks
- Badlands Landfill
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
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GEOGRAPHIC INFORMATION SYSTEMS

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1996, creating March Air Reserve Base. March Air Reserve Base is the home to the 452nd Air Mobility Wing. In addition, the Base is used by the 4th Air Force, 163rd California Air National Guard and 120th Montana Air National Guard Fighter Wing.

Parts of the former active duty base not needed for the military mission were transferred to other agencies, including the March Joint Powers Authority (JPA). The March JPA was created in 1993 through a Joint Powers Agreement between the cities of Moreno Valley, Perris and Riverside and the County of Riverside. The March JPA has land use jurisdiction over military surplus property, including the March Inland Port. The March Inland Port is a joint-use military and civilian airport. The civilian aviation emphasis is on air cargo.

2.1.3. Land Use Plan

At the time of incorporation in 1984, the City of Moreno Valley used the Riverside County General Plan and zoning ordinances to guide land use and development. The Riverside County system of land use regulation did not adequately address the issues facing the community. The first Moreno Valley General Plan was adopted on September 20, 1988. There were seven specific plans in effect at the time. Many land use map amendments were approved since that time. By 2005, a total of 11 specific plans were in effect.

A comprehensive update of the General Plan was initiated in 1996 to address changing conditions and community concerns. The updated land use plan furthers a range of goals and objectives outlined in other elements of the General Plan, including, but not limited to, goals and objectives concerning air quality, traffic congestion, biological resources and housing. The updated land use plan, shown in Figure 2-2 achieves the following benefits:

- Provides broad land use categories to allow flexibility in terms of land uses.
- Distributes commercial areas city-wide to encourage walking and bicycling
- Promotes jobs/housing balance so more people are able to live close to work
- Encourages development density and intensity adjacent to bus routes

Locates residential land uses away from high noise levels

- Delineates hillside areas for special protection
- Allows for diversity in terms of neighborhood character, from rural to urban
- Promotes the maintenance and redevelopment of blighted areas
- Allows for a range of housing opportunities, from apartments to executive homes
- Provides a balance between the amount of commercial and office land and the demand for such uses.



Multiple-family residential project

CITY OF MORENO VALLEY

FIGURE 2-2
LAND USE MAP

MORENO VALLEY

Box Springs Mountain Park

March Air Reserve Base

Lake Perris State Recreation Area

San Jacinto Wildlife Preserve

LAKE PERRIS

- City Boundary
- Sphere of Influence
- Waterbodies
- Highways
- Residential: Max. 1 du/ac
- Mixed Use
- Residential: Max. 2 du/ac
- Rural Residential: Max 2.5 du/ac
- Residential: Max. 3 du/ac
- Residential: Max. 5 du/ac
- Residential: Max. 5 or 15 du/ac
- Residential: Max. 10 du/ac
- Residential: Max.15 du/ac
- Residential: Max. 20 du/ac
- Hillside Residential
- Planned Residential
- Residential/Office
- Office
- Commercial
- Business Park/Light Industrial
- Open Space
- Public Facilities
- Floodplain

N

Date: July 11, 2006

0.5 0 0.5 1 1.5 Miles

City of Moreno Valley MVGIS Geographic Information System

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The updated land use plan added an Office/Residential designation along Alessandro Boulevard and other areas to increase opportunities for multiple family housing as well as office development. A large percentage of the nonresidential zoning in Edgemont was changed to Office/Residential to encourage the maintenance of residences in that neighborhood.



Office land use

The General Plan Update changed much of the commercial property along Old Highway 215 to Business Park to encourage redevelopment with industrial uses. It also reduced the amount of commercial land on the north side of SR 60, from the west side of Moreno Beach Drive to Theodore Street, to maintain a rural residential character in that area.

Although the General Plan Update reduced the amount of commercial property, it includes more than enough commercial land to accommodate the needs of the population at buildout. Similarly, enough industrial property is included in the land use plan to provide more employment opportunities than the number of households.

The adopted land use plan accommodates a population of more than 304,000 when fully developed. The time it would take to fully develop is a matter of speculation, but is likely to take many years.

In 2002, the California Department of Fish & Game Wildlife Conservation acquired approximately 1,000 acres in the southeast corner of Moreno Valley. The purchase expanded the San Jacinto Wildlife Area. The Sempra energy company purchased an additional 178 acres of land surrounding its gas compressor facility at the intersection of Virginia Street and Gato del Sol. The acquisitions encompass about one-third of the land within the Moreno Highlands Specific Plan.

Neither of the aforementioned land purchases are likely to be developed as envisioned in the original specific plan and are likely to remain substantially vacant. In that the Moreno Highlands Specific Plan Development Agreement precludes the City from making unilateral changes to the specific plan land use plan, no changes were recommended for the Moreno Highlands Specific Plan as part of the General Plan Update.

2.2 Regional and Sub-regional Plans

There are several regional plans with implications for land use planning in Moreno Valley. They include the Southern California Association of Governments (SCAG) Regional Comprehensive Plan, the South Coast Air Quality Management Plan, the Regional Transportation Plan and the Western Riverside County Association of Governments (WRCOG) Sub-regional Comprehensive Plan. The SCAG Regional Comprehensive Plan, the Regional Transportation Plan and the South Coast Air Quality Management Plan contain household, population and employment projections intended to accomplish regional circulation and air quality goals and objectives.

The WRCOG Sub-regional Comprehensive Plan is a more local plan intended to

implement regional goals and objectives, including those contained in the SCAG Regional Comprehensive Plan and the South Coast Air Quality Management Plan. It establishes goals and objectives in the area of growth management, economic development, mobility, air quality, housing, open space and habitat conservation, water resources and solid waste.

The General Plan is consistent with each of the regional plans. The land use plan allows for an adequate number of jobs to meet the needs of local residents. It arranges the pattern of commercial, residential and recreational uses in a way that reduces motorized vehicle miles of travel. It places higher density housing along existing and anticipated bus routes, thereby supporting mass transit.

The land use plan is consistent with the baseline growth projections contained in the regional planning documents. SCAG estimated that there will be 65,679 households and 71,859 jobs in Moreno Valley by 2025. The general plan affects the location, density and intensity of land uses, but does not affect the rate of growth. Assuming a 5% vacancy rate, when fully developed, the land use plan for the General Plan Update would accommodate approximately 79,000 households, and 157,000 jobs.

2.3 Community Design

The design of a community significantly affects its quality of life. A pleasing physical environment reinforces the image of a city as a secure, comfortable and attractive place. In the long term, good design makes economic sense. It helps to maintain or improve property values. Good design attracts the finest businesses, the best customers and the most valued employees to the community. It attracts people who desire a pleasant environment in which to live, work and shop.

The image of the community is perceived from freeways, streets and the point of view of the pedestrian. The viewer forms an impression about the beauty and safety of the community as he or she views the surrounding buildings, pavement, open spaces, landscaping, lights, utility poles, wires, signs, trash enclosures, parked vehicles, storage areas, walls and fences.

Poor design and poor maintenance create an undesirable visual image. Good design and proper maintenance contribute to a positive community image.

Good site design also takes internal circulation into consideration. Good site design provides safe and convenient vehicular and pedestrian circulation between buildings, parking lots, driveways and the external circulation system.



Retail commercial use

2.4 Utilities

2.4.1 Water Supply

Eastern Municipal Water District (EMWD) supplies the majority of the water in Moreno Valley. The EMWD service area extends north of the city limits and includes most of the sphere of influence. EMWD serves a geographic area that extends from Moreno Valley to Temecula and from Mead Valley to San Jacinto and Valle Vista.

EMWD's water supply comes from local groundwater, recycled water and imported water from the Metropolitan Water District. The Box Springs Mutual Water Company provides well water and/or water purchased from the Western Municipal Water District to a portion of southwest Moreno Valley. Its 445-acre service area covers a small fraction of Moreno Valley. The service area is located west of Elsworth Street, between Cottonwood Avenue and Alessandro Boulevard and west of Day Street between Cottonwood and Eucalyptus Avenues.

The water distribution system is adequate within EMWD's jurisdiction. However, portions of the Box Springs Mutual Water Company system are undersized, which limits its ability to deliver adequate water flow for new development. Water line improvements in these areas are being made incrementally.

Other water districts serve areas outside of the city limits. The Reche Canyon area north of the city limits is served by the Reche Canyon Mutual Water District and San Bernardino Valley Mutual Water District. The San Gorgonio Pass Water District serves an additional area northeast of the sphere of influence. A small mountainous area in the northwest portion of the city and some of the mountainous terrain north and east of the city limits are not within the service area of any water purveyor.

2.4.2. Sewer Service

Two entities provide sewer service in Moreno Valley. The Eastern Municipal Water District serves most of the City and surrounding areas. Sewer lines do not exist within most of the eastern side of Moreno Valley.

EMWD's Moreno Valley Regional Water Reclamation Facility, located in the southwestern portion of the City, and has a capacity to treat 16 million gallons of wastewater per day and a capacity to expand to 48 million gallons per day. The utilization in the year 2000 was 10 million gallons per day

The Edgemont Community Services District provides sewer service to a small area in the southwest portion of Moreno Valley. Sewage treatment is provided under contract with the City of Riverside.

2.4.3. Electricity

Southern California Edison (SCE) supplies electricity to individual customers within the study area. Energy is delivered to the study area and is received at both the Maxwell Substation located at Ironwood Avenue and Heacock Street, the Alessandro Substation located near John F. Kennedy Boulevard and Kitching Street and the Bunker Substation northeast of the intersection of Ironwood Avenue and Pettit Street. SCE's 115 KV transmission lines bring power into these substations, where it is stepped down to 33 KV for distribution to its customers through a local service network emanating from the two substations.

There were several major 115 KV transmission lines within the study area. These transmission lines have rights-of-way of varying widths between 20 to 50 feet with most of them being 30 feet in width. In addition to the major transmission lines within the study area, there is also an extensive local service network of overhead and underground service lines. These service lines carry electricity from the substations to each SCE customer. There are no existing local electrical generation facilities.

Electric transmission corridors present both opportunities and constraints for future development. On the positive side, future growth can be supplied with adequate energy resources without major investment in transmission facilities. In addition, electrical transmission corridors present opportunities for open space and trails.

However, the negative aspects of these corridors must also be recognized. Major above ground lines create negative visual impacts. Unfortunately, it is not practical to place power lines of 115kv or greater underground. Moreover, the associated rights-of-way are often unattractive linear features.

In 2001, the City created a municipal electrical utility. The electrical utility was created to provide electrical service to new residents and businesses within areas of the City that are being converted from fallow or agricultural lands (Greenfields) to housing, commercial and industrial uses. In 2004, the City began supplying electricity to the Greenfields within the study area.

2.4.4. Natural Gas and Jet Fuel

The Southern California Gas Company provides natural gas service to the study area. The Gas Company maintains a comprehensive system of distribution and service lines.

In addition to local lines, two major 30-foot wide transmission line rights-of-way cross the City of Moreno Valley. Line number "2001" is located in Cottonwood Avenue, and line number "2000" is located in Brodiaea Avenue. Both lines run east - west through the entire study area. There are also 8-inch and 12-inch major distribution supply lines located in Indian Avenue. This line runs north from Brodiaea Avenue through the study area. All of these major natural gas lines are "high-pressure" lines, meaning that they contain over 60 pounds per square inch (psi). In 2000, the Four Corners crude oil pipeline that runs between Brodiaea Avenue and Alessandro Boulevard was proposed for conversion to natural gas.

The study area also contains a major natural gas compressor station, owned and operated by the San Diego Gas and Electric Company (SDG&E). The station is located at the southwest corner of Virginia Street and Gato del Sol in the southeast portion of Moreno Valley. The purpose of this station is to add pressure to the gas transmission lines for adequate flow to deliver natural gas to the San Diego area.

In addition to natural gas pipelines, a jet fuel pipeline runs through the western part of the City of Moreno Valley. The jet fuel line runs from the City of Colton to the northwest corner of Moreno Valley and south to March Air Reserve Base.

2.4.5. Telephone Service

Verizon and Pacific Bell provide conventional telephone services to the study area. Several companies provide wireless telephone services.

2.4.6. Cable Television

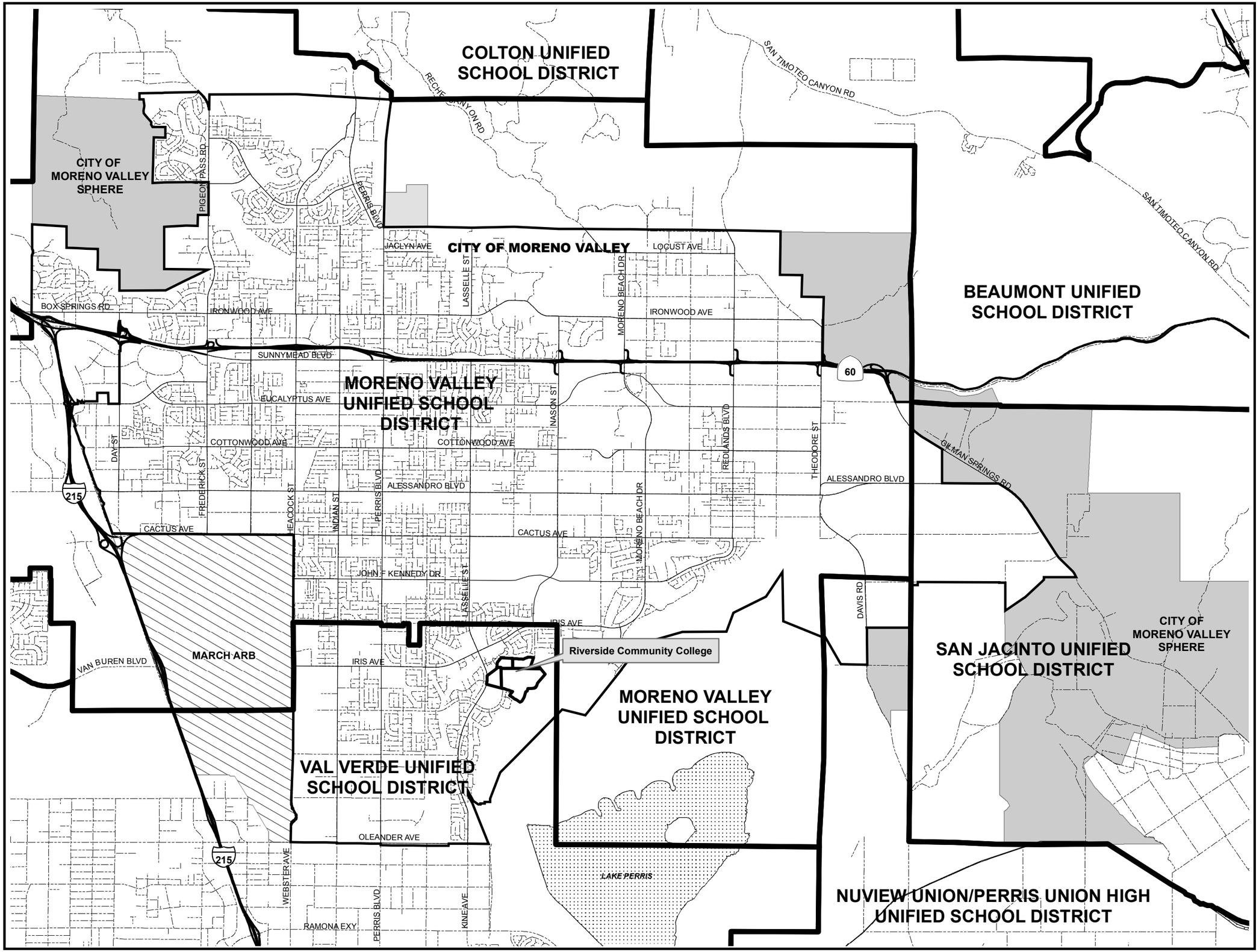
Adelphia provides cable television service within the City.

2.5 Schools

2.5.1 Background

The education system is critical to the well being of any community. Population growth in Moreno Valley has and will continue to necessitate the construction of new schools. Schools, however, are not a City function. Several school districts and private schools provide educational opportunities within the planning area ranging from kindergarten through junior college.

The Moreno Valley Unified School District is the largest school system in Moreno Valley. It operates nineteen elementary schools, six middle schools and four high schools within the city limits. The District also operated a charter school, an adult school, a continuation high school, a community day school, a pre-school, an adult education school and an academic center. In addition, there are students enrolled in private and



MORENO VALLEY

FIGURE 2-3
SCHOOL DISTRICT BOUNDARIES

- Streets
- Major Streets
- Highways
- School District Boundaries
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
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home schools, within the Moreno Valley Unified School District boundaries.

The Val Verde Unified School District serves the portion of the City south of Gentian Avenue between Heacock Street and Nason Street and parts of the City of Perris and unincorporated Riverside County. The Val Verde Unified School District operated four elementary schools, one middle school and one high school within the city limits.

The portion of the study area east of Virginia Street is within the San Jacinto Unified School District. A small area between Theodore Street and Virginia Street, south of the prolongation of J.F. Kennedy Drive is within the Nuview Union School District and the Perris Union High School District. There were no schools facilities in those two areas.

The Moreno Valley campus of Riverside Community College is located on Lasselle Street, south of Iris Avenue. The campus is 132 acres in area. Additional educational opportunities are available at the University of California campus in the nearby City of Riverside.

2.5.2 Issues and Opportunities

Under California law, no city may deny a development project on the basis of adequacy of school facilities. State law established set fees which school districts are authorized to levy on new development to finance the construction of school facilities. School districts may also form community facilities districts to finance the construction of school facilities. No city may issue a building permit without certification that the applicable school construction financing mechanism has been satisfied.

Community Facilities Districts were formed by the Moreno Valley Unified and Val Verde School Districts pursuant to the Mello-Roos Community Facilities Act. Both districts sold bonds to finance the construction of school facilities. The bonds are repaid by a special tax levy on the property within each respective community facilities district.

The City does not have jurisdiction with respect to the design and construction of school facilities. The City works with each school district concerning the design of roads and other public improvements in and around school sites. The City also notifies any school district of development proposals that might affect school facilities.

2.6 Library Services

2.6.1. Background

On July 1, 1998, Moreno Valley Public Library became a department of the City of Moreno Valley. Prior to that time it had operated as a branch library of the Riverside County Library System. The Moreno Valley library facility, opened in 1986, with a 16,000 square foot building. As of 2005, the library was looking for a new facility to hold their estimated 98,000 volumes (books).

The volume capacity for the Main Library was originally set at 50,000. For the first five years of operation, 4,000 square feet of the building were used as a senior citizens center. That space is now fully involved with library activity, housing children's services and staff offices.

The Library offers a full array of library services including telephone and in-house reference service, inter-library loan, shared resources with other libraries in Riverside County and throughout the world, and online Internet reference services. Programming for children includes twice weekly story hours and family story hours in the evenings. After school homework help is available for school-aged children in all grades.

A literacy program offers English as a

second language classes as well as reader tutoring. Full access to the Internet is also available.

The library maintains full memberships in the Inland Library System and the Tierra del Sol Regional Library System.

2.6.2. Issues and Opportunities

Future growth in Moreno Valley will require significant expansion of the library facilities. Formulas for library size and costs vary widely from state to state and city to city. For several years, the generally accepted "minimum standard" for public library space was 0.6 square foot of space for every person in a public library's service area. The 0.6 square foot figure was part of the American Library Association's Minimum Standards, last published in 1966. However, many state library agencies and associations also developed "standards" and it is not unusual to see the 0.6 square foot figure repeated.

Beginning with the Avenues of Excellence developed by the Illinois State Library in the 1980s, the space per capita was raised to 0.8. Then, starting in 1997, as information technology began to be utilized heavily by most public libraries, there was another increase to about 1.0 square foot per capita. Louisiana was the first state to officially adopt the 1.0 square foot per capita standard in 1999. The State of California has adopted no such standard.

Moreno Valley has established level of service standards of 0.5 gross square feet of library space per capita and 1.2 volumes per capita. An additional 66,664 square feet of library space and 100,393 new volumes would have been needed to meet the established standards. Population growth further increased this need.

With a population of 165,328, Moreno Valley's library contained 0.10 square feet per capita. To begin addressing the library service needs of residents, a new main library of 69,000-70,000 square feet is needed. The Library Advisory Board has also recommended construction of branch library facilities of at least 20,000 square feet in each of the other three quadrants of the city.

2.7 Special Districts

2.7.1 Background

Enterprise Services Administration (ESA) is a division of the Public Works Department, for the City of Moreno Valley. This division facilitates the formation of special districts and establishes public financing for a wide range of capital projects and special benefit services. Each project or service is administered through one of three district types: assessment districts, community facilities (Mello-Roos) districts, or community services districts. A key criterion in determining whether to form a special district to finance a project with public funds is that the project provides significant economic, cultural or social benefit to the community.

In the City of Moreno Valley, an assessment district is generally, although not necessarily, utilized for commercial or industrial projects. Improvements may include acquisition or construction of public infrastructure such as streets, sewer lines, water lines, storm drains and landscaping. Improvement bonds are sold to finance the designated improvements within an assessment district. Assessments are levied on the properties within the district to pay for the bonded indebtedness.

The ESA also forms community facilities districts (CFDs) or Mello-Roos districts for projects similar to those of an assessment district. Like assessment districts, improvements are financed through bond sales. However, unlike an assessment district, the rate and apportionment of the special tax levied against the properties

within the CFD may be distributed on a tier basis among the properties within the district. Community facilities districts were used to assist in the financing of the Towngate and Auto Mall projects.

ESA also manages citywide community services districts (CSDs) to provide special service programs. The CSD places an annual property charge on the County property tax rolls**.** Some of the special benefit service programs include:

Zone A (Parks and Recreation);
Zone B (Residential Street Lighting);
Zone C (Arterial Street Lighting);
Zone D (Parkway Landscape Maintenance);
Zone E (Extensive Parkway Landscape Maintenance); and
Zone M (Arterial Median Landscape Maintenance)
DPDES (Stormwater Management)
CFD 1 (Community Facilities District (CFD) No. 1/Park Maintenance)

Another zone, Zone L, was established by a vote of the people for library services; however, no annual service charge had been established. The establishment of an annual service charge for library services would require a vote of Moreno Valley residents in accordance with Proposition 218.

Zone A (Parks and Recreation Maintenance)

The City of Moreno Valley maintains 32 community and neighborhood parks totaling 335 acres that provide such amenities as: tot lots, ball fields, trails, picnic areas, golf courses, green belts, recreational facilities and provides over 200 recreational programs for children, adults, and seniors.

Zone B (Residential Street Lighting) and Zone C (Arterial Street Lighting)

The CSD has a master street lighting agreement with Southern California Edison for streetlight installation and maintenance. A total of 8,489 residential and major roadway (arterial) streetlights are illuminated and maintained through the CSD. Funds levied to support Zone B and Zone C services recaptures costs for electrical energy charges, maintenance, and administration.

Zone D (Parkway Landscape Maintenance)

Zone D was established to provide maintenance for landscaping around tract perimeter parkways adjacent to arterial streets. As of 1996, per Proposition 218, a majority of property owners in each landscaped tract must approve by mail ballot for the CSD to provide landscape maintenance.

Contractors operating under CSD supervision do the landscape maintenance. The CSD assesses tract property owners an annual charge to recover the costs incurred in providing these services.

Zone E (Extensive Parkway Landscape Maintenance)

Zone E is comprised of parkway, median, and open space landscapes associated with major residential and commercial developments throughout the City. As with Zone D, a majority of affected property owners must approve through a mail ballot for the CSD to provide services in return for an annual cost-recovery charge on each assessable parcel within each development.

Zone M Arterial Median Landscape Maintenance

Zone M is comprised of improved landscaped medians associated with new commercial and/or industrial developments.

Approval by a simple majority of property owners through a mail ballot proceeding is required for the CSD to provide the maintenance services. Property charges are based on the square footage maintenance costs for the median landscape associated with their development.

NPDES/Storm Water Management

The NPDES Storm Water Management program includes operation and maintenance of vegetated water quality basins and vegetated swales located within residential subdivisions. As with Zone E a majority of the property owners must approve through a mail ballot for the City to provide services in return to the annual cost recovery charge on each assessable parcel within the development.

CFD No. 1 (Community Facilities District No. 1)

CFD No. 1 was established to provide funding for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. All new residential, commercial and industrial developments are conditioned to be annexed into the Moreno Valley Community Services District, CFD No. 1 (Neighborhood Parks). A super majority vote of the property owners in each new development must approve by special election the annexation proceedings.

2.8 Other City Facilities

2.8.1 Background

The Moreno Valley Civic Center is located at the southwest corner of Alessandro Boulevard and Frederick Street. The 31-acre site includes city hall, the public safety building, a conference and recreation center and room to grow. City Hall is located at the northwest corner of Frederick Street and Calle San Juan de Los Lagos. The public safety building is located at 22850 Calle San Juan de Los Lagos.

The corporate yard is located on the east side of Perris Boulevard, south of Gentian Avenue. The yard accommodates the personnel and equipment that maintain city streets, drainage improvements, parks and other facilities.

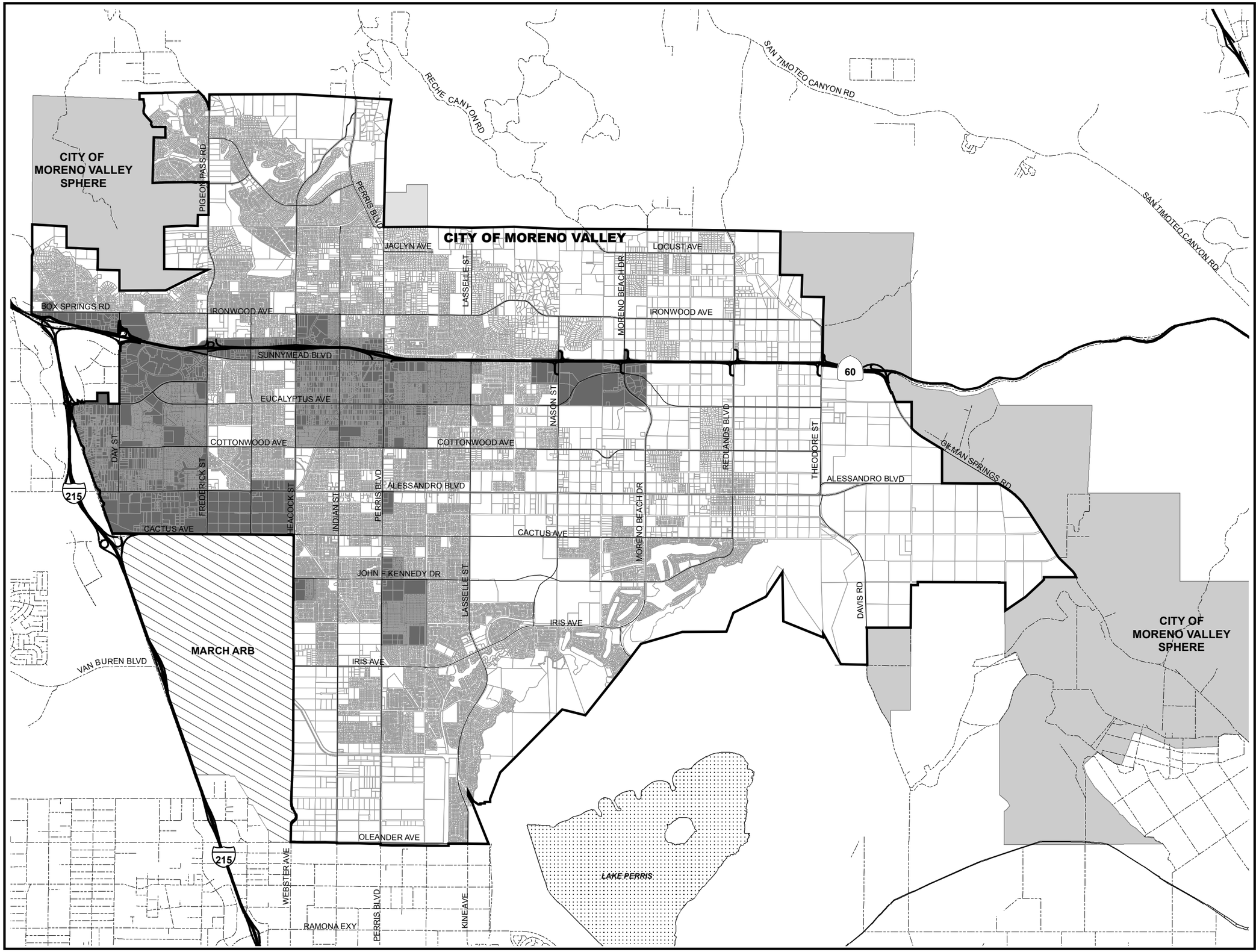
2.8.2 Issues and Opportunities

Existing facilities will need to expand or new facilities will need to be developed to meet the demands of an expanding population and a growing commercial and industrial sector. A Civic Center Master Plan was prepared for the civic center site in 2000. The master plan called for several new buildings, including a library and city hall building.

Fees will need to be collected in conjunction with new development to ensure that new development pays its fair share toward the future expansion of city facilities.

3. ECONOMIC DEVELOPMENT ELEMENT

This chapter will be added upon conclusion of the development of an Economic Development Strategy, which is presently being conducted in conjunction with the City Council. This element is not intended to affect the Environmental Impact Report for the General Plan Update.



MORENO VALLEY

FIGURE 3-1
REDEVELOPMENT PROJECT AREA

- Streets
- Major Streets
- Highways
- Redevelopment Project Area
- Parcels
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

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Date: July 11, 2006
State Plane NAD83 Zone 6
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GEOGRAPHIC INFORMATION SYSTEMS

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4. PARKS, RECREATION AND OPEN SPACE ELEMENT

4.1 Setting

Open space is a major feature within the Moreno Valley study area. For the purposes of this General Plan, open space includes land that is planned to remain in a natural condition or substantially free of structures. It does not include vacant property planned for future development, except for hillside properties where a large percentage of such property will remain in a natural condition.

Open space comprises a relatively large percentage of the study area and borders the City on three sides, giving it a setting unlike any other community in the region. Open space land can be classified into several categories, depending on the primary purpose for which it is used. It includes lands for preservation of natural resources (e.g. wildlife habitat), production of resources (e.g. farming), public health and safety (e.g. floodplains), low-density residential development and outdoor recreation (e.g. parks). Figure 4-1 is a map of open space lands within and around the study area.

4.2 Open Space

4.2.1 Open Space for the Preservation of Natural Resources

A large amount of the study area consists of open space lands managed for the preservation of natural resources. These areas include the Box Springs Mountain Reserve, the San Timoteo Canyon Park property, the Lake Perris State Recreation Area and the San Jacinto Wildlife Area. These areas are also used for hiking, horseback riding and other uses.

The Box Springs Mountain Reserve and the San Timoteo Canyon Park property are owned and operated by Riverside County Regional Park and Open Space District. They are primarily mountainous natural open space parks.

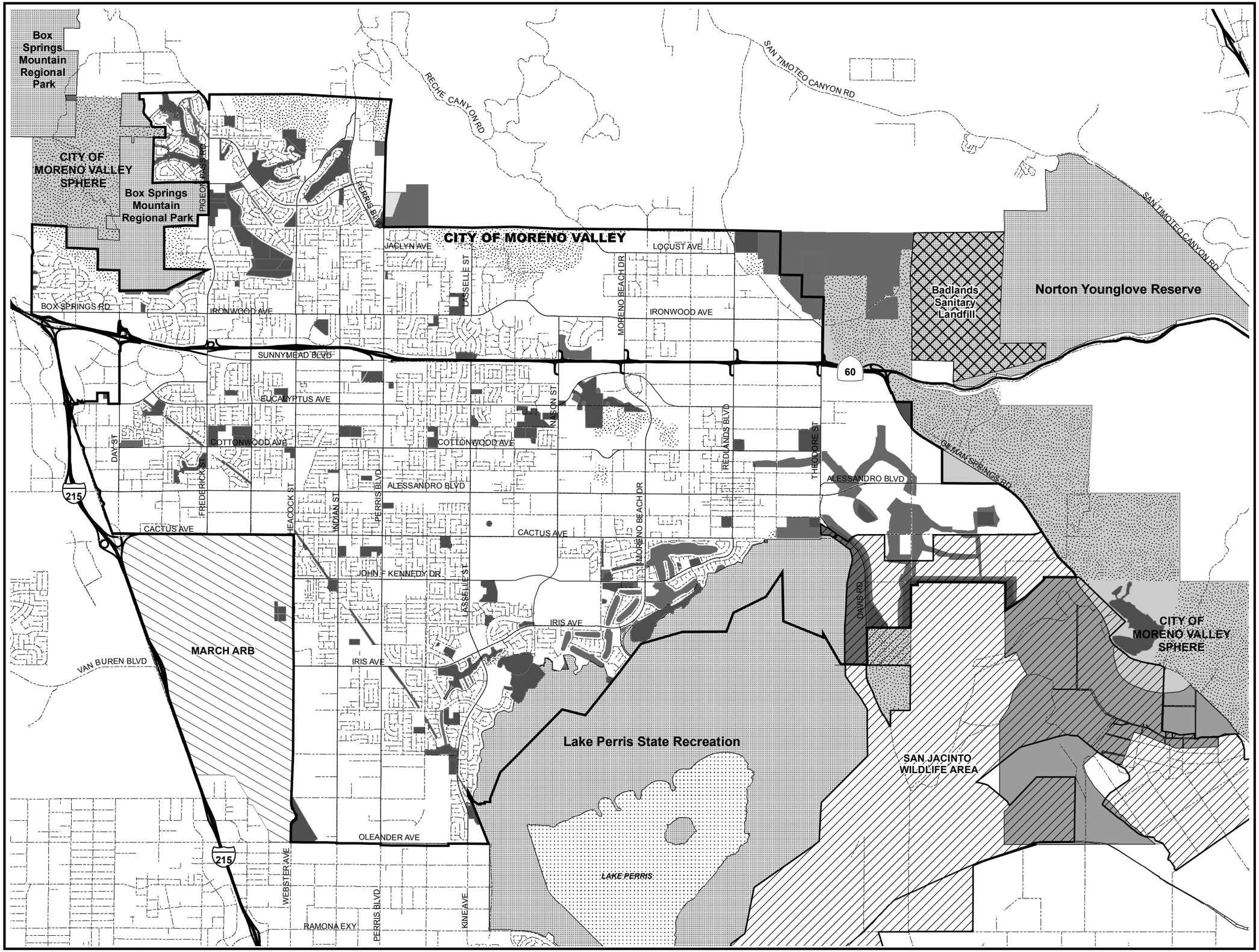
The Box Springs Mountain Reserve is located at the northwest corner of Moreno Valley. The Reserve consists of three noncontiguous land areas, two of which are within the City's sphere of influence.

San Timoteo Canyon Park property is located east of the City's sphere of influence along the north side of State Route 60. About 1,100 acres of the property, including the Badlands Landfill is jointly owned by the Regional Park and Open Space District and Riverside County Waste Management District.

Lake Perris State Recreation Area, located south of Moreno Valley, is about 8,000 acres in area. The Recreation Area contains a major reservoir, natural open space and facilities for boating and fishing, picnicking and camping. About 1,600 acres of the property was dedicated to the State of California as mitigation for loss of wildlife habitat due to development of the Moreno Valley Ranch Specific Plan. The Lake Perris State Recreation Area serves as one of several habitat reserves for the endangered Stephen's kangaroo rat.

The San Jacinto Wildlife Area in the southeastern corner of the study area consists of gently sloping grasslands, sage scrub and natural and man-made wetlands that support migratory birds and resident wildlife. Bird watching and hunting are popular activities. Some of the adjoining property is owned by private organizations dedicated to hunting and wildlife conservation.

Several open space areas are located along soft-bottomed drainage courses within the planned communities of Sunnymead Ranch and Hidden Springs. The City also owns



MORENO VALLEY

FIGURE 4-1
OPEN SPACE

- Streets
- Major Streets
- Highways
- Natural Open Space, Parks, Golf Courses, Flood Basins, and other Open Areas
- Hillside Residential and Rural Residential
- Flood Plain
- State and County Parks
- San Jacinto Wildlife Area
- Badlands Landfill
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

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State Plane NAD83 Zone 6
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two natural open space areas. One open area is adjacent to the Moreno Valley Equestrian Center, located at the northeast corner of Redlands Boulevard and Locust Avenue. A second natural open space area is located north of Sunnymead Ranch Parkway, on the east side of Perris Boulevard.

Natural open space can also be found within the steeply sloping areas designated Rural Residential and Hillside Residential on the General Plan land use map. These areas contain wildlife habitat, watershed benefits and scenic values that can be conserved even as these areas are developed. Natural open space can be conserved because these areas are planned for low-density residential development. Low-density development requires a minimal amount of land disturbance.

4.2.2 Open Space for Public Health and Safety

A substantial amount of land within the study area cannot be developed due to public health and safety concerns. These include areas subject to air crash hazards, flooding and cemeteries.

March Air Reserve Base, located southwest of the city limits, was once an active duty aerial refueling and deployment base. The airfield is a joint-use military reserve base and civilian airport. The land at each end of the runway is subject to significant danger of aircraft accidents during takeoff and landing. The land below the landing approach, designated as the clear zone, is within the study area. It is located at the northeast corner of Heacock Street and Oleander Avenue. Only open space uses are appropriate within the clear zone.

Part of the southeast corner of the planning area is within the floodplain of the San Jacinto River. The resulting floodwater, known as Mystic Lake, has been known to inundate the area for months and sometimes years at a time. The land use designation for the area is Floodplain. Only uses consistent with the protection of public health and safety are allowed within this area.

Man-made lakes and flood control basins are also important open space features. Man-made lakes are found within the communities of Sunnymead Ranch and Moreno Valley Ranch. A network of flood detention basins and flood channels exist or are planned throughout the study area.

Although public access is restricted to most flood control facilities, plans for public recreational uses have been made for several flood detention basins, including Poorman's Reservoir, the Nason Basin and the Elder Basin.

A cemetery is yet another form of open space set aside for public health and safety purposes. Cemeteries are open space uses although they typically include accessory buildings such as mausoleums. The southeast corner of State Route 60 and Gilman Springs Road is designated for use as a cemetery.

4.2.3. Open Space for the Production of Resources

Open space for the production of resources includes open space used for agricultural production and open space used for the mineral production. The acreage within the study devoted to these uses is expected to decrease.

Agricultural open space within the study area has diminished over time as farming became less economically viable in comparison to commercial, industrial and residential development. The viability of farming is further impacted by the high cost of water, the cost of land and property taxes, conflicts with surrounding urban uses

and the lack of agri-business support in the area.

Agricultural land within the study area is generally leased to farm operators. Few, if any, of the farms are owner-operated. The major types of agricultural uses are grazing and farming of dry grains, truck crops and tree crops.

A limited amount of temporary grazing and dry grain farming occurs within the study area. For example, sheep sometimes graze on open grasslands and on cut grain after harvest. Irrigated vegetable crops, including potatoes are grown in the northeastern portions of the study area. Melons are sometimes cultivated in small amounts. A few citrus orchards, avocado groves and Christmas tree farms remain in the northern and eastern sectors of Moreno Valley.

To provide an economic incentive to preserve agricultural lands, the State of California passed the California Land Conservation Act, commonly referred to as the Williamson Act, in 1965. Under this act, agricultural lands are taxed at their agricultural value rather than their value for higher valued uses. In exchange, the landowner enters into a contract to retain his or her land in agricultural use for at least 10 years. Once a "Notice of Nonrenewal" is filed, it is ten years until the contract expires. At the time that the first General Plan was adopted, hundreds of acres within the study area were under Williamson Act contracts. Notices of Nonrenewal have since been filed for these areas. At this time, no lands within the study area are under Williamson Act contract.

At the time that the first General Plan was adopted, the University of California Field Station, located between Lasselle and Nason Streets and south of Brodiaea Avenue, was used to raise experimental crops suited to dry and semi-dry climates. The University later decided to move its research operations to a station in the Coachella Valley. A mixed-use specific plan was adopted for the property in 1999, and was subsequently amended in 2005 as a gated age-qualifying community.

Mineral extraction, including the mining of sand, gravel and rock is another type of open space use. The mineral potential with the study area is very limited. There is only one active sand and gravel quarry on record within the study area: the Jack Rabbit Canyon Quarry. It is in a drainage course located at the northeast corner of Jack Rabbit Trail and Gilman Springs Road, adjacent to the Quail Ranch Golf Course.

4.2.4 Open Space for Outdoor Recreation

Open space for outdoor recreation includes public and private outdoor recreation facilities. Public recreation facilities in Moreno Valley include state, county and city parks as well as public golf courses. Private outdoor recreation facilities include private golf courses, driving ranges and other private outdoor recreation facilities.

Two private outdoor recreation facilities are owned and operated by homeowner's associations in Sunnymead Ranch and Moreno Valley Ranch. Two private golf courses were in operation as well: the Moreno Valley Ranch Golf Club in Moreno Valley Ranch and the Quail Ranch Golf Course in the southeast corner of the study area.

4.3 Parks and Recreation

Parks and recreation facilities and services are an important component of the quality of life in Moreno Valley. The City of Moreno Valley Parks and Recreation Department provides parks and recreation facilities in Moreno Valley through partnerships with other public agencies and the private sector.

4.3.1. Recreation Service Level Standards

The State of California recognizes a minimum level of service standard for parkland of 3 acres per 1,000 residents. The minimum standard was established in the Quimby Act (Government Code Section 66477).

Moreno Valley experienced a lack of funding for ongoing maintenance of existing park and recreation facilities. The City was limited to an annual fee for park maintenance equal to $87.50 per lot, through its Community Service District, Zone A, parcel charge (SDA#94). The County of Riverside originally established the tax. It became a city tax after incorporation. A proposal to increase this fee was placed on the ballot in 1996 and was rejected by voters. Since incorporation, the City also received an annual lump sum ad valorem portion of property taxes from the County of Riverside, which was applied to the Parks and Recreation budget, but is not specifically dedicated to maintenance.

Immediate needs for neighborhood and community park sites have been derived on the basis of an estimated January 2005 population in Moreno Valley of 165,328 and the standard of 3 acres of parkland per 1,000 residents. The total acreage requirements have been calculated as shown in Table 4-1.

Table 4-1
Parkland Needs

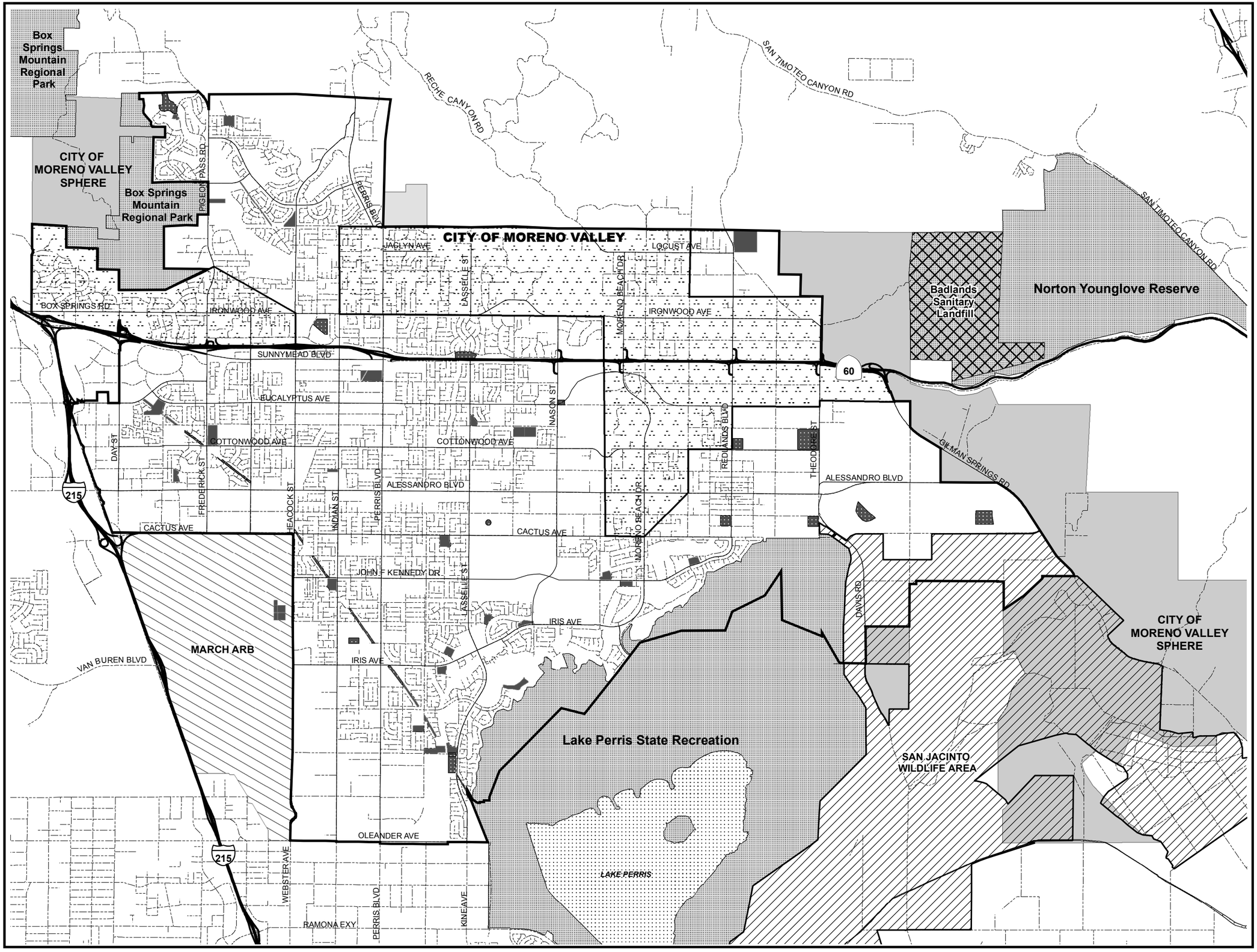
Year 2005 Population	165,328
Acreage required by 3 acre/1,000 person standard	496 acres
Year 2005 Parkland	335 acres
Deficit	161 acres

The City has enacted an ordinance requiring new development to dedicate land or pay fees to help the City toward its goal of meeting the level of service set forth herein. Only acreage usable for active recreation applies toward meeting this standard.

Unless new parks are developed, the existing park facilities will be strained as the City continues to grow. Table 4-2 shows that land set aside for future parks would not meet the minimum park acreage required at build-out. Certain areas of the city have the greatest need for acquisition and development of parkland. Figure 4-2 identifies areas where future acquisition would be most beneficial.

Table 4-2
Future Park Acquisitions

Planned Population at Build-out	304,966
Acreage Required by Park Standard (3 acres/1,000 population)	915 acres
Year 2005 Parkland	335 acres
Planned Future Active Parkland	319 acres
Current and Planned Future Parkland	610 acres
Acres Under Minimum Required	305 acres



MORENO VALLEY

FIGURE 4-2
FUTURE PARKLANDS ACQUISITION AREAS

- Streets
- Major Streets
- Highways
- Future Parkland Acquisition Areas
- Existing Active Parks
- Proposed Active Parks
- San Jacinto Wildlife Area
- State and County Parks
- Badlands Landfill
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

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Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\future_parklands.mxd

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4.3.2. Park Planning and User Needs

Many of the issues presented in the 1988 General Plan relate to the formula driven standards set by the National Recreation & Parks Association (NRPA). Since that time, the NRPA has taken a more deferential approach to community judgment with respect to sizing the different types of parks. Many communities felt the nationally prescribed minimums by park type were not feasible. The NRPA's approach is need based. It recognizes that each community has unique needs and it should determine what mix of facilities best meet its needs within its own financial ability. The process allows a wider range of opportunities for citizens to become active stakeholders and more involved in the decision-making process.

Moreno Valley should select a facility menu that best suits the needs of its citizens. Naturally not every need can be accommodated under this process, however, rational basis for allocating resources and maximizing recreation benefits can be established. Rather than set a standard such as one baseball diamond for every 6,000 people, the City's park and recreation facilities should be able to change as needs, tastes, types of equipment and leisure choices change over time.

The NRPA recommends market research and community involvement in park planning. Specialized facilities should be developed only with strong market data to support a need for facilities. In some cases, these needs could be filled by the private sector.



Adopting this approach, Moreno Valley involved the community in identifying key recreational and open space issues and priorities. The process involved focus groups and interviews, children and youth involvement and community issues workshops to determine the priority issues. The residents expressed a desire for a new gymnasium/multi-purpose facility, a regional park and a performing arts/cultural center. Another top priority issue was the integration of equestrian, pedestrian and bicycling trails into open space, parks, residential developments and the larger regional trail system.

Top priorities among elementary and middle school students were amusement parks, water parks, team sports and the natural world. Top priorities among middle school to high school students included skateboarding, rollerblading, roller hockey, team sports, and go-kart riding.

In response to the community's expressed desires, a skate facility for roller blading, skateboarding and roller hockey was constructed in 2003. The facility is located at 15415 6th Street on property leased from the March Joint Powers Authority. In addition, a multi-purpose community center was constructed in 2005 at the southwest corner of Alessandro Blvd. and Frederick Street, The community center includes a gymnasium and other recreation facilities as well as facilities for conferences, banquets and the performing arts.

Moreno Valley should investigate the feasibility of adding the following recreational features to meet the expressed desires and needs of the community:

1. A regional park that could be relatively large (in excess of 250 acres) providing a sense of remoteness, spaciousness, diversity or use and environment or small and of historical, geographic, cultural or special recreational interest;

2. Fields for team sports to accommodate the growing trend in youth team activities; and

3. Amusement facilities.

In addition to the above, the City was also considering the feasibility of developing a publicly owned and operated municipal golf course.

The General Plan recognizes three categories of parks: neighborhood park, the community park and the regional park. These categories focus on the functions of these parks. They are discussed in greater depth in Section 4.3.4.

4.3.3. Recreational Services

The City of Moreno Valley Parks & Recreation Department offers 79 youth programs, 88 senior programs and 31 adult programs Moreno Valley facilities served an estimated 417,180 youth and adults for baseball, softball and soccer. Parks and Recreation coordinated the City's 4th of July parade and festivities, involving approximately 35,000 participants. The Department operated 9 elementary and 1 middle school after-school programs and coordinated sports facility reservations for 38 school sites. The Department also operated 8 after-school middle school sports programs, serving an estimated 1,500 children.

Youth sports programs included such activities as football, baseball, basketball, roller hockey, soccer, tennis, bowling, gymnastics, swimming and track. Various adult sports activities include softball, tennis, basketball, soccer and golf. Special interest programs included numerous classes such as dancing, computers, dog obedience, aerobic exercise, day camps, swim programs, after school fun club, teen nights and sports.

Organizational groups in Moreno Valley providing recreational opportunities include soccer associations, football leagues, baseball and soccer leagues, basketball leagues, swim teams, track teams, roller hockey in-line leagues, equestrian clubs, golf associations and walking clubs.

The senior center was opened in March of 1993. The number of seniors participating at the center continued to increase annually. The center offers exercise classes, fitness equipment, crafts, painting, ceramics, billiards, dancing, meals, cards, bingo, trips, tours and special events. Senior citizens were also offered a wide range of special services, including weekday lunch programs, health clinics, paralegal service, income tax assistance and transportation.



Moreno Valley Senior Center

4.3.4. Local Park and Recreation Facilities

The Moreno Valley Department of Parks and Recreation owns and operates over 335 acres of parks, trails, and park facilities and manages over 195 programs and services for youth and adults. Refer to Figure 4-2 for locations of existing park sites. The planned parks and future acquisition areas shown on Figure 4-2 are conceptual and subject to change.

a. Regional Parks



Lake Perris

Regional parks meet those needs not served by national facilities, community and neighborhood parks or private recreational facilities. These parks are either relatively large (in excess of 250 acres), providing the impression of remoteness, spaciousness, diversity of use and environment, or are small in size, and of historical, geographic, cultural or special recreational interest. Moreno Valley does not operate a regional facility; however, the following paragraphs describe regional facilities that are readily accessible to Moreno Valley residents.

The State of California Department of Parks and Recreation owns and operates the Lake Perris State Recreation Area. The major feature of the recreation area is Lake Perris, a component of the State Water Project. Located along the southern periphery of the Moreno Valley study area, the facility offers 8,300 acres of a variety recreational opportunities, including swimming, fishing boating, sailing, water skiing, and scuba diving and also offers opportunities for hikers, bikers and equestrians and rock climbing. The San Jacinto Wildlife Area is operated by the State of California, Department of Fish and Game and provides access to about 5000 acres of undeveloped native habitat.

The County of Riverside currently owns and operates Box Springs Mountain Reserve and the San Timoteo Canyon park property. Box Springs Mountain Reserve is located approximately three miles north of State Route 60, west of Pigeon Pass Road and encompasses 1,155 acres of open space and day use. Box Springs Mountain Reserve presently offers hiking and equestrian trails. The San Timoteo Canyon park property, which includes the Norton Younglove Reserve, is located east of the City's sphere of influence on the north side of State Route 60.

b. Community Parks

Community parks traditionally range from 15 to 20 acres with at least 2/3 of the acres developed for active recreation. They serve 20,000 to 30,000 residents within a 20-minute drive from their homes. The greater size and accessibility of community parks allow for more active play and are intended to serve a wide variety of active and passive recreation activities, which may include sports fields, tennis courts, family and group picnic areas, children's play apparatus, community buildings, water sports, ponds, riparian areas, specialized activity areas and landscaping. Night lighting of activity areas is appropriate at community parks to increase the availability and utilization of courts and playing field facilities. Parking lots and restroom facilities are typically provided at community parks. The City owns and maintains 10 community parks encompassing approximately 185 acres.


Moreno Valley Ranch Golf Course

c. Neighborhood Parks

Neighborhood parks range from 5 to 20 acres in size, although the size may vary depending on the size of the neighborhood and the proximity to a community park. Neighborhood parks are specifically oriented to serving residents within a ¼ to ½ mile radius of their homes. Ideally, the neighborhood park should be built in conjunction with a school facility in order to maximize community funds and cost efficiency. Facilities in neighborhood parks are geared toward the recreation needs of children and provide for the daily recreation needs of residents in the areas surrounding these parks.

Linear parks fall within the neighborhood park category. These parks lie in utility easements or along the California aqueduct. Similarly, mini parks fall under the neighborhood park category and are characterized as a park of less than five acres. Because of their small size and/or configuration, these parks provide limited active and passive recreation opportunities and do not include restrooms or parking. Future mini parks will require a specific funding mechanism for operation and maintenance, due to the high costs of building and maintaining these facilities. Where possible, mini parks should be adjacent to greenways, linear parks, and/or one of the City's trail systems. Bayside Park and Vista Lomas Park are the only mini parks in the City.



Previously, the neighborhood park was defined as passive in nature. The trend, however, has been to include limited active recreation opportunities such as hard surface playing courts and multi-purpose fields. Due to high demand, neighborhood parks now frequently provide practice and game areas for many of the organized sports groups in the City, although heavy programming is not to be considered a design feature of the neighborhood park. Passive recreation, such as picnicking, strolling and informal play is a priority for the neighborhood park. Unlike community parks, on-site parking and restrooms are not provided.

There were 19 neighborhood parks in Moreno Valley, encompassing 150 acres. New development of neighborhood parks should seek to achieve a balance between active and passive park uses and to accommodate a wide variety of age and user groups.

d. School Facilities

School facilities provide significant recreational opportunities in Moreno Valley. By combining resources of public agencies,

recreational, social and educational opportunities are made available to the community in an efficient and cost effective manner. Riverside Community College and the many campuses of the Moreno Valley Unified and Val Verde Unified School Districts contribute substantially to the City's recreational opportunities, providing both outdoor and indoor facilities. The Moreno Valley Unified School District and the Val Verde Unified School District provide approximately 80 additional acres of playing fields and ball courts.



The acreage of the school parks has not been included in the City's inventory of parkland since there is no permanent commitment to maintain the acreage for public park purposes. Also, public access to recreation facilities on school sites must, of necessity, be limited. Even with access limitations, recreation facilities on school sites complement and enhance the City's ability to provide recreation services.

e. Private Sector Recreation Facilities

Private residential recreation facilities meet a portion of local demand for recreation facilities. Homeowners associations provide park areas, greenbelt areas, swimming pools, tennis courts and community centers for the exclusive use of their residents. Approximately 15,000 residents have access to these private recreational facilities. While these facilities provide specific recreation amenities, they do not satisfy the need for large sports fields and community social spaces. Other private facilities in Moreno Valley include for-profit enterprises, such as health and fitness clubs, golf courses, etc., which are not considered in the level of service standard.

4.3.5. Future Facilities

Demand for parks and recreation will continue to increase with new population. Future parks sites have been identified and additional parkland will need to be acquired. The planned parks and future acquisition areas shown on Figure 4-2 are conceptual and subject to modification and refinement.

4.3.6. Multiuse Trails

Although trails and open space are not included in the 3-acre per 1,000 residents parkland standard, they are an important element of the park system and provide significant opportunities for recreation. Equestrians, hikers and bicyclists all share a need for trails, although their specific requirements vary. Trails have two major functions. First, they can provide recreational values associated with the natural environment such as scenic values. Secondly, they can provide safe, off-street linkages between neighborhoods, parks, schools and other public facilities. Sidewalks and bicycle paths are addressed in the Circulation Element of the General Plan.

In 1991 the City Council updated the precise trail alignments map, which is incorporated herein by reference. The City owns and maintained about 10 miles of developed trails. Refer to Figure 4-3 for existing and proposed trail locations.

Multiuse trails are popular with the equestrian community. The Moreno Valley Equestrian Center, dedicated in 2003, provides additional facilities of interest to equestrians. This 45-acre park is located at the northeast corner of Redlands Blvd. and

Locust Avenue. The park features equestrian facilities, including an arena, with bleachers, a water trough, night lighting and parking for horse trailers.

Citizens of Moreno Valley consider expansion of the trail network a high priority. The Citizen's Advisory Committee on Recreational Trails, together with the community of equestrians, has worked extensively on the development of a trail system. It is their desire to link all areas of the City together with a multi-use trail system and to enhance the City's equestrian park by promoting the development of an equestrian community around the park. There is also a desire for a trail that crosses State Route 60.

The City should continue to develop trails, but funding is an issue. General fund dollars are not available to construct new trails. Efforts should be made to obtain private funds and grants. It has become common for cities with equestrian communities to require development in certain zones to provide access to existing trails and to construct new trails.

Multiuse trails should be designed with considerations for safety, accessibility, proper design and construction, signage and relative location. The City's trail network should also connect to the county and state regional trail systems.



Hidden Springs Trail

MORENO VALLEY

FIGURE 4-3
MASTER PLAN OF TRAILS

- Trail Staging - Existing
- Trail Staging - Proposed
- Streets
- Highways
- Improved Trail
- Multiuse Trail
- Proposed Trail
- Regional Trail
- State Trail
- Proposed Subject to Feasibility of Freeway Bridge or Underpass
- Badlands Landfill
- State and County Parks
- Moreno Valley
- Moreno Valley Sphere
- San Jacinto Wildlife Area
- Waterbodies

* Trail locations are approximate

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5,000 2,500 0 5,000 Feet

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Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\master_trails.mxd

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5. CIRCULATION ELEMENT

5.1 Introduction

The purpose of the Circulation Element is to ensure a complete, balanced and well-maintained circulation system that relies on vehicular travel and transit, and incorporates alternative modes including bikeways and pedestrian facilities. The Circulation Element is designed to support the land uses promulgated in the Land Use Element. The Circulation Plan also is designed to support regional traffic that crosses the City, and allows Moreno Valley residents and businesses to travel comfortably to and from other cities and counties.

A primary objective of the Circulation Element is to ensure that the affects of future new development on the City's transportation system are understood and that the improvements needed to support new growth are planned and properly funded. Primary funding sources for these needed improvements are the Transportation Uniform Mitigation Fee Program (TUMF) and the Development Impact Fee Program (DIF). These fee programs establish a fair share contribution for new development.

This section of the Circulation Element establishes the overall setting of the transportation system, along with the issues and opportunities. The goals, objectives, policies and programs of the Circulation Element are contained in Chapter 9.5.

5.1.1 State of California Guidelines

This Circulation Element is prepared in conformance with 65302 of the California Government Code and the State of California General Plan Guidelines (1998). This Element is consistent with the goals, objectives, policies and programs of the Land Use Plan contained in the Community Development Element, Chapter 2 of the Moreno Valley General Plan. Other issues related to this Circulation Element are addressed in the Utilities Plan contained in the Community Development Element, Chapter 2; and the Emergency/Disaster Preparation and Response Plan and Air Quality Plan contained in the Safety Element Chapter 6 of the Moreno Valley General Plan.

5.2 Background

The City of Moreno Valley possesses an extensive transportation network that consists of state highways, arterials and local streets, public transit, and nearby rail. This section examines the physical and regulatory parameters of the transportation network as it currently exists. From this background information, issues and opportunities that will affect the City's future transportation network can be understood.

5.2.1 Existing Roadways

The major regional east-west roadway is State Route 60 (SR-60), linking Moreno Valley to both neighboring and outlying communities. Additional regional level east-west travel is provided by Sunnymead Boulevard and Alessandro Boulevard, both of which are maintained by the City: Sunnymead Boulevard serves as the traditional commercial corridor of Moreno Valley. Alessandro Boulevard serves as a commercial and industrial corridor at its westerly end. Other major east-west routes within the City are, from north to south, Ironwood Avenue, Eucalyptus Avenue, Cottonwood Avenue and Cactus Avenue.

Although immediately to the west of the City, Interstate 215 (I-215) is the primary regional route for north-south travel, linking Moreno Valley to both neighboring and outlying communities. Additional regional north-south routes include Perris Boulevard, Redlands Boulevard and Gilman Springs. Other north-south access is provided by Moreno Beach

Drive and Pigeon Pass Road/Frederick Street.

5.2.1.1 Interstate and State Highways

I-215, located on the western edge of the City, is the major north-south regional transportation route within the City, connecting Moreno Valley to Riverside, San Bernardino and San Diego Counties.

SR-60, or the Moreno Valley Freeway, is the major east-west transportation route within the City. The Moreno Valley Freeway connects Moreno Valley with the coastal cities and the greater Los Angeles area to the west. It also merges with Interstate 10 (I-10) to the east, and connects to the communities of Beaumont, Banning, and the cities of the Coachella Valley. I-10 is the major route connecting Southern California to the states of Arizona, New Mexico, Texas, and the Gulf States. As such, this route carries a significant amount of traffic through Moreno Valley.

5.2.1.2 Existing Roadway Deficiencies

For the purpose of identifying deficiencies on the General Plan circulation system, daily traffic volumes are compared to roadway capacity standards in the form of a volume to capacity ratio. The volume to capacity ratios are correlated to Levels of Service (LOS)[1]. Roadway segments that exceed the City's LOS standard are defined as deficient. Existing deficiencies are identified and corrected through the City Capital Improvement Program.

Other deficiencies are caused by regional traffic, which is affected both by regional growth and state and regional transportation policies. These deficiencies are addressed through close coordination with State and regional agencies.

[1] Reference Section 5.2.6.1 for a definition of Level of Service, and Table 5-1

5.2.2 Regional Plans

Regional access is an important function of the transportation network, allowing safe and efficient travel between cities, counties and states. Efficient regional access supports the economic development and general welfare of the community and helps maintain acceptable levels of service on local streets.

Planning for regional access requires strong coordination between the City and regional and state agencies, including: Western Riverside Council of Governments (WRCOG), Riverside County Transportation Commission (RCTC), the Southern California Association of Governments (SCAG) and Caltrans. This coordination must involve both the land use and infrastructure decision-making.

The following regional plans have been established to organize and implement regional transportation planning efforts:

5.2.2.1 Regional Transportation Plan

The Regional Transportation Plan (RTP) is a component of the Regional Comprehensive Plan and Guide prepared by the Southern California Association of Governments (SCAG) to address regional issues, goals, objectives, and policies for the Southern California region into the early part of the 21st century. The RTP, which SCAG periodically updates, sets broad goals for the region and provides strategies to reduce problems related to congestion and mobility.

The RTP identifies transportation facilities that are of regional significance. In order to be eligible for federal funding assistance, transportation projects must be consistent with the RTP.

5.2.2.2 Riverside County Integrated Project

Transportation corridors in the general vicinity of the City of Moreno Valley are being

analyzed as part of the Community and Environmental Transportation Acceptability Process (CETAP) undertaken jointly by the County of Riverside and the Riverside County Transportation Commission (RCTC). CETAP is one component of the Riverside County Integrated Project (RCIP), which also includes the Riverside County General Plan update and a Multi-Species Habitat Conservation Plan (MSHCP) for Western Riverside County. A primary objective of the RCIP is to accommodate projected population growth within Riverside County by focusing development within areas that will be readily accessible, will provide a good quality of life for future residents, and will minimize environmental and community impacts, including impacts to sensitive habitats and endangered species. The CETAP process seeks to create four transportation corridors in Western Riverside County. Two of these are internal to Riverside County (Winchester to Temecula; Hemet to Corona/Lake Elsinore), and two are inter-county corridors (from Moreno Valley County to San Bernardino County and Riverside County to Orange County).

5.2.2.3 Congestion Management Program

The Riverside County Congestion Management Program (CMP) is updated every five years by RCTC in accordance with Proposition 111, passed in June 1990. The CMP was established in the State of California to more directly link land use, transportation and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation infrastructure to alleviate traffic congestion and improve air quality. Local agencies are required to monitor how new development projects will impact the CMP network. This is an important component for congestion management because deficiency plans must be prepared for locations on the CMP network that decline below a Level of Service (LOS) E. The ability to address such deficiencies before they occur is critical. Understanding the reason for these deficiencies and identifying ways to reduce the impact of future growth and development along a critical CMP corridor will conserve scarce funding resources and help target those resources appropriately.

5.2.3 Bikeway System

The Moreno Valley Bikeway Plan consists of Class I, Class II and Class III routes. Class I bikeways are dedicated trails, separated from vehicular traffic. Class II are designated, striped bikeways generally located along the right shoulder of the roadway. Class III routes are designated bikeways, not striped, and are shared with vehicles. These bikeways provide the opportunity for an alternative mode of transportation for both recreational and commuting uses.

5.2.4 Public Transit

Public transit in the City of Moreno Valley consists primarily of bus service. In the future, it is anticipated that Moreno Valley will also have access to commuter rail and Bus Rapid Transit (BRT) services. Major components of the public transit system are described below:

5.2.4.1 Bus Service

The ability to efficiently maneuver within and outside Moreno Valley is predominantly dependent on the automobile. Moreno Valley is working closely with the Riverside County Transportation Commission, the Riverside Transit Agency and other local governments to establish efficient transit connections among areas of activity and concentrated development.

Transit Oasis: The Transit Oasis is a mobility concept that has been promoted as part of the RCIP, and may provide a viable option to the automobile. The concept of the Transit Oasis is to provide an integrated system of local-serving, rubber-tired transit

that is linked with commuter transit systems (either rail or bus). To operate efficiently, this system should be located in areas of concentrated development, and areas of high activity. A Transit Center allows ease of transfer between transit lines. Its use should be considered wherever three or more lines converge (e.g. Moreno Valley Mall).

In Moreno Valley, a Transit Oasis would serve to transport commuters to the proposed Metrolink station near the I-215 and Alessandro Boulevard interchange (see next section).

5.2.4.2 Commuter Rail

Currently, the RCTC owns a rail line located west of Moreno Valley, parallel to I-215. This is a service line track that carries a low volume of freight trains to and from industrial, commercial, and agricultural areas, south of Moreno Valley. As a Measure A project, RCTC intends to initiate commuter rail service on this line that would extend to San Jacinto. A commuter rail station is planned for the southwest quadrant of Alessandro at I-215 that would provide direct access for Moreno Valley residents. Service is scheduled to commence in 2008.

5.2.5 Truck Circulation

Roads upon which trucks travel need to be both wider and thicker to accommodate truck turning radii and the heavier weights of their structure. Chapter 12.36 of the City Municipal Code regulates the travel and access of trucks on the City road system, and designates official truck routes. Designated truck routes change over time as new arterials are built, and commercial and industrial projects are completed.

Regionally, triple trailer trucks hinder circulation on state and local highways.

5.2.6 Traffic Levels of Service

5.2.6.1 Level of Service Definitions

The quality of traffic flow is measured in terms of Levels of Service (LOS). The Transportation Research Board of the National Academy of Science has developed the Highway Capacity Manual that provides standards and methods for measuring LOS. The manual is updated periodically. The most current edition is the Fourth Edition, which was initially published in 2000.

Six LOS measures are defined for each type of roadway facility. Letters designate each level, from A to F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions and the driver's perception of those conditions. Safety is not included in the measures that establish service levels.

Table 5.1, which follows, describes the levels of service by associated traffic condition.

5.3 Issues and Opportunities

This section identifies the issues and opportunities associated with expected future development and its effect on the City's transportation system. From this assessment, a strategy of goals, objectives, policies and programs will be developed to ensure that the improvements needed to support new growth are planned and properly funded.

5.3.1 Level of Service

An important goal when planning the transportation system is to maintain an acceptable level of service along the roadway network. It is recognized, however, that roadway operations at Level of Service "D" may occur during peak hours and at certain intersections. In particular,

north-south roadways in the vicinity of State Route 60 have geometric constraints that will prevent Level of Service "C" from being achieved. In other cases, peak hour intersection traffic may operate at Level of Service "D" due to high employment concentrations.

The City of Moreno Valley roadway network currently meets the City Level of Service standards of “C” or “D”, with the exception of a limited number of segments. The segments that do not meet the standards are primarily located on Perris Boulevard, Cactus Avenue and Frederick Street/Pigeon Pass Road in the vicinity of State Route 60. Subsequent segment studies will be performed to determine additional improvements necessary to maintain an acceptable Level of Service at General Plan buildout.

TABLE 5-1
LEVEL OF SERVICE DESCRIPTIONS

LOS	Traffic Flow Conditions
A	Free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.
C	Stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection of speed is affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.
D	High-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.
E	Operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.
F	Level-of-Service F. Forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount, which can traverse the point. Queues form behind such locations. Arrival flow exceeds discharge flow.

Source: 2000 Highway Capacity Manual (HCM) (Transportation Research Board Special Report 209)

5.3.2 Development Monitoring

Any individual development proposal may be required to provide a traffic analysis to assess peak hour impacts at affected intersections, identifying needed mitigation measures to achieve or maintain the recommended peak hour Level of Service standard. Such impacts may be mitigated by construction of improvements necessary to achieve the target Level of Service, by payment of a fee or fees if an appropriate funding mechanism is in place, and/or by any other appropriate means.

5.3.2.1 Arterial Segments that Require Further Study

Several arterial segments on the City's circulation system will require further study for at least one of three reasons discussed below:

(1) Segments will need improvements but require inter-jurisdictional coordination.

Two arterial segments have been identified that require further study in cooperation with neighboring jurisdictions. Specifically, these are:

a) Day Street from Box Springs Road/Ironwood Avenue to Campus Parkway: Most of this arterial segment is located in the City of Riverside, with portions in the City of Moreno Valley. The Circulation Element traffic study has shown that traffic volumes will significantly exceed the design capacity of this arterial segment. In addition, the arterial segment under crosses State Route 60. Therefore, Caltrans would also be a participant in planning for any improvements on this segment of Day Street.

b) Kitching Street from south City limits to Oleander Avenue: This segment of Kitching Street would cross a flood control channel and intersect with Oleander Avenue in the City of Perris. This segment is needed to ensure that travel demand is kept in balance with the design capacities of the north/south arterials in the southern part of the City of Moreno Valley at General Plan build-out conditions. Although Kitching Street is shown in the City of Moreno Valley Circulation Element, it is not currently included in Perris' future year roadway network. Coordination with Perris is required to facilitate full development of Kitching Street from the City limits to Oleander Avenue. At Lateral B, Kitching Street should jog to the east to align with Redlands Avenue as depicted in the 2004 City of Perris Circulation Element.

(2) Segments will require significant encroachment on adjacent development if built-out to their Circulation Element designations.

Two arterial segments are currently built-out as two-lane streets, although identified as four-lane streets in the City's Circulation Plan (Figure 9-1). These are Indian Street from Sunnymead Boulevard to Cottonwood Avenue and Eucalyptus Avenue from Heacock Street to Perris Boulevard.

Most of the areas adjacent to these streets are built-out. The construction of additional lanes as called for in the City's Circulation Plan would encroach on existing development. The City will need to perform area-wide circulation studies to determine the impact of retaining the above cited segments as two lane streets and to identify alternative mitigation measures if they are down graded.

(3) Segments will need improvements but their ultimate traffic volumes slightly exceed design capacities.

For certain roadway segments, the Circulation Element traffic study shows that at General Plan build-out conditions, traffic volumes are expected to exceed design capacities. Although the Circulation Plan specifies the number of through lanes for

each arterial segment in the City, it does not specify additional lane improvements at intersections or various other traffic operational improvements that would typically be needed to remediate excess demand and achieve acceptable level of service conditions. These segments will require further study to determine if additional improvements will be needed to maintain an acceptable LOS at General Plan build-out. Generally, these segments will be identified and studied as new developments are proposed in their vicinity. Measures will be identified that are consistent with the Circulation Element designation of these roadway segments, such as additional turn lanes at intersections, signal optimization by coordination and enhanced phasing, and travel demand management measures.

5.3.2.2 Industrial Development

Industrial and business park development is concentrated in the southern part of the City, generally located south of Iris Avenue and north of San Michele Road to the Perris city limits. This development is an important component of the City land use pattern, providing significant local employment opportunities for Moreno Valley residents and municipal revenue to support high levels of public services and facilities. To support this development, a sound network of arterial and collector streets is needed.

5.3.2.3 School Circulation

Schools generate significant traffic, particularly during the weekday morning peak hours. This condition is expected to continue through City build-out because of the large existing and expected population of families with children and the lack of school district funding to support bussing. Coordination with school districts and adjacent jurisdictions is and will continue to be an important method for ensuring that adequate vehicular and pedestrian circulation to schools is provided.

5.3.2.4 Geographical Constraints

Moreno Valley is bordered by the Box Springs Mountains on the north and the Badlands on the northeast and east. South of the City is the San Jacinto fault line and Lake Perris, and to the west in the March Air Reserve Base/March Inland Port. Because of these constraints, effective regional circulation is critical to Moreno Valley's continued growth and maintenance of the quality of life. This will require coordination with adjacent local governments and County and regional agencies to monitor future regional growth.

5.3.3 Regional Issues

An effective regional transportation network will require that regional growth and development trends are understood and accommodated.

5.3.3.1 Regional Growth

Population and Employment: Demographic data compiled by SCAG in support of the 2001 RTP demonstrates that the Western Riverside region, inclusive of Moreno Valley, is currently a jobs poor region with only 0.31 jobs for every Western Riverside County resident. Most of the population commutes outside the Western Riverside region, and many outside the County to work. This demographic profile puts a greater demand on both local and regional roadways.

By 2025, the proportion of jobs to population in Western Riverside County is expected to increase to 0.35. Between 2000 and 2025, the population of Western Riverside County is expected to increase from 1,199,004 persons 2,232,983 persons, an increase of 86.2% over the 25-year period or 2.5% per year. During this same period, employment is projected to increase from 371,318 jobs to 801,806 jobs, an increase of 115.9% over the 25-year period or 3.1% per year, a

notably larger rate of increase than for population.

Age: The population of Moreno Valley, similar to Riverside County and the nation, is aging. According to 1990 and 2000 United States Census information, the median age for Riverside County increased from 31.5 years in 1990 to 33.1 years in 2000. This aging trend is expected to continue through 2025. An aging population will require clearly readable road signage and more public transit.

5.3.3.2 March Air Reserve Base/March Inland Port

March Air Reserve Base/March Inland Port is currently active as a center for military reserve activities and as a military communication center. Although its long-term future is uncertain, it is not slated for expansion or closure at this time. From a transportation standpoint, all vehicular access to and from the Base must travel through Moreno Valley on Cactus Avenue or Elsworth Street.

5.3.3.3 Regional Roadway Deficiencies

The Box Springs segment of SR-60 / I-215 is one of the most congested segments of the Riverside County freeway system. It is also the primary access route for Moreno Valley commuters to employment and activity centers that are located in Orange County, Los Angeles County, and western portions of Riverside and San Bernardino Counties. Currently, the Box Springs segment carries about 160,000 vehicles per day, and generally operates at LOS F during peak travel periods. Besides high traffic volumes and limited lane capacity, other factors that contribute to severely congested conditions on this segment are a significant percentage of large trucks, a steep road grade, and the merging of two state highways.

Although the Box Springs segment is outside of the City of Moreno Valley, mitigation of this bottleneck is of utmost importance because its congestion affects a vast number of city residents, and ultimately could impede fruition of the City's General Plan.

Currently, Caltrans has a plan to improve the Box Springs segment by adding auxiliary lanes, High Occupancy Vehicle (HOV) lanes, and construction of an eastbound grade separated truck by-pass lane at the SR-60 / I-215 interchange. The City of Moreno Valley advocates these improvements and additional improvements including at least two new general-purpose lanes and a grade separated HOV lane from westbound SR-60 to southbound I-215. In addition, the City advocates for alternatives that would divert traffic from the Box Springs segment. Examples include extension of the San Jacinto branch line for Metrolink, CETAP improvements proposed for the Moreno Valley to the San Bernardino Corridor, and TUMF improvements proposed for Cajalco Road, Alessandro Boulevard, Central Avenue and Van Buren Boulevard.

5.3.4 Intelligent Transportation Systems

Intelligent Transportation Systems (ITS) are utilized to improve the safety and performance of the surface transportation system using new technology in detection, communication, computing, and traffic control. These systems increase the efficiency and safety of the regional transportation system and can be applied to arterials, transit, trucks, and private vehicles. Further, traveler information can lessen the impact of accidents and other special events in the City, which ultimately may reduce delay and congestion.

The Riverside County Transportation Commission (RCTC) approved the Inland Empire ITS Strategic plan in 1997. The Strategic Plan contains a list of goals and

policies to be followed by responsible agencies within the County to achieve a viable ITS infrastructure that improves mobility and enhances safety. Nine core ITS components have been identified by RCTC. These components include traffic signal control, transit management, incident management, electronic fare payment, electronic toll collection, railroad grade crossings, emergency management services and regional multimodal traveler information.

The City should encourage the integration of Intelligent Transportation Systems consistent with the principles and recommendations referenced in the Inland Empire ITS Strategic Plan as the transportation system is implemented.

5.3.5 Transportation Demand Management

Transportation demand management (TDM) strategies reduce dependence on the single-occupant vehicle, and increase the ability of the existing transportation system to carry more people. The goal of TDM is to reduce single occupant vehicle trips during peak hours and modify the vehicular demand for travel.

A reduction in peak hour trips and a decrease in non-attainment pollutants can be achieved through the implementation of TDM strategies. Examples of the strategies include: carpooling, telecommuting, flexible work hours, and electronic commerce that enables people to work and shop from home.

In the last decade, the region's number of trips and amount of travel has grown at a faster rate than the population growth. TDM strategies are designed to counter this trend. The region cannot build its way out of congestion; it has neither the financial resources nor the willingness to bear the environmental impacts of such a strategy. TDM is one of the many approaches that will be used to maintain mobility and access as the region continues to grow and prosper.

5.3.6 Funding

New developments are responsible for participation in Transportation Uniform Mitigation Fee Program (TUMF) and the Development Impact Fee Program (DIF). In many cases, individual developments will be able to dedicate right-of-way and/or construct improvements that are part of the TUMF and DIF programs in lieu of paying fees.

6. SAFETY ELEMENT

A. PUBLIC SAFETY SERVICES

6.1 POLICE PROTECTION AND CRIME PREVENTION

6.1.1. Background

Since 1984, in accordance with an annual police services contract, the Riverside County Sheriff's Department provides police protection and crime prevention services for Moreno Valley. The Sheriff's Department provides services under the name of Moreno Valley Police Department. All patrol vehicles bear the City's seal or logo and name. The Sheriff's Department also provides law enforcement services at the Riverside County Regional Medical Center and schools within Moreno Valley.

Commencing in 2002, the Moreno Valley Police Department operates out of the Public Safety Building located at 22850 Calle San Juan de Los Lagos. The Department also uses satellite offices in strategic business locations throughout the city. Satellite offices provide a place for officers to write reports, make phone calls and tend to other needs without leaving the field. Landlords supply these offices without rental charges.

Protection and prevention services provided include: general law enforcement, traffic enforcement, investigations, and routine support services such as communications, evidence collection, analysis and preservation, training, administration, and records. There are many specialized teams such as Hazardous Devices Team, Hostage Negotiations Team and Special Enforcement Team, K9 units (including narcotic detection), Crime Prevention Programs, Problem Oriented Policing, Career Criminal Apprehension Team, Bicycle Team, School Resource Officers, Gang and Narcotic Investigations Units and aviation. Several of the specialized functions described above are available, as needed, from the Sheriff's Department. In addition, a large number of officers are available from neighboring Sheriff's stations in the event of a major emergency.

The Moreno Valley Police Department (MVPD) has 162 sworn officers who provide field services in the City. The current officer to population ratio for MVPD is 0.9 officers per 1,000 population. The average total response time for the period of January 01 to December 31, 2004, was over 7 minutes for Priority 1 or emergency calls as shown in Table 6-1 below:

Table 6-1

1,899 Priority1 (P1) Calls For Service January through December 2004		
Frequencies		
Statistics	Delay Time	Total Response Time
Mean (Average)	2.23	7.13
Median (mid value)	0.63	4.95
Percentiles: 25%	0.40	3.04
50%	0.63	4.95
75%	1.08	7.88
90%	2.40	12.56

Source: Moreno Valley Police Department.

As shown in Table 6-2, Moreno Valley enjoys a lower crime rate relative to some Southern California cities with over 100,000 people that report crime statistics to the Department of Justice/Uniform Crime Report (UCR).

Table 6-2
Part 1 Crimes - City Comparisons

Cities	Population	Total Part 1 Crimes	Part 1 Crimes Per 1,000 Population
San Bernardino	199,803	14,014	70
Riverside	285,537	14,448	51
Ontario	170,373	8,150	48
Moreno Valley	165,328	6,991	42
Pomona	160,815	6,409	40
Fullerton	135,672	5,056	37
Chula Vista	217,543	8,078	37
Corona	144,070	4,853	34

Source: Dept. of Justice / Uniform Crime Report 2004

Table 6-3 summarizes incidents reported to the Department of Justice Uniform Crime Reports (UCR), by the Moreno Valley Police Department for 2003/04. Larceny/Theft was the most frequent crime reported during this period, accounting for approximately 49.9 percent of all crimes.

Burglary was the second most frequent crime, accounting for approximately 22.3 percent of all crimes. In general, criminal acts in Moreno Valley are aimed at property, rather than at persons. Only 11.4 percent of all actual incidents were crimes against persons.

Table 6-3

UNIFORM CRIME REPORT STATISTICS – PART 1 CRIMES

	Actual Incidents 2003	Actual Incidents 2004	Increase / (Decrease) 2003 vs. 2004	% Change
FBI Crime Index Total:	6,506	6,998	485	7.5%
Violent Crimes Against Persons:				
Homicide	4	9	5	N/A*
Robbery	271	355	84	31%
Forcible Rape	67	50	(17)	(25.4%)
Aggravated Assault	468	389	(79)	(16.9%)
Total	**810**	**803**	**(7)**	**(0.9%)**
Crimes Against Property:				
Burglary	1,481	1,561	80	5.4%
Motor Vehicle Theft	979	1,118	139	14.2%
Larceny/Theft	3,214	3,492	278	8.6%
Arson	22	14	(5)	(22.7%)
Total	**5,696**	**6,185**	**219**	**8.9%**

Source: Department of Justice (DOJ) Uniform Crime Report 2004.

Note: Using the most recent crime statistics published in the FBI's Uniform Crime Report (UCR) as of December 2004.

Note: Shown above is the net change and percent (%) of net change for 2004 vs. 2003.

N/A* = Not applicable.

6.1.2 Patrol Division

The patrol division provides first responders to crimes in progress and a wide variety of other calls for service. Patrol officers are deployed in 10-hour shifts to provide maximum coverage during the busiest times. Table 6-4 illustrates the average daily deployment of officers. The City is divided into thirteen beats, which are flexible to meet the daily deployment needs.

Table 6-4
Deployment of Patrol Officers

Watch	Hours	Average # Units
1	10 p.m. – 8 a.m.	8
2	7 a.m. – 5 p.m.	11
3	1 p.m. - 11 p.m.	9
4	5 p.m. – 3 a.m.	8

Reserve officers volunteer their time to augment patrol operations. They work flexible schedules that permit them to vary the shifts and days they work. The officers work an average of two shifts per month. The Police Department had 16 reserve officers who collectively volunteered an average of more than 250 hours per month.

6.1.3 Administrative Division

Crime Prevention: Crime Prevention programs consisted of Anti-Graffiti, Neighborhood Watch, Business Watch, Volunteer Academy, Youth Court, and Citizen's Patrol. One officer works directly with builders and city planning staff to promote development that is less susceptible to crime and easier to protect. The community service unit also works with more than 100 volunteers.

Volunteer programs augment station operations and relieve officers engaged in duties that do not require a sworn officer. The volunteer programs fall under five general categories. Those areas are, Reserve Officers, Police Explorers, Anti-Graffiti Patrol, Citizen's Patrol, and Station Volunteers.

Explorer Scouts are young men and women between the ages of 14-21 who are interested in law enforcement careers. They assist with various community events that take place in the city such as the 4th of July festivities, and the air show. They provide assistance in a variety of ways that range from directing traffic to providing security for parking at events or crowd control at parades etc. They also assist with crime prevention programs at elementary schools and neighborhood clean up programs. Explorers average over 240 hours of activity per month with 25 active explorers in Moreno Valley.

Anti-Graffiti Patrol (AGP) volunteers primarily conduct covert observations assisted by a uniformed officer to apprehend graffiti vandals. AGP volunteers often aid with programs to apprehend robbery suspects, burglary suspects, or assist with other surveillance operations. They averaged several programs and over 50 hours per month. An average of 15 members participated.

Citizen's Patrol handles a variety of assignments as well as emergency callouts. They conduct vacation checks, business checks, area checks, handicap parking citation programs, neighborhood patrols, traffic control, and perimeter control for crime scenes and traffic accidents. The program has about 25 volunteers that contributed over 300 hours per month. Additionally, they staff, stock, deploy, and maintain the Mobile Command Post.

Station volunteers contribute over 300 hours per month between an average of 10 active volunteers. They perform a variety of clerical and logistical tasks at the station which allowed officers to focus on patrol duties.

Accounting/Finance Unit: The Accounting/Finance Unit assists in the budget preparation and budget tracking for

the entire police department. It is also responsible for all the financial operations of the police department which includes accounts payable, accounts receivable, purchasing, and payroll processing.

Records/Business Unit: The Records/Business Unit provided assistance for about 2,000 public inquiries per month at the front counter and 7,000 telephone calls per month. The unit maintains all records for the police department, including police reports, activity logs, dispatch logs, subpoena records, citations, and various other records generated by the police department.

6.1.4 Special Enforcement Teams

Traffic Unit: The Traffic Unit is responsible for traffic safety issues within the City. The Traffic Unit has a Traffic Reconstruction Team, an Accident Investigations Team and a Motor Officer Team. Traffic enforcement has been a police department responsibility since January 1986. The traffic unit includes ten motorcycle officers, seven accident investigators and three non-sworn traffic investigators. Traffic enforcement units are not assigned to specific areas, but move where traffic activity needs attention.

Table 6-5 shows traffic collision and citation statistics:

Table 6-5
Traffic Collisions and Citations

Traffic Incident Category	Number of Incidents
Collisions:	
Fatal	11
Injury	567
Non-injury	1,330
Citations:	
Hazardous Citations	19,086
Non-hazardous Citations	2,350
Parking Citations	1,295

Source: Moreno Valley Police Department

POP Team: The Problem Oriented Policing (POP) Team addresses quality of life issues and problems that need long-term resolutions. They provide proactive law enforcement with off-road motorcycle and bicycle patrols, and specific programs such as Nuisance and Squatter Abatement, Safe Streets Now, and Crime Free Multi-Housing.

S.E.T. Team: The Special Enforcement Team consists of the Narcotics Enforcement Unit, the Career Criminal Apprehension (C-CAT) Team and the Gang Enforcement Team. They track career criminals, gang members, narcotics violations, parolees and probationers. The S.E.T. Team conducts proactive enforcement by serving arrest and search warrants. They also conduct probation and parole searches for felony and misdemeanor criminal activities.

6.1.5 Detective Division

Detective Unit: The Detective Unit focuses on follow up investigations relating to complex and major crimes, which are too involved or specialized for the Patrol Division to handle. Detectives are trained to handle cases involving homicides, suspicious deaths, child abuse, sex crimes, elder abuse, robbery, assaults, batteries, identity theft, computer crimes, frauds, and auto theft.

The Detective Unit monitors sexual assault registrants, conducts internet crime investigations involving attempts to molest children, and develops programs used to combat these types of crimes. The Detective Unit regulates the licensing of massage parlors, bingo permits and pawnshops. The Detective Unit also conducts ongoing training of officers assigned to other units of the Police Department.

School Resources Officers Unit: The School Resource Officers (SRO) Unit serves all 45 schools and over 54,513 students who attended these schools in Moreno Valley. Their mission is to build and maintain a positive school environment, free of drugs,

intimidation and fear, and to create harmony in which teachers and students can feel safe and secure while learning.

Riverside County Regional Medical Center The Riverside County Regional Medical Center is located in the southeast portion of Moreno Valley. The management and supervision of officers assigned to provide security for the facility is the responsibility of personnel assigned to the Moreno Valley Police Department. The security unit is responsible for providing law enforcement for the interior and surrounding grounds 24 hours / 7 days a week.

Crime Analysis Unit: The Crime Analysis Unit was comprises of two crime analysts who perform crime analysis and provides administrative, analytical and technical support to police management. This is accomplished by turning raw data into vital information that will enhance and focus the organization's efforts towards crime prevention, suppression, and apprehension of criminals in Moreno Valley.

6.1.6 Issues and Opportunities

Future development within the city of Moreno Valley area will require additional officers to maintain the officer-to-population ratio at a desirable level. In addition, depending upon the future distribution of development, one or more police facilities may be necessary.

Burglary is the second most reported crime in Moreno Valley. Burglaries and other crimes can be discouraged through strategic use of design. This is commonly referred to as the "defensible space" concept, which is a part of the Crime Prevention Through Environmental Design (CPTED) concept. Defensible space permits the identification of suspicious occurrences or persons, in part by increasing visibility and recognition by neighbors. Where a space is defensible, it is evident to a potential criminal that a crime could be observed and the criminal easily apprehended. Good lighting is a key ingredient of defensible space.

In addition to the previous design measures aimed at creating defensible developments, road improvements can be designed in a manner that reduces the number of traffic and parking violations. Uniform road widths and signalized intersections can minimize the potential for moving violations.

6.2 FIRE AND EMERGENCY SERVICES

6.2.1 Background

The City of Moreno Valley Fire Service contracts with the Riverside County Fire Department for services. The Riverside County Fire Department is administered and operated by the California Department of Forestry and Fire Protection under an agreement with the County of Riverside.

The City's authority and responsibilities for the formation and operation of a fire department are found in the Government Code section 36501, 38611, and 54981. These code sections provide for establishing a fire department, requiring the appointment of a chief, and authorizing the contracting for service.

Since incorporation, the Riverside County Fire Department provided the City's fire protection, fire prevention, and emergency medical services through a cooperative contractual agreement. Originally, the City was protected by three fire stations. In keeping with the city's desire to continually improve service delivery the City has increased its fire station coverage to six.

There are a total of five first line municipal fire engines, three-second line municipal fire engines, one wildland fire engine, two aerial ladder trucks, five rescue squads, and a breathing support unit. The first line municipal fire engines are staffed with three firefighters and the two truck companies had

four firefighters each. The staffing on these units is continuous 24 hours per day, seven days per week by 53 firefighters. The on duty daily minimum staffing is 23 fire fighters. Two Battalion Chiefs supervise the battalion. The City also has one Battalion Chief Fire Marshal and a Fire Chief.

Staffing of second line engines, the rescue squad and breathing support unit is provided by the Moreno Valley Volunteer Fire Company on an as needed/when available basis. The Moreno Valley Volunteer Fire Company was established in 1955, and provides vital backup and augmentation for emergency incidents. They also are available to provide services to special events, thereby relieving the need for use of the city's professional resources at these events. The company's membership size fluctuates generally in the neighborhood of 30 members.

Moreno Valley is served by six fire stations. Figure 6-1 identifies the location of stations within the study area, and also illustrates the response radius for these stations. A five-minute response time is considered to be the maximum time standard for serving urban and suburban uses. Figure 6-1 shows the location of five proposed fire stations that will be needed at build out. The following fire stations are in operation:

Station No. 2 was relocated from Sunnymead Boulevard to a new facility on Hemlock Street just west of Perris Blvd on November 14, 2001. As of that date, the station was staffed by seven career firefighters. The station housed one first line 1000gpm engine, one truck company and one rescue squad unit.

Station No. 6 is a joint fire station with the City of Riverside. It is staffed with three career firefighters on the City of Moreno Valley engine and three career firefighters on the City of Riverside engine. The station housed one 1,250 gpm first line engine and rescue squad. The City of Riverside notified Moreno Valley that intends to build their own fire station and vacate this facility in 2007.

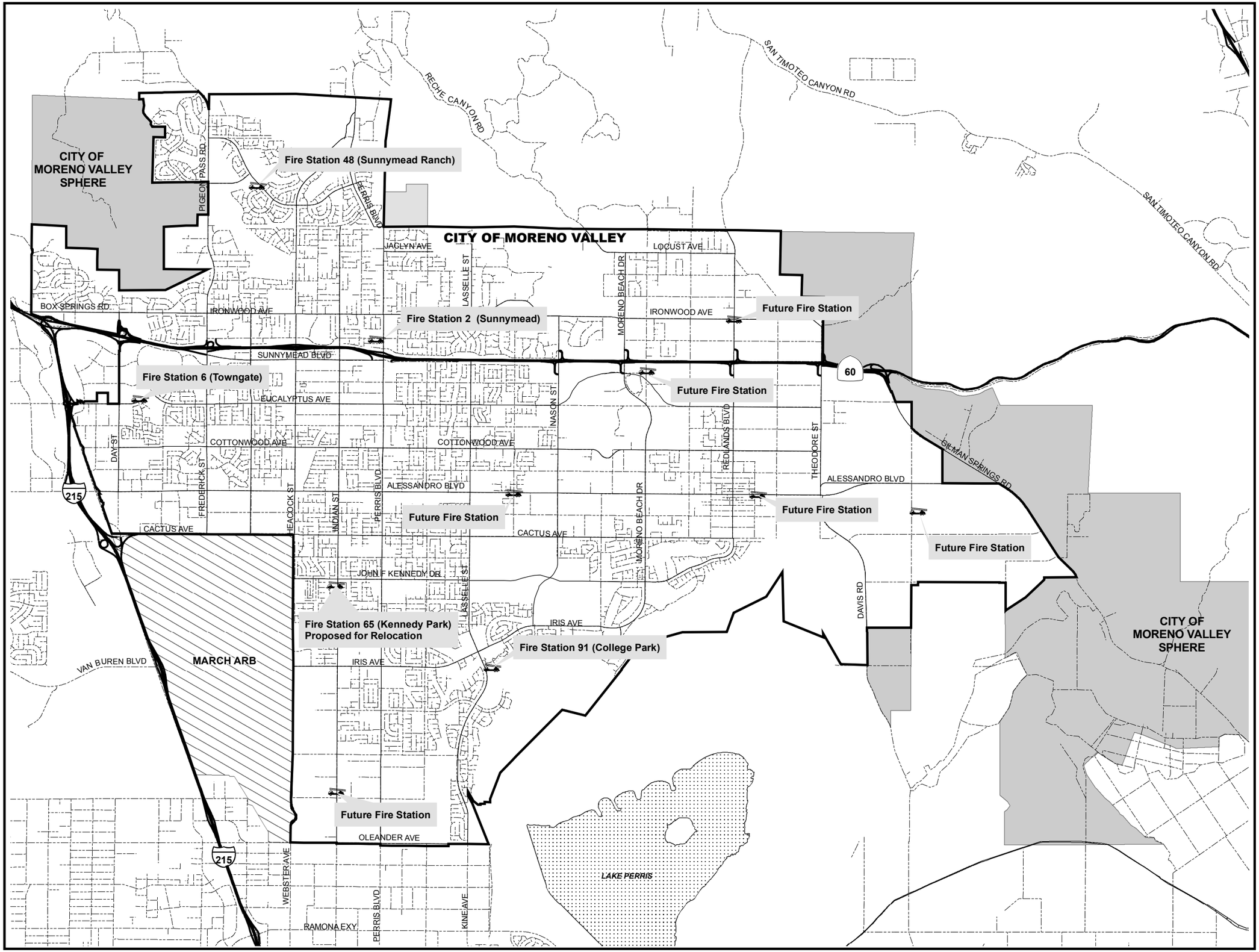


Fire Station No. 6

Station No. 48 is located at the intersection of Village Road and Sunnymead Ranch Parkway. The station is staffed by three career firefighters. The station housed one 1,500 GPM first line engine, one 1,000 GPM engine and one rescue squad.

Station No. 58 is a temporary station located at Moreno Beach Drive and Bay Street serving eastern Moreno Valley. The station is staffed by three career fighters. It housed one 1,500 gallon per minute engine company, one brush engine one rescue squad. The permanent station is to commence construction in 2006 on Eucalyptus, east of Moreno Beach.

Station No. 65 was completed in 1986 and serves the southwest area of the City. It is located at John F. Kennedy Drive and Indian Avenue. The station housed one 1,250 GPM first line engine, one second line engine and one rescue squad.



MORENO VALLEY

FIGURE 6-1
FIRE STATIONS

- Fire Stations
- Streets
- Major Streets
- Highways
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

**** Future Fire Station locations are conceptual and subject to change***

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\fire_stations.mxd

GEOGRAPHIC INFORMATION SYSTEMS

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

Station No. 91 is located on Lasselle Street, adjacent to the Riverside Community College - Moreno Valley campus and was opened in 2003. The station houses one 75-foot ladder truck, one second line engine and a breathing support.

6.2.2 Fire Prevention

The City of Moreno Valley has experienced decreases in the rate of fires. These decreases have occurred while the jurisdiction has grown in every aspect -- population, land area, number of structures, etc.

It was not possible to correlate the decreasing fire rate with any variable (such as increased level of inspections or decreasing percentage of population under age 25). Yet, the decreasing rate is likely due to the complex interaction of such factors as (1) stronger fire codes, (2) increased use of smoke detectors and automatic suppression systems, (3) increased public education programs, (4) increased public awareness of fire dangers and (5) aggressive weed abatement.

The conclusion is that fire prevention programs have proven to be effective in preventing fires and the severity of fires that do occur. The Fire Protection Services Master Plan includes an aggressive fire prevention effort utilizing citizens who support and are committed to the prevention of fire.

6.2.3 Fire Suppression

The Fire Protection Services Plan includes several objectives related to the location of fire stations and speed of response. The objectives vary by land use characteristics.

The basic objective of the Moreno Valley Fire Protection Services Master Plan is to establish and maintain a standard of the first unit arriving on the scene of a fire within five minutes of dispatch and the remainder of the first alarm assignment on scene within eight minutes at least 90% of the time. This standard indicates the number and location of fire stations and corresponding apparatus and personnel.

The fundamental point of this objective is to initiate evacuation and suppression operations as rapidly as practical. It is particularly important to initiate operations prior to "flashover." Flashover is a point in the development of a structure fire where the fire rapidly expands throughout a room. Flashover generally occurs within 6-12 minutes from ignition.

The importance of rapid response is reflected in the ISO Rating Schedule requirement for distribution of companies. The ISO Rating Schedule states that "the built-upon area of the City should have a first-due engine company within 1½ miles." In the International City Management Association manual, Managing Fire Services, the following recommendation is presented. "For all structural fires, to deploy one engine company within five (5) minutes." The NFPA Fire Protection Handbook states, "It is generally considered that the first arriving piece of apparatus should be at the emergency scene within five minutes of the sounding of the alarm."

6.2.4 Emergency Medical Services

Response time is also critical for the provision of emergency medical services. For example, a report by the Los Angeles County Fire Department, Fire Protection and Emergency Medical Service Delivery System (April 15, 1980), states: "Another study conducted by the American Heart Association showed that the amount of time to initiation of basic life support was critical to overall survival rate.

Specific time requirements are specified in the American Academy of Orthopedic Surgeon's report, Emergency Care and Transportation of Sick and Injured (Chicago,

1981): "There must be a maximal sense of urgency in starting basic life support. Time is critical. If the brain is deprived of oxygen for four to six minutes, brain damage is likely to occur. After six minutes without oxygen, brain damage is extremely likely".

Information from the American Red Cross document, Cardiopulmonary Resuscitation (Washington, D.C., 1974) also establishes the need for rapid response to strokes, heart attacks, airway obstruction, and serious bleeding incidents.

Thus, the number and location of stations and companies are dictated by emergency medical services response time objectives, in addition to the response requirements for evacuation and suppression.

The Fire Department responds to medical aid calls with advanced life support services. American Medical Response provided support paramedics and ambulance transportation under contract with the County of Riverside.

6.2.5 Emergency Management

The Moreno Valley Fire Department is very involved in emergency management. The Fire Department will be the incident commander, or be working in a unified command with other responding agencies depending on the nature of the emergency. The objective of the Fire Department is to mitigate emergencies and disasters by keeping loss of life, property, and environment to a minimum. The Fire Department maintains a clear understanding of the statutory responsibility and authority it has depending upon the emergency; along with a working knowledge of the Incident Command System, California Disaster and Civil Defense Master Mutual Aid Agreement, and SEMS.

6.2.6 Public Assistance

The Moreno Valley Fire Department has a large inventory of skills and resources that can be of significant benefit to the residents of the city in many important, but non-emergency, situations. Examples of such services include: blood pressure screening, gaining entry for persons locked out of cars/homes, etc.

6.2.7 Fire Prevention Codes

Codes prescribe regulations to safeguard life and property from the hazards of fire, explosion, and other dangerous conditions and to assist emergency response personnel.

A jurisdiction is mandated by State Statue to adopt Title 24, of the California Code of Regulations. A jurisdiction has the ability to amend the code, to be more restrictive through the filing of facts process.

Enforcement of fire and life safety codes protects lives and reduces injuries (for both civilians and firefighters); as well as, significantly reduce direct and indirect economic losses. Direct losses refer to the structure and its contents. Indirect losses include loss of business income; wages or entire businesses.

6.2.8 Wildland Urban Interface

Natural topography, terrain, volatile fuel types, and local climatic conditions have provided the necessary components that have resulted in, and will continue to result in large and damaging wildfires.

The potential for a large and damaging fire is present throughout much of the year. During the months when the Santa Ana winds blow, the potential for a large and damaging wildland fire is increased significantly. It is imperative these considerations are addressed during the planning phase of development. Mitigation

measures must be taken to reduce the potential life safety and monetary consequences of these types of fires.

6.2.9 Smoke Detectors

Smoke detectors are proven life savers and can also significantly reduce fire losses. All new or remodeled residential dwelling units will have detectors installed during construction as required by Title 19 & 24.

6.2.10 Automatic Fire Suppression Systems

Requirements for use of automatic sprinkler systems in new and existing structures is the single most important action that can be taken to control future demand for fire protection services, and to reduce fire losses. Insurance costs can be significantly reduced through the use of such systems, e.g., up to 15% for residences and from 50-80% for commercial/industrial occupancies.

Numerous studies have proven the tremendous value of automatic systems. For example a study of 117 fires showed that "there might have been approximately a 90 per cent reduction in both lives lost and injuries sustained if fire protection systems had been installed. Also, property losses would have been decreased by a factor of about three with the automatic smoke detector system, by a factor of about four with the monitored alarm system, and by a factor of about seven with the suppression system." The water damage resulting from the presence of a sprinkler system is less than 1% of the fire damage that would have resulted (from a fire) if the sprinkler system had not been present.

6.2.11 Inspection and Enforcement

In addition to reducing fires and fire losses, a proactive inspection and enforcement program will directly benefit business even without the occurrence of fire. Business fire insurance premiums can be increased by up to 150% if fire code violations are identified and not corrected, and premium reductions can be cancelled if sprinkler systems are not inspected and maintained.

State regulated occupancies must be inspected annually (Licensed Care Facilities, and schools) as required by California statute. All other occupancies should be inspected on an annual basis.

A fire permit program as prescribed by the California Fire Code provides the mechanism to maintain fire and life safety within buildings that have conditions hazardous to life or property. These inspections need to be done by trained fire prevention personnel as these inspections require a higher level of knowledge. Hazardous materials, flammable and combustible liquids, and high piled storage, are just a few examples of the hazardous conditions that may be encountered inside a building.

Fire Services conducts safety inspections of businesses with fire engine company personnel and Fire Prevention Bureau personnel for specialized inspections.

6.2.12 Public Education

The Fire Protection Services Master Plan includes an objective for all residents over the age of six to receive basic fire safety education. Public education covering fire and life safety, and emergency medical issues is considered to be the foundation of a community fire protection/emergency medical program. Such a program, especially if started at the school level, could produce numerous benefits, including:

1) Creating an awareness of fire danger.

2) Establishing a skill level among citizens that permits individuals to take appropriate immediate action in

case of fire or medical emergency (for self or others).

3) Building an inherent consciousness of the causes of fire, fire spread, and fire loss, so that such causes are not permitted to occur.

6.2.13 Emergency/Disaster Preparation and Response

Moreno Valley has a system for responding to emergency and disaster situations. The system includes the following phases: preparedness, response, recovery and mitigation.

The preparedness phase involves activities undertaken in advance of an emergency or disaster. Emphasis is on planning, training, disaster drills and public education and awareness programs.

The response phase includes increased readiness, initial response and extended response activities. During an extended response, the City would generally activate its Emergency Operations Center (EOC). The EOC would normally be manned 24-hours a day by both public safety and other City personnel to coordinate emergency response activities. The EOC was located at the Public Safety Building and the alternate EOC was in City Hall.

Recovery activities involve restoration of services and returning the affected area to pre-emergency conditions as soon as practical. Recovery activities could range from restoring water and power to providing information to the public regarding state and federal disaster assistance programs.

Mitigation efforts occur both before and after emergencies or disasters. Mitigation includes eliminating or reducing the likelihood of future emergencies.

Moreno Valley places a high priority on public disaster education. Citizens are provided a range of emergency management training, including Federal Emergency Management Agency (FEMA) Community Emergency Response Team (CERT) training, emergency preparedness workshops, disaster presentations at schools, CPR, first aid training, HAM radio classes and terrorism awareness training. In addition, the City does education programs on disaster preparedness.

Several emergency volunteer teams were in operation. The Emergency Response Force (ERF) and the Community Emergency Response Team (CERT) are volunteers who are trained to assist during times of emergency. The Moreno Valley Radio Amateur Civil Emergency Services (RACES) is a volunteer team of HAM Radio Operators who are trained to provide back up emergency communications.

6.3 ANIMAL SERVICES

6.3.1 Background

Animal Services became a city operation in 1991. Prior to 1991, a private party performed animal services under contract to the city. The City of Moreno Valley operated a 17,000 square foot animal shelter at 14041 Elsworth Street.

Animal services is responsible for reducing the incidence of rabies and other animal-borne diseases, reducing the number of animal bites and minimizing the number of unwanted and lost pets. Toward that end, animal services staff enforce a number of state and local laws concerning the care and treatment of animals.

Animal services operates licensing, identification, spay, neutering and vaccination programs. Animal services shelters lost and unwanted pets, returns lost pets to their rightful owners and provides for the adoption of unwanted pets. The responsible care and treatment of animals is

also promoted by way of educational programs.

Between July of 2004 and June of 2005, animal services staff responded to 17,077 calls for service. Animal services also returned 1,290 lost pets to their owners and arranged for the adoption of 2,034 pets.



Moreno Valley Animal Shelter

6.3.2 Issues and Opportunities

Irrespective of the efforts of Animal Services and other organizations dedicated to reducing the population of unwanted pets, a large number of unwanted pets are produced every year. Unfortunately, the number of unwanted animals far surpasses the capacity of the shelter and the number of good homes available for adoption.

The need for animal services is expected to grow in proportion to the rate of growth in the local community.

B. ENVIRONMENTAL SAFETY

6.4 NOISE

6.4.1 Background

Noise has long been an accepted part of modern civilization, but excessive noise has become an important environmental concern. Excessive noise can disturb the peace and quiet of neighborhoods. Excessive noise can cause physical and psychological responses. Temporary reactions include, but are not limited to, constriction of blood vessels, secretion of saliva and gastric fluids, changes in heart rate and a feeling of anxiety and discomfort.

Three effects of noise that are of particular concern are interference with speech, interruption of sleep and hearing loss. Sleep interruption can occur when the intruding noise exceeds 45 decibels. Speech interference becomes a problem when the intruding noise is above 60 decibels. Hearing loss can begin to occur with sustained noise levels above 75 decibels.

Section 1092 of Title 25, Chapter 1, Subchapter 1, Article 4, of the California Administrative Code includes noise insulation standards for new multi-family structures (hotels, motels, apartments, condominiums, and other attached dwellings) located within the 60 CNEL contour adjacent to roads, railroads, rapid transit lines, airports or industrial areas. An acoustic analysis is required showing that these multi-family units have been designed to limit interior noise levels with doors and windows closed to 45 CNEL in any habitable room. Title 21 of the California Administration Code (Subchapter 6, Article 2, Section 5014) also specifies that noise levels in all habitable rooms do not exceed 45 CNEL.

6.4.2 Noise Fundamentals

Noise levels are measured on a logarithmic scale in decibels. The measurements are then weighted and added over a specified time period to reflect not only the magnitude of the sound, but also its duration, frequencyand time of occurrence. In this manner, various acoustical scales and units of measurement have been developed such as: equivalent sound levels (Leq), day-night average sound levels (Ldn), Community Noise Equivalent Levels (CNEL's), and

Single Event Noise Exposure Levels (SENEL's).

A-weighted decibels (dBA) approximate the subjective response of the human ear to noise by discriminating against the very low and high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies audible to the human ear. The decibel scale has a value of 1.0 dBA at the threshold of hearing and 140 dBA at the threshold of pain. Each increase of 10 decibels indicates a ten-fold sound energy increase, which is perceived by the human ear as being roughly twice as loud.

Examples of the decibel level of various noise sources are the quiet rustle of leaves (10 dBA), a soft whisper (20 to 30 dBA) and the hum of a small electric clock (40 dBA). Additional examples include the ambient noise in a house kitchen (50dBA), normal conversation at 5 feet (55 dBA) and a busy street at 50 feet (75 dBA).

Day-night average sound levels (Ldn) are a measure of cumulative noise exposure. The Ldn value results from a summation of hourly noise levels over a 24-hour time period with an increased weighting factor applied to the period between 10:00 PM and 7:00 AM. This takes into account the fact that noise that occurs during normal sleeping hours is more annoying. Community Noise Equivalent Levels (CNEL's) is a measure similar to Ldn except it includes an additional penalty for noise that occurs between 7 p.m. and 10 p.m. CNEL values are typically less than one decibel higher than Ldn values.

The Single Event Noise Exposure Level (SENEL) is the appropriate rating scale for a single noise occurrence. The SENEL, given in decibels, is the noise exposure level of a single event measured over the time interval between the initial and final times for which it exceeds the threshold noise level.

For a "line source" of noise such as a heavily traveled roadway, the noise level drops off at a nominal rate of 3.0 decibels for each doubling of distance between the noise source and noise receiver. Environmental factors such as the wind, temperature, the characteristics of the ground (hard or soft) and the air (relative humidity), the presence of grass, shrubs and trees, combine to increase the actual attenuation achieved outside laboratory conditions to 4.5 decibels per doubling of distance. Thus, a noise level of 74.5 decibels at 50 feet from the highway centerline would attenuate to 70.0 decibels at 100 feet, 65.5 decibels at 200 feet, and so forth.

In an area, which is relatively flat and free of barriers, the sound level resulting from a single "point source" drops by 6 decibels for each doubling of distance. This applies to fixed noise sources such as industrial sources and mobile noise sources that are temporarily stationary such as idling trucks.

Important noise sources within the study area include industrial and utility uses, mechanical equipment, loud speakers, aircraft and motor vehicles. Noise levels adjacent to roadways vary with the volume of traffic, the mean vehicular speed, the truck mix and the road cross-section. High traffic volumes and speed along State route 60 and arterial roadways contribute to high noise levels. Noise levels due to air traffic from the joint-use airport at March depend on aircraft characteristics, the number, path, elevation and duration of flights as well as the time of day that flights take place.

The results of the noise analysis prepared for the environmental impact report for the General Plan Update is shown in Figure 6-2. Figure 6-2 can be used as a general guide to determine potential "worst case" future noise levels for planning and design purposes.

6.4.3 Community Responses to Noise

People in general cannot perceive an increase or decrease of 1.0 dBA except in carefully controlled laboratory experiments. A

MORENO VALLEY
People • Pride • Progress

Box Springs Mountain Park

Riverside County

San Timoteo Canyon

City of Riverside

March Air Reserve Base

The Badlands

San Jacinto Wildlife Preserve

Lake Perris State Recreation Area

Lake Perris

City of Perris

Riverside County

Box Springs Rd.
Pigeon Pass Rd.
Sunnymead Ranch Pkwy.
Perris Blvd.
Manzanita Ave.
Ironwood Ave.
Locust Ave.
Quincy St.
Townegate Blvd.
Eucalyptus Ave.
Cottonwood Ave.
Nason St.
Beach Dr.
Redlands Blvd.
Fir Ave.
Dracaea Ave.
Sinclair St.
Theodore St.
Gilman Springs Rd.
Day St.
Elsworth St.
Frederick St.
Graham St.
Heacock St.
Alessandro Blvd.
Moreno Beach Dr.
Cactus Ave.
Indian St.
Perris Blvd.
Kitching St.
Laselle St.
Morrison St.
John F. Kennedy Dr.
Iris Ave.
Kramenia Ave.
Nandina Ave.
A St.
Spine Rd.
Virginia St.
San Jacinto Riv.

60 65 70 75 80

LEGEND

- 80 CNEL
- 75 CNEL
- 70 CNEL
- 65 CNEL
- 60 CNEL
- City Boundary
- Sphere of Influence Boundary

Sources: County of Riverside GIS, City of Moreno Valley, USGS

0 2,500 5,000 10,000 ft.

North

Buildout Noise Contours

Figure 6-2

City of Moreno Valley
June 2005

3.0 dBA increase is considered noticeable outside of the laboratory. An increase of 5.0 dBA is often necessary before any noticeable change in community response (i.e. complaints) would be expected.

Studies have shown that people respond to changes in long-term noise levels. About 10 percent of the people exposed to traffic noise of 60 Ldn will report being highly annoyed with the noise and 2 percent more people become highly annoyed with each unit of Ldn increase in traffic noise. When traffic noise exceeds 60 Ldn or aircraft noise exceeds 55 Ldn, people begin complaining. Group and legal actions to stop the noise may occur at traffic noise levels near 70 Ldn and aircraft noise levels near 65 Ldn.

Approximately 10 percent of the population has such a low tolerance for noise that they object to any noise not of their own making. Consequently, even in the quietest environment, some complaints will occur. Another 25 percent of the population will not complain even in very severe noise environments. Thus, a variety of reactions can be expected.

6.4.4. Planning and Design Considerations

There are many mechanisms available to control noise in the community. A noise ordinance can be adopted to control noise sources, but the best way to minimize the adverse effects of noise is through planning and design.

Planning noise compatible land uses near existing or projected high noise levels is an effective technique. Certain land uses are more compatible with noise than others. Schools, hospitals, churches and single-family residences are relatively sensitive to noise. Multiple-family residential uses are less sensitive to noise than single-family residential uses. Commercial, office and industrial uses are relatively noise tolerant. Where possible, the land use plan places noise tolerant uses within areas impacted by noise from State Route 60, arterial streets and aircraft over flights. The historical land use pattern and other community needs made it impractical to avoid all noise conflicts through land use planning.

Acoustic site planning, architectural design, acoustic construction techniques and noise barriers are effective methods for reducing noise impacts. Acoustic site planning involves the arrangement of lots, buildings, berms and walls to minimize noise conflicts and impacts. Sound walls and berming are often used as sound barriers between residential uses and nonresidential noise sources, such as commercial uses, industrial uses, freeways and other major roadways.

Acoustic architectural design involves the incorporation of noise attenuation strategies in the design of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design can be adjusted to shield noise sensitive activities from intrusive sound levels.
Acoustic construction is the treatment of various parts of a building to reduce interior noise levels. Acoustic wall design, doors, ceilings and floors, as well as dense building materials and acoustic windows (double-paned, thick, non-openable, or small windows) are all available options.

6.5 GEOLOGIC HAZARDS

6.5.1 Background

Most of the Moreno Valley study area lies at the eastern margin of a block of the earth's crust known as the “Perris Block.” The Perris Block is a mass of granitic rock, generally bounded by the San Jacinto fault, the Elsinore fault, and the Santa Ana River. The Perris Block has had an apparent history of vertical land movements of several thousand feet.

The Badlands range is located east of the Perris Block. It is comprised of deposits of what was once an inland sea. The Badlands were later elevated above the water and deformed by geologic processes, before becoming severely eroded to its present state. This area is made up of quaternary alluvium, consisting of folded sedimentary sandstone, siltstone, and shale rock.

The granitic mountains areas of the Perris Block, including the Box Springs Mountains and the Mount Russell area, have underlying bedrock consisting essentially of quartz diorite. They display many rock outcrops and large weathered boulders. Earth materials on the valley floor are Pliocene-Pleistocene alluvium ranging from relatively thin to intermediate thickness, overlying primarily granitic bedrock.

The geologic and seismic setting of the Moreno Valley is dominated by the close proximity of the "active" San Jacinto fault, which runs along the eastern city limits (see Figure 6-3).

The major potential for earthquake damage to Moreno Valley is from activity along the San Jacinto Fault Zone. The San Jacinto Fault Zone is composed of several parallel faults that together constitute the zone.

There are three branches of the San Jacinto Fault in the southeast corner of the study area. The western branch is sometimes referred to as the Casa Loma Fault; the eastern branch, the Claremont Fault.

The Farm Road Fault was identified in 1992 in the southeastern portion of the study area. Insufficient information is available to determine if the fault is active.

Other faults in the region that could affect the study area are the San Andreas and Elsinore faults. The San Andreas is an active fault located approximately 15 miles northeast of the study area. The Elsinore fault is also considered active, and is approximately 17 miles southwest of the study area. The San Jacinto fault poses the greatest seismic threat because it is close to Moreno Valley and it is considered to be the most active fault in Southern California.

6.5.2 Issues and Opportunities

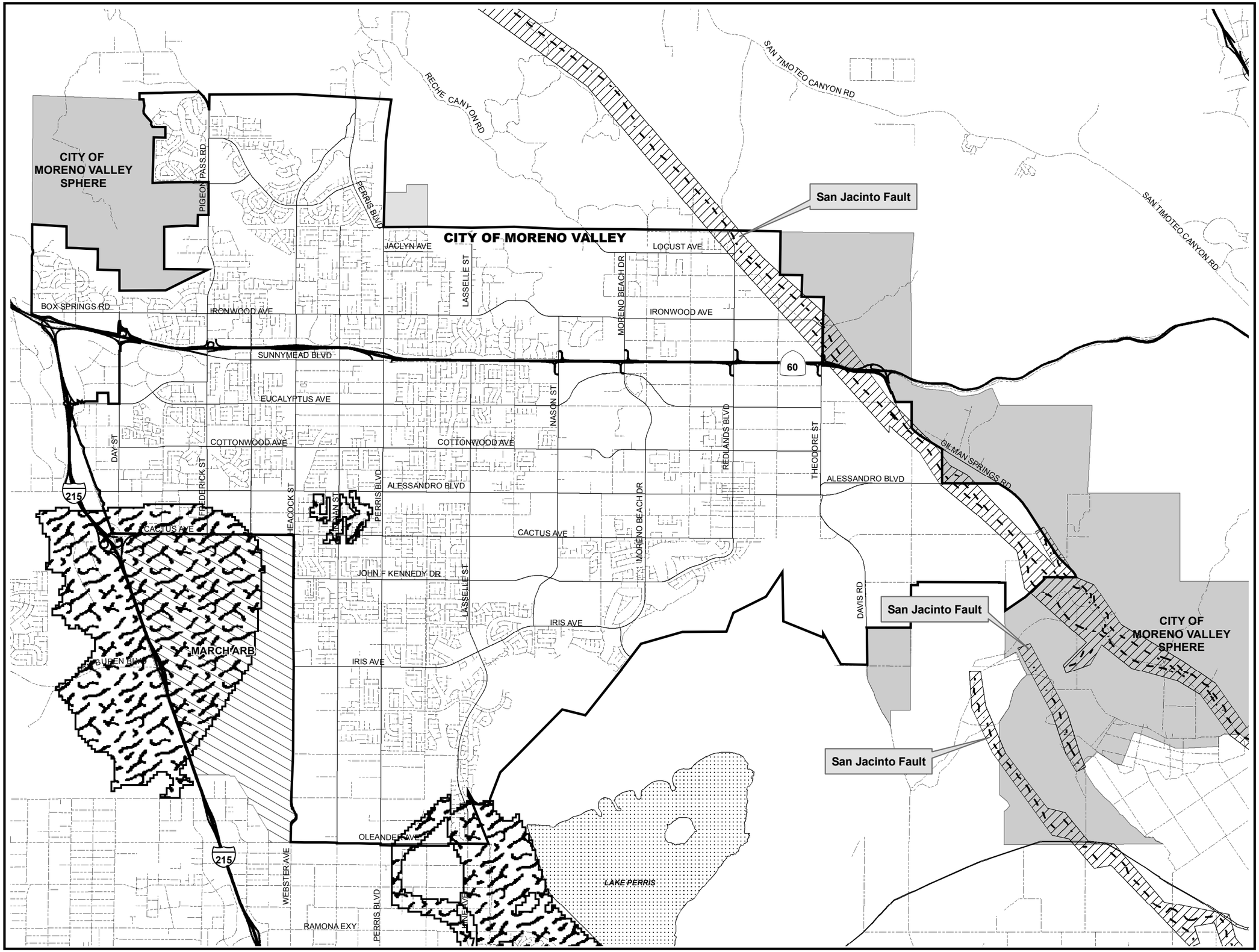
The primary seismic hazards facing the area are ground rupture and seismic shaking. Ground rupture refers to the displacement that occurs during an earthquake. Such displacement of the earth's surface may be vertical, horizontal, or both. Pipelines and roads are particularly vulnerable to damage where they cross faults as a result of ground rupture.

The State Geologist has mapped a "Special Studies Zone" along the San Jacinto Fault Zone in accordance with the Alquist-Priolo Special Studies Zone Act (see Figure 6-3). Under this act, prior to approval of structures for human occupancy within a special study zone, a geologic study must be undertaken to determine the precise location and necessary set backs from identified faults.

Ground shaking is the greatest cause of damage in an earthquake. The intensity of ground shaking in an earthquake depends on several factors including the magnitude of the earthquake, distance from the earthquake epicenter, and soil conditions.

In general, the larger the magnitude of an earthquake and the closer a site is to the epicenter of the event, the greater will be the effects. However, soil conditions can also amplify earthquake shock waves. Generally, the shock waves remain unchanged in bedrock, are amplified in thick alluvium and are greatly amplified in thin alluvium.

There are several scales used to measure earthquakes. The most well known scale is the Richter Scale, which measures the energy released in an earthquake.



MORENO VALLEY

FIGURE 6-3
GEOLOGIC FAULTS & LIQUEFACTION

- Streets
- Major Streets
- Highways
- Faults
- Fault Zones
- Potential Liquefaction
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\geologic.mxd

GEOGRAPHIC INFORMATION SYSTEMS

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

The Richter Scale is a logarithmic scale where an increase of 1.0 on the scale represents an increase of 10 in the amplitude of the recorded wave, and an increase of about 32 in the energy release. Thus, a 6.0 magnitude earthquake releases 32 times as much energy as a 5.0 magnitude event. An earthquake along the San Jacinto fault with a magnitude of 7 or more is likely to cause extensive damage. The Uniform Building Code requires new construction to be reinforced and braced to resist earthquake forces, but would not provide 100 percent damage protection from a major earthquake in close proximity to Moreno Valley. The building code requirements have increased over time. As such, older structures are generally more susceptible to earthquake damage than newer structures.

Secondary seismic hazards that may be triggered by an earthquake include liquefaction, land settlement, landslides, and seiches. Liquefaction is not considered to be a local hazard since groundwater levels in Moreno Valley are far below the surface. A shallow water table is necessary for liquefaction to occur. There are isolated instances of collapsible soils. Soil engineers routinely evaluate the potential for land settlement when conducting foundation investigations.

Loose rocks might roll down mountain slopes during strong ground shaking, specifically the granitic boulders on the mountains located at the northern and southern margins of the study area. There is some potential for landslides in the Badlands because the slopes are steep and the underlying geologic material is poorly consolidated.

Seiching is water movement caused by ground shaking. Seiching may present a hazard during an earthquake at Poorman Reservoir, Sunnymead Lake, and Lake Perris if the seiching in conjunction with ground shaking resulted in dam failure. Dam rupture could endanger inhabitants and property within the path of the resulting flow of water. Specific dam failure hazards are discussed in the Flood Hazards section of the General Plan. Water storage tanks are also susceptible to seiching. However, water tanks are designed to safely detain and direct the flow of water in the event of failure or leakage.

6.6 AIR QUALITY

6.6.1 Background

Air pollution is a serious local, national and global problem. It is a health hazard. Cancer, lung damage, asthma and other respiratory ailments have been linked to air pollution. Air pollution also damages plants and property and obscures views. Two primary factors influence air quality: the climate and the amount of pollutants emitted into the air.

The Moreno Valley study area is located near the eastern edge of the South Coast Air Basin. This Basin includes most of the counties of Los Angeles and Orange, as well as the western portions of Riverside and San Bernardino Counties. The South Coast Air Basin has a Mediterranean climate with hot, dry summers and mild, moist winters. Occasional periods of strong Santa Ana winds and winter storms interrupt the otherwise mild weather pattern. Moreno Valley has an annual average mean temperature for January and July of 51 and 76 degrees Fahrenheit, respectively. The maximum summer temperature reaches more than 100 degrees Fahrenheit.

Wind has an important effect on air quality. Low wind speeds and the mountains bordering the South Coast Air Basin limit the dispersal of air pollutants. The daytime winds typically originate off the coast and carry significant amounts of industrial and automobile air pollutants from the densely urbanized western portion to the eastern portion of the air basin. This influx of pollution from the western part of the air

basin is the primary air quality problem in Moreno Valley.

Atmospheric temperature inversions that occur above the South Coast Air Basin also affect local air quality. Air pollutants concentrate because they cannot rise through the inversion layer and disperse. Inversions are more common and persistent during the summer months. Over time, sunlight produces photochemical reactions that create ozone, a particularly harmful air pollutant.

Ozone, carbon monoxide, fine particulate matter, nitrogen dioxide, sulfur dioxide and lead are pollutants for which the federal and state governments have established ambient outdoor air quality standards. Air quality standards are designed to protect public health. There are also federal and state regulations concerning toxic pollutants and global warming and ozone-depleting gases.

Ozone is formed by the reaction of volatile organic compounds and reactive organic gases, both of which are by-products of vehicular and industrial emissions. Carbon monoxide from motor vehicle emissions can reach high levels near congested roadways. Fine particulate matter is a pollutant that consists of very small particles derived from soil surface dust, diesel soot and other sources. Nitrogen dioxide, a by-product of motor vehicle and industrial emissions, sulfur dioxide and lead are found at levels below the federal and state standards.

Air quality data is obtained from monitoring stations operated by the South Coast Air Quality Management District (AQMD). The Perris Valley station is the closest and most representative of the study area. The Perris Valley station monitors fine particulate matter and ozone, Moreno Valley's primary air quality problem.

Although Moreno Valley's air quality is greatly shaped by pollutants transported from other portions of the Basin, Moreno Valley has both stationary and mobile sources of emissions. Stationary sources include residences, dry cleaning establishments, gas stations and various manufacturing enterprises.

Mobile sources include automobiles, trucks, buses and aircraft traveling within or through the study area. Mobile source emissions are regulated to some degree at the state and federal levels by emission standards for auto manufacturers and by the state mandatory automobile inspection program.

The SCAQMD is the regional agency created to achieve and maintain healthful air in the region in accordance with federal and state mandates. SCAQMD must adopt, update and implement an Air Quality Management Plan (AQMP) pursuant to the California Clean Air Act and the federal Clean Air Act. The AQMP must demonstrate compliance with state and federal air quality standards.

Implementation of air pollution control measures dramatically improved air quality in the region since the early 1970's. Reflecting a long-term trend of improved air quality between 1985 and 1999, there was a 75 percent reduction in the number of days of unhealthful air. In 1985, there were nearly 160 unhealthful air days, days when the federal standard for ozone (0.12 parts per million) was exceeded. There were 41 days of unhealthful air in 1999.

6.6.2. Issues and Opportunities

Future development within the study area will create air pollutant emissions from three sources: construction, mobile, and stationary. Construction impacts are temporary, and include dust and gaseous emissions resulting from the disturbance of soil during clearing and grading as well as the combustion of fuels from heavy equipment.

Upon completion of construction, significant increases of automobile and truck traffic will occur, with associated increases in emissions. The third source of pollutant emissions is from stationary sources, primarily resulting from industrial processes. Additionally, energy demands for new development require the combustion of fossil fuels for space heating and power generation. This will create emissions locally and at distant power plants.

Clearing, grading, and travel on unpaved roads will generate fugitive dust. The amount of dust can generally be reduced through the application of control measures such as regular watering. Other potential fugitive dust reduction measures include soil compaction; early paving, sealing, or oiling of access routes; and enforcement of maximum speed limits within unpaved portions of construction areas.

Fugitive dust will generally settle out on nearby horizontal surfaces such as foliage, vehicles, and buildings. Smaller dust particles will be carried by the prevailing winds to more distant locations. Fugitive dust particles are usually inert sillicates, and are large enough to be filtered by human breathing passages. Such dust may contribute to the degradation of visibility in the area, but typically will not have adverse health effects, as would the very small, complex organic aerosols of urban air pollution.

In addition to fugitive dust, emissions from heavy equipment and trucks will add to local air pollution. The impacts of construction activities are temporary and are primarily a nuisance factor.

The most local air emissions will result from additional vehicle miles traveled due to new local development, as well as from increases in regional traffic along State Route 60 and Interstate 215. Compared to the hundreds of millions of vehicle miles already traveled in the South Coast Air Basin, the effect of Moreno Valley area growth will be minimal. However, on a local scale, there may be micro-scale air quality problems, such as carbon monoxide concentrations.

The number and length of trips occurring within the city can be reduced by encouraging a balance between employment and housing. A jobs/housing balance would reduce emissions from long commutes. Zoning property along transit routes to allow high-density residential, commercial and employment-intensive land uses could also reduce vehicle trips and miles traveled.

Another source of emissions is derived from the consumption of electricity and natural gas. Compared to mobile source emissions and regional stationary source emissions, local impacts will be minimal. It should also be noted that much of the stationary source emissions would be generated at distant power plants.

Industrial processes also create stationary source emissions. The type and quantities of these emissions are highly variable depending on the specific industrial process, materials used and production level.

6.7 WATER QUALITY

6.7.1. Background

a. Groundwater Quality.

Although groundwater provides a fraction of the local water supply, groundwater is a valuable natural resource that should be protected. Groundwater aquifers are natural storage tanks that can store water for use during drought periods. Agricultural chemicals, domestic sewage and chemical spills are potential sources of groundwater pollution in the study area.

While agricultural operations are no longer a major source of water pollution, past operations contributed to concentrations of salts and dissolved solids that created

limitations for domestic use.

Nitrate concentrations have also been a problem. As recently as the 1990's, groundwater pumped by local water companies contained nitrate levels that exceeded state drinking water standards. Water companies had to blend groundwater with imported water purchased from the Eastern Municipal Water District.

Groundwater concentrations of fluoride and boron are relatively high near the San Jacinto Fault Zone. The occurrence of high fluoride and boron concentrations is often associated with geologic faults.

In the 1980's, a plume of contaminated groundwater was identified within and immediately east of March Air Reserve Base. Improper handling of waste fuel, oil and spent solvents was the cause of the contamination. The predominant pollutants are tetrachloroethylene and trichloroethylene. The Air Force operated wells and facilities to clean and monitor the plume of contaminated groundwater.

b. Surface Water Quality

The majority of the surface runoff from the study area drains into the San Jacinto River; some of which initially flows southeast into the San Jacinto Valley and some southwest into the Perris Valley Storm Drain. The remainder of the study area drains to the west and north into various tributaries of the Santa Ana River, including Sycamore Canyon, Reche Canyon and San Timoteo Canyon.

The San Jacinto River drains to the southwest into Canyon Lake and Lake Elsinore and then northwest into Temescal Wash and the Santa Ana River. Canyon Lake occasionally discharges into Lake Elsinore. Lake Elsinore occasionally discharges into Temescal Wash, a tributary of the Santa Ana River. Discharges from the lakes are so rare that they are essentially closed systems. As such, they are particularly susceptible to water quality problems.

Lake Elsinore and Canyon Lake did not meet state water quality standards adopted pursuant to the Federal Water Pollution Control Act (Clean Water Act). Lake Elsinore experienced algae growth, oxygen depletion and fish kills due to sediment, nitrogen and phosphorus compounds and toxicity.

The Santa Ana Regional Water Quality Control Board adopted a nutrient Total Maximum Daily Load (TMDL) for Canyon Lake and Lake Elsinore. The TMDL when implemented will reduce nutrients in the surface waters tributary to the lakes to levels that will protect their designated uses.

Storm water runoff from the study area could further degrade downstream water quality. Some of the pollutants of concern include, but are not limited to, sediment, oil, petroleum products, debris and litter, human and animal waste, fertilizers, pesticides, antifreeze, tire and brake particles, detergents and toxic substances.

The pollutants found in urban storm runoff originate from diverse sources. Sediments originate from soil erosion. Automobile use is responsible for the deposition of contaminants such as asbestos from brake linings, tire particles, antifreeze, oil and grease that accumulate on streets and parking surfaces. Fertilizer, organic matter and deposits of air pollutants are sources of nitrogen and phosphorous in runoff.

6.7.2. Issues and Opportunities

a. Groundwater Quality.

There are many programs in place to preserve the quality of groundwater. Examples include the following:

- Well Drilling and Abandonment

Standards - Riverside County and California State guidelines for the construction and closure of water wells.

- Underground Storage Tanks - County and State regulations for placement, construction, and maintenance of underground storage tanks.

- Subsurface Sewage Disposal Systems - City, County and Santa Ana Regional Water Quality Control Board standards for construction, placement, and use of septic tanks and soil leaching systems.

- Hazardous Wastes - City, County, State, and Federal guidelines and procedures for the storage, transportation, and disposal of hazardous waste material.

- Groundwater cleanup and monitoring at MARB –Federal cleanup and monitoring of groundwater on and adjacent to March Air Reserve Base due to contamination associated with past aircraft maintenance operations.

- Review of Sewer Systems – EMWD and City of Moreno Valley standard procedures for the construction and maintenance of sewer systems.

- Water Reclamation/Sewage Treatment - EMWD, State, Santa Ana Regional Water Quality Control Board and Federal guidelines for sewage treatment and disposal or use of treated water and sewage sludge.

- Sanitary Landfills - Riverside County guidelines, standards, and monitoring of wastes that enter landfills.

b. Surface Water Quality

Storm water discharges from new developments are prohibited unless the discharges are in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The Santa Ana Regional Water Quality Control Board issued a NPDES permit for the Santa Ana River watershed pursuant to the Clean Water Act and Environmental Protection Agency guidelines. The City, along with other jurisdictions, is a party to the Santa Ana NPDES Municipal Stormwater Permit. The Santa Ana Regional Water Quality Control Board issued a separate storm water permit for the San Jacinto River portion of the watershed.

The NPDES permit includes a storm water management plan that describes a program for reducing the discharge of water pollutants to the maximum extent practical. The program assigns responsibilities for implementing best management practices, monitoring of storm water runoff, training, public education and reporting activities. The NPDES permit requires water quality impacts from new developments to be addressed as part of the environmental review process and the implementation of mitigation measures to improve the quality of runoff from new development.

6.8 FLOOD HAZARDS

6.8.1. Background

Regional flood control planning and facilities are under the jurisdiction of the Riverside County Flood Control and Water Conservation District (RCFCWCD). The City of Moreno Valley, however, has the responsibility for design, construction, and maintenance of local drainage facilities. Road curb and gutter and roadside ditches supplement the flood control system.

A small portion of the study area is subject to flooding during and immediately after heavy rainfall. Several portions of the study area are subject to a 100-year flood, meaning a flood that might occur once in one hundred years; in other words, a flood with a one percent chance of occurring in any given year.

Four types of actual and potential flooding conditions exist within the Moreno Valley study area: flooding in defined watercourses, ponding, sheet flow, and dam inundation. Flooding within defined watercourses occurs within drainage channels and immediately adjacent floodplains. Ponding occurs when water flow is obstructed due to manmade obstacles such as the embankments of State Route 60 and other roadways where they cross-defined watercourses. Sheet flow occurs when capacities of defined watercourses are exceeded and water flows over broad areas.

An extensive flood prone area exists along the Quincy Channel between Cottonwood Avenue and Cactus Avenue. An extensive floodplain also extends along the Oliver Street alignment from a point north of Alessandro Boulevard to John F. Kennedy Drive and extending in a southwesterly direction as far as the northeast corner of Morrison Street and Filaree Avenue and the northeast corner of Nason Street and Iris Avenue. Another extensive flood prone area exists east of Heacock Street and Lateral A of the Perris Valley Channel between Cactus Avenue and a point north of the intersection of Lateral A and Indian Street.

Dam inundation is a potential, albeit remote, flood hazard through several portions of the study area. This condition is based on the assumption of instantaneous failure of a dam with the reservoir at or near its full capacity. Two locations of concern exist within the study area: Poorman Reservoir (Pigeon Pass Reservoir) and Lake Perris. Failure of the dam at Poorman Reservoir could result in extensive flooding along the downstream watercourse. The risk of flooding due to dam failure is limited to the period during and immediately after major storms. The reservoir does not retain water throughout the year. Failure of the dam at Lake Perris would only affect a very small area south of Nandina Avenue along the Perris Valley Storm Drain and the Mystic Lake area in the southeast corner of the study area.

RCFCWCD prepared four "Master Drainage Plans" for the area. These documents analyze drainage flows and make recommendations for improvements.

The Moreno Area Drainage Plan is generally bounded by Nason Street on the west and Theodore Street on the east. The mountain range to the north and the Mount Russell area foothills to the south, define the northern and southern boundaries of the drainage area. The plan includes two retention basins north of State Route 60 and a network of open channels and underground storm drains. The system will carry storm runoff to a channel system and a retention basin in the Moreno Valley Ranch area that drains into the Perris Valley Storm Drain.

The Sunnymead Area Drainage Plan is generally bounded by Frederick Street and March Air Reserve Base on the west, the Perris Valley Storm Drain on the south and Lasselle Street on the east. The plan consists of several retention basins, open channels and a network of underground storm drains. Poorman Reservoir is the major flood basin in the area. The system will carry storm runoff south to the Perris Valley Storm Drain.

The West End Area Drainage Plan is roughly bounded by the Box Springs Mountains to the north, Old Highway 215 on the west, Alessandro Boulevard on the south, and Frederick Street on the east.

The master plan calls for a system of open concrete lined channels and underground storm drains, which in conjunction with streets, will allow for the safe passage of storm flows through the developed area. The system discharges storm runoff through a culvert on Old Highway 215 and into Sycamore Canyon.



Sunnymead Storm Channel

The Perris Valley Area Drainage Plan includes parts of Moreno Valley, Perris and unincorporated parts of Riverside County, including March Air Reserve Base. The portion of the master plan within Moreno Valley is predominantly within the Moreno Valley Industrial Area. It extends between Heacock Street on the west to the Perris Valley Storm Drain on the east, from Lateral A to Lateral B of the Perris Valley Storm Drain. The master plan consists of a retention basin and a system of open channels and underground storm drains.

No master drainage plan has been completed for the area east of Theodore Street. Storm water runoff in the eastern portion of the study area generally flows in a southerly direction through existing natural floodways and manmade agricultural and roadside ditches. Runoff drains through the San Jacinto Valley and ultimately flows into Mystic Lake and the San Jacinto River.

The Federal Government, alarmed by rising costs of disaster relief, passed the National Flood Insurance Rate Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts is to reduce the need for large public expenditures for flood control works and flood relief by identifying and restricting development within floodplains.

The Federal Emergency Management Agency administers the National Flood Insurance Program (NFIP). The NFIP offers flood insurance within communities that comply with minimum floodplain management guidelines. For example, communities are required to use the Flood Insurance Rate Maps (FIRM) published by the FEMA. The City of Moreno Valley has joined the NFIP program and the Community Rating System (CRS) programs. As such, residents and businesses in Moreno Valley qualify for discounts on their flood insurance premiums.

6.8.2. Issues and Opportunities

According to the RCFCWCD, improved methods to determine flood hazards, along with rapid development and land use changes resulted in the need to revise portions of the existing master plans. Revisions may be necessary from time to time as land use changes are made that change the characteristics of the watershed.

The current main trunk facilities (primary open channels) were designed to protect anticipated development in a 100-year flood. The combined collector line and surface street network feeding the study area's system was designed to accommodate 10-year flood flows. Much of the system remains to be installed.

As development within Moreno Valley proceeds, land developers will continue contributing to the flood control system. Developers not only install local drainage facilities on their property, but they also install major drainage facilities and/or pay drainage fees to the RCFCWCD for the completion of the major flood control facilities.

RCFCWCD has been collecting development fees to finance drainage improvements. However, there has traditionally been a lapse between (1) the time development fees are collected and, (2) the time sufficient fees have been collected

Flood Zones

Zones Inundated by 100 Year Flood

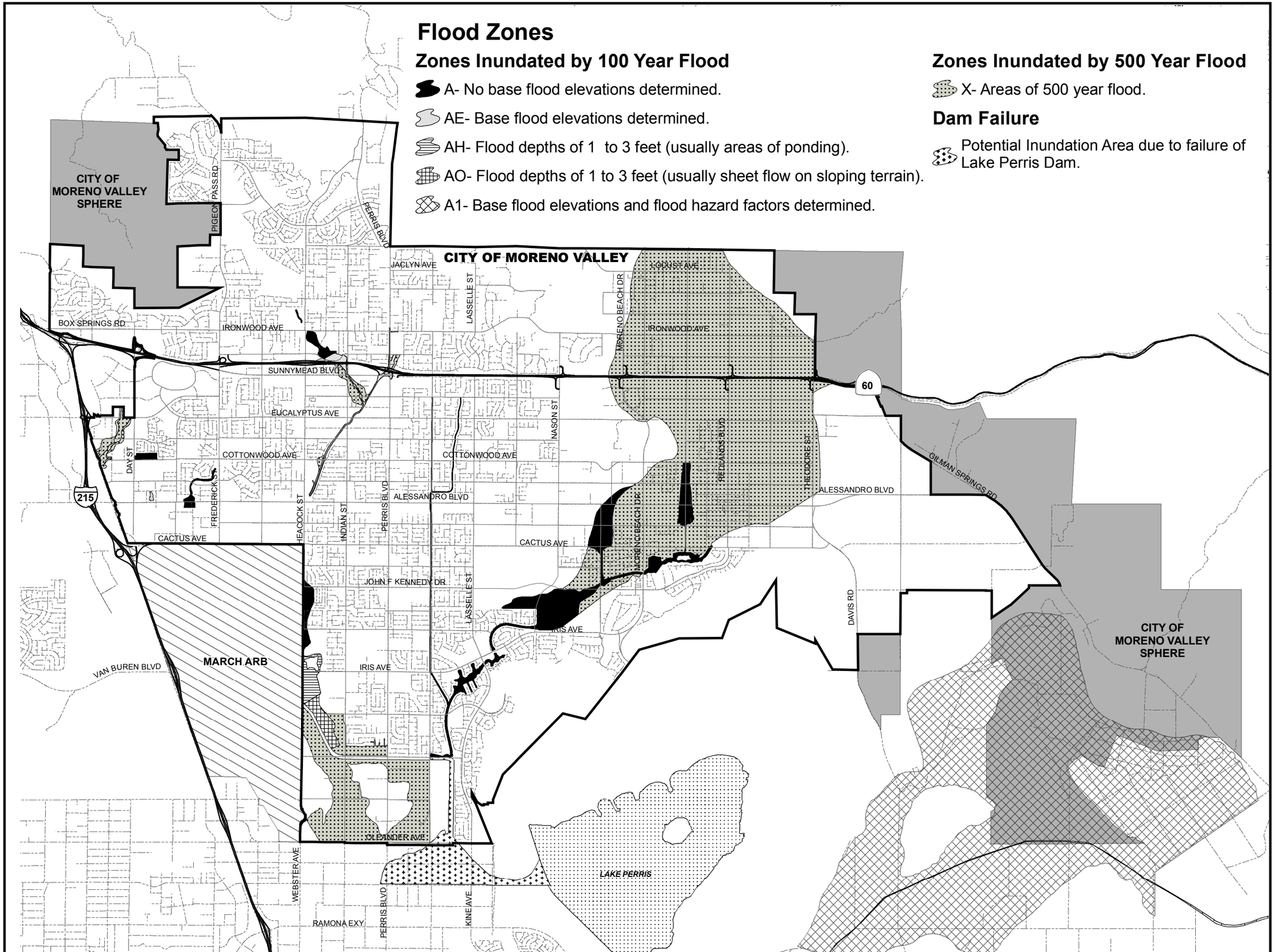
- A- No base flood elevations determined.
- AE- Base flood elevations determined.
- AH- Flood depths of 1 to 3 feet (usually areas of ponding).
- AO- Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain).
- A1- Base flood elevations and flood hazard factors determined.

Zones Inundated by 500 Year Flood

- X- Areas of 500 year flood.

Dam Failure

- Potential Inundation Area due to failure of Lake Perris Dam.



MORENO VALLEY

FIGURE 6-4
FLOOD HAZARDS

- Streets
- Major Roads
- Highways
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

0 2,500 5,000 7,500 10,000 Feet

0 0.5 1 1.5 2 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\ArcMap\Planning\flood_hazard.mxd

GEOGRAPHIC INFORMATION SYSTEMS

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to allow for construction of a portion of the system. Thus, although master drainage plans are in place, and are being implemented, drainage problems remain, and can be expected to continue into the future until the entire drainage system has been completed.

6.9 HAZARDOUS MATERIALS

6.9.1 Background

Modern society is dependent on many materials that, because of their characteristics, pose a risk to human health and safety or the environment because of improper handling, storage or disposal. These substances are known as hazardous materials. Hazardous materials include both hazardous products intended for use and hazardous wastes for which no use or reuse is intended. Hazardous materials include toxic, corrosive, infectious, flammable, explosive and radioactive substances.

The use of hazardous materials is well known with regard to manufacturing and agricultural activities, but it is also associated with commercial, institutional, residential and recreational uses. Because of their widespread use, it can be assumed that each type of hazardous material is transported, used or stored to some degree within the study area.

Federal, state and local governments have enacted a variety of laws and established programs to deal with the transport, use, storage, and disposal of hazardous materials to reduce the risks to public health and the environment.

These laws and programs supplement existing regulations designed to control the contamination of air and water resources.

There are no active landfills operating in Riverside County that accept hazardous wastes. Hazardous wastes generated within the County are disposed of at distant "Class I" landfills. The California Health Services Department regulates companies that haul hazardous waste. The California Highway Patrol (CHP) is responsible for the inspection of motor carriers that haul hazardous wastes. Inspections are made on roadways, at freeway truck scales and truck yards.

The shipment of hazardous materials by truck or rail is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. Federal safety standards are also included in the California Administrative Code, Environmental Health Division.

The Environmental Protection Agency (EPA) ensures that containers of hazardous materials are properly labeled with instructions for use. The U. S. Department of Agriculture and California Department of Food and Agriculture and the Department of Industrial Relations regulate pesticide dealers and users to insure that hazardous agricultural chemicals are properly used. The California Department of Industrial Relations, Cal-OSHA Division regulates the use of hazardous materials in the workplace. Regulations governing the storage and use of hazardous materials are also contained in the Uniform Building Code and the Uniform Fire Code.

The Hazardous Materials Branch (HMB) of the Environmental Health Services Division of the Riverside County Health Department operates a hazardous waste program. The HMB inspects those involved in generating, hauling, storage, treating and disposing of these wastes. The HMB also operates mobile household hazardous waste roundups and checks loads at local landfills for hazardous wastes.

Past improper disposal of hazardous wastes throughout the state and the nation left a legacy of problems that prompted legislation to encourage better management and disposal of hazardous waste. Assembly Bill 2948, Tanner, was adopted in 1986 to ensure

that adequate hazardous waste facilities will be available in the future. AB 2948, as amended, authorized counties and cities to prepare and adopt plans for the siting of facilities for the treatment, storage and disposal of hazardous waste.

The City of Moreno Valley Hazardous Waste Management Plan (adopted in 1991) was prepared and adopted to meet the requirements of AB2948. The Hazardous Waste Management Plan, as may be amended from time to time, has been incorporated into the General Plan by reference.

The California Waste Management Act of 1989, as amended, required each city in the State of California to make provisions to handle solid waste, including household hazardous waste. Household hazardous waste includes small quantities of a variety of household products such as paint, pesticides, fertilizers, used oil, batteries and other automotive products, aerosols, cleaners, swimming pool chemicals, dyes and other personal care products. The State required each city to adopt a household hazardous waste element in conjunction with its solid waste management program. The City adopted its "Household Hazardous Waste Element" in 1992.

6.9.2. Issues and Opportunities

Hazardous materials are an integral part of modern life and cannot be eliminated entirely. There are many federal, state and local regulations and programs that substantially reduce the risks associated with hazardous materials.

The City has the ability to encourage "clean" industries rather than industries where large amounts of hazardous materials are used. The City also has the ability to establish a land use pattern that minimizes the hazards associated with the use, storage and transport of hazardous materials.

The Household Hazardous Waste Element and the Hazardous Waste Management Plan for the City of Moreno Valley contain programs for the reduction of hazardous waste and criteria for the siting of hazardous waste facilities. These plans should be updated from time to time to reflect changing conditions.

6.10 AIR CRASH HAZARDS

6.10.1. Background

There is an airfield located southwest of the city limits. The airfield is operated by two entities: March Air Reserve Base and the March Inland Port Airport Authority. The flight operations present a potential, albeit minor, risk for air crashes. The risk is greatest immediately under the takeoff and landing zone located at either end of the runway(s).

Air crash hazards and land use compatibility associated with the airfield at March were analyzed in the Air Installation Compatibility Use Zone report prepared by the Air Force in 1998. The report mapped areas of relative potential for crashes into various categories: areas on or adjacent to the runway; areas within the clear zone; Accident Potential Zone (APZ) I; and Accident Potential Zone (APZ) II.

The area on or adjacent to the runway is within the boundaries of the joint-use airport. It is outside of the study area. The accident potential within the clear zone, which extends 3,000 feet from each end of the runway, is considered to be of such high risk that few uses are acceptable. A small area at the extreme southwest corner of the City is within the clear zone.

The accident potential within APZ I and APZ II are considered to be significant enough to warrant special attention. APZ1 extends 5,000 feet past the clear zone along Old Highway 215 south of Alessandro Boulevard.

APZ II extends an additional 7,000 feet beyond APZ I along Old Highway 215.

The AICUZ Report provided land use recommendations for each accident potential zone. The main objective has been to restrict people-intensive uses because there is a greater public safety risk in these areas. The basic criteria for APZ I and APZ II land use guidelines is the prevention of uses which:

- have high residential density characteristics;
- are labor intensive;
- promote concentrations or extended duration of concentration of people, in particular, of people who are unable to respond to emergency situations such as children, elderly, handicapped;
- involve utilities and services required for the area to which disruption would have a significant adverse impact (e.g. electrical substations, telephone switching stations, etc.); or pose hazards to aircraft operations.

Precise maps of the air crash hazard areas (safety zones) in the vicinity of March were prepared to reflect the actual flight pattern for departures. Departing aircraft turn to the west shortly after takeoff. The resulting air crash hazard areas, shown on Figure 6-5, slant to the west of the accident potential zones shown in the 1998 AICUZ Report.

Tall structures are also an issue in the vicinity of airports. Federal Aviation Regulations (FAR) Part 77 recommends that local jurisdictions institute height controls to limit tall structures that might present hazards to aircraft operations. Part 77 defines the navigable airspace around airports to help local jurisdictions determine if a proposed tall structure might interfere with air operations.

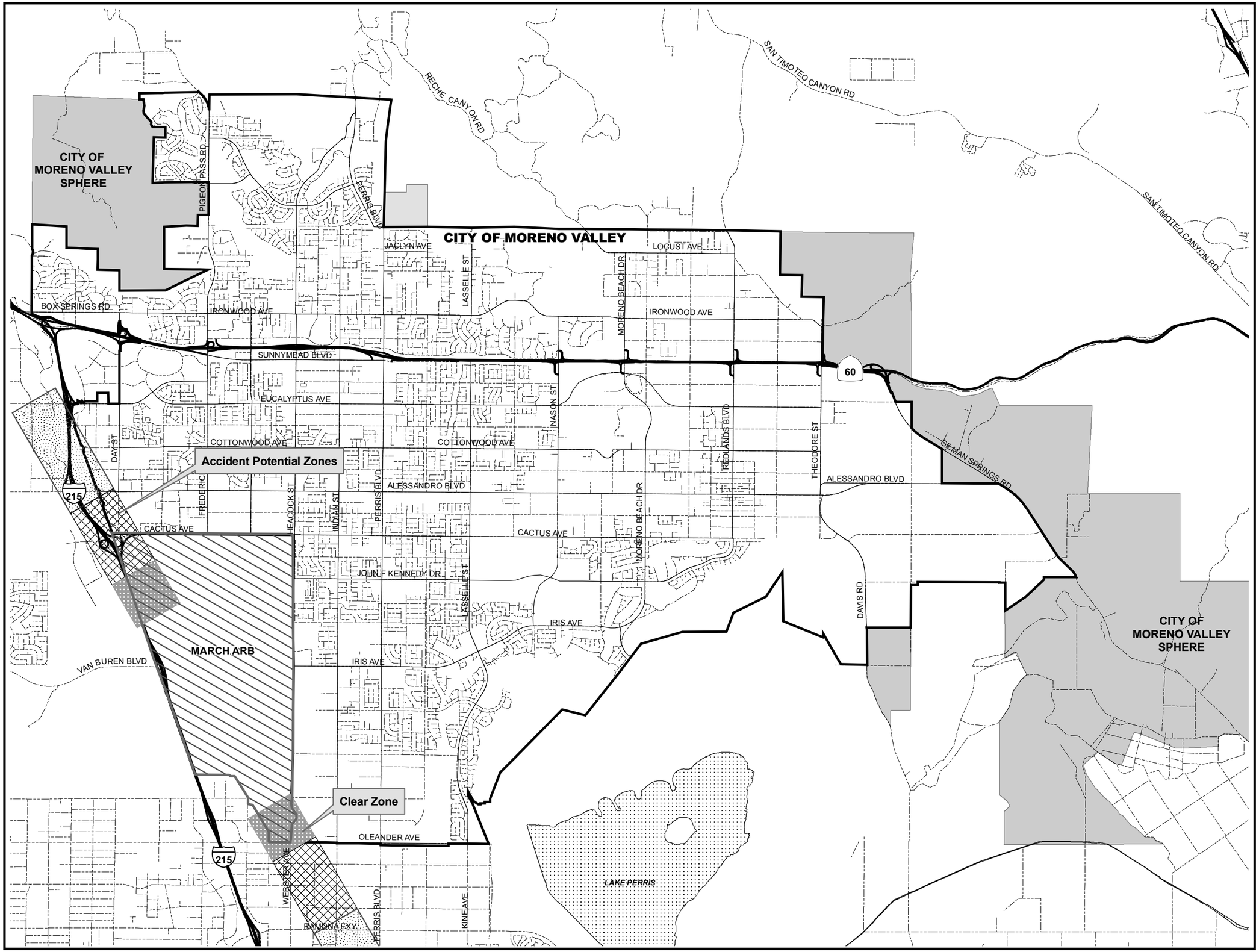
Commencing 2002, March was undergoing a transition from a military airport to a joint military and civilian airport. The Public Resources Code of the State of California requires the Airport Land Use Commission for Riverside County to prepare a comprehensive land use plan for each public airport.

Such plans are intended to allow for orderly growth of each airport and the area around each airport while safeguarding the public welfare.

6.10.2. Issues and Opportunities

The establishment of tall structures around airports and inappropriate uses in areas subject to air crash hazards could substantially increase the risk for loss of lives and property. As such, land use restrictions are needed in these areas in the interest of public safety. Such restrictions are also needed to ensure the long-term viability of the airport.

Potential complaints and litigation brought by people who live or work in these areas could force restrictions on flight operations and even closure of the airport. Therefore, it is in the economic interest of the region to discourage incompatible uses where there is a high potential for aircraft accidents.



MORENO VALLEY

FIGURE 6-5
AIR CRASH HAZARDS

- Streets
- Major Streets
- Highways
- March ARB
- Accident Potential Zone I
- Accident Potential Zone II
- Clear Zone
- Moreno Valley
- Moreno Valley Sphere
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\air_crash.mxd
*Air Accident Zone data provided by MARB

GEOGRAPHIC INFORMATION SYSTEMS

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7. CONSERVATION ELEMENT

7.1 BIOLOGICAL RESOURCES

7.1.1 Background

The native habitats within the study area have undergone considerable modification over the years. The majority of the valley floor was cultivated in the past, which resulted in the removal of native plants. Introduced grasses became established when cultivation ended. Introduced grasses and native plant and wildlife species were progressively removed as the area urbanized. Animal species currently found in urbanized areas are limited to those capable of adapting to living in close proximity to man.

Many of the species that once inhabited the valley remain in nearby natural areas. There are several such areas within or adjacent to the planning area. The San Jacinto Wildlife Area, located at the southeast corner of the planning area was established in 1983. This 12,000-acre wildlife preserve is noted its diversity of migratory birds. There are three additional large areas where natural habitat is retained in public ownership: Lake Perris Recreation Area, adjacent to the southern city limits, Norton Younglove Park, east of the city limits, and the Box Springs Mountain Park, located northwest of the city limits. A considerable amount natural habitat is in private ownership in the hillsides situated at the northern and eastern end of the planning area.

Due to wide variations in soil types, terrain, and micro-climates, several different plant communities occur. Grasslands are predominant in the undeveloped portions of the valley floor. Unless cultivated, they contain grasses, annuals, shrubs, and thistle, including foxtail grass (*Hordeum*), cheatgrass (*Bromus*), mustards (*Brassica*), lupines (*Lupinus*), and Russian thistle (*Salsola kali*).

Another plant community within the study area is the Chamise Chaparral, found on steep northerly slopes within the study area. Chamise (*Adenostoma fasciculatum*) is the dominant member of this community. Other common plants in this zone include whitehorn brush (*Ceanothus crassifolius*), sugar sumac (*Rhus ovata*), yucca (*Yucca whipplei*), and black sage (*Salvia mellifera*).

The third common plant community found within the study area is Coastal Sage Scrub, generally found on hillsides. Coastal sage brush (*Artemesia californica*) is the dominant species on the north slopes while Brittlebrush (*Encelia farinosa*) dominates the south facing slopes. Other species commonly associated with this zone are: black sage (*Salvia mellifera*), white sage (*Salvia apiana*), Yucca (*Yucca shidigera*), sugar sumac (*Rhus ovata*) and California buckwheat (*Eriogonum fasciculatum*).



Coastal sage scrub vegetation

Springs and drainage courses support water-oriented, riparian species. They include elderberry (Sambucus mexicanus), sunflower (Helianthus), willows (Salix), mulefat (Baccharis viminalis), horseweed (Conyza coulteri), and wild rhubarb (Rumex hymenosepalum). The larger drainage courses also support sycamore and cottonwood trees.



Riparian vegetation

According to the California Department of Fish and Game, there is no record of any plant that has been given Federal or State status as endangered, threatened, or rare within the study area. However, the absence of listed plants does not mean that they do not exist within the study area, only that no occurrence data has been entered in the database.

The wide variations in topography and vegetation within the undeveloped portions of the study area resulted in a rich diversity of wildlife species. Mammals include animals such as mule deer can be found in the Box Springs Mountains and in the Badlands. Large carnivores, such as coyotes, bobcats, badgers, and gray fox also exist in the undeveloped portions of the study area. Opossums, raccoons, skunks, cottontail rabbits and many rodent species are common to the study area.

A wide variety of reptiles are found in the study area. Well over one hundred species of birds, including owls, hawks and other birds of prey, can be seen at various times throughout the year, either as residents or during migration periods.

According to the California Department of Fish and Game's Natural Diversity Data Base (NDDB), there are recorded occurrences of species listed as endangered or threatened within the study area as well as potentially listed species. Listed species are protected under the federal Endangered Species Act and/or the California Endangered Species Act. It is unlawful to harm an endangered or threatened species or to damage the habitat that it occupies. As such, development of property occupied by listed species is subject to serious obstacles.

The listed species include the Stephens' kangaroo rat (*Dipodomys stephensi*), the California gnatcatcher (*Polioptila californica*) and the Least bells vireo (*Vireo belli pusilus*). The potentially listed species include the Orange Throated whiptail, the San Diego horned lizard and the Short nosed pocket mouse. The absence of certain species from the Natural Diversity Data Base does not mean that they do not exist within the study area, only that no occurrence data had been entered in the database.

The Stephen's kangaroo rat (SKR), a small nocturnal rodent related to the squirrel family, is listed as an endangered species under federal law and threatened under state law. It prefers sparse cover and relatively level or gently sloping coastal sage scrub and adjoining grasses.

Development of habitat occupied by the SKR is allowed pursuant to permits from the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Permits were issued to the Riverside County Habitat Conservation Agency (RCHCA), an agency formed by several jurisdictions within western Riverside County, including Moreno Valley. The permits require the RCHCA to implement a long-term habitat conservation plan (HCP) for the conservation of SKR habitat within five core reserves.

The California gnatcatcher is a small gray songbird that prefers coastal sage scrub plant communities. It can also be found in other plant communities adjacent to sage scrub habitat. The California gnatcatcher

was listed as a threatened federal species in 1993.

The least bells vireo is an insectivorous bird listed as a state and federal endangered species. It is a summer resident of dense riparian habitats in Central and Southern California and thought to winter in Mexico. Riparian portions of San Timoteo Canyon in the northeastern corner of the study area are considered suitable habitat for the least bells vireo.

7.1.2 Issues and Opportunities

Future urban development will result in the loss of natural vegetation and wildlife habitats as development spreads over the valley floor and into the surrounding hills. The vegetative and wildlife communities present in the hillside areas will be impacted to the extent that development occurs in the hillsides.

Riparian vegetation along drainage ways will also be impacted as existing flood control plans are implemented, and natural drainage courses are replaced with man-made features. While it may be possible to preserve some drainage courses in a natural condition, it will require revisions to existing master drainage plans and maintenance mechanisms.

The listing of threatened and endangered species in western Riverside County prompted the private sector and public agencies to work together toward a long-term solution to wildlife conservation. Riverside County assumed the lead role in the effort to develop a Multi-Species Habitat Conservation Plan (MSHCP) for western Riverside County, which was approved in 2003. The MSHCP is a comprehensive, multi-jurisdictional effort that includes the County and fourteen cities. Rather than deal with endangered species on a one-by-one basis, this Plan focuses on the conservation of 146 species. The MSHCP consists of a reserve system of approximately 500,000 acres of which approximately 347,000 acres were public ownership and 153,000 acres was in private ownership. The MSHCP provides landowners, developers, and those who build public infrastructure with certainty, a streamlined regulatory process, and identified project mitigation.

7.2 CULTURAL AND HISTORICAL RESOURCES

7.2.1 Background

Ancestors of the Luiseno and Cahuilla Indian tribes were the first inhabitants of Moreno Valley. They hunted game and gathered seeds and plants. They left evidence in rocks that they used to grind seeds. They also left primitive rock paintings.

Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted in 1774 by Juan Bautista de Anza. The trail passed through the San Jacinto Valley, the Perris Valley and southwest Moreno Valley.

Moreno Valley and the rest of California became part of the United States in 1850. John Butterfield operated a stagecoach line between Tucson, San Diego, Los Angeles and San Francisco. A separate stage line went through Moreno Valley from Perris Valley to Pigeon Pass and Reche Canyon.

An irrigation district was formed in 1891 for the purpose of importing water from a reservoir in the San Bernardino Mountains. Most of the valley was subdivided and two town sites were established in anticipation of the new water supply. The town of Moreno was established at the intersection of Alessandro and Redlands Boulevards. Alessandro was located along the Southern California Railway line at the intersection of Iris Avenue and Elsworth Street.

The road circulation system in Moreno Valley was established with the original subdivision map. The major north-south streets were established at one-half mile intervals with names in alphabetical order from west to east. The avenues, oriented east to west, were established at one-quarter mile intervals. The names of the avenues were also established in alphabetical order; tree names north of Alessandro Boulevard; botanical names south of Alessandro Boulevard.

Water deliveries began in 1891 from a new aqueduct that terminated at the northeast corner of the valley. The flow of water was soon interrupted by a period of drought and a legal dispute over water rights. Crops failed and most of the residents left the area by the turn of the century. Many of the original homes were relocated to other areas.

Development interest in the western side of the valley was renewed with activation of March Air Force Base in 1918. The base closed in 1922 and reopened as a flight training school in 1927.

Well drilling in the 1920's allowed local groundwater to be developed. Mutual water companies were formed, land was subdivided and people began to settle in the communities the Edgemont and Sunnymead. Development activity slowed during the depression era until March Air Force Base was reactivated during World War II.

The Cultural Preservation Advisory Board was created in 1987 to advise the City in all matters relating to the preservation of the heritage and culture of Moreno Valley. The Board was later renamed the Cultural Preservation Advisory Committee. Moreno Valley Historical Society is a private organization dedicated to the appreciation and preservation of the history of Moreno Valley.

7.2.2 Archaeological and Historical Sites

There are no sites within the Moreno Valley study area listed as a state landmark, nor are there any sites on the National Register of Historic Places. The Old Moreno Schoolhouse was designated a city landmark in 1988.

The schoolhouse was built in 1928 at the northeast corner of Alessandro Boulevard and Wilmot Street. The schoolhouse, built in the mission revival style of architecture, replaced the building constructed on the site in 1892. The City purchased the schoolhouse in 1988 with the intent of restoring the structure and grounds for public use. The restoration cost was later determined to be excessive. As a result, the building was sold and the new owners converted the structure into a residence in 2005.

The First Congregational Church of Moreno was the first church built in Moreno Valley. The church building was constructed in 1891 at the northeast corner of Alessandro Boulevard and Sterling Street in the town of Moreno. In 1943, the building was moved to 24215 Fir Avenue, east of Heacock Street. The Moreno Valley Congregation Church still uses the structure, but it was no longer used as the main sanctuary.



Moreno Valley Congregational Church

In 1987, the Archaeological Research Unit of the University of California conducted an inventory of archaeological sites within the City of Moreno Valley. A total of 168-recorded sites were located. The majority of the sites are in the hillsides and most of the identified artifacts relate to milling and food processing by native peoples. Rock art sites and the remains of an adobe structure were identified as well. The report contains recommendations for recordation, protection or excavation.

The Archaeological Research Unit also prepared a report and a map of paleontological sensitivity. The sedimentary formations of the Badlands were determined to have high potential of containing vertebrate fossils. The report recommended monitoring of the area during excavation to protect and preserve any important fossils that might be uncovered.

In the 1980's, the State of California Department of Parks and Recreation conducted an inventory of historic resources in Moreno Valley. The inventory identified 26 structures of historical interest. Most of the structures were residences. Several of the structures no longer exist.

7.2.3 Issues and Opportunities

Rapid urban development in Moreno Valley has led to a loss of several buildings of historical interest. Continued development could result in the loss of historical and cultural resources unless mitigation is undertaken prior to grading and construction. Many old structures are in poor condition and in some cases restoration may not be feasible.

7.3 SOLID WASTE

California and the region are faced with a long-term solid waste disposal problem. Existing landfills are filling up and there is a shortage of new landfills. The amount of solid waste continues to grow in step with growth in population, commerce and industry.

Locally generated solid waste is deposited in several local landfills, including the Badlands Sanitary Landfill at the eastern end of Ironwood Avenue. The Badlands Sanitary Landfill is owned and operated by the Riverside County Waste Resources Management District.

Recognizing the severity of the waste disposal problem, the state legislature enacted the California Integrated Waste Management Act of 1989 (AB939). The purpose of the Act was to reduce the amount of solid waste that must be disposed of in landfills.

The City Council adopted a "Source Reduction and Recycling Element" in 1992, describing how Moreno Valley plans to meet the goals mandated by AB939. The element includes strategies to address various components of the solid waste challenge, including the character of the waste stream, source reduction, recycling, composting, special waste (e.g. construction debris, auto bodies, medical waste, tires and appliances), education and public information, disposal facility capacity, funding and integration of the various components.

Moreno Valley works in concert with the local waste hauling company to meet its waste diversion requirements. Residential customers place recyclable materials at the curb for collection by the waste hauler, Waste Management of the Inland Empire. The waste hauler separates and markets the recyclable materials, including cardboard, paper, tin/metal, aluminum cans, plastics and glass. In 2004, fifty-one percent of the solid waste generated in Moreno Valley was diverted from landfills.

7.4 SOILS

7.4.1 Background

The United States Soils Conservation Service (SCS) mapped soils within Western Riverside County. A general classification used in soil mapping is called a soil association. An association is a landscape that has a distinctive pattern of soil types. Identification of soil associations is helpful to 1) get a general idea of the soils in an area, 2) identify large areas of land suitable for a particular purpose, and 3) to identify general areas with potential constraints.

Five soil associations are found within the Moreno Valley study area. The Monserate - Arlington - Exeter Association is found on terraces and on old alluvial fans adjacent to and within the eastern half of March Air Reserve Base. It consists of well-drained soils that developed in alluvium from predominantly granitic materials. This association is found on nearly level to moderately steep slopes from 0 to 25 percent with a surface layer of sandy loam and a shallow to deep sandy clay loam hardpan.

The Hanford - Tujunga - Greenfield Association occurs on alluvial fans and flood plains. It is common in the central portion of Moreno Valley, generally extending northeast to southeast of March Air Reserve Base. This association consists of well-drained to somewhat excessively drained soils, developed in granitic alluvium. These soils are found on nearly level to moderately steep slopes of 5 to 15 percent. They have a good topsoil layer of coarse sandy loam texture with underlying layers that are coarse sandy loam and loamy sand.

Cieneba - Rock Land - Fallbrook Association is found on uplands located in the Box Springs Mountains area, extending east to Reche Canyon as well as the Mount Russell area. These soils are formed in coarse-grained igneous rock. This association consists of somewhat excessively drained soils on undulating to steep slopes ranging from 5 to 50 percent. They generally have a poor topsoil layer of sandy loam above a layer of gravelly coarse sand and a third layer of weathered granodiorite. Rock outcrop areas are present along with weathered rock close to the surface.

The San Emigdio - Grangeville - Metz Association is found on alluvial fans and floodplains. The soils along the western side of Gilman Springs Road comprise this association. These soils are well-drained and found on nearly level to very steep slopes ranging from 0 to 50 percent. They have good topsoil and an underlying layer consisting of fine sandy loam.

The Badlands - San Timoteo Association soils occupy the area along the northern side of Gilman Springs Road into the Badlands region. This association consists of well-drained soils found on steep to very steep slopes ranging from 30 to 70 percent. The soils are variable, consisting of soft sandstone, siltstone, and beds of gravel. These soils also range in texture from sandy loam to clay loam, having poor topsoil characteristics. The very shallow depth to bedrock severely limits the use of septic tank sewage disposal systems in this area. Soil stability is considered poor to fair with significant potential for erosion.

In general, prime agricultural soils are found on the alluvial deposits of the valley floor, while the soils subject to the greatest limitations for agriculture and development are located in the Box Springs Mountains, Reche Canyon area, the Badlands and the Mount Russell area.

7.4.2 Issues and Opportunities

With exception of the Cieneba - Rock Land - Fallbrook Association and the Badlands - San Timoteo Association, soils within the study area present few limitations for

development. Conditions of shallow depth to bedrock and rock outcroppings generally occur on the steeper slopes and are the most significant physical constraint to development. Ripping may be required in order to loosen weathered rock and blasting of hard rock may be required. Although intense urban and agricultural development of these soils would be constrained, low intensity, large lot development is feasible.

As development of the study area proceeds, soils will be exposed during grading operations. During this time, soils may become susceptible to water erosion and wind erosion. The extent that erosion would occur depends on the particular soil, the extent of area being exposed, the slope, the time of year grading operations occur and erosion control methods that are used.

The use of septic tanks for sewage disposal is standard practice in the eastern portion of the Moreno Valley study area. The soils of the valley portion of the study area generally have only slight limitations for use with subsurface sewage disposal systems. However, the steeper slopes and floodplains are less suitable.

None of the soil associations in the Moreno Valley study area are significantly limited by soil corrosiveness or shrink-swell characteristics that could affect the construction of roads, foundations of structures, or other urban uses.

While the State of California and local agencies have advocated the preservation of prime agricultural soils for agricultural use, the retention of agricultural land is far more complicated than identifying prime agricultural soils and requiring that they used for agricultural purposes only. Agriculture is a business that exists only where economics and area land use are favorable toward animal and crop production. The issues affecting the potential success of an agricultural preservation program include the availability and cost of water, land use competition, urban/rural land use conflicts and the economics of agricultural production.

7.5 WATER RESOURCES

7.5.1 Background

The early history of water in Moreno Valley began with the creation of the Alessandro Irrigation District in 1891. The irrigation district was formed for the purpose of importing water from a reservoir in the San Bernardino Mountains. The reservoir was originally built for the community of Redlands.

The community of Moreno was founded at the intersection of Alessandro Boulevard and Redlands Boulevard in advance of the new water supply. An aqueduct was completed, but the flow of water ended quickly due to drought and because there was not enough water for both Redlands and Moreno. The courts decreed that City of Redlands had priority water rights. By the turn of the century most of the early farmers and settlers left the area. The farmers that remained in the area relied on winter rains and local wells.

In 1919, the Moreno Mutual Irrigation Company acquired wells in Moreno Valley and San Timoteo Canyon. Water was delivered from San Timoteo Canyon through the old aqueduct system until the 1954. Water agencies in the Yucaipa/Beaumont area successfully challenged the company's right to well water from that area.

Groundwater no longer provides a significant percentage of the local water supply. There are two hydrological groundwater basins in the planning area. The Perris Basin is on the western side of Moreno Valley. The San Jacinto Basin is on eastern side of the study area.

Box Springs Mutual Water Company serves a small portion of the community, while the

primary purveyor of water in Moreno Valley since the 1950's is Eastern Municipal Water District (EMWD). EMWD, incorporated in 1950, became a member of the Metropolitan Water District in 1951. The original district boundary encompassed most of the San Jacinto Valley and Perris Valley and a small portion of Moreno Valley. Additional territory in Moreno Valley was annexed in 1953. At that time the primary water source was the Colorado River. The water was imported though the Metropolitan Water District's Colorado River Aqueduct.

EMWD completed a major water supply line along Perris Boulevard in 1954 through which water became available in 1955. The existing water companies were responsible for connecting to the main water supply system, including the Edgemont Gardens Mutual Water Company and the Sunnymead Mutual Water Company.

Up until the time that EMWD provided imported water, the local mutual water companies drew their water from local wells. Eventually, two of the mutual water companies turned over their operations to EMWD; Sunnymead Mutual Water Company did so in 1990; Edgemont Gardens (Moreno Valley) Mutual Water Company in 1997.



Water tank

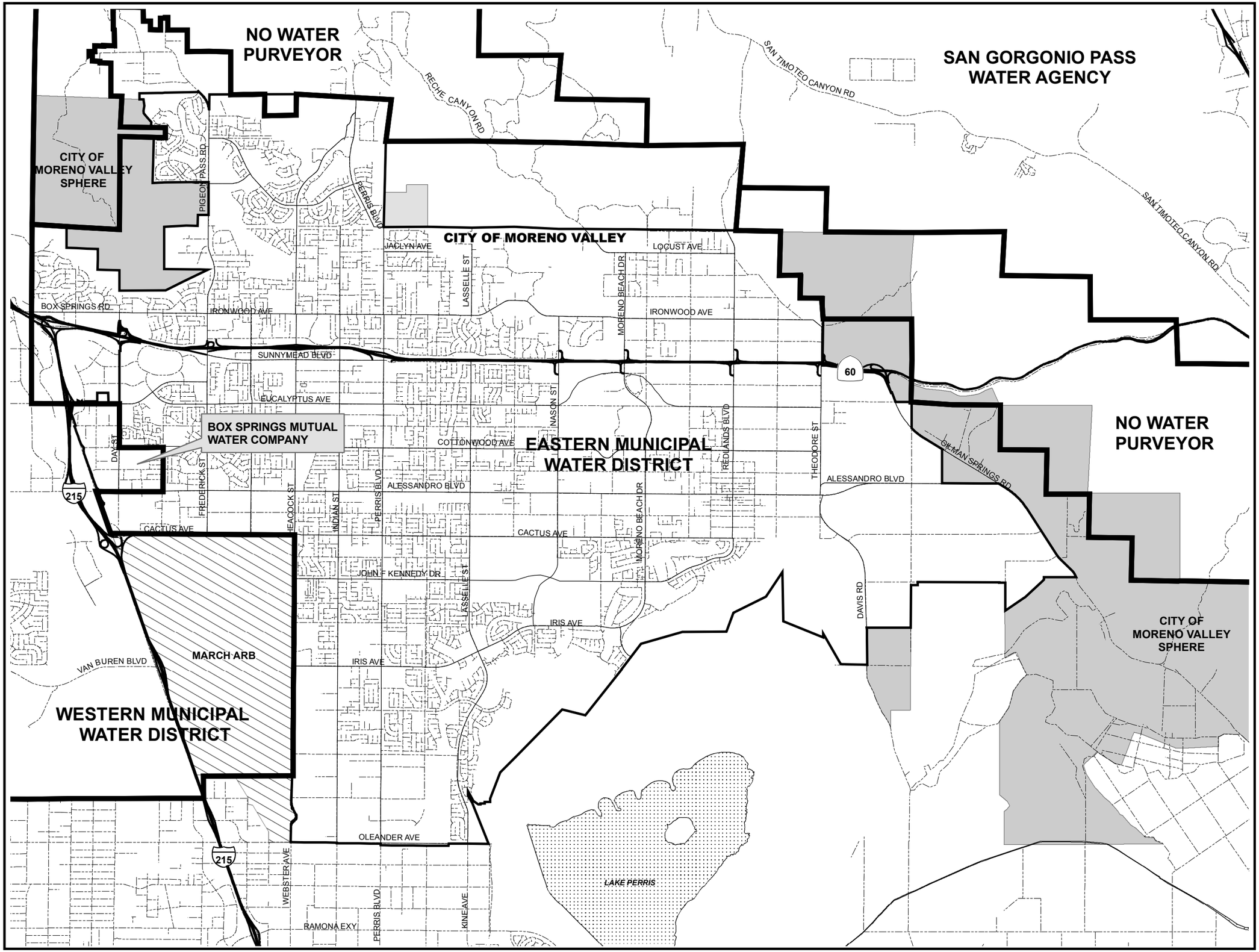
The State Water Project brought additional imported water to Moreno Valley and EMWD's service area. It brought water from the rivers of northern California through a series of aqueducts, pipelines and reservoirs, including Lake Perris. Lake Perris was completed in 1973. An underground segment of the aqueduct runs from the northwest corner of Moreno Valley to Lake Perris. Water from Lake Perris is pumped to the Mills Filtration Plant in the City of Riverside before it is distributed to Moreno Valley customers.

Water from the State Water Project was needed to supplement water supplies from the Colorado River. The water supply available to California from the Colorado River will diminish as Arizona uses its legally established allocation of water. In addition, the quality of untreated water from the Colorado River is lower than the quality of State Water Project water.

The Metropolitan Water District constructed another major reservoir, the Diamond Valley Lake, in the Domenigoni Valley area south of Hemet. The reservoir holds 800,000 acre-feet of water. The water in Diamond Valley Lake improves the reliability of the water supply. It stores water that is available during wet years for use during periods of drought.

7.5.2 Issues and Opportunities

Even with the development of the Diamond Valley Reservoir, water supply, storage and conservation will be needed to meet the long-term water demands of region. EMWD has several such programs in place. For example, prior to issuance of landscape irrigation meters, new public and private developments must install landscaping and irrigation systems that operate at high levels of water use efficiency. In addition, increasing amounts of water reclaimed from sewage treatment plants is being used for landscape irrigation and agriculture. EMWD is also recharging groundwater basins and desalinating saline groundwater to protect and increase the supply of water.



MORENO VALLEY

FIGURE 7-1
WATER PURVEYOR SERVICE AREA MAP

- Streets
- Major Streets
- Highways
- Service Areas
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\water_serv_area.mxd

GEOGRAPHIC INFORMATION SYSTEMS

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The EMWD's 2000 Urban Water Management Plan predicts that supplies will meet demand through the year 2010 even under worst-case conditions. Supply reliability after 2010 depends on the outcome of the CAL-FED process, a collaborative effort of multiple state and federal agencies to resolve conflicts between urban, agricultural and environmental water interests. The goal is ensure that there will be a reliable long-term supply of water for California.

The Urban Water Management Plan contains the following statement on Page 19 regarding future water supply: "based on the regional progress to date in developing off-stream storage for surplus imported water, coupled with the local plans for resource development, the District is confident of its ability to meet the water demands of its customers through 2020."

7.6 ENERGY RESOURCES

7.6.1 Background

Modern society depends on energy resources, including electricity, natural gas and other types of fuel. Energy is used for transportation, heating, cooling, lighting and manufacturing purposes. Continued development within the study area and the nation will consume additional energy resources.

Moreno Valley is dependent on outside sources of energy, including electricity and fossil fuels. State and federal institutions and the private sector are responsible for the supply and price of electricity. Electricity used within the study area is generated in the region and at distant locations in the western United States. Electricity is derived from nonrenewable fossil fuels, such as natural gas, renewable wind energy and waterpower, and other sources. The City and Southern California Edison distribute electricity within the planning area.

The State experienced a period of supply unreliability and price volatility during 2000. The demand for electricity in California exceeded the supply generated by power plants within the state. The average price of electricity was among the highest in the nation.

As with electricity, the City does not have direct control over the supply of natural gas and gasoline. Natural gas is delivered to the area from out of state sources. The national supply of gasoline is derived from both domestic and foreign sources. Both natural gas and gasoline are nonrenewable energy sources, meaning that they cannot be replenished.

7.6.2. Issues and Opportunities

Increasing demands upon America's supply of energy has led to an increased reliance on foreign energy supplies and energy price escalation. The use of energy resources is also closely correlated with air quality.

Air pollution is generated when fossil fuels are burned to produce electricity. Emissions are released when natural gas is used for space heating and manufacturing. Motor vehicle emissions are the result of the combustion of gasoline, diesel fuels and natural gas.

Energy conservation is a way to control energy costs, reduce reliance on foreign energy supplies and minimize air pollution. Energy efficiency can be derived in the arrangement of land uses, in the design of developments and the architecture of individual buildings.

The amount of energy consumed in automobile travel can be reduced if commercial and recreational opportunities are located near residential uses. Commuter travel can be minimized if there is a reasonable balance between jobs and housing within the area. Placing high intensity uses along transit corridors can

also reduce automobile travel.

Reducing residential street width can affect microclimates and reduce the summer cooling needs of adjacent homes. The orientation of buildings can be arranged to affect the amount of heat gain. Shade trees can also cool microclimates and aid in energy conservation.

Building construction options are available to reduce energy consumption. Building construction methods include, but are not limited to, insulation of walls and ceilings, insulated windows and solar water heating systems. Many building energy conservation measures have been incorporated into Title 24 of the California Administrative Code and are required of all residential structures.

AGRICULTURAL RESOURCES

7.7.1 Background

Open space devoted to agriculture encompasses a minor portion of the City's total land area. The area devoted to agricultural production diminished over time as urban development encroached on agricultural lands.

Agricultural land within the study area is generally leased to farm operators. Few, if any of the farms within the valley are owner-operated. Four major types of agriculture take place in Moreno Valley: grazing, fruit orchards, dry grain farming, potato and fruit crop farming and poultry production. Nearly all of the remaining agricultural use occurs in the rural eastern portion of Moreno Valley.

To provide an economic incentive to preserve agricultural lands, the State of California passed the California Land Conservation Act, commonly referred to as the Williamson Act, in 1965. Under this act, agricultural lands are taxed at their agricultural value rather than their value for higher valued uses. In exchange, the landowner enters into a contract to retain the land in agricultural use for at least 10 years. The contract is automatically renewed annually for one year at the end of the term; therefore, once a "Notice of Nonrenewal" is filed, it is ten years until the contract expires. A Notice of Nonrenewal was filed for the land within the city limits that was under Williamson Act contract and the contract has since expired. There is a Williamson Act contract in effect on a site within the City's sphere of influence, located on the south side of Gilman Springs Road, east of Jack Rabbit Trail.

For many years the major agricultural enterprise within the study area was the University of California Field Station, located between Lasselle and Nason Streets and south of Brodiaea Avenue. Since the 1960's, the Field Station was used to raise experimental crops suited to dry and semi-dry climates.

The University decided to replace the Field Station with a research station in the Coachella Valley. The Moreno Valley Field Station Specific Plan, a mixed-use plan, was adopted for the property in 1999.

7.7.2. Issues and Opportunities

Preservation of prime agricultural land is an important state and national goal and many of the soils in Moreno Valley are well suited for agricultural production. However, soil alone does not guarantee the success of an agricultural enterprise. The high cost of land, the high cost of water and energy, fragmented ownership patterns and market conditions limit the potential return on investment. These economic factors are a disincentive to continued farming in Moreno Valley. It is, however, a viable interim use.

Sometimes nearby residents are affected by the dust, spray drift and odors associated with agricultural production. The ability to farm in close proximity to residential land

uses will continue to be a community concern.

7.7 SCENIC RESOURCES

7.8.1 Background

The City of Moreno Valley lies on a relatively flat valley floor surrounded by rugged hills and mountains. The topography of the study area is defined by the Box Springs Mountains and Reche Canyon area to the north, the "Badlands" to the east, and the Mount Russell area to the south. These features provide the City with outstanding vistas.

The major aesthetic resources within the study area include views of the mountains and southerly views of the valley. The man-made environment is equally important in terms of scenic values. Buildings, landscaping and signs often dominate the view. Agricultural uses such as citrus groves are less common, but visually pleasing features.

The major scenic resources within the Moreno Valley study area are visible from State Route 60, the major transportation route in the area. Upon entering the Moreno Valley from the west, the dominant view is of the Box Springs Mountains to the immediate north and the Mount Russell foothills to the south. Both mountain ranges display numerous rock outcroppings and boulders that add visual character to these landforms.

Moreno Peak is part of a prominent landform located south of State Route 60 along Moreno Beach Drive. This landform only rises a few hundred feet above the valley floor but has a unique location near the center of the valley. Moreno Beach Drive, the main route to Lake Perris from State Route 60, offers views of Moreno Peak and a panoramic view of Moreno Valley.



Hills Adjacent to Moreno Peak

Panoramic views of the valley can be seen from elevated segments of some local roads and from hillside residences. The views are particularly attractive on clear days and at night when the glow of city lights can be seen.

As State Route 60 traverses east through Moreno Valley, it passes through the Badlands area. Characterized by steep and eroded hillsides, the Badlands form the eastern boundary of the study area and provide a sweeping range of hills that act as a visual backdrop to the valley.

Expanses of open land are found throughout the eastern portion of the study area. These tracts of land allow for uninterrupted scenic vistas from State Route 60, Gilman Springs Road and other roadways and provide views of the San Jacinto Valley and the ephemeral Mystic Lake.

Views of the San Bernardino and San Gabriel mountains are evident at times from the valley floor. Winter snows in the San Bernardino and San Jacinto Mountains often provide a striking view.

7.8.2 Issues and Opportunities

Scenic resources contribute to the overall desirability of a community. The distinctive physical setting of Moreno Valley creates much of the City's appeal as a place in which to live and do business. Thus, Moreno

MORENO VALLEY

FIGURE 7-2
MAJOR SCENIC RESOURCES

- Streets
- Major Streets
- Highways
- Scenic Route
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies
- View Corridor

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\mjr_scenic.mxd

GEOGRAPHIC INFORMATION SYSTEMS

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BOX SPRING MTNS
RECHE MOUNTAINS
BADLANDS
CITY OF MORENO VALLEY
MORENO PEAK
MARCH ARB
RUSSELL MOUNTAINS
LAKE PERRIS
CITY OF MORENO VALLEY SPHERE
RECHE CANYON RD
SAN TIMOTEO CANYON RD
PIGEON PASS RD
PERRIS BLVD
JACLYN AVE
LOCUST AVE
LASSELLE ST
MORENO BEACH DR
BOX SPRINGS RD
IRONWOOD AVE
SUNNYMEAD BLVD
EUCALYPTUS AVE
COTTONWOOD AVE
DAY ST
FREDERICK ST
HEACOCK ST
INDIAN ST
REDLANDS BLVD
THEODORE ST
ALESSANDRO BLVD
CACTUS AVE
JOHN F KENNEDY DR
IRIS AVE
VAN BUREN BLVD
OLEANDER AVE
WEBSTER AVE
KINE AVE
RAMONA EXY
GILMAN SPRINGS RD
DAVIS RD
60
215

Valley's visual resources are also of economic value to the community.

The City of Moreno Valley has the opportunity to designate scenic routes as the basis for preserving outstanding scenic views. Special attention to the location and design of buildings, landscaping and other features should be made to protect and enhance views from scenic roadways.

7.8 MINERAL RESOURCES

The mineral resources known to be located within the study area are common materials: sand, gravel and rock. Sand and gravel is used to make concrete and as road base. There was one recently active sand and gravel quarry on record within the City's sphere of influence: the Jack Rabbit Canyon Quarry. It was inactive as of 2001. It is in a drainage course located at the northeast corner of Jack Rabbit Trail and Gilman Springs Road, adjacent to the Quail Ranch Golf Course. The extent of the associated sand and gravel deposit is very limited.

Surface mining operations are regulated in accordance with the Surface Mining and Reclamation Act of 1975. No person may conduct surface mining operations without first obtaining a surface mining permit. Surface mining permits also including mining and reclamation plans. The purpose of surface mining permits is to ensure that mining of valuable minerals can continue while the adverse environmental impacts of mining activities are minimized and mined lands are reclaimed properly.

8. HOUSING ELEMENT

8.1 INTRODUCTION

The State of California requires that every city and county have an adopted General Plan to provide guidance and direction in development activities. The Housing Element is one component of the General Plan and became a required element in 1969. The State has an interest and responsibility in ensuring that the housing needs of its citizens are adequately met. In addition, housing, as a major component of economic development, is essential in attracting and retaining jobs and overall economic vitality.

8.1.1 State Housing Element Law

State law passed in 1980 (AB 2853) describes the requirements for Housing Elements. According to State law, the Element must contain the following:

a. An assessment of existing and projected housing needs.
b. A statement of goals, policies, quantified objects, relative to the maintenance, preservation, improvement, and development of housing.
c. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

In 1986 the law was amended to include a requirement for identification of sites for emergency shelters and transitional housing. In 1990, an amendment to the law was made requiring an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

In addition to the above, new requirements in the State Housing Element Law require that a city or county identify financial resources available for housing, including a description of the use of funds in a redevelopment agency's Low and Moderate Income Housing Fund.

8.1.2 Citizen Participation

The City of Moreno Valley is both revising its General Plan and preparing its housing element. Presentations were made to various organizations and citizen advisory committees

- February 1, 1999 an ad-hoc citizen advisory committee formed to assist the City with a public participation program. The committee's key recommendation was to present specific proposals rather than abstract questions. For example, goals should be stated in concrete program form or in the form of improvements. If creating more affordable housing is a goal then listing programs such as a first time homebuyer program, or if improving traffic flow in certain neighborhoods is a goal, then listing the actual street improvements or bus route changes would be considered a concrete program.

- Information was mailed to over 600 affected property owners as well as churches, utilities and public agencies. Flyers and opinion surveys were distributed at the library, senior center, City Hall and at various public presentations. Staff made presentations before the Chamber of Commerce, the Hispanic Chamber of Commerce, six service clubs and seven advisory committees.

- In October of 1999 staff met with the Project Area Committee that consists of a

variety of income groups within the redevelopment project area.

- A Moreno Valley Live show was broadcast on MVTV-3 on October 27, 1999 and thereafter two times a day.
- Display ads were published in the newspapers of local circulation including the Press-Enterprise, the Valley Times, the Black Voice and La Prensa.
- November 15, 1999 meeting at Palm Middle School.
- November 22, 1999, meeting and Edgemont Woman's Club.
- February 10, 2000, February 24, 2000 February 29, 2000, March 9, 2000, March 16, 2000, March 23, 2000 and April 13, 2000 public meetings.
- Planning Commission review on August 3, 2000, August 24, 1000 and September 28, 2000.

At meetings, issues were raised by citizens in support of rural lifestyles in the community through zoning that would encourage larger minimum lot sizes. Concerns were raised about increasing opportunities for apartments, feeling that the city has sufficient affordable housing. In addition, concerns were raised regarding higher density housing and the impact it could have on increased traffic congestion and crowding in the school system. However, citizens were very supportive of revitalizing and preserving older housing in the city.

8.2 HOUSING NEEDS ASSESSMENT

8.2.1 Population Trends and Characteristics

Between 1950 and 1988, population in Moreno Valley increased by 1,395%. **(Table 8-1)**. By comparison, Riverside County's population increased by 456% during the same period. Moreno Valley is now the second largest city in Riverside County. Since its incorporation in 1984, the once rural community has become a diversified suburban community, providing a variety of services and amenities to its residents.

According to the State Department of Finance, the 1999 estimate of population for the City of Moreno Valley is 139,052, representing a 200% increase over the 1980 population of 28,139. Between 1985 and 1990 the city's population increased rapidly with the city gaining 61,164 people (a rate of 106.2%). Moreno Valley has been among the fastest growing medium sized cities (population of 40,000 to 200,000) in California since 1988. Moreno Valley is currently ranked sixth in the state among the fastest growing California cities, with Corona, Palmdale, Fontana, Irvine and Lancaster, outpacing Moreno Valley.[1]

The city's population growth was fueled by the expanding economy of the early 1980s, affordable housing prices and the availability of jobs within commuting distance in San Bernardino County, Orange County and Los Angeles. However, as the defense industry and attendant industries closed their doors or scaled back, including the realignment of March Air Force Base, Moreno Valley's population growth slowed. The slowdown in the city's population growth between 1990 and 1998 is illustrated in **Chart 8-1**, and is more reflective of the economic recession affecting Southern California in the 1990s. Annual population growth between 1990 and 1998 was 1,650 persons, much lower than the growth during 1986-1990 of 12,400 persons per year.

TABLE 8-1

CITY OF MORENO VALLEY – HISTORICAL POPULATION GROWTH				
Year	**Population**	**% of Total County Population**	**Numerical Annual Growth**	**Avg. Annual Growth Rate %**
1950	6,067	4%		
1960	13,291	4%	7,224	12%
1970	18,871	4%	5,580	4%
1980	28,139	4%	9,268	5%
1990	118,779	10%	90,640	32%
1999	139,052	12%	20,273	2%

Source: State Department of Finance, Demographic Research Unit

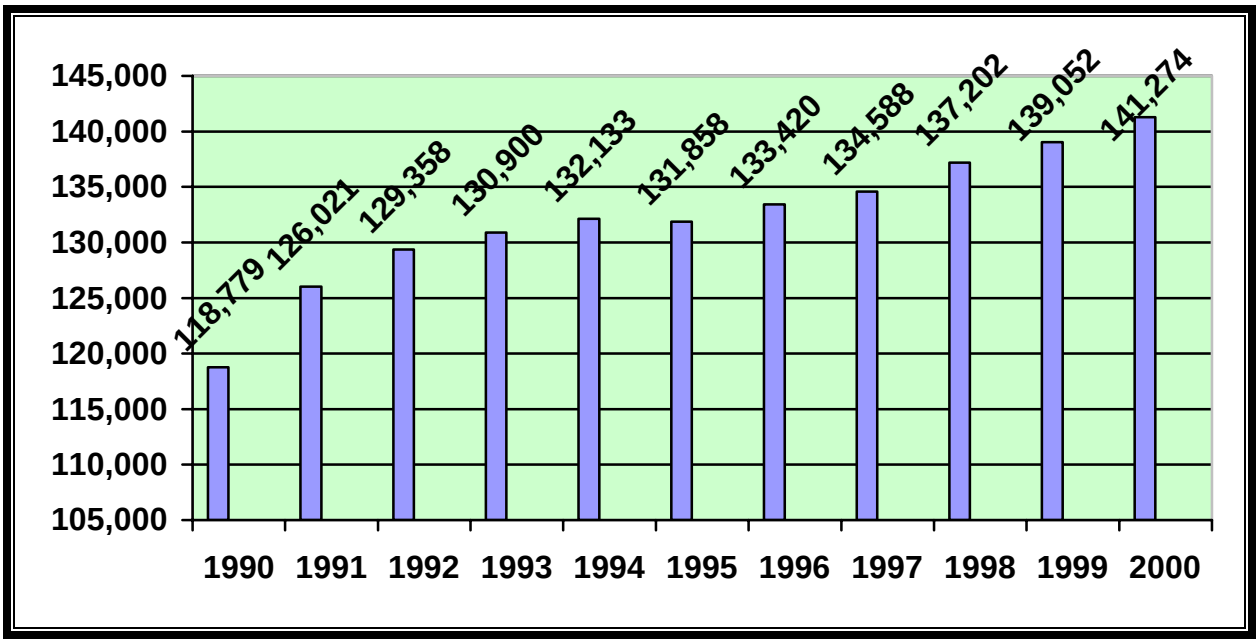
RIVERSIDE COUNTY HISTORICAL POPULATION GROWTH		
Year	**Population**	**Avg. Annual Growth Rate %**
1950	170,046	
1960	306,191	4%
1970	461,600	5%
1980	669,800	5%
1990	1,195,400	8%
1999	1,177,800	-0.15%

Source: State Department of Finance, "Components of Population Change in State and Counties".

City of Moreno Valley staff calculated the average annual growth rate.

CHART 8-1

MORENO VALLEY POPULATION GROWTH
1990-2000



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

8.2.2 Population Growth Forecasts

In 1987, the Southern California Association of Governments (SCAG) population projections for the City of Moreno Valley were provided in three range categories for 1990 to 2010: low range, mid range and high end. In 1991, when the City's Housing Element was submitted, the anticipation was that the city's growth would outpace even the high-end projections (**Table 8-2**). However, due to the effects of the economic recession of the 1990s, actual population growth was between the low-end projection and the midrange projection.

In May of 1999, SCAG presented a Preliminary Draft Growth Forecast for population consisting of two sets of population numbers (**Table 8-3**). The SCAG population numbers are based on 1994 population counts adjusted for 1997 as well as 1980 and 1990 census trends. The second set of numbers is from WRCOG that originate from local and regional inputs. The city's position is that the WRCOG numbers more accurately reflect the moderate rate of growth Moreno Valley will experience between the years 2000 and 2020. **Chart 8-2** is a visual representation of the data in **Table 8-3.**

TABLE 8-2

1987 SCAG POPULATION PROJECTION CITY OF MORENO VALLEY			
YEAR	LOW-END PROJECTION	MID-RANGE PROJECTION	HIGH-END PROJECTION
1990	84,580	89,180	93,780
1995	108,580	120,430	132,280
2000	132,580	151,680	170,780
2010	180,576	214,180	247,780

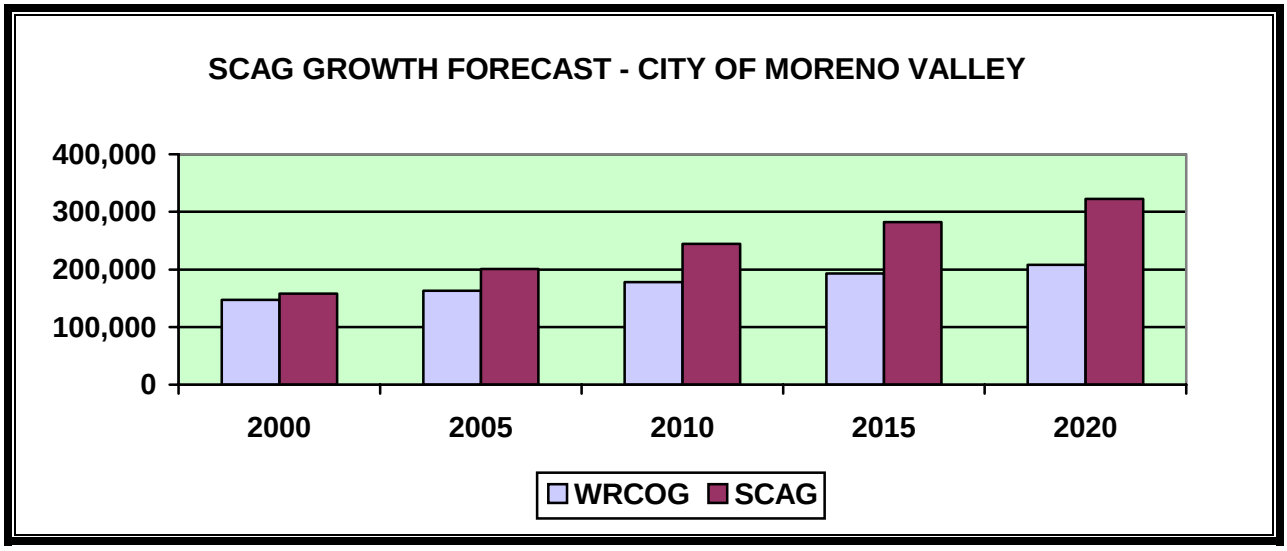
Source: City of Moreno Valley Housing Element, April 1991.

TABLE 8-3

PRELIMINARY DRAFT FORECAST FOR POPULATION – MORENO VALLEY					
2000		2005	2010	2015	2020
WRCOG	147,511	162,704	177,897	193,091	208,284
SCAG	157,817	200,955	244,094	282,547	322,624

Source: Southern California Association of Governments, May 1999.

CHART 8-2



Source: Southern California Association of Governments, May 1999

8.2.3 Age of Population

The average age of a Moreno Valley resident is 28.9 years, including children and retired persons. The average age among adults is 40.8 years and among those adults with children in the home, the average age is 37 years.

The current ages of Moreno Valley residents remain consistent with those in studies conducted for the City in 1991 and 1993 (**Table 8-4**). Two-thirds (66%) of Moreno Valley households have at least one child under the age of eighteen and 92% of the households with children have at least two parents. The typical Moreno Valley household consists of two parents (ages thirty-eight and forty) and two children (ages nine and thirteen). The two school districts serving Moreno Valley (Val Verde and MVUSD) report that for the 1999-2000 school year 36,147 children from Moreno Valley were enrolled in kindergarten through high school classes.

TABLE 8-4

FAMILY LIFE CYCLE

CATEGORY	1991	1993	1998
Households with Children	61%	62%	66%
No Minors	39%	38%	34%
2 (or more) Adults with Children	94%	95%	92%
1 Adult with Children	6%	5%	8%

Source: Muse Consulting, Inc., " Moreno Valley 1998 Demographic and Labor Force Study", p.4.

MEAN AGES

CATEGORY	1991	1993	1998
Resident Population	27.0	27.2	28.9
Adults Only	49.5	41.4	40.8
Parents with Minors	35.9	34.5	37.2
Minors	8.2	8.3	9.2

Source: Muse Consulting, Inc., " Moreno Valley 1998 Demographic and Labor Force Study", p.4.

8.2.4 Household and Ethnic Characteristics

The 2000 Census, reports that the average household size in Moreno Valley 3.61 persons. While the average household size of owner-occupied units is 3.63, the average household size of renter-occupied units is 3.56.

In households with children, the average household size is 4.4 (including adults).

Single parent families have 2.3 children, respectively. Among the various ethnic groups there was no significant difference in household size as illustrated in the table below.

TABLE 8-5

Moreno Valley Ethnicity and Household Size

	Mean	Median
African-American	3.8	4.0
Native American	3.9	4.0
Asian	3.4	4.0
Caucasian	3.3	3.0
Hispanic/Latino	4.2	4.0
Other	3.9	4.0
Total	**3.6**	4.0

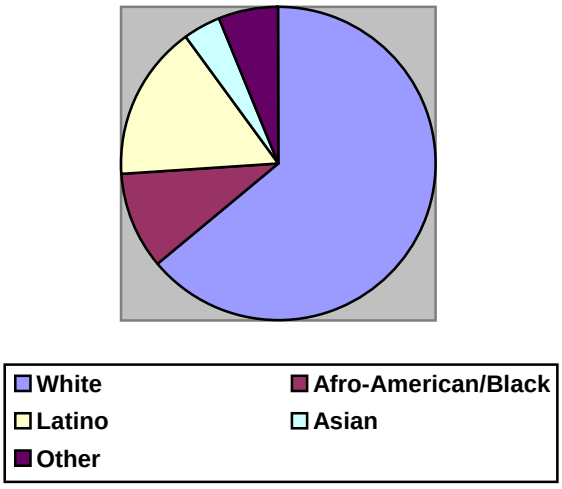
Source: Muse Consulting, "Moreno Valley 1998 Demographic and Labor Force Study", p 6.

Moreno Valley is a very diverse community. The makeup of the city's population became more diverse in the early 1990s. Between 1993 and 1998, the city experienced significant growth in the Latino/Hispanic and Afro-American/Black communities. Between 1993 and 1998 the Latino community grew from 16% to 23% and the Afro-American community grew from 10% to 17 %. During the same period, the White community declined from 64% to 50% (**Chart 8-3**). In 1997, the ethnic population of Riverside County consisted of 29% Latino/Hispanic persons, 5% Afro-American/Black and 61% White.

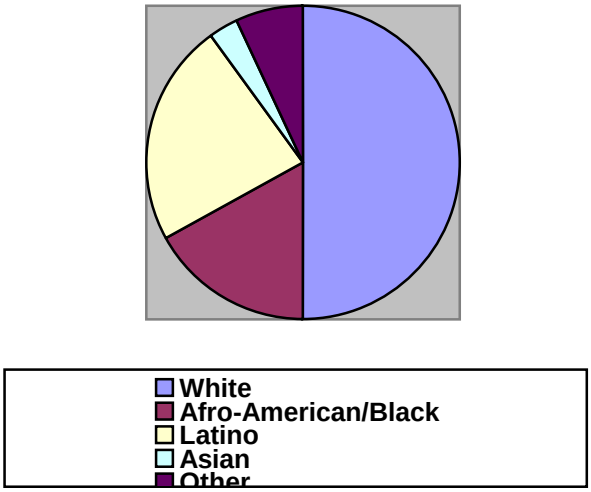
The population diversity in Moreno valley reflects the demographic changes that have taken place in Southern California over the past twenty years. During the past two decades Afro-Americans, in particular, but Latinos as well, have migrated to cities and counties outside the traditionally defined "Latino" and "Afro-American" communities of Los Angeles and its environs.

CHART 8-3

Family Ethnicity 1993



Family Ethnicity 1998



Source: John E. Husing, "Economic Development Strategy City of Moreno Valley, Final Report" p.32.

Migration out of the traditional ethnic centers has made cities like Moreno Valley, with its large supply of affordable housing and traditional family lifestyle, more ethnically diverse. Unlike older cities, Moreno Valley is fortunate that its neighborhoods are ethnically integrated without parts of the city being dominated by a concentration of any one ethnic group.

8.2.5 Employment Characteristics

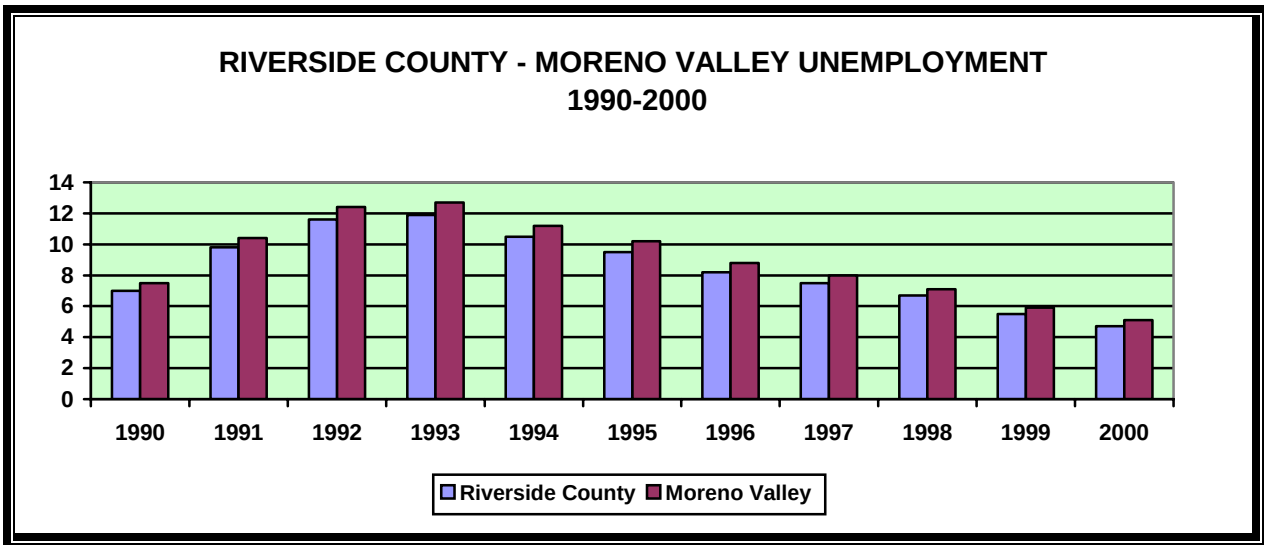
Many families took advantage of the savings that could be realized by purchasing a home in Moreno Valley. In 1990, 51.5% of city residents were new arrivals from other areas in Southern California. Many of the wage earners in these newly arrived families still worked in or near the areas from which they had migrated. In 1991, 32% of Moreno Valley 's resident-workers were commuting more than forty-five minutes to work and 26% were commuting over an hour to work.[2] The recession of the 1990s and the loss of jobs in the Southland severely affected Moreno Valley. Moreno Valley workers were earning income in Los Angeles, Orange Counties and various other Southland locations and bringing that income back to the city to fuel the local economy. When their jobs were lost to the recession and to the massive cutbacks in the defense industry, the city's economy faltered.

Employment in Southern California fell for twelve consecutive quarters during the recession (3rd quarter 1990 to 3rd quarter 1993). A total of 500,000 Southern California jobs were eliminated, many never to be created again at the same wage or benefit levels. However, the Inland Empire was a paradox in that it was the only region in California to add jobs during this period. The jobs were primarily clustered along the I-15 freeway. Data as to whether or not the new jobs provided sufficient income to support a family is not available. The recession and economic restructuring of the 1990s has changed the Southland's employment landscape and the future outlook for workers entering the work force. Whereas in 1993, 63% of the families in Moreno Valley reported working in higher paying occupations like management, the professions, skilled employment, technical employment, health and government; by 1998 the number or workers reporting they had professional or skilled positions, dropped to 52%. The number of technical workers dropped significantly from 17% to 5% and the proportion of workers holding lower skilled or unskilled jobs rose from 37% to 48%.[3]

Between 1991 and 1995 unemployment rates in Riverside County did not drop below 9.5%. Unemployment in the county was above 10% during 1991-1995 period. During the same time frame, Moreno Valley's unemployment was consistently above 10%, with rates of 12% both in 1992 and 1993. As illustrated in **Chart 8-4**, Moreno Valley's unemployment for the ten years between 1990 and 2000 has been higher than the county average. With the improved economy after 1996, unemployment rates for the city and county fell, with the 1999 county average at 5.5% and the City of Moreno Valley average at 5.9%.[4]

As of March 2000 the unemployment rate in the county was reported at 4.7% percent and 5.1% for Moreno Valley. In 1999, the two-county area of San Bernardino and Riverside added 51,400 jobs, a record high. The increase in jobs resulted in a 5.7% growth rate that surpassed every other metropolitan region in the state. Although the Inland Empire has fewer jobs than surrounding counties, the area's employment base has been growing at a faster rate. Between 1997 and 1999, the Inland Empire added more jobs than Orange, San Diego and Ventura counties.[5]

CHART 8-4



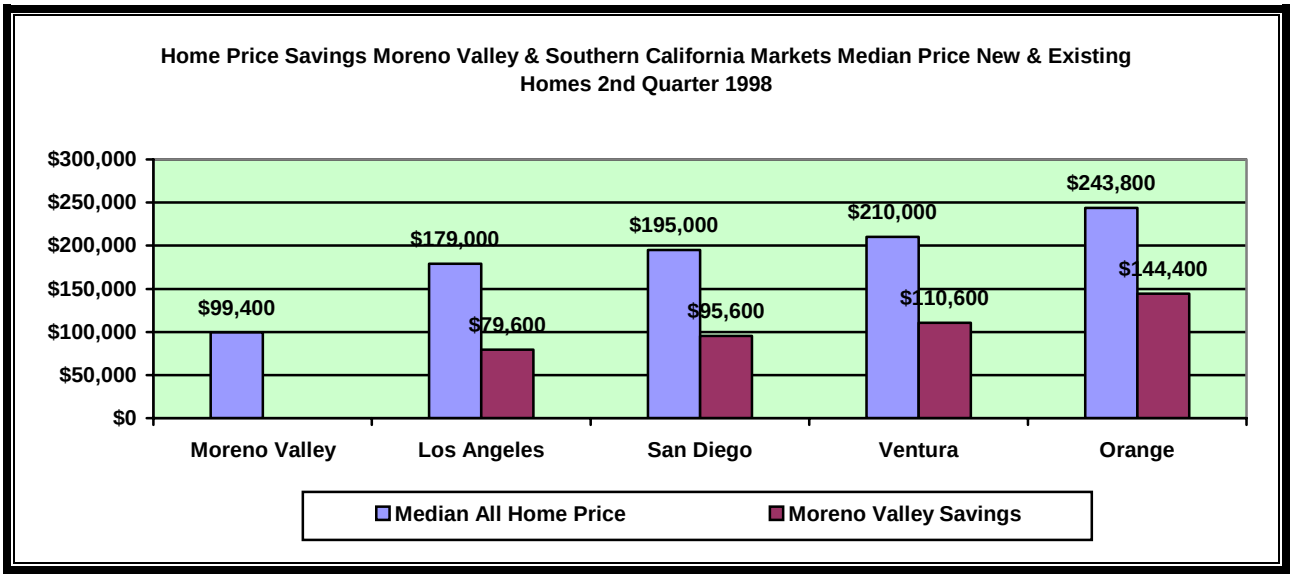
Source: California Employment Development Department

8.3 EXISTING HOUSING NEED

8.3.1 Housing Affordability

In the 1980s Moreno Valley was a beneficiary of the residential real estate boom. Families could buy a home in Moreno Valley at a much lower cost than homes in other parts of Southern California. In the first quarter of 1988, residents of Los Angeles could save as much as $79,600 when buying a home in Moreno Valley, while San Diego county residents could save as much as $95,600. Ventura County residents could save up to $110,600 and Orange County residents could save $144,400 (**Chart 8-5**).

CHART 8-5



Source: John Husing, Economic Development Strategy, City of Moreno Valley, p 3.

In 1993, the City of Moreno Valley's "Comprehensive Affordable Housing Strategy" included a gap analysis methodology to identify the potential subsidy requirements for the purchase of a typical three-bedroom house for households at different income levels. The gap analysis allows the City to identify subsidy needs at different income levels, thus allowing the City to tailor housing assistance programs to the community's needs, market conditions and available resources. The gap analysis has been updated to reflect costs and income levels for 2002 (**Table 8-6**).

Tools like the gap analysis have made it possible for the City to better understand the subsidy needs of potential homeowners and in response develop programs that facilitate homeownership. Given its resources and the level of subsidy needed among first time homebuyers, the City of Moreno Valley has developed a Homebuyer Assistance Program (HAP), to assist families in the purchase of their first home. Since new home purchases require a significant level of assistance, the City has targeted existing homes in neighborhoods where stabilization is needed. Assistance is provided in the form of a deferred-payment loan and may be provided for the down payment and/or closing costs associated with the price of the house. Maximum assistance for properties located in certain focus neighborhoods is $20,000. Since its inception in 1998, the program has assisted 32 households in purchasing homes.

TABLE 8-6

ESTIMATED DEVELOPMENT COSTS FOR OWNER HOUSING PROTOTYPES CITY OF MORENO VALLEY

	Single Family 5 Units/Acre	Townhouse (10 DU's/Acre)	Townhouse (10 DU's Acre)
	3BD/2BA 1,200 S.F.	2BD/1BA 900 S.F	3BD/2BA 1,100 S.F.
Improved Land Costs	**$ 45,000**	**$ 37,000**	**$ 37,000**
Development Fees			
Development Impact Fee	$ 6,255	$ 4,299	$ 4,299
Quimby Park Land In-Lieu Fee	$ 533	$ 398	$ 398
Building, plan check and inspection fees	$1,812	$1,594	$ 1,739
Subtotal City Fees	**$8,600**	**$ 6,291**	$ **6,436**
Water and Sewer			
¾" Meter	$ 75	$ 75	$ 75
Water Capacity (per DU)[1]	$ 1,510	$ 1,131	$ 1,131
Sewer Capacity (per DU)	$ 3,845	$ 3,845	$ 3,845
Water & sewer frontage($33/ft)	$ 4,950	$ 2,475	$ 2,475
Occupancy Release	$ 10	$ 10	$ 10
Construction Water	$ 50	$ 50	$ 50
Flood Control (Sunnymead)	$ 1,226	$ 613	$ 613
K-Rat Fee ($500/acre)	$ 100	$ 50	$ 50
Subtotal –Other Agencies	**$ 11,766**	**$ 8,249**	**$ 8,249**
Total Development Impact Fees	**20,366**	**$ 14,540**	**$ 14,685**
Hard Construction Costs[2]	**$ 39**	**$ 39**	**$ 39**
Soft Construction Costs (at 15% of Land Costs, Hard Costs and Fees)[3]	**$16,825**	**$12,996**	**$14,188**
Total Development Costs (Before developer profit)	**$128,991**	**$99,636**	**$108,773**
Total Development Costs[4] Developer Profit @ 10%	**$141,890**	**$109,600**	**$119,650**

[1] Water capacity includes sewer backup and connection fee.
[2] Per square foot. Includes garage.
[3] Includes design, engineering, construction interest and financing fees, marketing and administrative costs.
[4] All costs current for year 2000.
Source: Moreno Valley housing developers and Eastern Municipal Water District (EMWD).

In an ongoing commitment to make a variety of housing types affordable at various income levels, the City of Moreno Valley has reduced its development fees. Whereas a year ago in 1999, total city fees were $9,235 for a single-family unit (including building, plan check and inspection fees), the fees in 200 are $8,600, a reduction of 7%. Fees for multi family units are 25% lower than fees for single-family units.

In the prototypical development for a 1,200 square foot single-family house, only 6% of the total development costs were attributable to City controlled fees. Thirty-one percent of the development costs were attributable to land, fifty-four percent were attributable to hard construction costs, soft construction costs and developer profit, and fourteen percent were attributable to all development fees, including non-city fees levied for water, sewer, K-rat and flood control.

Since the recession of the 1990s land prices have increased. Hard construction costs are estimated at $39 per square foot for a detached, 1,200 square foot house. The total development cost, including developer profit is $141,890. **Tables 8-7, 8-8, and 8-9**, show the amount needed by households, at various income levels, to purchase a house they can afford. To determine the homeowner subsidy requirements the following assumptions were made: median income for a family of four for the year 2000, a housing cost not to exceed 30% of median income, Mello Roos based on a typical cost for developed properties in the city and a fixed thirty-year mortgage at 7%. The buyer down is assumed at 3% for households at 100% of median and below, and 5% down for households at 120% of median and above plus closing costs at 3.5% of purchase price.

In the analysis, households earning $56,880 (120% of median income for a family of four) would not require a subsidy to purchase the proto-typical new construction three-bedroom house at a price of $141,890. Households at 80% of the county median ($37,900 for a family of four) would need approximately a $48,000 subsidy, while households earning 50% of the county median ($23,700 for a family of four) would require approximately a subsidy of $99,000.

In the analysis, the proto-typical, new construction, townhouse units were the more affordable. Households purchasing a two-bedroom, two-bath unit with an income of $23,700 (50% of county median) would need approximately a $79,000 subsidy, while those at 80% of median would need approximately $35,000 and those households at 100% and above would not require a subsidy. Even for the proto-typical three-bedroom, three-bath townhouse, households at 100% and 120% of median would not require subsidies.

TABLE 8-7

Homeowner Subsidy Requirements Single Family 3 Bedroom/2 Bath Unit				
	50% of Median	80% of Median	100% of Median	120 % of Median
Income Level (1)	$ 23,700	$ 37,900	$ 47,400	$ 56,880
Affordable Housing Cost (2)	$ 643	$ 1,028	$ 1,286	$ 1,543
Less: Monthly Utility (3)	$ 108	$ 108	$ 108	$ 108
Less: Maintenance Costs (4)	$ 181	$ 181	$ 181	$ 181
Less: Property Taxes (5)	$ 149	$ 149	$ 149	$ 149
Less: Property Insurance	$ 25	$ 25	$ 25	$ 25
Affordable Mortgage Payment	$ 180	$ 565	$ 823	$ 1,080
Affordable Mortgage (6)	$ 27,055	$ 84,924	$123,703	$ 162,332
Buyer Purchase Cost	$ 9,223	$ 9,223	$ 9,223	$ 12,061
Required Capital Subsidy (7)	$105,612	$ 47,743	$ 8,964	$ (-29,634)
Sales Price	$141,890	$141,890	$141,890	$141,890

TABLE 8-8

Homeowner Subsidy Requirements Townhouse 2 Bedroom/1 Bath Unit				
	50% of Median	80% of Median	100% of Median	120% of Median
Income Level (1)	$ 23,700	$ 37,900	$ 47,400	$ 56,880
Affordable Housing Cost (2)	$ 563	$ 900	$ 1,126	$ 1,351
Less Monthly Utility (3)	$ 92	$ 92	$ 92	$ 92
Less Maintenance Costs (4)	$ 181	$ 181	$ 181	$ 181
Less Property Taxes (5)	$ 118	$ 118	$ 118	$ 118
Less Property Insurance	$ 25	$ 25	$ 25	$ 25
Affordable Mortgage Payment	$ 147	$ 484	$ 710	$ 935
Affordable Mortgage (6)	$ 22,095	$ 72,749	$106,718	$ 40,538
Buyer Purchase Cost	$ 7,124	$ 7,124	$ 7,124	$ 9,316
Required Capital Subsidy (7)	$ 80,381	$ 29,727	$ (-4,242)	$(-38,062)
Sales Price	$109,600	$109,600	$109,600	$ 109,600

(1) Median income for a family of four for the year 2000.
(2) Affordable monthly housing cost for a family of four based on 30% of median income.
(3) Based on latest HUD published utility allowance, cost for all utilities.
(4) Includes homeowner association dues, Mello Roos(a tax for school facilities) and maintenance expenses.
(5) Based on 1.25% average tax rate, including .25% for additional assessments.
(6) Based on 7% fixed rate, 30 year amortized mortgage.
(7) Includes 3% down for households at 100% and below, 5% down for households at 120% and above, plus closing costs at 3.5% of purchase price.

TABLE 8-9

Homeowner Subsidy Requirements Townhouse 3 Bedroom/2 Bath Unit				
	50% of Median	80% of Median	100% of Median	120% of Median
Income Level (1)	$ 23,700	$ 37,900	$ 47,400	$ 56,880
Affordable Housing Cost (2)	$ 643	$ 1028	$ 1286	$ 1543
Less Monthly Utility (3)	$ 108	$ 108	$ 108	$ 108
Less Maintenance Costs (4)	$ 181	$ 181	$ 181	$ 181
Less Property Taxes (5)	$ 129	$ 129	$ 129	$ 129
Less Property Insurance	$ 25	$ 25	$ 25	$ 25
Affordable Mortgage Payment	$ 200	$ 585	$ 843	$ 1,100
Affordable Mortgage (6)	$ 30,062	$ 87,930	$ 126,709	$ 165,338
Buyer Purchase Cost	$ 7,777	$ 7,777	$ 7,777	$ 10,170
Required Capital Subsidy (7)	$ 81,811	$ 26,474	$(-14,836)	$-55,858)
Sales Price	$119,650	$119,650	$ 119,650	$119,650

(1) Median income for a family of four for the year 2000.
(2) For a family of four based on 30% of median income.
(3) Based on latest HUD published utility allowance, cost for all utilities.
(4) Includes homeowner association dues, Mello Roos (a type of tax for school facilities) and maintenance expenses.
(5) Based on 1.25% average tax rate including .25% for additional assessments.
(6) Based on 7% fixed rate, 30 year amortized mortgage.
(7) Includes a 3% down for households at 100% of median and below; 5% down for households at 120% of median and above, plus closing costs at 3.5% of purchase price.

8.3.2 Overpayment

Overpayment for housing is the result of two market conditions that conspire to make housing not affordable. The combination of low wages and inflated housing costs result in overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities in varying degrees and is a formidable challenge for local communities to address.

Overpayment is defined as a circumstance in which a household dedicates in excess of 30% of its income to housing. Households at 30% to 80% of median income bear the disproportionate burden of housing overpayment. SCAG's preliminary estimates of housing problems show that of the 39,155 total households in the city, 16,193 or 41% are overpaying for housing. Of the households overpaying, 4,804 are renter households and 11,389 are owner households (**Table 8-9**). Of the owner households overpaying for housing, 3,448 had incomes at or below 80% of median. Seventy percent (70%) of the owner households that overpay for housing have incomes above 80% of median. Perhaps owner households may be overpaying by virtue of individual choice versus necessity. In other words, a household may choose to purchase a more expensive house and consequently end up paying more than 30% of their income, which by definition is overpayment.

TABLE 8-10

Households Overpaying for Housing – All Incomes Moreno Valley						
	<30% of Median	30-50 % Median	50-80% Median	80-95% Median	>95% Median	Total
Renters	1,342	1,227	1,374	438	423	4,804
Owners	557	810	2,081	1,651	6,289	11,389
Total Households	1,899	2,037	3,455	2,089	6,712	16,193

Source: "Draft Regional Housing Needs Assessment 1999," Southern California Association of Governments, p.56.

The correlation between increases in income above 80% of median and a decrease in the number of renter households overpaying for housing is a drop in the number of households overpaying. In Moreno Valley, the rental market is such that most households at above 80% of median have a variety of choices that do not always compel them to overpay for rental housing. Possibly, at above 80% of median, most households choose to buy rather than to continue renting. Among owner households, the largest number overpaying for housing is that group above 95% of median income. Given their income, the city can only assume that these households do not have a "housing problem" per se, but perhaps a burdensome personal choice.

A total of 7,391 low-income households are overpaying for housing or 19% of the 39,155 total households in the city. Income as a limiting force on choice must be the primary criteria when establishing numbers that indicate a form of cost burden on households. The gap analysis developed in this document is important in tailoring assistance programs to alleviate housing overpayment among potential lower-income owner households, whose choices are limited by their income status. Overpayment for housing is not merely a housing problem, but one that has implications for the creation of jobs that allow households to afford a decent lifestyle.

8.3.3 Overcrowding

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons per room within a unit. The standard is established at 1 person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more.

SCAG estimates that 1,502 renter households in the city of Moreno Valley live in overcrowded conditions, while 1,737 owner households live in overcrowded conditions.

Of the 1,502 renter households, 1,074 or 72% are low-income households. Among owner households, 485 or 28% are low-income (**Table 8-10**).

Households will rent or purchase inadequate housing units in an attempt to make their housing costs affordable. According to SCAG, a wage earner needs to make $9.40 per hour and work forty hours a week, to afford a fair market rent, one bedroom apartment in Riverside County. To afford a two-bedroom fair market rent apartment a wage earner needs to make $11.48 an hour and work forty hours a week, as shown in **Table 8-12**. A low-income household earning less than the $9.40 to $11.48 per hour is forced to rent an inadequate unit.

As illustrated in **Table 8-13** a minimum wage, a person would need to work seventy-three hours per week to afford a fair market rent, one bedroom apartment in Riverside County and eighty-nine hours per week to afford two bedrooms. Often, households will pool resources and rent a unit where more than one household can reside in order to pay the rent. However, the unit is still overcrowded because two or more families are sharing a unit in order to make enough to pay the rent.

TABLE 8-11

Households with Overcrowding Problems

	<30% Median	30-50% Median	50-80% Median	80-95% Median	>95% Median	Total
Renters	394	214	466	131	297	1,502
Owners	90	106	289	185	1,066	1,737
Total	484	320	755	316	1,364	3,238

Source: "Draft Regional Housing Needs Assessment 1999," Southern California Association of Governments, p.56.

TABLE 8-12

Wage Needed to Afford a Fair Market Rent		
	Hourly Wage Need to Afford FMR @ 40 Hours/Week	
Location	**One Bedroom Apartment**	**Two Bedroom Apartment**
Imperial County	$ 8.29	$10.21
Los Angeles County	$11.38	$14.40
Orange County	$13.54	$16.75
Riverside County	$ 9.40	$11.48
San Bernardino County	$ 9.40	$11.48
Ventura County	$12.06	$15.25

Work Necessary to Afford Fair Market Rent at Minimum Wage		
	Work Hours /Week	
Location	**One Bedroom Apartment**	**Two Bedroom Apartment**
Imperial County	64	79
Los Angeles County	88	112
Orange County	105	130
Riverside County	73	89
San Bernardino County	73	89
Ventura County	94	118

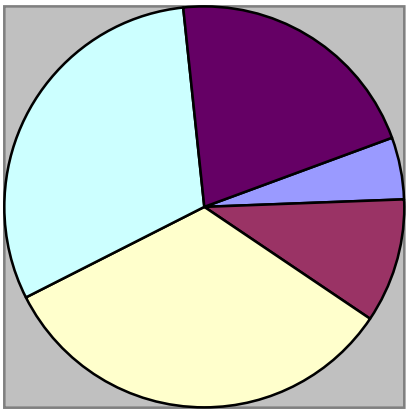
Source: Draft Regional Housing Needs Assessment 1999, Southern California Association of Governments, Exhibit F.

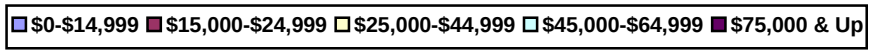
8.3.4 Household Income

With the shift in job types a shift in income was inevitable. In the case of Moreno Valley, income for households declined. Whereas in 1991, 52% of the households in the city reported earning over $45,000, seven years later only 48.5% of the households were earning $45,000. In 1991, 33% of the households reported earning, $25,000-$44,999. In1998 this group consisted of 29.4% of the households. Households with incomes below $25,000 increased from 15% to 22.1% (**Chart 8-6**).

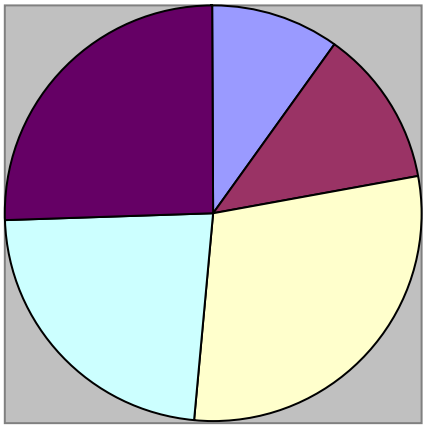
CHART 8-6

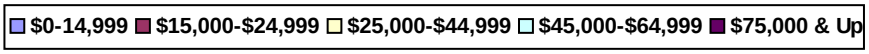
MORENO VALLEY INCOME DISTRIBUTION 1991





MORENO VALLEY INCOME DISTRIBUTION 1998





8.3.5 Housing Stock Conditions

The housing stock in Moreno Valley is relatively new, with the majority of the housing built during the 1980s. Between 1980 and 1986, the number of total housing units in the city increased 63%, for a total numeric increase of 14,694. The availability of large tracts of developable land made Moreno Valley an ideal location for the construction of new housing, at very affordable prices. The combination of affordable land and a desire for home-ownership resulted in a housing product largely consisting of single-family detached units. Of the 14,694 units added to the housing stock between 1986 and 1990, 84% were single-family detached dwellings, a 63% increase in the four years (**Table 8-12**). In the same period, the number of multifamily units increased significantly with a total of 2,114 multi-family units added to the housing stock, excluding mobilehomes.

TABLE 8-13

HOUSING STOCK ADDITIONS - CITY OF MORENO VALLEY

	1986	1990	1986-90 % Change	1995	1990-95 % Change	1999	1995-99 % Change
Total units	23,251	37,945	63%	41,282	9%	42,280	2%
Occupied	20,202	34,965		38,040		38,959	
Vacancy	13.1%	7.85%		7.85%		7.85%	
Single-family							
Attached	499	622	25%	622	0	622	0
Detached	18,975	31,319	65%	34,137	9%	34,996	3%
Multifamily							
2 to 4 Units	1,078	1,202	12%	1,192	-1%	1,190	0
5 Plus Units	1,611	3,601	124%	4,112	14%	4,244	3%
Mobile-homes	1,088	1,201	10%	1,219	1%	1,228	1%

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

As is evident in **Table 8-13**, after 1990 additions to the housing stock dramatically declined and the pace of additions to the housing stock slowed. In the 1990s real estate values and effective rents declined as much as 20% and vacancy rates, in some projects, were as high as 50%. Foreclosures of both single and multi-family units increased. Many homeowners found themselves "upside down" owing more on their home mortgage than the market value of their home. Reflective of the overall economic recession in Southern California, large tracts of land were foreclosed on as demand for housing units precipitously dropped.

Table 8-14 shows the number of permits issued and the number of units. Between 1986 and 1989, 13,247 permits were issued resulting in the construction of 14,387 housing units, both single and multi-family.

After 1989 the number of units added to the housing stock as well as the number of permits issued declined significantly.

TABLE 8-14

Building Permit Activity
City of Moreno Valley
1986-1999

Year	Single Family Units	Single Family Permits	Multi-family Units	Multi-family Permits	Total Permits	Total Units
1986	3,810	3,810	288	26	3,836	4,098
1987	2,082	2,082	328	35	2,117	2,410
1988	3,493	3,493	524	45	3,538	4,017
1989	3,862	3,862	Not Available	Not available	3,862	3,862
Total	**13,247**	**13,247**	**1,140**	**106**	**13,353**	**14,387**
1990	868	868	54	8	876	922
1991	332	332	115	5	337	447
1992	436	436	0	0	436	436
1993	173	173	0	0	173	173
1994	332	332	0	0	332	332
1995	203	203	24	1	204	227
1996	158	158	2	1	159	160
1997	234	234	108	9	243	342
1998	244	244	0	0	244	244
1999	248	248	0	0	257	257
Total	**3,237**	**3,237**	**303**	**24**	**3,261**	**3,540**

Source: City of Moreno Valley, Building and Safety Department.

The down turn in the housing market is dramatically reflected in the city's construction permit activity. Since 1995 permit activity has not exceeded 250 permits per year, with only 159 permits issued in 1996. In the six years between 1986-1992 a total of 15,002 permits were issued, while in the subsequent six years, a total of 2,039 permits were issued, resulting in a 90% decrease in permit activity.

The down turn is also reflected in the monthly foreclosures in the city even as late as 1999, when the average number of foreclosures was 92 per month.

8.3.6 Special Housing Needs

In every community there are groups of people that have unique housing needs. The special needs of these groups are not only related to affordability and lower incomes, but to special needs ranging from household makeup to physical and emotional needs. These groups within a community's larger housing context require individualized attention to permit them to participate in the housing opportunities available to the community at large.

8.3.7 Elderly Headed Households

Between 1990 and 2000 the number of elderly persons (62 years and over) living in Moreno Valley increased from 6,139 to 9,723, a percentage increase of 58%. As a percentage of the total Moreno Valley population, seniors comprised 5% in 1990 and 7% in 2000[6]. Of those persons 60 and older, 3% were 85 years old and above. Poverty among the elderly was reported among 1,095 elderly persons in Moreno Valley.[7] According to the 2000 census, 1,221 heads of household are sixty-five years and older or 3.1% of all heads of households in the city.

Among seniors in Riverside County, it is estimated that 9,000 seniors are the primary care providers for a child or children under the age of 18. The number is an estimate based on a survey of senior households in Riverside County.[8] The issue of grandparents raising grandchildren is one that has come to the forefront in the last few years as greater numbers of the elderly are raising their grandchildren whether in a formal court sanctioned arrangement or informally due to the death or unsuitability of biological parents.

The issues, concerns and pressures related to an older adult caregiver range from the added financial responsibilities of raising children to the housing arrangements, emotional, medical, and respite needs for the caregiver. According to the Riverside County Office on Aging there is currently no community-based countywide infrastructure to support these households, or the unique needs of the elderly caregiver raising children. Specific services currently in place to assist grandparents raising children are very limited. There are only two support groups in western Riverside County, and a third group acts in a resource and advocacy capacity.

8.3.8 Meeting Elderly Housing Needs in Moreno Valley

As age increases, the number of elderly persons living alone increases **(Chart 8-7)**. Nationwide, among people eighty-five years and over, only 20% lived with their spouse and 54% percent lived alone. In 1995, 9.8 million persons age ninety-six or older lived alone. Eight in ten or 77% of persons living alone were women.[9] HUD estimates that elderly women living alone comprise 15% of the households eligible for HUD assistance.

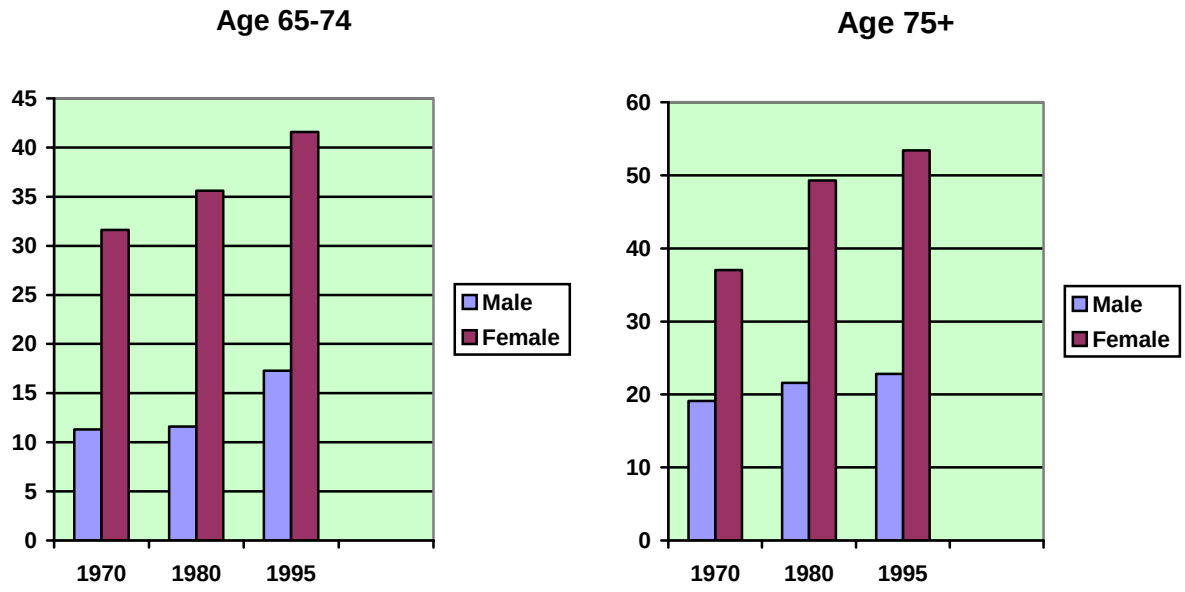
Between 1960 and 1990, the elderly population in the United States grew by 88%, compared to 34% for persons under the age of sixty-five. By 2030, there will be about 7 million older persons in the United States, more than twice that number in 1996. Demographers project that between 2010 and 2030 the nation will experience an elderly population explosion as the baby-boom generation reaches age sixty-five. It is estimated that one in five Americans will be elderly by 2030. In 2019, there will be 50 million elderly in the United States, whereas in 1988 the elderly numbered 30 million. Among the elderly, the oldest old, those persons age eighty-five and over are projected to double from 3.5 million in 1994 to 7 million by 2020 and double yet again by 2040 to 14 million.[10]

The housing needs of elderly households range from affordable independent living options for those able to care for themselves, to supportive housing services for those unable to perform certain tasks but still able to live independently (meal delivery or transportation assistance). Some elderly households require assisted living, while others require residential care. Still others require respite support services from their role as primary caregivers of either another elderly person or grandchildren. Elderly households with custodial responsibility for grandchildren require an array of social and housing services.

The City of Moreno Valley is working to facilitate the provision of a variety of elderly housing services. At this time, there is a seventy-five-unit Section 202 elderly project in the City of Moreno Valley. Senior Co-op Services has received a $7.3 million grant to construct seventy units of Section 202 elderly housing in the city. When this project is completed in 2002, the total number of dedicated, affordable senior housing units funded jointly by HUD and the Redevelopment Agency of the City of Moreno Valley will total one hundred and forty-five.

CHART 8-7

Percentage of Elderly Living Alone: 1970, 1980 and 1995



Source: U.S. Bureau of the Census

Market-rate housing exclusively for elderly households is being developed in the city by Ryland Homes. Ryland is developing 255 single-family homes for persons fifty-five and older in a gated community setting. As of September 2001, the homes ranged in price from $132,000 for a 2-bedroom/2 bath home consisting of 1,180 square feet, to $182,000 for a three bedroom 2 $^{1/2}$ bath home consisting of 2,120 square feet.

In 2000, Services available to allow frail and disabled elderly to remain at home with their spouses or extended family include day care and Alzheimer's day care at Cooper-Burkhart House which provides day care services to ninety persons in their Riverside facility and seventy persons in their Sun City facility. The organization is seeking a site to expand capacity at both locations due to the growing need for such supportive/respite services. As of October 2001, a facility that would serve elderly persons is under construction in Moreno Valley adjacent to the Riverside County Regional Medical Center. The facility includes a skilled nursing facility, adult day health care, and child day care. The assisted living component of the project will have forty-four beds. The skilled nursing facility will provide 104 beds. The adult day care will consist of 4,700 square feet and depending on staffing levels could accommodate between sixty and ninety

persons. The childcare facility will total 7,000 square feet.

Until the aforementioned project is completed, Moreno Valley will not have a skilled nursing facility. Consequently families have to travel outside the city to Riverside, Redlands or Sun City for these services. The completion of the assisted living facility and its ancillary services will greatly improve access to services for the elderly. The adult day care facility will assist families wishing to keep their elderly dependents at home but requiring supervision of the same while the families work outside the home. The adult day care facility would also provide respite for caregivers of elderly dependents. The project envisions some interaction between the elderly and the very young in the child care component by designing the project in such a way that there can be intergenerational activities and communication. The facility is scheduled for completion by the end of 2001 and the project developers are planning to expand the skilled nursing facility after the initial phase of the project is operational.

8.3.9 Disabled

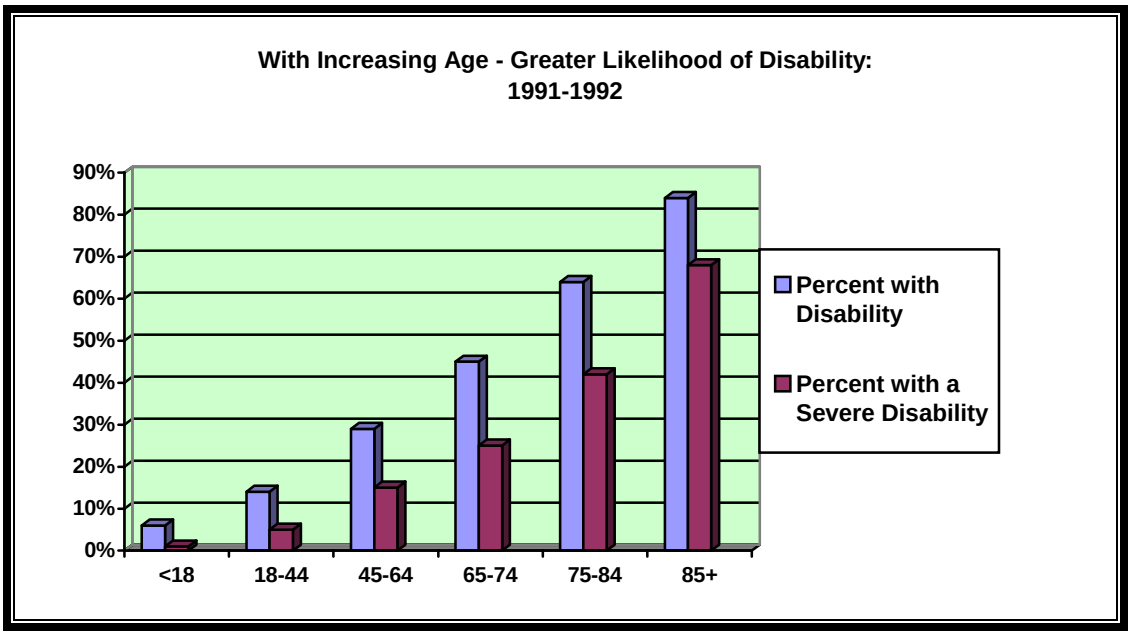
A person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting and carrying), or has difficulty with certain social roles (doing school work for children, working at a job and around the house for adults). A person unable to carry out one or more activities, or who uses an assistance device to get around, or needs assistance from another person to perform basic activities is considered to have a severe disability.

An estimated 49 million non-institutionalized Americans (approximately one in five) suffer from a disabling condition. Of the 49 million, 24 million have a severe disability.[11] A severe disability constitutes the need for a wheelchair or the use of another special aid for six months or longer, the inability to perform one or more functional activities or the need for assistance with activities of daily living. As the American population ages, the growth in the number of persons with disability can be expected to increase in the coming years (**Chart 8-8**).

The 1990 Census indicates that Moreno Valley had 3,680 disabled persons not in the work force. Additionally, 2,315 persons were listed as disabled but employed. Housing affordability is a primary need among the disabled. In Moreno Valley, persons with developmental disabilities can locate affordable housing. Moreno Valley has fifty-two licensed facilities for the developmentally disabled with a capacity to house 374 persons. There are also thirty-two licensed board and care facilities for disabled elderly persons, with the capacity to house 174 persons. If a suitable, affordable home cannot be located in Moreno Valley, there are five hundred licensed board and care facilities in Riverside and San Bernardino County in which a disabled person can be placed. According to service providers at the Inland Regional Resource Center, placement in a suitable living arrangement can readily be made in a short period of time.

As a result of a partnership between Ability First, formerly the Crippled Children's Society of Los Angeles and the Redevelopment Agency of the City of Moreno Valley, there are twenty-five affordable apartments for disabled adults in the city of Moreno Valley. The project allows disabled adults to live independently in apartments designed with their needs in mind and in a setting that provides social, physical and other opportunities that might not be available to them in another setting.

CHART 8-8



8.3.10 Large Families

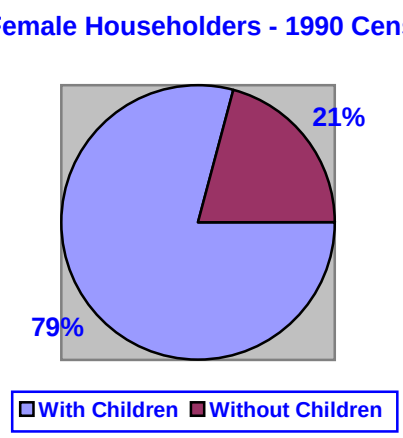
Large families are defined as family households in which there are five or more persons. A family household is defined as one in which one or more people living in the same household are related to the head of household by birth, marriage or adoption. Over that past twenty years there has been an increase in the number of large family households residing in Moreno Valley. According to the 1980 Census 16.4% of the households in Moreno Valley were large households. The 1990 Census tallied 7,776 or 22% of the households in Moreno Valley as large households, with 3.4 persons per dwelling unit. The "1998 Moreno Valley Demographic and Labor Force Study" found that 26% of the persons surveyed reported living in households that consisted of five or more persons. The 2000 Census reports that while the average household size in Moreno Valley is 3.6 persons, the average family size is 3.86 persons.

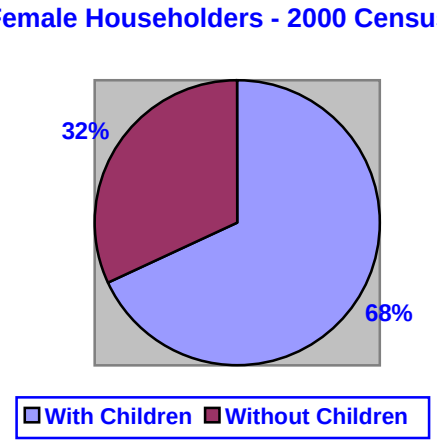
The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge given that larger families have to use a greater proportion of their income for non-housing needs (such as food, clothing, child care, etc.) compared to smaller households. In Moreno Valley, where the majority of the housing units are single-family units, larger families have a better chance of finding adequate housing.

8.3.11 Female Headed Households

The 1990 Census reported 3,679 female householders in Moreno Valley, 79% of whom had children under the age of eighteen in the home. The 2000 Census reports a total of 6,715 female householders in the city, 68% had children in the home. The percentage increase in the number of female households between 1990 and 2000 is 83%. While the percentage increase during the same period in female households with children younger than eighteen years of age increased 56%. The growing number of female households in Moreno Valley is a reflection of the nationwide change in the makeup of families.

CHART 8-9





Female households comprise 17% of the total household population in the city. Of the female households in Moreno Valley, 68% (4,561) have children younger than eighteen years of age present in the household, while 60% of all households in the city have children under eighteen.[12] On average, single parent families in Moreno Valley have 2.3 children per family.[13] The housing needs of female-headed households are typically related to affordability and the need for adequate and sanitary housing within the constraints of their low incomes. Of all family groups, poverty is highest among households headed by African American or Latino single women with children under eighteen years. The poverty rate for female-headed families has not dropped below 35% since 1959. In 1998, 38.7% of female-headed households with children under eighteen were poor, compared with 8.5% of all other households.[14]

The need for affordable rental housing is greatest among female-headed households. HUD estimates that there are 4.8 million households nationwide with "worst case" housing needs that are not receiving housing assistance. Worst case housing needs are defined as living conditions in which the housing unit has severe physical problems or the household is paying more than 50% of their income for rent, and the household is not receiving housing assistance. Female-headed households are disproportionately represented in this worst case needs group with 2.9 million or 59% being female headed-families.[15] HUD also estimates that female-headed households make up 33% of the households eligible for HUD assistance.

8.3.12 Farm Workers

According to the California Department of Housing and Community Development (HCD), there are no farm worker housing units in the City of Moreno Valley. Comparatively, Riverside County has 1,000 farm worker units with 400 of those units currently permitted and in use.[16] Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city.

The County of Riverside 1999 Agricultural Crop Report provides information on

agricultural production. Moreno Valley is included in the Riverside/Corona district that covers western Riverside County with San Jacinto and Temecula being in a separate district. Although the amount of land dedicated to agricultural production in Moreno Valley has significantly declined, the district as a whole shows a slightly higher crop value in 1999 than in 1997: $29,046,200; 1998: $38,383,900; and 1999: $31,464,000.[17]

Although, only half of the 11,494 acres dedicated to citrus crops, within the Riverside/Corona District, were being utilized in 1999, almost all the acreage dedicated to tree and vine crops, vegetable, melon and miscellaneous crops was utilized (1,832 acres planted and harvested). What is occurring in the district is that the once predominant agricultural use which required large tracts of land and large numbers of farm workers is changing to one that is more intensive on less acreage and can more efficiently utilize fewer farm workers.

In the two county region (Riverside and San Bernardino) farming as an industry was the source of employment for 34,000 persons as of June 2000.[18] The farm labor force comprised 2% of the civilian labor force as of June 2000, in the two counties. In 1992, wages paid by growers/farmers to farm laborers were $107,000,000 in the two county area and wages paid to laborers via contractors were $52,000,000.[19]

Based on an ongoing study by the Department of Labor (DOL), 28% of farm workers nationwide had personal incomes under $2,500. Almost three-quarters had personal incomes that did not exceed $10,000 and only one in seven had a personal income over $12,500. Few farm workers have assets. In a survey conduced by the Department of Labor Office, it was determined that in 1994-95, about half of the farm workers (49%) owned a vehicle and about one third owned or were buying a house or trailer.[20] Since the survey was conducted across the United States in distinct agricultural regions, the applicability of the findings would be valid for farm workers in Riverside County.

The National Agricultural Workers Survey found that 10% of all farm workers lived alone, not sharing their housing with family, co-workers or other individuals. Farm workers born in the United States were more likely than their foreign-born counterparts to live in households that consisted of only one or two other people (44% versus 19%, respectively). Foreign-born workers were more likely to share a residence with five or more people than U.S. born workers (46% versus 19% respectively).[21]

Among those farm workers who lived in a nuclear family setting (containing a parent, spouse, or children), a relatively high number had non-family members also living with them. Among all farm workers, 20% of the nuclear families served as an anchor or host for non-family members. However, the most common living pattern for farm workers was to live exclusively with non-relatives. Male farm workers were much more likely than their female counterparts to reside in living situations with only unrelated individuals.[22]

8.3.13 Homeless Needs

The City of Moreno Valley consulted with homeless service providers to determine the nature and the needs of homeless persons in Moreno Valley. Homeless providers are reporting that the homeless population they are serving is comprised of the chronically homeless persons whose homelessness is the result of chemical abuse, spousal or child abuse, mental illness and lack of independent living skills. Homeless service providers reported that 90% of the homeless persons they serve became homeless as a result of substance abuse and 60% have problems related to spousal abuse and child abuse.

Homeless providers identified some disturbing trends. The most alarming trend is that providers are serving younger men (eighteen to thirty years old) with drug and alcohol problems and no previous work experience. Also, providers reported more youths among the homeless population being served. Due to overcrowded conditions in the juvenile system, youths deemed not violent are released and end up in homeless shelters. Homelessness among young adults ranging in age from eighteen to twenty-one years of age, many of who are coming out of foster care are ending up in homeless shelters. Although there has been a push to pass legislation that would extend the foster care emancipation age from eighteen to twenty-one, the cost associated with housing foster care youth an additional three years has slowed progress of legislation.

8.3.14 Homeless Survey in Moreno Valley

In February 2000, Neighborhood Preservation staff and officers from the City's Problem Oriented Police team conducted a homeless field survey in the City of Moreno Valley. The survey was conducted over two days and at two time frames (5:30 a.m. to 7:30 a.m. and 8:00 p.m. to 10:00 p.m.). The survey teams visited numerous locations in the city and documented the number of homeless persons, their gender (male, female, children) their location and the type of temporary shelter, if any.

The teams counted a total of eighteen homeless persons. Fifteen of the homeless were men and three were women. One of the men lived in his car and two other men had built a makeshift shelter from discarded wood, while the rest did not have makeshift shelters.

The profile of the homeless population provided by service providers seems to fit the persons identified in the survey. Based on the teams' observations the homeless identified in the survey seem to be the chronically homeless. It was apparent from the police observations that most had some sort of chemical dependency or mental illness. Also, those identified in the survey were disproportionately younger men (eighteen to thirty years old).

Based on the ongoing dialogue between the City and homeless service providers, the City has worked to focus its homeless resources on services that meet the identified needs of Moreno Valley and its neighboring communities. Consequently, the City has consistently funded shelter services, homeless and counseling services for youths, homeless services for victims of domestic violence including children, as well as homeless prevention services.

8.3.15 Commitment to Homeless Services

During the seven years of the current Housing Element reporting period, the City of Moreno Valley has provided $221,790 in grant funds to local homeless service providers, for an average of $32,000 per year. Of the funds provided by the City for homeless services, $28,920 were for homeless prevention in the form of emergency rent, mortgage assistance and credit counseling.

Table 8-15 is a listing of the homeless services funded by the City of Moreno Valley during fiscal years 1991-1998.

TABLE 8-15

Program	Services Provided	Funding
I Care Shelter Home	Provide shelter, food and counseling for homeless families from Moreno Valley.	$ 25,175
Genesis Homeless Shelter	Provide shelter, food and counseling services for homeless families from Moreno Valley.	$ 50,995
Moreno Valley Shelter	Shelter services for homeless families.	$ 15,000
Riverside Men's Shelter	Provide shelter, food, clothing and counseling for single men.	$ 10,000
Operation Safehouse	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	$ 16,890
Aid to Victims of Domestic Violence	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	$ 74,810
Consumer Credit Counseling	Services to prevent foreclosure and homelessness	$ 4,220
Catholic Charities	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	$ 24,700
TOTAL		**$ 221,790**

Source: City of Moreno Valley, Community Development Block Grant Program

8.3.16 March Air Force Base Master Reuse Plan – Homeless Assistance Plan

The March Joint Powers Authority (JPA) is the planning agency charged with responsibility for the reuse of March AFB. The JPA has responsibility for preparation and implementation of the Master Reuse Plan. In conformance with the Steward B. McKinney Homeless Assistance Act of 1987, the Department of Defense included March AFB in a listing of available surplus properties in the Federal Register published in May of 1994. As a result of the publication and subsequent screening of the responses, several applicants and their proposed homeless assistance programs have been granted use of several buildings at March.[23]

Table 8-16 lists the homeless programs/services available at March Air Reserve Base. Lutheran Social Services provides transitional shelter services for single women with children. Minimum stay is three months and the maximum is one year.

U.S. Vets provides transitional housing in a 120 bed facility. The program is structured as work re-entry for homeless veterans. Services include outreach and assessment, residential substance abuse treatment and senior and disable housing.

The Concerned Family provides a ninety day transitional program for homeless women with children. Services include case management and help securing permanent housing and employment, training in independent living skills.

TABLE 8-16

Existing Transitional Housing Units

Transitional Housing Program	Number of Units/Beds	Target Population
Lutheran Social Services	22 one-bedroom apartments	Women with children
U.S. Vets	120 beds	Men
Concerned Family	200 beds	Women with children
Total	**22 units / 320 beds**	

8.3.17 Units at Risk of Conversion

During the past thirty years, many affordable housing units were developed with low interest mortgages or rent subsidies, from the State or the Federal governments. In return, the owners were required to maintain rents affordable to low-income and very low-income households. However, many of the mortgages allowed prepayments, or opt outs, of rent subsidy contracts that would allow an owner to charge market rents. Many of the assisted developments built in the last thirty years have had the option to prepay, and/or opt out of, affordability restrictions. The prospect has created considerable alarm, both on the part of tenants, as well as Congress and housing advocates. To avert mass displacement of low-income tenants, Congress passed the Low-Income Housing Preservation and Resident Homeownership Act (Title VI of the National Affordable Housing Act of 1990 (LIHPRHA). The objective of LIHPRHA is an extension of low-income use restrictions while offering owners alternative means of realizing a reasonable return on their investment.

In December of 1992, the City of Moreno Valley had a total of 1,286 units, in five developments, financed with proceeds from multi-family revenue bond issues. Pursuant to the regulatory agreements that govern the developments, 20% of the units had to be leased or made available for lease to lower income households. A total of 257 units were setaside in the five developments. However, only the Mountain View Apartments had a requirement, per its regulatory agreement, to maintain rents at levels affordable to lower income households.

According to the Department of Housing and Urban Development (HUD), the affordable rent for a lower income household (80% of median) seeking to rent a three-bedroom apartment is $1,028. Based on rental survey of sixteen large rental complexes in the city, market rents in Moreno Valley range from $485 for a one-bedroom apartment, up to $775 for a three-bedroom apartment. Households at 80% of median can afford the market rents in Moreno Valley based on the affordable rent ranges as established by HUD. Again, according to HUD affordability guidelines, a three-bedroom apartment affordable to very-low and low-income households should rent for $643. However, the results of the local rent survey illustrate that very low-income (50% of median) and low-income (60% of median) households cannot afford a three-bedroom apartment at the Moreno Valley market rate of $775.

As of December of 1992, the inventory of at risk units in Moreno Valley consisted of mortgage revenue bond projects with use restriction that expired between 1995 and

1999 (**Table 8-17**). Additional units at risk of conversion have not been built in the city.

The Mountain View Apartments was the only development that had to maintain rents on 20% of the units at levels not to exceed 30% of income for lower income households. The restrictions on the set aside units expired in 1998. The other four projects were also financed with multi-family bond proceeds. However, the bonds for the projects were issued prior to 1986 and were not required to set affordable rents based on 30% of a household's income. The projects were only required to lease or make the units available for lease to lower income households. Consequently, the remaining 229 set aside units were never truly rent restricted.

At this time, the City of Moreno Valley does not have units at risk of conversion. The rent restricted units that the city has funded through its Rental Rehabilitation Program are restricted for thirty years and still have between twenty-five and twenty-nine years left on their affordability terms.

TABLE 8-17

Affordable Units in Moreno Valley

Project Name/Address	Length of Controls	Conversion Date	Total # of Units	Set Aside Units	Date Built
Mountain View Apartments 13125 Heacock	10 Years	1998	140	28	1988
Ashwood Apartments 12315 Graham Street	10 Years	1995	120	24	1985
Silverado Village 13933 Chagall Court	10 Years	1996	384	77	1986
El Dorado Pointe 12159 Calle Sombra	10 Years	1999	312	62	1989
TOTAL			**1,286**	**257**	

8.4 PROJECTED HOUSING NEEDS

8.4.1 Regional Housing Needs Allocation

Under State law, each incorporated city is required to analyze existing and projected housing need and develop an implementation program for its contribution to the attainment of the State housing goals. Furthermore, the projected housing need must include a locality's share of regional housing needs. State law requires all councils of governments to develop regional allocations of housing needs for all income levels. This includes a determination of current and projected housing needs for the County as well as allocated totals at the City and County level.

Projecting future needs, even for a relatively short time in the future, is difficult. Economic cycles and even major economic restructuring such as was experienced at the end of the cold war and in the 1990s can cause even the most exhaustive projections to unravel. Consequently, the projections are not static but ever changing and must be adaptable to the social and economic needs of a community and the region at large.

The Regional Housing Needs Assessment (RHNA) is supposed to project future population and household growth for the planning period from 2000-2005. The RHNA forecasts a total housing need of additional 3,556 units for Moreno Valley. The RHNA classifies this new construction need into income categories. The following table shows the RHNA by income distribution.

TABLE 8-18

Moreno Valley Regional Housing Needs Allocation 2000-2005

Income Category	Units	Percent
Very Low-Income	569	16%
Low-Income	462	13%
Moderate-Income	818	23%
Above Moderate-Income	1,707	48%
Total Construction Need	3,556	100%

Source: Revised from information provided via telephone by Don Thomas, HCD Analyst.

In order to meet the projected housing need, 711 units would need to be added to the housing stock on an annual basis. A look at Moreno Valley building activity between 1986 and 1999 shows the dramatic decrease in construction activity since 1990 (**Table 8-14**). After 1995 building permits did not exceed 250 per year.

In the last few years housing activity has increased dramatically. **Table 8-19** is a summary of housing produced or approved during the current planning period that meets RHNA requirements. A total of 9,774 units have been approved or produced in the four income categories. There are a total of 6,218 units in excess of the 3,556 required RHNA units.

Table 8-19

City of Moreno Valley
Housing Produced or Approved Meeting RHNA Requirement

Income Category	RHNA	Built/Approved Since 1998	RHNA Balance	Vacant Acres/ Income Category
Very Low-Income[23]	569	571	**+2 units in excess of RHNA**	305
Low-Income[24]	462	507	**+45 units in excess of RHNA**	232
Moderate-Income[25]	818	2,147	**+1,592 units in excess of RHNA**	428
Single Family[26]		263		
Above Moderate[27]	1,707	6,286	**+4,579 units in excess of RHNA**	6,563
Total	**3,556**	**9,774**	**6,218**	**7,528**

8.4.2 Vacant Land Inventory

State Law (California Government Code Section 65583) requires cities and counties to provide "adequate" sites with appropriate zoning and development standards, infrastructure and public services to facilitate and encourage the development of a variety of housing types for a range of income levels.

8.4.3 Vacant Land Inventory Methodology

In order to address the requirement to accommodate the housing needs of various income groups, the City inventoried all vacant land with residential zoning designations, as well as non-residential vacant land in which residential development is permitted; office and office commercial designations that allow the development of senior housing. The zoning designations in the inventory are based on the existing General Plan. The city completed a parcel-by-parcel inventory of all vacant appropriately zoned land as well as an inventory of all specific plans. The inventory is current as of October 2004.[28]

The land inventory will assist the City in making a determination of the number of residential units that could potentially be developed during the housing element planning period in relation to the City's Regional Housing Needs Assessment (RHNA) share. The land inventory in **Tables 8-20, 8-21, 8-22 and 8-23** reflects the density and number of vacant acres in each zoning designation and the potential development yield. Based on **Table 8-19** it was determined that sites with redevelopment potential are not required to accommodate the balance of the City's regional need for the current planning period and that the existing vacant land identified in the inventory will meet the RHNA needs for very low-income and low-income households.

8.4.4 Very Low-Income Housing Potential

Vacant parcels in the Office, Office Commercial and those within the Sunnymead Village Specific Plan (SP204) consisting of Village Office Residential, Village Commercial Residential and Village Residential as well as R5 are included in **Table 8-20.** The table is a summary of the 296 vacant acres zoned for multi-family uses that could potentially result in a total 331 very-low income multi-family housing units.[29] In addition, it is anticipated that thirty-four single family units will be developed at prices affordable to very-low income households, for a total of 305 vacant acres and 365 possible very-low income units. See **Attachment 1** for a graphic representation of the parcels noted in **Table 8-20.**

TABLE 8-20

City of Moreno Valley Very Low-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
	O(Office)[2]		
APN 486310024	30	9.84	
APN 484231016*	30	2.12	
APN 484231015*	30	2.14	
APN 482230013	30	8.30	
APN 482582040	30	1.92	
APN 486260010	30	8.45	
APN 484030011*	30	1.75	
APN 484030014**	30	2.30	
APN 484030013**	30	1.67	
APN 477210030	30	2.84	
APN 479230012**	30	2.32	
APN 479230011**	30	2.25	
APN 479230018	30	4.54	
APN 477220019	30	18.68	
APN 477220015**	30	8.97	
APN 477220012**	30	8.95	
APN 477220011*	30	18.44	
APN 479190014	30	2.06	
APN 482180074	30	2.57	
APN 479190002	30	2.31	
APN 292100010	30	2.43	
APN 256211001	30	2.22	
APN 475190005	30	2.89	
APN 484242016	30	4.02	
APN 479070043	30	1.29	
APN 479070042	30	2.04	
APN 479070041**	30	1.20	
APN 479070040**	30	1.46	
APN 291100052	30	8.11	
Total Office[2]		**138**	**33**
	OC (Office Commercial)[2]		
APN 486270017	30	2.13	
APN 486280008	30	2.25	
APN 486270018	30	1.59	
APN 486270008*	30	1.82	
APN 486280007*	30	2.24	
APN 486280006*	30	2.27	
APN 486280005*	30	2.22	
APN 486280004*	30	9.46	

TABLE 8-20 Cont'd.

City of Moreno Valley Very Low-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
	Office Commercial Cont'd.		
APN 486280013*	30	2.38	
APN 486280012*	30	22.26	
APN 486270001,02,03,04**	30	1.95	
APN 486270019*	30	7.60	
APN 486270006*	30	4.61	
APN 486280011*	30	2.39	
APN 486280010*	30	2.19	
APN 486280002*	30	9.34	
APN 486280003*	30	27.19	
APN 479140023 & 24**	30	3.56	
APN 479131012*	30	3.56	
APN 479120027*	30	0.98	
APN 479120029*		0.65	
Total Office Commercial		**113**	**27**
	SP 204 VOR[3]		
APN 482090012	15	4.34	
APN 481270040*	15	0.21	
APN 481270038*	15	0.11	
APN 481270044*	15	0.98	
APN 481130024*	15	0.45	
APN 481130025*	15	0.46	
APN 481120020*	15	0.59	
APN 481140021	15	0.92	
APN 481140024*	15	0.91	
APN 481140025*	15	0.91	
APN 481120021*	15	0.32	
Total SP 204 VOR		**10**	**61**
	SP 204 VCR[4]		
APN 481140032	15	0.59	
APN 481140004 & 05*	15	1.33	
APN 481120014 & 13*	15	1.23	
APN 481120007	15	0.87	
APN 481120004	15	0.68	
APN 481101033	15	0.40	
APN 481112008	15	0.81	
APN 481101016	15	1.66	
Total SP 204 VCR		**8**	**48**

TABLE 8-20 Cont'd.

City of Moreno Valley Very Low-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
	SP 204 VR[5]		
APN 482080014*	15	0.61	
APN 482080011*	15	0.84	
APN 482090013	15	4.31	
APN 482020056 & 58**	15	1.57	
APN 482050025	15	0.89	
APN 482020014 & 19**	15	1.07	
APN 482050005	15	0.89	
APN 481230047,48, 49, 50**	15	0.92	
APN 481230020*	15	0.61	
APN 481270026 & 27**	15	0.90	
APN 481270046*	15	0.31	
APN 481270058	15	1.40	
APN 481270015	15	0.22	
APN 481250003 & 02**	15	1.37	
APN 481270055	15	0.60	
APN 481270012	15	0.46	
APN 481270008*	15	0.45	
APN 481270007*	15	0.45	
APN 481200033	15	0.92	
APN 481200013 & 44**	15	0.90	
APN 481240001	15	0.91	
APN 481150024	15	0.92	
APN 481150026 & 27*	15	1.37	
APN 481130030	15	1.23	
APN 481130022 & 23*	15	0.92	
APN 481171007 & 11**	15	1.14	
APN 481171008*	15	1.25	
Total SP 204 VR		**27**	**162**
	R5[6]		
APN 482161021,22,23,24**	5	**8.62**	**34**
Total Acres Vacant		**305**	**365**

Footnotes for Table 8-20

[1] Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.

[2] Office (O) and Office Commercial (OC) allow the development of senior housing at 15 units per acre. However, a senior development affordable to very low-income households can receive a 100% density bonus to 30 units per acre. The above unit number assumes that 1% of the land in the city zoned O and OC has the potential to be developed as housing for very low-income seniors.

[3] Village Office Residential (VOR) allows multi-family residential and office in the Sunnymead Village Plan. Based on General Plan traffic study assumptions, there is potential for the development of housing units at 50% of the density allowed in this zone.

[4] Village Commercial Residential (VCR) allows multi-family residential and commercial in the Sunnymead Village Plan. Based on General Plan traffic study assumptions, there is potential for the development of housing units at 50% of the density allowed in this zone.

[5] Village Residential (VR) allows multi-family units in the Sunnymead Village Plan. It is anticipated that units in the Village at Sunnymead will be built to the typical historical development pattern within the City.

[6] Portion of Agency owned land that could be developed as very low-income housing.

* Denotes adjacent parcels that could be assembled for development.

Inventory is current as of 2/06. Note that parcels not in the RDA have been included in this table and that some parcels previously included have been developed, thus they were removed from this most current inventory.

The only residential development allowed in the O and OC designations is senior housing. The City provides a 100% density bonus for the development of housing affordable to very low-income senior households. It is assumed that 1% of all vacant O and OC acreage, within Redevelopment Project Area could potentially develop as housing affordable to very low-income households. If senior housing is developed within the Redevelopment Project Area, the Redevelopment Agency can provide financial assistance, thus facilitating the project and meeting State Redevelopment requirements. Accordingly, the assumption that 1% of all vacant O and OC acreage, within Redevelopment Project Area could potentially develop as housing affordable to very low-income senior households is based on the Agency's experience vis-à-vis the financial assistance requirements of affordable senior housing and the anticipated growth in the senior population in Moreno Valley.

Historically, the Redevelopment Agency of City of Moreno Valley has assisted all affordable housing developments in the city by making available land and/or housing funds.[1] However, given the current pace of development in the city, it is anticipated that housing the Agency's financial participation will not always be a pre-requisite to the development of affordable housing. Most recently, there has been development of affordable multi-family units solely via the use of the density bonus program. Thus the revised inventory for very low-income units (**Table 8-20)** and for low-income units (**Table 8-21)** includes parcels outside the redevelopment area.

In the current planning period, the City has produced or approved 571 very-low-income units as noted in **Table 8-19.**

8.4.5 Low-Income Housing Potential

In preparing the inventory for this income category, staff considered the historical development in the neighborhoods where the vacant land is located, anticipated rental rates, sales price of existing product and existing agreements in Specific Plans that establishes development parameters that could predispose development to a range of income categories.

Table 8-21 is an inventory of all vacant land that could potentially develop as housing affordable to low-income households.[30] The low-income housing inventory consists of 129 acres both in and outside the redevelopment area zoned for multi-family housing and 43 acres zoned for single family housing resulting in a potential 1,717 multi-family units and 174 single family units affordable to low-income households. The total vacant acreage in the low-income range is 232 acres with a total potential yield of 1,891 units. See **Attachment 2** for a graphic representation of the parcels noted in **Table 8-21.**

[1] The types of assistance the Redevelopment Agency makes available include, land write-downs, gap financing, land donations, payment of development and impact fees.

TABLE 8-21

City of Moreno Valley Low-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
	R10		
APN 479140022		9.09	
APN 291120014		24.99	
Total R10		**34**	**273**
	R15		
APN 292211001*		.40	
APN 292181001*		1.08	
APN 481281060 & 59**		3.67	
APN 479050001		1.46	
APN 479050003 & 04**		1.81	
APN 479050005, 06, 07**		4.34	
APN 481322045		1.74	
APN 264100008		4.87	
Total R15		**19**	**228**
	R20[2]		
APN 485220017		10.20	
APN 484020010 & 22**		18.97	
APN 484020020*		10.88	
APN 486070004		9.95	
APN 291272001 & 02**		4.36	
APN 291283008		3.71	
Total R20		**58**	**928**
	SP 218 H[3]		
APN 486300008	20	6.94	
APN 486280016	20	11.42	
Total SP 218 H		**18**	**288**
	R5[4]		
APN 486091012*	5	.09	
APN 486091013*	5	.10	
APN 486091005	5	.17	
APN 486091016	5	.10	
APN 486091002	5	.17	
APN 486084010*	5	.09	
APN 486084011*	5	.10	
APN 486084006	5	.09	
APN 486084007	5	.09	
APN 485032001	5	.18	
APN 485020005		8.68	
APN 485032026		.22	
APN 485032013		.20	
APN 479132049		.21	
APN 479150007		9.89	
APN 482121001		4.19	

TABLE 8-21 Cont'd.

City of Moreno Valley Low-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
APN 477140005		18.72	
APN 481090023		.09	
Total R5[3]		**43**	**174**
Total Acres Vacant		**232**	
Total Unit Potential			**1,891**

[1] Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.
[2] Includes parcels outside the redevelopment area not included in the 2004 inventory.
[3] Moreno Valley Field Station Specific Plan 218, October 1998, Section VIII, Land Use Plan VIII p.56.
[4] Several parcels included in the 2004 inventory have been developed, thus they have been removed from this 2/06 inventory.
* Denotes adjacent parcels that could be assembled for development.
**Denotes adjacent parcels under one owner.

In the current planning period, the City has exceeded its low-income RHNA requirement by 330 units as noted in **Table 8-19.** There is sufficient, appropriately zoned land to accommodate future need in the low-income housing category.

8.4.6 Moderate-Income Housing Development Potential

The inventory for moderate-income housing is comprised of equal parts R-5 vacant acreage and vacant acreage in Specific Plans. The methodology for calculating the moderate income acreage is based on historical development trends in the R-5 neighborhoods and Specific Plan areas, current prices and prevailing development trends such as square footage and amenities of housing product.

In the current planning period, the city has exceeded its moderate-income RHNA requirements by 1,860 units as shown in **Table 8-19.** As shown in **Table 8-22** a total of 213 of the 428 vacant acres are zoned for multi-family housing with the balance of 215 acres zoned for single-family housing. Combined, the total potential yield could be 3,859 units affordable to moderate-income households.[31]

TABLE 8-22

City of Moreno Valley Moderate-Income Housing Development Potential			
Zoning Designation	**Density (Units/Acre)**	**Vacant in Acres**	**Number of Units[1]**
SP 193 H[2]	20	52.13	834
SP 193 MH[2]	17	40.15	546
SP 207 MFR[3]	15	17.47	210
SP 209 C	20	16.75	268
SP 209 PH3 R15	15	17.75	213
SP 212-1 HD[4]	20	52.1	834
SP 214 H[5]	20	10	160
SP 218 H[6]	20	6.6	106
R5[7]	4	860.19	688
Total		**428**	**3,859**

[1] Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.
[2] Moreno Valley Ranch Specific Plan 193, Amendment 5, June 1998, Executive Summary, p.2, Volume I.
[3] East Gate Specific Plan 207, Amendment 2, June 2004, Exhibit A, p.1, Volume I.
[4] Moreno Highlands Specific Plan, Table I and Table II Statistical Analysis, Volume.
[5] Cactus Corridor Specific Plan, Volume 2-Development Plan, p. III-4.
[6] Moreno Valley Field Station Specific Plan 218, October 1998, Section VIII, Land Use Plan VIII-, p. 56.
[7] It is assumed that a maximum of 25% of the 860.19 acres in R5 zoning will develop as moderate-income housing and the balance will develop in the above-moderate category.

8.4.7 Above Moderate-Income Housing Potential

Approximately 80% of the vacant acreage in the above moderate-income inventory is included in Specific Plans. The balance is a mix of R-5, PD, and low-density designations including RR and HR with densities as low as 1 unit for 5 acres. Considering the amount of acreage in Specific Plans, the low density nature of the majority of the acreage outside the Specific Plans, as well as the predominant development patterns, sales prices and development restrictions resulting from hillside locations and rural uses, the noted 6,563 acres in **Table 8-23** will likely develop as housing affordable to above moderate-income households.[32] The 6,523 vacant acres noted in **Table 8-23** could potentially yield 15,568 units affordable to above moderate-income households.

With the exception of 46 acres with a multi-family zoning designation, the remaining 6,517 acres is designated as single family of which 3,769 acres are zoned for one to two units to the acre and one unit for five acres. In the current planning period, the city has met its above moderate-income RHNA requirements by an excess of 4,632 units, as detailed in **Table 8-19.**

TABLE 8-23

City of Moreno Valley
Above-Moderate-Income Housing Development Potential

Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units[1]
SP 168 R5	5	1.64	7
SP 193 ML[2]	8	88.53	567
SP 195 EST	2	50.24	80
SP 212-1 MU[3]	6	80.5	386
SP 212-1 MD[3]	8	151	966
SP 212 LD[3]	5.9	647.13	3,054
SP 214 M[4]	12	20.05	192
SP 214 ML[4]	8	35	224
SP 214 L[4]	5	26.32	105
SP 214 VL[4]	4	37.21	119
SP 218 M[5]	13.8	46.3	511
SP 218 LM[5]	7.21	360.2	2,078
PD	4	135.44	433
R5[6]	4	860.19	2,064
R3	3	469.39	1,127
RA2	2	1592.39	2,548
R2	2	178.69	286
RR[7]	1/unit for 5 acres	243.80	49
R1	1	701.19	561
HR[7]	1/unit for 5 acres	1,053.1	211
Total		**6,563.26**	**15,568**

[1] Units are calculated at 80% of the total density capacity and reflect historical development patterns in the city.
[2] Moreno Valley Ranch Specific Plan 193, Amendment 5, June 1998, Executive Summary, page 2, Volume I.
[3] Moreno Highlands Specific Plan, Table I and Table II Statistical Analysis, Volume.
[4] Cactus Corridor Specific Plan, Volume 2-Development Plan, p. III-4.
[5] Moreno Valley Field Station Specific Plan 218, October, 1998, Section VIII, Land Use Plan VIII-, p. 56
[6] It is assumed that 75% of the total acreage will develop as above-moderate income housing due to location that has predominantly developed in the above-moderate category.
[7] In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation. 1 unit for 5 acres has been utilized as an average density for these zoning designations due to the wide range of slopes.

8.4.8 Environmental Constraints

The only environmental constraint affecting the sites is flood related. The sites are not impacted by earthquake faults, railroads, March Air Reserve Base flight path or other environmental constraints. **Attachment 3** is a map of the sites on **Table 8-20 and 8-21** with an overlay of the flood areas that pose an environmental constraint. As noted on Attachment 5, APN 481171007, 48117011 and 481171008 are in flood zone X (which is within the 500 year flood plain). These parcels can be developed as long the structures are outside the immediate overflow areas of the flood channels running adjacent to the sites. Development in this of parcels in the area has been approved and will require flood insurance. APN

481140032, 481101033 and 481101016 are located in flood Zone A, which is the 100 year flood plain. Flood depths for this zone are undetermined and would have to be determined by a surveyor prior to development. Once the depths are determined, building foundations would have to be raised and flood insurance would be required. However, if flood improvements are made to the area in which the parcels are located, prior to development, the flooding constraint will have been removed. However, at this time, no such improvements are planned either by County Flood Control or by the City of Moreno Valley.

All utilities, including gas, electric, water and sewer are available to the sites noted in the inventory. Edison service is available to all sites west of La Salle Street. In 2005, the City of Moreno Valley established its own electric utility that will provide electrical services to properties east of La Salle Street.

Attachments 4 and 5 provide a graphic presentation of the water and sewer facilities available to the sites/parcels noted in **Tables 8-20 and 8-21. Attachment 6** shows the gas utilities available.

8.4.9 Summary

The total number of new units required under the RHNA is 3,556. The vacant land inventory in **Tables 8-20- 8-23** makes evident the adequacy of the City's appropriately zoned vacant land to meet the projected housing need.

A total of 7,528 vacant acres is available with a potential yield of 21,683 units for all income categories. In addition, **Table 8-19** makes evident the City's commitment and progress in actually producing and facilitating the production of units, in each income category, to meet the existing RHNA need. The Land Inventory based on Economic Development Department staff analysis meets requirements as mandated by California Government Code Section 65583.

8.4.10 Financial Resources

In 1991 the City of Moreno Valley's first housing program was launched. The Home Improvement Loan Program (HILP) was a modest program to provide rehabilitation loans to low-income owner-occupants. At this time, the City of Moreno Valley is utilizing three funding sources for housing programs: Federal HOME funds, Redevelopment Agency Set-aside funds and program income. The following exhibit outlines the housing programs and the amounts budgeted for the seven-year planning period between 1998 and 2005 covered by the Housing Element reporting requirements. The HOME budget covers 1999-2001. It is anticipated that at minimum, the City's HOME allocation will remain constant throughout the five-year planning period at approximately $400,000.

TABLE 8-24

PROPOSED REDEVELOPMENT AGENCY BUDGET

AGENCY HOUSING SETASIDE FUND	FY 97-98 (Actual)	FY 98-99 (Actual)	FY 99-00 (Budget)	FY 00-01 (Projected)	FY 01-02 (Projected)	FY 02-03 (Projected)	FY 03-04 (Projected)	FY 04-05 (Projected)
FUND BALANCE AT JULY 1 (BEGINNING)	$6,171,218	$5,894,173	$6,100,751	$3,668,673	$2,867,216	$2,530,454	$1,868,671	$1,514,610
TOTAL REVENUES	$1,435,458	$1,368,577	$1,298,817	$1,196,388	$1,175,874	$1,178,987	$1,166,247	$1,169,300
EXPENDITURES								
AGENCY FUNDED PROJECTS & PROGRAMS								
COTTONWOOD PLACE APARTMENTS	(1,258,615)	(241,604)						
COTTONWOOD/INDIAN STREET IMPROVEMENTS	(10,309)		(9,690)					
HOMEBUYER ASSISTANCE PROGRAM		(343,992)	(690,823)		(300,000)	(200,000)	(200,000)	(200,000)
DRACAEA/SCOTTY LANE STREET IMPROVEMENTS	(2,144)							
OWNERSHIP HOUSING DEVELOPMENT			(750,000)			(400,000)		
RENT BUY-DOWN PILOT PROGRAM	(35,565)							
MOBILEHOME REHABILITATION PROGRAM	(73,309)	(119,651)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
SINGLE-FAMILY REHABILITATION PROGRAM	(75,841)	(113,161)	(336,839)	(200,000)	(250,000)	(250,000)	(300,000)	(300,000)
RENTAL REHABILITATION PROGRAM	(10,460)	(176,227)	(812,842)	(200,000)	(200,000)	(200,000)	(300,000)	

TABLE 8-24 (CONT'D)

PROPOSED REDEVELOPMENT AGENCY BUDGET

	FY 97-98 (ACTUAL)	FY 98-99 (ACTUAL)	FY 99-00 (Budget)	FY 00-01 (Projected)	FY 01-02 (Projected)	FY 02-03 (Projected)	FY 03-04 (Projected)	FY 04-05 (Projected)
SENIOR CO-OP SERVICES			(500,000)					
ACQUISTION, REHABILITATION & RESALE PROGRAM				(200,000)	(100,000)	(100,000)		
COTTONWOOD PLACE APARTMENTS – PHASE II				(762,000)				
TOTAL PROJECT AND PROGRAM FUNDED	$(1,466,242)	$(994,635)	$(3,200,194)	$(1,462,000)	$(950,000)	$(1,250,000)	$(900,000)	$(600,000)
FUND BALANCE AT JUNE 30 (ENDING)*	$ 5,894,173	$6,100,751	$3,668,673	$2,867,216	$2,530,454	$1,868,671	$1,514,610	$1,432,587

*After administrative expenses.

TABLE 8-25

PROPOSED HOME BUDGET

Program Name HOME - Capital Projects/Programs	1999-2000 FINAL BUDGET	1999-2000 ORIGINAL BUDGET	1999-2000 EXPENDITURES YTD @ 2/29/00	2000-2001 REQUEST BASE BUDGET	2000-2001 CARRYOVERS	BUDGET ADJUSTMENTS	2000-2001 TOTAL REQUEST INC/ CO
CAPITAL PROJECTS/PROGRAMS							
CHDO Unprogrammed	$178,080	$178,080		$62,100	$178,080	$(54,750)	$185,430
Habitat for Humanity	39,512	39,512			39,512	54,750	94,262
First Time Homebuyer Program	179,970	179,970			(179,970)		-
Home Improvement Loan Program (HILP)	61,650	61,650		38,350	61,650		100,000
Mobile Home Rehabilitation Grant Program	397,900	397,900	60,705		337,195		337,195
Acquisition, Rehabilitation & Resale Program (ARRP)				$103,110			103,110
Homebuyer's Assistance Program (HAP)				$379,970			379,970
TOTAL CAPITAL PROJECTS	$857,112	$857,112	$60,705	$583,530	$436,467		$1,199,967

8.4.11 Energy Conservation

The City of Moreno Valley, through its housing rehabilitation programs provides grants or loan funds that include work for energy conservation repairs or replacements. The City of Moreno Valley, through its Neighborhood Preservation division, participates in utility energy conservation programs sponsored by private sector utility companies. When households participating in the City's housing rehabilitation programs require additional assistance in the area of energy conservation, utility discounts or replacement of inefficient appliances, staff provides information on programs available through utility companies. Depending on the availability of funds, utility companies make available weatherization services, replacement of inefficient air conditioners with evaporative coolers, replacement of refrigerators that are over 10 years old, repair or replacement of inefficient furnaces as well as free energy efficient compact fluorescent light bulbs.

8.5 PROJECTS AND PROGRAMS

8.5.1 Cottonwood Place Apartments

In 1995, Palm Desert Development Company (PDDC) began construction on a 108-unit affordable apartment complex. The project consists of three and four bedroom apartments. The Redevelopment Agency provided $1.5 million in loan funds for the project and the City provided $500,000 in HOME funds, in the form of a loan as well. The developer also received a Federal tax credit allocation of $9 million for the project. The rents in the development are affordable to families earning approximately 46% of the Riverside County median income, the maximum level allowed by the tax credit program. The development was completed in the summer of 1998 and consequently will be counted in the 2000-2005 Housing Element reporting period.

Cottonwood Place Apartments
Phase I Budgeted Amounts
(Actual)

RDA FY 1997-98:	$1,258,615
HOME FY 1997-98:	$ 219
RDA FY 1998-99:	$ 241,604
HOME FY 1998-99:	$ 549,781
Total:	**$2,050,219**

8.5.2 Cottonwood and Indian Street Improvements

In 1993, the Agency, working in conjunction with Coachella Valley Housing Coalition (CVHC) on the possible development of a 30-unit apartment complex on a four acre parcel at the northeast corner of Cottonwood and Indian. Although the project with CVHC did not come to pass the Agency has retained the site for future affordable housing development. Since the site was unimproved, the Agency provided funds to install sidewalk, curb, gutter and a catch basin. In addition the telephone poles were placed underground and the street was widened.

Cottonwood/Indian Street Improvements	
RDA FY 1997-98	**$10,309**

8.5.3 Homebuyer Assistance Program (HAP)

The Homebuyer Assistance Program (HAP) provides financial assistance to low and moderate-income households to purchase a home. Assistance is provided in the form of deferred-payment loans and may be used for the down payment and/or closing costs. The amount of assistance made available is based on the potential buyer's income, the price of the house, and the geographic area in which the house is located. Houses

located within the city's focus neighborhoods are eligible for maximum assistance of 20% of the purchase price, up to $20,000. Properties outside the focus neighborhoods, but within the city limits, are eligible for a maximum of 10% of the purchase price, up to $10,000 in assistance. The buyer receives only what is necessary to complete the purchase. The minimum contribution required of the buyer is 3% of the purchase price, unless the buyer is utilizing Veteran's benefits, in which case a down payment is not required.

The HAP loan is a non-assumable, second mortgage with no interest due in thirty years. If the property is sold, the buyer ceases to occupy the property, or the property is refinanced during the term of the loan, the loan becomes due and payable. The City and owner share in the equity of the home. At sale, the City receives the amount loaned plus the percentage that the City's assistance constituted as a percentage of the original purchase price, which is applied to the gain on the sale of the home.

Homebuyer Assistance Program (HAP)

RDA FY 1998-99:	$ 343,992
RDA FY 1999-00:	$ 690,823
HOME FY 2000-01:	$ 379,970
RDA FY 2001-02:	$ 300,000
RDA FY 2002-03:	$ 200,000
RDA FY 2003-04:	$ 200,000
RDA FY 2004-05:	$ 200,000
Total:	**$2,494,755**

8.5.4 Dracaea and Scotty Lane Street Improvements

In 1993, the Redevelopment Agency entered into an agreement with Habitat for Humanity to assist in the development of a limited number of single- family homes for very low-income families. Funds expended for the Dracaea Avenue and Scotty Lane Improvements were part of the agreement to support Habitat in its development of affordable ownership units. The Dracaea Avenue and Scotty Lane improvements consisted of curb, gutter and sidewalks on Scotty Lane as well as a driveway approach into Scotty Lane.

Dracaea and Scotty Lane Improvements

RDA FY 1997-98	**$2,144**

8.5.5 Ownership Housing Development

The Agency owns a total of sixteen acres of developable land in six sites (Appendix - Policy 3.1.02). Under the Ownership Housing Development program, the Agency will work with either non-profit or for profit developers to develop affordable ownership housing for low and moderate-income households. The new housing will likely be a combination of single family detached and attached ownership units depending on the size of the parcel and the location.

Ownership Housing Development

RDA FY 1999-00	$ 750,000
RDA FY 2002-03	$ 400,000
Total	**$1,150,000**

8.5.6 Rent Buy-Down Pilot Program

The rent buy-down program was a pilot program approved in 1995. The program, an initial test case for the City, paid the difference between market rents and affordable rents for low-income tenants. The rent buy-down program was developed as a response to the combination of the soft rental market and the recession of the 1990s. For an extended period of time it was difficult for owners of apartments to keep projects afloat due to the high vacancy rates in the Inland Empire. It was also difficult for low-income households to rent decent, affordable housing due to the

faltering economy that resulted in poor job security and low wages.

Rent Buy-Down Pilot Program	
RDA 1997-98 (Actual)	**$35,565**

Under the program, the tenant paid the affordable rent based on income at 40% and 50% of median area income, and the Agency paid the difference up to market rent. The program initially assisted ten units in a fifty-four-unit complex and eventually assisted a total of eighteen units in the same complex. The program was last funded in fiscal year 1997-98, at which time it was determined that given the rebound in the economy the City had opportunities to fund more permanent rental housing options.

8.5.7 Mobile-Home Rehabilitation Program

The mobile-home rehabilitation program was first funded with HOME funds received from the State of California. The program has been active since 1993. The program provides very low-income mobile-home owners with a one-time grant to make repairs to their mobiles. The maximum amount of the grant is $7,500. Funds are first applied to correct health and safety items, followed by general home repairs.

There are seven mobile-home parks in Moreno Valley. The type of housing available in these parks is often the most affordable housing utilized by the elderly and very low-income families. The program requires that the mobile be owner-occupied and that the owner/borrower continue to reside in the property for a minimum of one year after completion of the rehabilitation.

There is currently a nine to twelve month wait to receive assistance under the program. A total of 279 households have been assisted through the mobile-home grant program in the past seven years.

Mobile-Home Rehabilitation Program	
RDA FY 1997-98	$ 73,309(Actual)
HOME FY 1997-98	$ 147,715(Actual)
RDA FY 1998-99	$ 119,651(Actual)
HOME FY 1998-99	$ 75,595(Actual)
RDA FY 1999-00	$ 100,000
HOME FY 1999-00	$ 397,900
RDA FY 2000-01	$ 100,000
HOME FY 2000-01	$ 337,195
RDA FY 2001-02	$ 100,000
RDA FY 2002-03	$ 100,000
RDA FY 2003-04	$ 100,000
RDA FY 2004-05	$ 100,000
Total:	**$1,750,665**

8.5.8 Single Family Rehabilitation Program (HILP) and (HAMR)

The Home Improvement Loan Program (HILP) provides a $15,000 maximum loan at 3% annual interest. Payments and interest are deferred, or postponed for twenty years,

or when the owner sells or ceases to occupy the property. The program assists owner-occupants who have equity in their home and have multiple repairs and improvements to make. To be eligible for a HILP loan, an owner must have occupied the property for at least one year and have income at 80% of median or less, adjusted for family size.

Homeowner Assistance for Minor Rehabilitation (HAMR) provides a $7,500 maximum loan with a 3% to 5% annual interest rate. Payments on HAMR loans are amortized, or spread equally over ten years and can be approximately $71 to $78 per

month. Upon sale, refinancing or if the owner ceases to occupy the property, the loan becomes due and payable. The HAMR loan is designed for borrowers needing minor repairs such as new fencing, front yard landscaping, or a new roof. Household income must not exceed 120% of the area median income.

Single Family Rehabilitation Program	
RDA FY 1997-98 (Actual)	$ 75,841
RDA FY 1998-99 (Actual)	$ 113,161
RDA FY 1999-00	$ 336,839
HOME FY 1999-00 (HILP)	$ 61,650
RDA FY 2000-01	$ 200,000
HOME FY 2000-01	$ 100,000
RDA FY 2001-02	$ 250,000
RDA FY 2002-03	$ 250,000
RDA FY 2003-04	$ 300,000
RDA FY 2004-05	$ 300,000
Total:	**$1,987,491**

8.5.9 Rental Rehabilitation Program (RRP)

The purpose of the Rental Rehabilitation Program (RRP) is to provide loan funds to encourage the rehabilitation of rental units in order to expand the supply of decent, safe and sanitary housing that is affordable to low and moderate income households.
Rental rehabilitation funds are available to investor-owners of distressed rental properties, citywide. The interest rate is 5% and the minimum loan amount per project is $3,000. Two loans are available:

Rental Rehabilitation Program	
RDA FY 997-98(Actual)	$ 10,460
RDA FY 1998-99(Actual)	$ 176,227
RDA FY 1999-00	$ 812,842
RDA FY 2000-01	$ 200,000
RDA FY 2001-02	$ 200,000
RDA FY 2002-03	$ 200,000
RDA FY 2003-04	$ 300,000
Total	**$1,899,529**

- A five-year loan up to $7,500 per unit. Payments are fully amortized over the five years.
- A twenty-year loan up to $35,000 per unit. Payments are deferred for the first year and commence in year two with a nineteen-year amortization schedule.

Potential borrowers must demonstrate the financial capacity to secure and repay the loan. Eighty percent of the units to be rehabilitated must be occupied by households with incomes at or less than 60% of the area median income. Rent restrictions apply during the term of the RRP loan.

8.5.10 Senior Co-op Services

During the 2000-01 fiscal year, Cooperative Services Inc. (a non-profit corporation that has developed affordable senior housing for over ten years) submitted an application to the U.S. Department of Housing and Community Development (HUD) for a Section 202 grant. Cooperative Services has received a total allocation of $7.3 million from HUD. It is anticipated that project construction will commence in 2001.

Senior Co-op Services	
RDA FY 1999-2000	**$500,000**

8.5.11 Cottonwood Place Apartment Phase II

In early 2000, Palm Desert Development Corporation (PDDC) sought approval for Phase II of Cottonwood Place Apartments, proposing to develop 61 apartments. Of the new units added, 54 would be reserved for very low-income households at rents not exceeding an overall project average of 48.25% of the Riverside County median income. However, PDDC did not receive a Federal tax credit allocation for phase II. It is anticipated that within the next two years an allocation may be received and at that time a dollar amount will be budgeted for this particular project.

Cottonwood Place Apartments Phase II	
RDA FY 2000-01	**$762,000**

8.5.12 Funds Available for Preserving Units at Risk of Conversion

The City of Moreno Valley does not have housing units at risk of conversion during the five-year planning period (Table 14). All affordable multi-family units assisted by the City have affordability requirements. Units with affordability requirements have a significant time of affordability remaining. At this time there is no need to designate funds for the preservation of units at risk of conversion.

8.6 CONSTRAINTS ON HOUSING

The availability of affordable housing for all income levels can be impacted by a variety of factors. Some of the factors are market related, such as financing, land costs and construction costs.

8.6.1 Governmental Constraints

By comparison, other constraints are related to governmental requirements such as development standards, fees, and environmental concerns. As part of the Housing Element analysis, jurisdictions are required to analyze both governmental and non-governmental constraints on the supply of affordable housing.

8.6.2 Land Use Controls

The General Plan, Specific Plans and Development Code (Title 9 of the Municipal Code) establish standards and guidelines for the use and development of land within Moreno Valley. They consist of land use map(s), goals, objectives, policies and ordinances that set forth the rules regarding the distribution, density and design of housing projects as well as individual residences.

The City's land use controls allow for a wide variety of housing types and densities. Neighborhoods range from rural to urban in character, from single-family homes on large lots to multifamily housing of twenty dwellings per acre. **Tables 8-20-23** is a summary of the residential land use and zoning designations for Moreno Valley. As of the year 2000, there was an extensive amount of undeveloped land in the City, encompassing the entire range of housing choices. Land availability and zoning for all types of housing is not a constraint on housing in Moreno Valley. The primary constraint on the development of multi-family housing has been a market constraint. The market has not deemed it profitable enough to construct multi-family housing. During the last housing element reporting period (1990-1997), all of the multi-family housing constructed in the city has been done with the financial assistance of the Redevelopment Agency of the City of Moreno Valley. However, with an improved economy it is anticipated that the market constraint on multi-family housing construction will diminish.

8.6.3 Mobilehome Parks

Mobilehome parks are allowed in any residential zone with a conditional use permit. This allows for maximum design flexibility. There are no established standards for the design of mobilehome spaces, however, as part of the Housing Element analysis, the City has as one of its goals, to establish development standards for mobilehome parks and mobilehone subdivisions. Perhaps the establishment of specific standards may encourage such development, however, practically speaking, no inquiries for new mobilehome parks have been received in recent years.

Currently, mobilehome parks must be large enough to allow for professional management and a decent living environment and each mobilehome park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobilehome parks on land zoned for multifamily housing since you could not achieve the higher density given the single story nature of the units. Accordingly, it would not be financially feasible to develop mobilehome parks in residential designations lower than R5. In **Table 8-28** a total 670 R-5 vacant acres in fifty-nine parcels ranging in size from five acres to thirty-five are adequate in both size and zoning for development of mobilehome parks. It is important to note that the City of Moreno Valley does not have oversight of the operation of mobilehome parks; the State Department of Housing and Community Development has oversight of all mobilehome parks in the city.

TABLE 8-26

Sites Available Through Appropriate Zoning For Mobilehome Parks

Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units[1]	Number of Parcels 5 Acres and Larger
R5[2]	4	670	2,144	59

[1] Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.
[2] R-5 acreage in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

8.6.4 Manufactured Homes

Manufactured homes are allowed on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes. There has been no expressed interest in providing manufactured housing on individual lots of less than 7,200 square feet in Moreno Valley. Based on the City's inventory of vacant sites, there is a total 4,319 acres of appropriately zoned land that could potentially develop as manufactured housing, resulting in a possible 5,105 units. Vacant land in Specific Plans in which the predominant development is stick-built housing has not been included in the inventory since it is unlikely that manufactured housing would likely develop given the constraints of the Plan and the existing development pattern.

TABLE 8-27

Sites Available Through Appropriate Zoning For Manufactured Housing

Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units[1]
R5	5	80.65	322.6
R3	3	469.39	1,127
RA2	2	1592.39	2,548
R2	2	178.69	286
RR[3]	1/unit for 5 acres	243.80	49
R1	1	701.19	561
HR[3]	1/unit for 5 acres	1,053.1	211
Total[4]		**4,319**	**5,105**

[1] Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.
[2] It is assumed that 25% of the total 860.19 vacant R5 acres would develop as moderate income housing and consequently could potentially be developed as manufactured housing.
[3] In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation. 1 unit for 5 acres has been utilized as an average density for these zoning designations due to wide range of slopes.
[4] R-5 acreage in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

8.6.5 Transitional Housing and Emergency Shelters

Any existing single-family or multi-family dwelling can be used as transitional housing. In addition, boarding and rooming houses can be operated in the RR, HR and multi-family residential zones, without a conditional use permit. **Table 8-16** is an inventory of existing transitional housing facilities in the city. The City of Moreno Valley's membership in the March Joint Powers Authority has already resulted in the creation of transitional housing units and facilitates.

Table 8-28 illustrates the opportunities available for transitional housing in the form of vacant land, appropriately zoned for such a housing use. Notwithstanding, the 5,200 acres, appropriately zoned for transitional housing, it is the City's estimate that at maximum 1% of all possible units may be dedicated to transitional housing. Furthermore, because of the City of Moreno Valley's membership in the Joint Powers Authority for March Reserve Base, it is a compelling assumption that most of the future transitional housing will be developed at March where we currently have twenty-two units of transitional housing and 320 transitional beds.

The City of Moreno Valley General Plan allows homeless shelters with conditional use permits in the following zones: Commercial, Office and Industrial/Business Park. Homeless shelters are a permitted use in the Public zone. **Table 8-29** inventories all of the vacant land appropriately zoned for homeless shelters. In total, the City of Moreno Valley has 2,044 vacant acres available for shelters. Although only sixty-eight acres are zoned for homeless shelters as a permitted use, the acreage seems to be adequate, especially since March Air Reserve Base is also available for shelter use.

All vacant, public zoned acreage is owned by the City of Moreno Valley, thus making the possibility of developing homeless shelters more viable due to the inherent benefit of such facilities to the community. Notwithstanding, the vacant public zoned acreage, it is most likely that homeless shelters would be developed at March Air Reserve Base. In contrast to financing the

construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for a homeless shelter would be identical to the City's review process as outlined in **Section 8.6.7.** Non-profit applicants would receive a 25% discount on the fee for a homeless application.

TABLE 8-28

Vacant Land Appropriately Zoned for Transitional Housing

Zoning Designation	Density (Units/Acre)	Vacant in Acres	Number of Units[1]
SP 204 VOR	15	10.20	77
SP 204 VCR	15	8.32	62
SP 204 VR	15	36.66	275
R10	10	34.08	273
R15	15	11.89	143
R20	20	18.85	302
SP 218 H	20	10	160
SP 193 H	20	52.13	834
SP 193 MH	17	40.15	546
SP 207 MFR	15	17.47	210
SP 209 C	20	16.75	268
SP 209 PH3 R15	15	17.75	213
SP 212-1 HD	20	52.1	834
SP 214 H	20	10	160
SP 218 H	20	6.6	106
SP 214 M	12	20.05	192
SP 218 M	13.8	46.3	511
Total		505	5,195
Transitional Housing Unit Potential[2]		**914**	**52**

[1] Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.
[2] It is assumed that no more than 1% of all possible units would be developed as transitional housing.

TABLE 8-29

Vacant Land Appropriately Zoned for Homeless Shelters	
Zoning Designation	**Vacant in Acres**
Commercial	672
Industrial Business Park	1,120
Office	184
Public	68
Total	**2,044**

The City of Moreno Valley, as a member of the March Joint Powers Authority (JPA) participates in the reuse of the base facilities for housing the homeless. At this time, three transitional housing programs are operated at March, which is located along the City's boundary.

The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). Shelter applications would be forwarded to the Moreno Valley Unified School District for review and comment. If the district had concerns regarding the proximity of a proposed shelter to schools, the location and/or hours of operation it could be necessary for a shelter to seek identify and alternate location or modify its hours of operation.

The conditional use permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the conditional use permit. If the facility does not begin operation within the three years, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the Conditional Use Permit would be approximately be six months. However, if the application involved an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval timeframe for a shelter would be no longer than any other application requiring a Conditional Use Permit. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

8.6.6 Development Review Processes

The development review process is intended to implement general plan policies and other adopted policy and design standards, regulation and guidelines.

8.6.7 Permit Processing

The following is a summary of the approval process for a typical multiple-family housing project:

1. **Prepare and submit application.** The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.

2. **Receive application.** The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.

3. **Process application.** The Planning Department processes the application in coordination with other departments and agencies as necessary. Processing normally includes:

    a. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee (PRSC). The PRSC consists of representatives from various city departments.

    b. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an environmental initial study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.

    c. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.

    d. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.

    e. The planner schedules the case for hearing before the Planning Commission. A notice of the Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. The notice is published a minimum of 20 days in advance of the hearing for a typical multi-family project. This corresponds to the minimum public review period for a Negative Declaration as required by CEQA. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.

    f. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning

Commission and the applicant in advance of the public hearing.

4. **Hold public hearing.** A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision. A of $580.75 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within four to six months. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. While eliminating the public hearing process could save time, it would not substantially reduce processing times. The length of time is primarily a function of the complexity of the issues and the time it takes to prepare studies to meet State and Federal environmental requirements and to address concerns brought up by neighbors and redesign projects. In addition, elimination of the public hearings would not exempt the City from delays due to the public noticing requirements specified in CEQA. On the other hand, it would have the undesirable effect of decreasing the opportunity for members of the public to hear and provide testimony on proposals that affect their neighborhoods and communities.

8.6.8 Design Requirements

The following describes the types of design requirements imposed on multifamily development and the impact of those requirements on the cost and supply of housing affordable to lower-income households. However, the design guidelines do not pose a significant constraint on the development of housing in Moreno Valley.

In the city's development code, the General Design Guidelines, excluding parking which is addressed in **8.6.10**, are noted as follows:

1. Ground-floor dwellings should have a front and back entry, one of which is the main entry for the use of guests and is oriented to their arrival points.
2. Each multi-family unit should have at least one hundred square feet of private open space which may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.
3. Individual units should have a porch or porch-like space at the front door.
4. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty feet from the units they serve.
5. Trash enclosures shall be designed to be compatible with the project's architecture, perhaps including roofs, treated walls, special doors, enhance landscaping or enhanced paving. "Special doors" refers to doors that open sufficiently to allow collection vehicles to mechanically lift out commercial size trash containers.
6. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.

7. Drive aisles should be curved and should incorporated landscaping and paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking paver bands or etching across drives. Speed bumps or botts dots are not an acceptable alternative.
8. Freestanding structures, like gazebos or pergolas, should be located to define activity nodes at pathway intersections or in secluded landscape areas.
9. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting line of sight between balconies and into parking areas.
10. Individual dwelling units should be distinguishable from one another and have separate entrances.
11. Multi-family units shall be clustered to minimize grading and to help maintain the natural landscape.
12. Stacked flat condominium arrangements shall be discouraged, while townhouse styles shall be encouraged.
13. When appropriate, multifamily projects shall be designed for the needs of families with small children, the disable and the elderly. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimum and gradual elevation changes and elevators.
14. Architectural features should be used to increase privacy from nearby units and common or public spaces.
15. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable shall be discouraged.
16. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each entrance of a multi-family development.
17. Senior housing warrants special design considerations, including:
    a) Intimate, shaded outdoor seating area;
    b) A network of pathways, providing interesting walking experiences;
    c) Gentle slopes for outdoor pathways and ramps to entry doors and between floors;
    d) Convenient and attractive access to transit, including portecocheres, information kiosks, seating areas and water elements;
    e) Security;
    f) Direct ambulance access;
    g) Parking close to units;
    h) Elevators.

Parking and open space requirements probably have the greatest potential effect on the cost of housing. The land the must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations.

There are a variety of design requirements imposed on multifamily development that can affect the cost of housing development. The design guidelines are intended to promote quality site planning and architecture without restricting innovation or creativity. The design guidelines do not pose a constraint on the development of housing in the City of Moreno Valley but represent city policy with respect to the

quality of design expected for all projects within the city.

8.6.9 Open Space Requirements

The Municipal Code requires a minimum amount of common and private open space for multi-family development. Common open space must total a minimum of 33% of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

8.6.10 Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, possibly resulting in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking, constrains the amount of land available to build housing units. This could make it more difficult to achieve the highest allowable residential densities. For example, buildings might have to be three stories instead of two stories to provide area for the required number of parking spaces. It is less of a constraint for affordable housing because affordable developments are generally smaller. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for granny units. This requirement has not impacted our ability to meet allowed density.

With respect to multiple family developments, Moreno Valley reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November of 2003. The Eastgate Specific Plan parking standards were reduced in June of 2004. The citywide parking standards for multiple family housing were modified in November of 2004.

The adjustments noted in **Table 8-30** substantially reduced the potential constraint that parking requirement might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than tow street frontages), projects have been generally approved at or near the maximum allowed density.

TABLE 8-30

Parking Requirements		
Type of Dwelling	**Original Parking Standard**	***New Parking Standard**
Studio multifamily unit	1.5 spaces (1 covered)	1.25 spaces (1 covered)
One-bedroom multifamily	1.5 spaces (1 covered)	1.5 spaces (1 covered)
Two-bedroom multifamily	2.5 spaces (2 covered)	2 spaces (1 covered)
Three or more bedrooms	2.5 spaces (2 covered)	2.5 spaces (1 covered)
All multiple family projects	RV parking required	No RV parking required
All housing types	Bicycle parking required	No bicycle parking required

* One quarter (0.25) of a parking space per multifamily unit must be available to guests. Guest parking is included in the parking standard.
** x spaces (y covered) means x parking spaces are required, y of which must be within a carport or a garage.
*** The parking standard for senior housing is 1 covered space/studio unit, 1.25 spaces/1 bedroom unit (1covered) and 1.5 spaces/2+bedroom unit (1 covered). The standards may be reduced subject to approval of a parking study.

Design requirements are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households.

8.6.11 Development Standards

Residential development standards are intended not only to protect public health and safety. Some of the residential development standards are intended to promote the general welfare of the community by creating attractive, pleasant and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable allows for the reduction of certain "quality of life" standards in conjunction with the development of affordable housing.[33] The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. There are additional requirements that could be added to the list of standards that may be reduced as part of the density bonus program. They include the following: the number of parking spaces for units consisting of tow or more bedrooms, the number of covered parking spaces per unit and recreational vehicle parking requirements.

The residential development standards in the following table do not represent a significant constraint on development of housing in the city. Multifamily units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50%.

The city has an adopted density bonus ordinance that allows developers to receive a 25% density bonus. In addition to the 25% density bonus, developers building housing for senior citizens may receive an additional 75% density bonus, resulting in a cumulative density bonus of 100%. When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households. The density bonus also allows developers of multi-family

housing to reduce their parking by .5 of a space for each dwelling unit that is affordable to very low and lower-income households.

The single-family residential development standards allow for lots of 4,500 square feet (RS 10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans, lots as small as 3,500 square feet are permitted. The low-density designations for single- family housing are located in the east end of the city where hillside development and an already established rural development pattern allows yet another type of housing choice.

TABLE 8-31

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

REQUIREMENT	RI*	R2	RA2*	R3	R5	RS10
1. Minimum LOT SIZE (square feet net area)	40,000	20,000	20,000	10,000	7,200	4,500
2. Minimum FRONT YARD setbacks, in feet						
a. Front-facing garages	25	25	25	25	20	20
b. Buildings other than front facing garages	25	25	25	25	20	10
3. Minimum setback, in feet, for HABITABLE BUILDINGS AND NON-HABITABLE STRUCTURES OVER 15 FEET IN HEIGHT						
a. Interior side yard	Combined setback of 20 feet shall be provided, with a minimum of 5 feet on one side			10	Combined 15 feet with minimum 5 feet. on one side.	
b. Street side yard (Corner Lots)	20	20	20	15	15	10
c. Rear yard	40	35	35	30	15	15
4. Maximum LOT COVERAGE (Building Coverage)	25%	30%	30%	35%	40%	40%
5. Maximum structure HEIGHT, in feet.	Two stories, not to exceed 35 feet. Architectural features such as chimney may extend an additional 10 feet.					

*Allows horses and cows pursuant to Section 9.90.090 of the City of Moreno Valley Municipal Code.

TABLE 8-32

MULTI – FAMILY RESIDENTIAL DEVELOPMENT STANDARDS			
REQUIREMENT	**R10**	**R15**	**R20**
1. Minimum LOT SIZE	N/A	**N/A**	N/A
2. Threshold density (DU's /net acre)	8	12	16
3. Maximum density (DU's/net acre)	10	15	20
4. Minimum front yard setback, in feet	20	25	30
5. Minimum rear yard setback, in feet	15	20	25
6. Maximum lot coverage	40%	45%	50%
7. Maximum building and structure height, in feet	50		

8.6.12 Development Fees

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley lowered its fees by 9% in 2000.

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased their fees for all new residential construction. This increase had the effect of increasing the development fees overall.

City development fees are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees are a constraint on housing.

8.6.13 Code Compliance

The City's code compliance enforcement action as mandated by the Health and Safety Code along with State housing laws and the Uniform Housing Code have not been a constraint on affordable housing. The City has not adopted more stringent standards than those noted, but has worked to preserve and maintain the City's housing stock in a safe and decent condition for lower income residents. The City's code compliance enforcement program helps preserve affordable housing and eliminate substandard housing conditions.

8.6.14 Community Opposition

Local governments have a difficult balancing act when it comes to facilitating the development of low and moderate-income housing and their responsibilities to existing residents, environmental issues and community opposition to affordable housing. Community misconceptions of affordable housing and their opposition to a project, combined with a local governments desire to respond to the community can result in constraints to affordable housing. Seven years ago, the Redevelopment Agency in cooperation with a non-profit developer sought to develop thirty affordable town-homes in the city. However, strident community resistance to the project resulted in a denial of a request for zone change to allow the project to be built on the site acquired the Agency.

8.6.15 Housing for Persons with Disabilities

All new housing developments in the City of Moreno Valley are required to comply with California Building standards (Title 24 of the California Code of Regulations) and the federal Americans with Disabilities Act (ADA) requirements. The City of Moreno Valley enforces requirements under the most recently amended Uniform Building Code, as amended by the State of California in 2001.

The City of Moreno Valley has provided funding in excess of $1.7 million dollars, in Agency funds, for the development of 100 units of housing with affordability covenants for the elderly and persons with disabilities. Persons with disabilities have the unique opportunity of living independently in Moreno Valley, in an Agency-assisted development consisting of twenty-five accessible apartments, constructed in 1996.

Housing for elderly, and housing specifically developed and designated for persons with disabilities has been situated in areas with easy access to public transportation, shopping, medical facilities and recreational uses.

8.6.16 Procedures for Ensuring Reasonable Accommodations

Households with disabled members can access the City of Moreno Valley via telephone, the internet, via United States mail, visit City Hall, as well as the City's accessible city planning commission/council chambers.

Requests for special accommodations or variances due to needs related to a household's disability can be made by means of provisions in the City of Moreno Valley's Development Code. Provisions in the Development Code ensure that reasonable accommodations are obtainable for persons with disabilities.

8.6.17 Variance Permit Procedure

The purpose of the administrative variance is to allow adjustments to provisions of the development code in order to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations. Requests for variance from certain types of zoning regulations or conditions of approval may be approved, conditionally approved, or denied by the community development director without the necessity of a public hearing.

Administrative variances of ten percent of less may be granted over the applicable standard for setbacks, lot coverage, parking and building height. An administrative variance of one foot or less may be granted for fence heights.

The following is a summary of the administrative variance process:

1. **Prepare and submit application.** The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division, along with the processing fee of $316.00. A 25% fee reduction is applicable for non-profit entities.

2. **Receive application.** The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is forwarded to the community development director.

3. **Process application.** The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:

    1. The community development director, makes the required findings prior to approving an application for an administrative variance:

        a. That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship;

        b. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;

        c. That strict or literal interpretation and enforcement of the specified regulation would result impractical difficulty or unnecessary physical hardship;

        d. That the granting of the administrative variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety or welfare, ore materially injurious to

properties or improvements in the vicinity; and

e. That the granting of an administrative variance is consistent with the objectives and policies of the general plan and the intent of this title.

2. A notice of the community development director's hearing on the administrative variance request is mailed to contiguous property owners and interested parties, 10 days in advance of the director's hearing.

3. Any party can appeal the decision of the community development director within 15 working days after the decision. A $750.00 fee, with a 25% reduction for established non-profits, is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within two weeks.

8.6.18 Removing Regulatory Constraints for Persons with Disabilities

The State of California has authority over the review of group homes having six or fewer persons. The City of Moreno Valley does not require community input, nor does the city impose additional requirements on housing for persons with disabilities.

The City of Moreno Valley does not restrict the siting of group homes, but does adhere to prescribed requirements of State law that limit over-concentration of group homes. The City does not place conditions on group homes that provide services onsite.

On the contrary, the City of Moreno Valley has been a leader in the Inland Empire in assisting the development of housing for persons with disabilities. The City has forged a partnership with Ability First (formerly Crippled Children) and provided Agency funding for the development of twenty-five independent living, accessible, apartments in Moreno Valley.

The City allows residential retrofitting so that households can make their homes more suitable for the needs household members with disabilities. In addition to ensuring that building code requirements do not create a constraint for persons with disabilities, the City of Moreno Valley funds programs that assist with retrofits for disabled persons. In addition to a variety of health and safety improvements, the City's Mobile Home Grant Program also funds retrofit work for persons with disabilities. The City of

Moreno Valley's Home Improvement Loan Program has also provided low interest deferred loan funds to households needing to retrofit their homes to accommodate a disabled household member.

8.6.19 Requesting Reasonable Accommodations

The City of Moreno Valley implements and enforces Chapter 11 of the 2001 California Building Code. The City provides information to applicants inquiring about the City's regulations with respect to zoning, permit processing, and building laws for all persons including those with disabilities.

8.6.20 Zoning and Other Land Use Regulations

The City has not identified zoning or other land use practices that discriminate against persons with disabilities or constraints to the development of such housing. The City makes every effort to facilitate housing for persons with disabilities.

The following are examples of ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes:

1. Adjustments to off-street parking requirements can be approved administratively by the community development director. In the past the City has reduced parking requirements for housing for disabled persons and housing for the elderly.

2. The City allows group homes in all residential districts. The City does not have the authority to approve or deny group homes of six or fewer residents.

3. The City does not restrict occupancy nor does it impose conditions on group homes that provide services on-site.

4. The City permits the siting of multi-family handicap housing in the RS10, R10, R15, R20, Office Commercial, and Office zoning designations.

5. The City of Moreno Valley's Development Code allows the development of granny units for use by person sixty-two and above. This type of housing is often used to house elderly household members with mobility impairments. The City facilitates the development of the units by reducing development fees by 50%.

8.6.21 Universal Design Element

The City of Moreno Valley has not adopted a universal design ordinance. The City does not preclude developers from utilizing universal design principles.

8.6.22 Non-Governmental Constraints

Non-governmental constraints are those not regulated by or otherwise controlled by government. Non-governmental constraints are related to market conditions and often to community attitudes with regard to affordable housing.

8.6.23 Land Costs

High land cost is a constraint on the development of affordable housing. In

2000, improved land costs for a single-family lot are approximately $45,000 and $37,000 per unit for multi-family residential development (prices are current for 2000).

By comparison, land costs in Moreno Valley are very reasonable. Because Moreno Valley suffered significant depreciation in land values during the recession of the 1990s, many developers were able to purchase improved lots for as low as

$25,000 and hold them until the market improved. Consequently, they were able to pass those savings on in the final sales price. However, those lots have been developed and developers are now paying higher prices for lots.

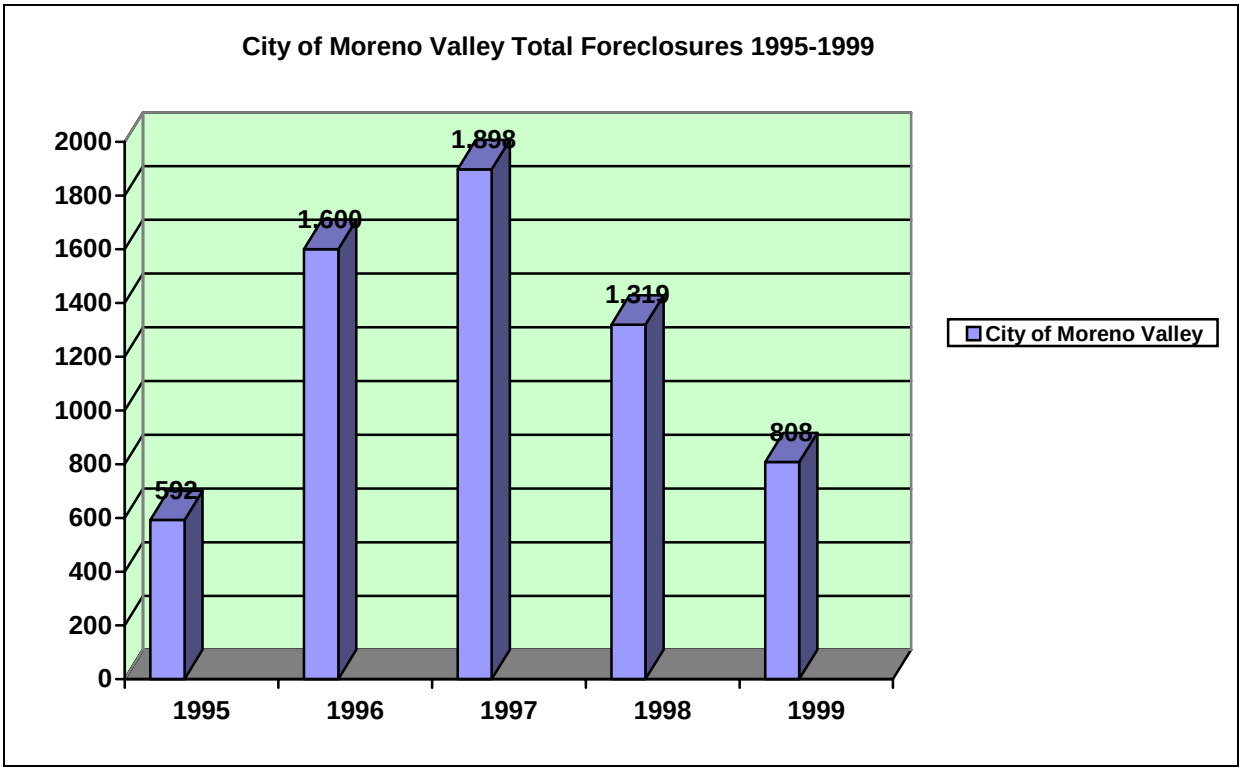
8.6.24 Availability of Financing

Financing has been more readily available since the market has improved. Financing has been the primary constraint in developing housing in Moreno Valley during the last ten years. Although, as previously noted, land prices were very low, financing for market rate or affordable housing was not available during the recession. Consequently, during the last reporting period for the housing element (1990-1997), the only multi-family housing built in the city was financed by the Redevelopment Agency of the City of Moreno Valley.

As noted in the review and revision portion of this document, foreclosures increased drastically during the recession of the 1990s. Foreclosures were the result of the economic recession in Southern California as well as the realignment of March Air Force Base which impacted the economy of Moreno Valley. Between 1995 and 1999 foreclosures in Moreno Valley totaled 6,217 units. The highest foreclosure totals were recorded in 1997 (**Chart 8-10**).

A high rate of foreclosures was on the one hand an impediment to the development of new affordable housing, because lenders were hesitant to invest in Moreno Valley. On the other hand, foreclosed houses sold at lower prices, allowing some lower income households to become first-time homebuyers.

CHART 8-10



8.6.25 Construction Costs

Construction costs vary based on the type and size of unit. Hard construction costs are approximately $39 per square foot. For a prototypical single-family unit, total development costs, excluding land, are approximately $100,000. For a two-bedroom, one bath townhouse the total development cost, excluding land, is $73,000, and $83,000 for a three-bedroom, two-bath townhouse.

Construction costs are market driven and although the high cost of construction, including land, is a constraint to the development of affordable housing, those costs are neither controlled nor dictated by the City. As noted, the portion of the City's impact fees on the cost of building affordable housing was only 5%. Aware of the nature of construction costs and the need to reduce their impact on the ability to develop affordable housing, the

Redevelopment Agency of the City of Moreno Valley has land banked sixteen acres in various areas throughout the redevelopment area. The Agency has donated parcels to Habitat for Humanity (six single family parcels), purchased land for seventy-five units of senior housing developed and operated by a non-profit and 1.6 acres for 25 units of housing for handicapped adults developed by the Crippled Children's Society.

The City's density bonus ordinance can also be utilized to reduce the constraint created by construction costs by practical application of gradations in the types and amenities required in affordable housing units. Building simple but decent housing can assist in lowering construction costs. The City of Moreno Valley's density bonus ordinance makes allowances for gradations in amenities with the goal of reducing cost constraints to the development of affordable housing.

8.7 OVERVIEW: HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The goals, objectives, policies and programs detailed in this document are to be accomplished during the seven year planning period from February 1998 through December 2005. The Community and Economic Development Department has responsibility for administering the City's housing programs. Housing staff also oversees and assists other agencies working with the City to carry out housing programs.

The Riverside County Housing Authority currently oversees public housing in the City and administers the Section 8 Program. The City will continue to work with this agency to assist Moreno Valley residents.

The City has identified several programs to achieve its goals to produce and preserve affordable housing. The implementation of these programs such as the Home Improvement Loan Program, the Homeowners Assistance for Minor Rehabilitation, the Mobile Home Rehabilitation Grant Program, Homebuyer Assistance Program, and Rental Rehabilitation Program, were created to maintain and improve the living conditions of low to moderate income households.

In addition, the City is assisting Habitat for Humanity in the rehabilitation and creation of new ownership housing for very- low-income families. These programs, when coupled with the various social services, childcare programs, shelter and food services and counseling programs (including homeless prevention) provide city residents with opportunities to utilize programs at little or no cost. By utilizing multiple programs and working with the state, county, private and nonprofit agencies, the City can work to the number of persons with incomes below the poverty line.

Table 8-33 provides a quantified summary of all the housing programs in the proposed element.

TABLE 8-33

Quantified Objectives – Housing Units By Income Category

Housing Programs	New Construction	Rehab	Preservation	Owner-ship	Very Low-Income	Low-Income	Moderate Income	Above Moderate	Total/ Program
8.1 Home Improvement Loan Program		✓			15 units				15
8.2 Homeowner Assist. For Minor Repairs		✓				15 units			15
8.3 Mobile Home Grant		✓			90 units				90
8.4 Code Compliance			✓		12 units	8 units	5 units		25
8.5 Neighborhood Clean-up			✓		360 units				360
8.8 Rental Rehabilitation		✓			15 units	35 units			50
8.9 Homebuyer Assistance (HAP)				✓	4 units	12 units	4 units		20
8.10 Ownership (Habitat)	✓				4 units				4
8.11 Ownership (ARR)		✓		✓	8 units	25 units	57 units		90
8.12 Ownership (Youthbuild)	✓					1 unit			1
8.13 New Construction Rental	✓				250 units	150 units	100 units		500
8.14 Large Family Rental Housing	✓				200 units				200
8.23 Senior Housing	✓				69 units				69
TOTAL					**1,027***	**246**	**166**		**1,439**

- 360 existing units will be assisted via neighborhood clean-ups efforts.

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS

Progra	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department	Funding Source(s)
8.1	4.1.03	1/00- 05/08	Administer Home Improvement Loan Program. Market program via brochures handed out during annual neighborhood clean-ups and referrals from code compliance officers. Review applications; present applications to loan committee; execute loan documents; disburse rehabilitation funds. **Complete 15 HILP rehabilitations.**	Neighborhood Preservation	HOME, RDA
8.2	N/A		Market HAMR Program via brochures distributed at neighborhood clean ups and referrals by code compliance officers as they encounter code related needs on a daily basis. Fund and disburse loan funds. **Complete 15 HAMR rehabilitations.**		

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source(s)
8.3	4.1.02	1/00-05/08	Receive and approve applications for Mobile Home Grant Program. Conduct all inspections and disburse grant funds. **Complete 90 rehabilitations.**		
8.4	N/A	1/00-05/08	Provide enhanced code compliance services. Fund 2.5 code positions to provide the services in the CDBG target areas which also overlap Redevelopment area. **Assist 25 units.**	Code Compliance	RDA
8.5		1/00-05/08	Conduct 5 major neighborhood clean-ups on an annual basis. Provide bins for disposal of trash and debris; Complete 25 clean ups. **Assist in clean up of 360 units.**	Neighborhood Preservation	
8.6	6.1	Ongoing-05/08	Administer contract with fair housing agency.		CDBG

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.7	6.1	1/00-05/05	Complete Analysis of Impediments to Fair Housing.	Neighborhood Preservation	CDBG
8.8	4.1.04	1/00-05/08	Receive and approve applications; disburse loan funds; conduct all inspections and certify compliance for all Rental Rehabilitation Program loans. **Complete rehabilitation of 50 units.**		HOME, RDA
8.9	N/A	1/00 – 05/08	Administer Homebuyer Assistance Program (HAP). Continue to provide Agency funds for silent seconds and continue to work with approved lenders by providing them with training. **Assist in the purchase of 20 houses.**		HOME, RDA

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.10	N/A	12/00-05/08	Assist very low - income home-buyers through partnership with Habitat for Humanity. **Construct 4 houses.**	Neighborhood Preservation	RDA
8.11	N/A	2000-2003	Administer home ownership program utilizing HUD homes (ARR). Identify prospective houses; coordinate purchase and rehabilitation. **Assist in the purchase of 90 houses.**		RDA /HOME
8.12	5.1.07	1/00-05/06	Administer new construction home ownership program and youth job training. **Construct 1 new house.**		

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.13	N/A	1/00-05/08	Work with housing developers by providing Agency assistance to write-down the costs of units via loans. **Facilitate the construction of 500 affordable rental units.**	Neighborhood Preservation	HOME, RDA
8.14	N/A	1/00-05/08	Provide financial assistance for the development of affordable rental units for larger families. Assist in the **development of 200 units.**		
8.15	N/A	6/30/06	Revise General Plan	Planning	General Fund
8.16	N/A	Applies to all projects pulling permits. Ongoing through planning period. 1/00-05/08	Continue to implement permit streamlining. Monitor development plan review process to reduce any identified impediments to affordable housing.		General Fund

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.17	N/A	05/08	Revise standards for mobile home parks and mobile home subdivisions	Planning	
8.18	N/A	Reduction of parking standards was completed 11/2004.	Review parking standards for multi-family 3 and 4 bedroom units, including covered parking requirements to determine if reductions are appropriate.	Planning	General Fund
8.19	N/A	05/08	Review second unit regulations to determine if expansion is merited to additional districts.		
8.20	Continue to pay development fees for projects, on a case-by-case basis, that have received State or Federal funds, such as Section 202 and Tax Credits.	Ongoing during the planning period as projects request Agency assistance. 1/00-05./08	Review projects and determine if payment of fees would facilitate development of affordable housing.	Neighborhood Preservation	RDA/HOME

TABLE 8-34

PROPOSED HOUSING ELEMENT HOUSING PROGRAMS (Cont'd)

Program	Corresponding Program 1991 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.21	Utilize RDA funds, where appropriate and necessary, to facilitate infrastructure for affordable projects.	Ongoing during the planning period as projects are proposed. 1/00-05/08	Review infrastructure needs as affordable is proposed and determine whether Agency funds could be utilized to facilitate development.	Neighborhood Preservation	RDA
8.22	Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing.	6/30/06	Work with Planning during General Plan review process and provide input regarding rezoning.		N/A
8.23	Assist in the construction of 69 senior apartments. Provide Agency funds for construction; negotiate contribution of Agency-owned land for the project; assist in submittal of project.	N/A	Project completed in 2003.	Neighborhood Preservation	HOME,RDA, Section 202

Overview

8.1 Housing Element Goals

The goals of the Housing Element are to:

G.8.1. Improve and maintain decent, sanitary and affordable housing.

G.8.2 Improve and maintain decent, sanitary and affordable housing for very-low income households and seniors.

G.8.3 Reduce substandard housing and health and safety violations.

G.8.4 Assist in the revitalization of older neighborhoods.

G.8.5 Improve and maintain decent and affordable rental housing.

G.8.6 Assist very low, low and moderate-income first time buyers to purchase homes.

G.8.7 Add to the number of affordable rental units for very low and low-income households.

G.8.8 Create affordable housing units for senior households.

Objective 8.1

Rehabilitate a minimum of fifteen single-family homes under the Home Improvement Loan Program (HILP).

Objective 8.2

Rehabilitate a minimum of fifteen single-family homes under the Homeowner Assistance for Minor Rehabilitation, loan program (HAMR).

Policies:

8.2.1 Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods, thereby contributing to their preservation and revitalization.

Programs:

8.1 Utilize the Home Improvement Loan Program (HILP) that provides a 3% loan for up to $15,000 deferred for 20 years. Available citywide for very low to lower income homeowners.

8.2 Utilize the Homeowner Assistance for Minor Rehabilitation (HAMR) loan program that provides a 3% to 5% loan for up to $7,500 amortized over a 10-year term.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.3

Rehabilitate a minimum of ninety mobile homes, for very low-income homeowners, in mobile home parks citywide, under the Mobile Home Grant Program.

Policies:

8.3.1 Correct substandard conditions in mobile home parks.

Programs:

8.3 Utilize the Mobile Home Grant Program that provides grants up to $10,000 for owner-occupants of mobile homes.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.4

Obtain code compliance from a minimum of twenty-five very low and moderate-income property owners, citywide, with emphasis on focus neighborhoods.

Policies:

8.4.1 Enforce correction by property owners of identified housing and code violations in rental properties occupied by very low to moderate-income households.

Programs:

8.4 Provide enhanced code compliance services and referrals to City housing rehabilitation programs.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.5

Conduct five neighborhood clean-ups annually; provide related services to Community Development Block Grant (CDBG) areas in conjunction with other projects, and assist in clean up of 360 housing units.

Policies:

8.5.1 Provide neighborhood improvement programs to CDBG target areas.

Programs:

8.5 Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean up activities.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.6

Assist 300 households citywide.

Policies:

8.6.1 Provide fair housing and landlord/tenant education services to very low to moderate-income households.

Programs:

8.6 Contract with a fair housing agency to mediate between landlords and tenants and educate them on their rights and responsibilities.

8.7 Update the City's Analysis of Impediments to Fair Housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.7

Rehabilitate fifty multi-family units, citywide, through utilization of the Rental Rehabilitation Program.

Policies:

8.7.1 To eliminate substandard housing conditions for low-income renters, while enhancing the appearance of multi-family developments.

Programs:

8.8 Provide rehabilitation loans through the City's Rental Rehabilitation Program that offers 5% loans with the first year deferred and amortized over a 19-year period.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.8

Assist households with down payment and closing costs.

Policies:

8.8.1 Provide assistance to facilitate homeownership for very low to moderate-income households

Programs:

8.9 Through the Homebuyer Assistance Program, provide 30-year deferred silent second loans, with no interest, up to 20% or $200,000 of the purchase price of resale homes.

8.10 Work with local CHDO to construct and/or rehabilitate houses for very low-income households.

8.11 Purchase HUD homes for resale to first time homebuyers.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.9

Create a minimum of 126 affordable rental units, citywide.

Policies:

8.9.1 Facilitate the creation of affordable rental units.

Programs:

8.12 Administer new construction home ownership program and youth job training.

8.13 Work with housing developers by providing Agency assistance to write-down the costs of units via loans.

8.14 Provide financial assistance for the development of affordable rental units for larger families.

8.15 Revise General Plan.

8.16 Continue to implement permit streamlining.

8.17 Revisep standards for mobile home parks and mobile home subdivisions.

8.18 Review parking standards for multi-family 3 and 4 bedroom units, including covered parking requirements to determine if reductions are appropriate.

8.19 Review second unit regulations to determine if expansion is merited to additional districts.

8.20 Continue to pay the development fees for projects, on a case-by-case basis, that have received State or Federal funds, such as Section 202 and Tax Credits.

8.21 Utilize Redevelopment Agency funds, where appropriate and necessary, to facilitate infrastructure for affordable projects.

8.22 Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.10

Create a minimum of seventy senior units.

Policies:

8.10.1 Create decent and affordable housing opportunities for low and very-low income seniors.

Programs:

8.23 Facilitate the construction of a sixty-nine unit multi-family senior complex.

APPENDIX

Review and Revision
City of Moreno Valley Housing Element

SUMMARY

In 1991, the Department of Housing and Community Development (HCD) determined that the City of Moreno Valley's approved housing element complied with state housing element law. In 1992, as required by state law, (Government Code 65583 (a) (8) and (c) (6)), the City submitted an amendment to the housing element, concerning the potential conversion of existing, assisted housing developments to non-low-income housing use during the following ten years. The amendment was also found to comply with state law.

Pursuant to the requirements of state law, every city and county is required to submit a housing element update. Although the housing element update was originally due to HCD in 1994, due to the suspension of the law requiring that mandates be funded, certain components of the housing element process were suspended including the mandate requiring that councils of governments prepare assessments of regional housing needs. Consequently, the State Legislature did not allocate funds for the preparation of the Regional Housing Needs Assessment and cities and counties were left without a critical component for the preparation of a housing element update.

In 1993, Governor Wilson signed legislation extending the planning period for housing elements by two years, postponing the due date for the revision to 1996. Ultimately, the revision due date was postponed another four years to the year 2000. The planning period of the housing element review will cover seven years, from 1991 to January of 1998.

Effectiveness of the Housing Element

The stated goal of the City of Moreno Valley's housing element is: "To expand the long-term housing opportunities for all residents of the City by developing new housing in accordance with density, building and environmental standards that is affordable to various income levels." The goal is a snapshot in time reflecting the City's enviable position as one of the primary beneficiaries of Southern California's residential building boom. At the time the housing element was prepared it seemed possible that the city could expand housing opportunities through new housing.

However, the effects of the recession made new construction financially infeasible. Real estate values fell, vacancy rates soared, and foreclosures increased. Many Moreno Valley workers who commuted to Los Angeles and Orange Counties lost their jobs, as those areas suffered from a loss in defense-related jobs and ancillary support businesses. Consequently, families who had stretched their financial resources to buy a home in Moreno Valley were left without an income and subsequently lost their homes.

The recession affected Moreno Valley in an unanticipated manner in 1993, when the Base Reuse & Closure Commission, announced the downsizing of March Air Force Base. March had historically had a significant economic impact on the Moreno Valley economy as well as the larger Southern California economy. The estimated loss of economic activity, as a result of the downsizing, was $403 million. The number of active military personnel stationed at the base and living in Moreno Valley and surrounding communities was drastically reduced.

The loss in jobs throughout Southern California and the downsizing of the base combined to drive real estate values downward. Building activity, which had fueled the city's growth during the 1980's, plunged. In the six years between 1986 and 1991, a total of 15,756 single and multi-family permits were issued. In the years between 1992 and 1997, a total of 1,562 single and multi-family permits were issued, a 90% decrease in permit activity.

Appropriateness of the Housing Element Goals and Policies

It was in the context of significant economic retrenchment that the City of Moreno Valley was charged with adding 17,741 units to the housing stock in order to meet its share of the Regional Housing Needs Assessment. It was also within the framework of a shrinking economic base that the City had to expand housing opportunities even while the private sector was withdrawing from new construction activity.

Given the economic realities, the City's housing programs adapted and focused on goals that would allow the City to move toward the fulfillment of its housing element commitments. It is in the spirit of these pragmatic goals that the various policies/programs of the housing element have been put into practice. These goals are to:

- Preserve and revitalize the City's existing older housing stock, while maintaining and increasing its affordability to low and moderate income households and

- Encourage the development of new housing affordable to a range of income levels in Moreno Valley.

- Provide housing for special needs populations in the City.

Table 8-24 lists the programs in the 1991 Adopted Housing Element, the implementation timeline for each program and the responsible department or division at the City for program implementation, as well as the funding source for each program.

In the following section, the housing element programs are restated, an update of the progress made toward implementation of each program is provided and where applicable, quantifiable results are presented.

The City has worked diligently to meet the stated goals of its housing element and given the constraints of the region's economic reality, Moreno Valley's achievements are significant.

TABLE 8-35

1991 ADOPTED HOUSING ELEMENT POLICIES AND PROGRAMS

Program	Implementation Timeline	City's Role in Implementation	Responsible Department or Division	Funding Source(s)
1.1.05	January 1999	Develop and adopt a density bonus ordinance.	Neighborhood Preservation	
3.1.01	Completion by January 2004	Complete review of vacant land.	Planning	General Fund
3.1.05	Existing/ongoing	City Manager to waive or reduce City fees for affordable housing on a case- by-case basis.	City Manager	RDA
3.1.06		Revise General Plan. Present for Council approval.	Planning	General Fund
4.1.02		Administer Mobile Home Grant Program	Neighborhood Preservation	HOME, RDA
4.1.03		Administer Home Improvement Loan Program		
4.1.04		Administer Rental Rehabilitation Program		
5.1.01		Enforce existing affordability requirements. Apply requirements to new affordable units.		
5.1.02		Continue to leverage federal, state and private funding when appropriate and available.		
5.1.03		Continue to assist in the development of senior housing.		RDA
5.1.04		Funding of non-profit service providers for homeless prevention services.		CDBG
5.1.05		Funding for homeless shelter service and supportive services.		
5.1.07		Development of ownership housing for very low-income families.		HOME, RDA
6.1		Administer contract with fair housing agency.		CDBG

Policy	Program
1.1	The City will utilize its authority, resources and influence to promote the creation and preservation of a variety of housing types, sizes and prices to meet the various needs of a wide spectrum of current and future residents.

Update

The City continues to use its authority, influence and most importantly its financial resources to develop and preserve affordable housing. Having begun in 1990 without a single housing program, the City of Moreno Valley boasts an array of effective affordable housing programs that meet the needs of a varied community. Under the Rental Rehabilitation Program, the City assisted in the rehabilitation of a total of 291 units, in seven projects. HOME and Set-aside funds have been used to provide assistance in the development of 104 affordable housing units. The City's Home Improvement Loan Program (HILP) has provided assistance to very low-income owner/occupants and the Mobile Home Grant Program has provided assistance to very low-income households, the majority of whom are seniors. (See Table 1)

Results

Housing Program	Units
Home Improvement Loan Program	28
Mobile Home Rehabilitation	60
Rental Rehabilitation	291
New Construction	104
Total	483

Policy	Program
1.1.01	The Moreno Valley Civic Activities Assistance Corporation (MVCAAC) will serve under contract to the RDA to develop a comprehensive housing assistance program and recommend a policy for use of the Low-income Housing Setaside Funds. The MVCAAC is chartered to provide financial and other assistance to the City. Target Dates: Jan., 1991 – incorporation Oct., 1991 – operational and financial plan Jan., 1992 – implementation.

Update

MVCAAC did not at any time enter into a contract with the RDA to develop a housing assistance program or recommend policies for use of the low-income housing setaside funds. MVCAACC is no longer an active organization. The Redevelopment Agency developed and adopted a Comprehensive Affordable Housing Strategy to identify additional resources and programs to meet the City's affordable housing needs and responsibilities. The Strategy is consistent with and further implements the City's adopted Housing Element.

Policy	Program
1.1.02	The RDA Low Income Housing Setaside Fund will be used in a timely manner to finance programs that will maximize the creation, retention and long-term availability of affordable lower-income housing. The Economic Development Department/ Redevelopment Agency (EDD/RDA) shall annually specify the program uses to which Housing Fund receipts will be dedicated in combination with funds that may be available from other sources.
The City Comprehensive Affordable Housing Strategy is an extensive analysis of the City of Moreno Valley's affordable housing and a plan for use of the setaside. The Strategy also identifies additional resources and programs to meet the Moreno Valley's affordable housing needs and responsibilities. On an annual basis, the RDA develops a budget for use of the setaside funds, in compliance with state spend down requirements.	

Policy	Program
1.1.03	By March 1, 1992, the Economic Development Department (EDD), in cooperation with the Planning Department, will recommend an Inclusionary Housing Ordinance to be adopted by the City, that will mandate that all developments which include more than a specified number (to be established) of residential units contribute to the City's balance of affordable housing at all income levels, with the goal that a minimum percentage of all new housing within the City will be affordable to low and very-low-income households. Developers contributions may be in the form of actual construction of affordable units with the project itself, construction of affordable units at another appropriate location or contribution of appropriate in-lieu fees to the low-Income Housing Fund.
Update	
The Redevelopment Agency's Comprehensive Affordable Housing Strategy provides an extensive analysis of the extent to which housing is affordable and what programs would be most appropriate for the City. The City recognizes the importance of providing housing for all income levels as well as the need to avoid placing onerous requirements that would discourage or impair the private sector from providing affordable housing. Instead of establishing an Inclusionary Program, the City has developed a package of incentives to offset or minimize the cost of providing affordable housing. The incentives, include low interest loans for development of new affordable housing, rehabilitation, acquisition, as well as rent subsidies.	

Policy	Program
1.1.04	The EDD/RDA in cooperation with the Planning Department will develop criteria and control mechanisms that ensure that all housing that is directly subsidized by, or receives substantial economic assistance from the City (including Density Bonuses) in order to achieve affordability goals will remain affordable for the maximum feasible time (If not permanently). Such mechanisms shall be established and agreed upon before direct economic subsidies are granted to any specific project.
Update	
The City of Moreno Valley utilizes affordability requirements and other control mechanisms to insure that units created for lower-income households are maintained affordable for the longest feasible period. Also, in programs where the City provides direct assistance to property owners, the regulatory agreement has repayment requirements that insure setaside funds are repaid for use again in other affordable housing programs. It is important to note that the City provides loans at very low interest and does not increase the housing costs of a lower-income household.	

Policy	Program
1.1.05	By July of 1992, the city will have adopted an ordinance or amendment to the Development Code which grants a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentives, to housing development which include at least 20% of the units for lower-income households; or 10% of the units for very low-income households, or 50% of the units for senior citizens, under Government Code Section 65915.
Update	
In January of 1999, the City Council adopted a Density Bonus Ordinance pursuant to Government Code Section 65915. No applications for use of a density bonus for affordable housing have been received before or since the adoption of the ordinance.	

Policy	Program
1.1.06	As an additional incentive to developers who construct the State mandated ratio of multi-family lower-income, very-low-income or senior housing units under Government Code 65915 and to help make apartments economically competitive in the construction financing market, the City will offer, when required, additional incentives of appropriate economic value to the construction of target affordable housing units. These may be in the form of regulatory incentives or concessions or additional density bonuses that result in identifiable cost reductions that are equivalent to an added 25% density bonus.
Update	
In January of 1999, the Density Bonus Ordinance was adopted as an amendment to the Municipal Code. Additional incentives include: 50% reduction of the Development Impact Fee and Park Land Impact Mitigation Fee for units affordable to very low income households; 25% reduction for units affordable to lower income households; 75% density bonus for senior citizen housing developments, resulting in a cumulative density bonus of 100%. In accordance with Government Code 65915(e), the following development standards may be modified: parking requirements may be reduced by one-half of a space and size or interiors amenities of the density bonus units may be reduced.	

Policy	Program
1.1.07	In order to develop, coordinate and monitor the comprehensive housing programs set forth in this element and to ensure timely and effective execution of these programs, the City will provide necessary housing staff. After review of the annual Housing Progress Report (program 2.1.09), the City Manager may modify program responsibilities in order to effect the most efficient achievement of housing goals.
Update	
Since adoption of the housing element and implementation of various housing programs, additional housing staff has been added. At this time there is sufficient housing staff to administer the existing programs.	

Policy	Program
1.1.08	Through economic or non-economic incentives the City of Moreno Valley will stimulate the creation of 350 new mobile home spaces that are affordable to households of low and moderate income by 1995, with the potential for an additional 500 spaces by the year 2000. The City will encourage the development of additional mobile home and manufactured housing projects through the zoning ordinance and zoning concessions, and/or direct assistance to private or public corporations (whether non-profit or for profit), in the form of land cost write downs, infrastructure assistance, site identification and procurement, permit processing priority, or other methods which may be appropriate and feasible.
Update	
The RDA Affordable Housing Strategy, completed in 1993, indicates that new market rate ownership housing in the city is affordable to households at, or above the County median and that existing rental housing is affordable to households, at or above, 80% of median. Rents on multi-family units and even single family homes have been very low, making it infeasible to develop mobile home spaces without large subsidies. A more pragmatic and cost-effective way of providing housing affordability has been to assist in the renovation of existing rental units. Additionally, the city assists in the renovation of existing mobile homes by providing rehabilitation grants of up to $7,500.	

Policy	Program
2.1	The City will strive to ensure that its housing programs are in accordance with area and regional housing needs and that new development includes housing that is appropriate and affordable to all segments of the population including those with special housing needs.
Update	
Housing programs are developed based on the needs of the city and its residents and for the most part needs reflect those of the larger metropolitan area. Families at 80% of median income can afford a home in the city without subsidy. New housing developments include an array of housing prices and types to address the needs of various segments of the population. Households with special housing needs: the elderly; handicapped and very low income; and large families have housing options available. These options include: a 202 senior development; a 25 unit handicapped development; 108 units of three and four bedroom units affordable to households at 60% of median and below and a first time homebuyer program.	

Policy	Program
2.1.01	The EDD/RDA will work with County, State and Federal Agencies and staff to ensure that Moreno Valley's housing programs benefit from any available assistance and that they are an integrated part of meeting regional housing needs.

Update

The City of Moreno Valley has been very diligent and successful in obtaining funds to leverage its Low-income Housing Setaside. During the reporting period the City and the City's significant financial participation in projects succeeded in leveraging set aside funds with California Housing Rehabilitation Program for Owners (CHRP-O) funds, HOME funds, Federal 202 funds, Federal Tax Credits, Federal Reserve Affordable Housing Program (AHP) and Community Development Block Grant (CDBG) funds.

Policy	Program
2.1.02	The EDD/RDA, will work to directly subsidize the construction of at least 750 new housing units of various types and sizes that are affordable to very low and low-income households by 1995. This corresponds to 10.2% of the City's identified fair share of regional housing needs of 3,375 very low and 4,023 low-income affordable housing units.

Update

The RDA has subsidized the construction of new housing units. The RDA focus has been on providing long-term affordable housing to special needs groups and very low-income families. In total 104 new housing units have been constructed between 1992 and December of 1997. The 104 units comprise 7% of all the units constructed in the city between 1992 and 1997 and 1% of the City's identified fair share of regional housing needs.

Project	Units
TELACU – 25105 Fir Street -senior housing	75
Crippled Children – 24545 Bay Avenue - housing for handicapped adults	25
Habitat for Humanity – 13191-13235 Scotty Lane – single family	4
TOTAL	104

Policy	Program
2.1.03	In order to meet the 1994 SCAG/RHNA figures of unmet needs (3,375 units of very low income housing, 4,023 units of low income housing and 3,287 units of moderate income housing, totaling 10,685 units) the City and RDA shall work to facilitate the construction of 2,137 affordable units per year between 1990 and 1995. As a minimum objective, the City and RDA shall work to construct, subsidize or facilitate the construction of one-third of this annual goal, an objective of 712 new affordable units per year. As a maximum goal, the City shall use 2,137 units per year, the annual unmet need figure for low-moderate income housing, plus an additional 1,412 units per year at upper-income, or market-rate prices. The EDD/RDA will work with private developers and non-profit organizations to encourage the construction, rehabilitation and/or continued maintenance of affordable housing units that are appropriate to the needs of seniors, handicapped persons, single parent and female-headed households, and large families, groups that are identified as being a significant numerical component of the Moreno Valley population with special housing needs.

Update

As the housing element was completed, the Southern California real estate market, and in particular Moreno Valley suffered a significant decline. Real estate values and effective rents declined as much as 20% and vacancy rates, in some projects, were as high as 50%. Foreclosures of both single and multi-family units increased. Growth in the Riverside-San Bernardino Statistical Area slowed significantly and the RHNA figures of unmet need seemed out of proportion in a rapidly declining economy.

The decline in the market was dramatically reflected in the city's construction permit activity. In the six years between 1986 and 1991, a total of 15,756 single and multi-family permits were issued. In the six years between 1992 and 1997, a total of 1,562 single and multi-family permits were issued, a 90% decrease in permit activity. The positive result of such a devastating decrease in construction activity was that new units being constructed were affordable to households with moderate incomes and existing resale units also became affordable to households at between 80% and 100% of median income.

New construction was not economically feasible without large public subsidy. The City continued to work with non-profit organizations, such as the Crippled Children's Society, TELACU and Habitat for Humanity to develop housing for very low income and special needs households. Additionally, the City continued to provide rehabilitation funds to assist in the rehabilitation of existing and foreclosed units, both multi-family and single family, which provided affordable housing to low and very low income households. It is imperative to note that the annual goal of 2,137 units established to meet the SCAG/RHNA figures, exceeded all new construction during the six years of the housing element reporting time frame.

Policy	Program
2.1.04	The City EDD/RDA will coordinate with the Housing Authority of Riverside County and will support the Authority in its application for Section 8 certificates and vouchers, with the goal of 400 Section 8 contracts in 1990 and such increases as may be available from HUD.
Update	
The City continues to be supportive of the Housing Authorities assisted housing programs. The Housing Authority prepares and submits its own applications for Section 8. In the early 1990's the number of certificates and vouchers in the city was in the range of 300, currently there are in excess of 1,000 vouchers and certificates in use throughout Moreno Valley.	

Policy	Program
2.1.05	The EDD/RDA will provide City support and endorsement for nonprofit organizations seeking Federal or State grants to assist 200 low-income senior or Special needs households, annually.
Update	
Annually, the City provides an opportunity for nonprofit organizations to apply for Federal funds through the City of Moreno Valley Community Development Block Grant Program (CDBG), and the HOME program. Organizations seeking to provide social services or affordable housing are encouraged to apply. The City provides nonprofits with information regarding the requirements for applying for Federal funding. The City has also augmented efforts for other federal funding for project like TELACU, senior housing, Crippled Children's Society and Community Housing.	

Policy	Programs
2.1.06	The EDD will work with the department of Planning to develop a public information and education program to begin January of 1992, aimed at increasing public awareness of the need for affordable and special needs housing, what constitutes this type of housing, and appropriate ways of satisfying these housing needs. The program will seek to reduce public misunderstanding and opposition to affordable and special needs housing. A component of the program will also be aimed at increasing knowledge and awareness of affordable housing among City staff.
Update	
This program was not established due to budget constraints that resulted in staff furloughs and layoffs. However, through Moreno Valley's fair housing program, its affiliation with Habitat for Humanity Jimmy Carter Work Project, press releases and newspaper articles in the local press, the City has been able to increase public awareness of the need for affordable housing.	

Policy	Program
2.1.07	The EDD will evaluate and make recommendations regarding requiring that a portion of the City's General Tax revenue generated from new businesses or industries hiring significant numbers lower-wage workers be dedicated to the creation of lower-income housing that will serve the needs of these employers and employees.
Update	
The City of Moreno Valley has the lowest per capita general fund expenditures in the Inland Empire for cities over 100,000. It has not been feasible to utilize a portion of the revenue for the creation of lower-income housing, as these funds are used to provide necessary services to residents. Instead, the City has worked diligently and successfully, to leverage its housing funds to create affordable housing opportunities for lower income households.	

Policy	Program
2.1.09	The EDD/RDA, in conjunction with the Planning Department, shall prepare an Annual Housing Progress Report to be submitted to the City Council, relating to progress in meeting affordable housing goals and the ratio of affordability of residential construction permits and new housing construction during the previous year.
Update	
Since the City Council is also the Board of Directors of the Redevelopment Agency, they are kept apprised of the progress the City is making in meeting its affordable housing goals. Consequently, an Annual Housing Progress Report has not been necessary.	

Policy	Program
3.1	The City will seek to insure that its policies and actions do not create undue governmental constraint on the availability and affordability of housing in Moreno Valley and will seek to mitigate or remove, where possible, such governmental, as well as non-governmental, constraints.
Update	
The City has been conscientious not to place undue governmental constraint on the availability of affordable housing in Moreno Valley.	

Policy	Program
3.1.01	By July of 1992, the City Planning Department and RDA will complete a review of vacant, developable land and areas with redevelopment potential to determine if sufficient area of appropriate density districts (R-10 thru R-20) is in place to meet the affordable housing needs of the City (as identified in the SCAG RHNA). If insufficient appropriately zoned area is determined, recommendations will be made to increase the supply of appropriately zoned land available to meet identified RHNA needs.
Update	
The City is currently revising its General Plan. As part of the revision, a review of the appropriateness of various density districts has been undertaken. By means of the revision, vacant, developable parcels and areas with redevelopment potential may be rezoned to multi-family residential (R-10 through R-20). Based on anticipated changes to the General Plan, zoning will allow for a total of 58,824 single family units and a total of 16,617 multi-family units. The build-out ratio of multi-family units would be significantly higher that that existing in the current housing stock.	

Policy	Program
3.1.02	The City/RDA in an effort to reduce the impact of escalating land costs will seek to purchase land to be retained for future affordable housing projects that reserve up to 49% of their units for lower-income households. Funds from RDA, CDBG, Inclusionary Housing In-Lieu fees, or other sources may be utilized.
Update	
The Redevelopment Agency has acquired a number of developable parcels for future affordable housing developments.	

Results			
Property	Acres	Land Use	Zoning
Atwood Avenue	1.82	Residential	R-5
Clover Avenue	.51	Residential	R-5
Cottonwood/Indian	8.62	Residential	R-5
Eucalyptus Avenue	2.54	Residential	R-5
Fir Avenue	.91	Office	Office
Myers Avenue	1.36	Residential	R-5
Total	15.76		

Policy	Program
3.1.03	The City Planning Department, in cooperation with EDD/RDA will reduce the impact of construction costs and Development Code requirements on lower-income-affordable housing by developing compensatory economic incentives (and criteria guidelines for project affordability) that will assist in reducing the overall costs of low-income housing by January of 1992.
Update	
The Redevelopment Agency has provided financial assistance for the construction of lower income, affordable housing. Under the Density Bonus Ordinance, the City will provide an increase of 25% above the otherwise allowable residential density. The City can also provide a reduction in the Development Impact Fee and Park Land Impact Fee for units built under the Density Bonus Ordinance and/or reduce parking requirements. All of these compensatory incentives will assist in reducing the cost of developing affordable housing.	

Policy	Program
3.1.04	The City will continue to subsidize new low-income rental housing development by maintaining Development Impact Fees for lower-income multi-family rental units at levels that are less than 33% of actual economic impact per unit. Development Impact Fees on single and multi-family units selling or renting at levels above the affordability standards for median income households will gradually be increased until the fees on these higher prices units cover 100% of the actual economic impact to the City by 1995.
Update	
Legally, the City cannot shift impact fees to other development in excess of that development's impact. RDA has paid fees for affordable units to address impacts.	

Policy	Program
3.1.05	The City Manager shall be given the authority to waive all or a portion of Development Impact Fees. If there is determined to be an exceptionally strong benefit in housing accessibility for lower-income and special needs groups.
Update	
In the past, the Agency has paid for the development impact fees, design enhancements, public improvements and land acquisition for projects deemed as having a strong benefit for lower-income households and special needs groups. The City Manager does not have authority to waive Development Impact Fees for any purpose.	

Results		
Project	Units	Fees Paid by RDA
TELACU Villa	75	$ 800,000
Habitat for Humanity	4	$ 66,900
Crippled Children's	25	$ 833,160
Total	104	$1,700,060

Policy	Programs
3.1.06	The Planning Department, in cooperation with EDD/RDA, will review the amount, condition and value of vacant land currently zoned to allow the creation of new mobile home park spaces in Moreno Valley by December of 1991. If sufficient appropriate locations are not available for the creation of 800 new mobile home space by 1995, the Planning Department will develop a program to increase the appropriately zoned area, or to otherwise provide sufficient area for the potential development of at least 1600 additional mobile home spaces (conditional us agreement, etc) within the City's housing mix.
Update	
The City is currently revising its General Plan. Although, some areas will be rezoned to allow for future development of multi-family housing, rezoning to increase the number of locations available for the creation of new mobile home spaces is not contemplated. However, mobile homes are allowed in any residential zone, with a conditional use permit.	

Policy	Program
3.1.07	The City Planning Department will recommend changes to the City Development Code that will specifically include emergency and transitional homeless shelters in the uses permitted under Section 9.02.020 of the Development Code by July of 1991.
Update	
The changes to the Development Code allow emergency homeless shelters with a conditional use permit in the following areas: commercial districts, industrial districts, and business park mixed use districts. Homeless shelters are permitted in a public district, subject to district requirements.	

Policy	Program
3.1.08	The EDD/RDA and Planning Departments will endeavor to spread the cost of required new infrastructure over the widest possible geographic area and time frame through the use of Mello-Roos districts, assessment districts, phased development plans, or other appropriate cost sharing methods.
Update	
There is a citywide fee structure for all new developments to pay for infrastructure.	

Policy	Program
3.1.09	Conforming manufactured housing will continue to be permitted in all single family residentially zoned areas under the City's Development Code.
Update	
Conforming manufactured housing continues to be permitted in all single family residentially zoned areas of the city. The Agency, through the Home Improvement Loan Program, has assisted in the purchase and placement of two manufactured units for very low income households.	

Policy	Programs
3.1.10	In order to maintain the beneficial usage of older housing for the maximum economically feasible time, the Planning and Economic Development Departments/RDA, shall develop a Zoning Transition Management Policy (ZTMP) and programs which will ensure that older affordable housing in areas where the current zoning designation is expected to result in an ultimate change of usage remains safe, sanitary, habitable and available for occupation until such time as appropriate replacement units are available and it is necessary to remove the existing housing to make way for other conforming uses. This Policy and the programs to implement it shall be designed and adopted by October of 1991, and may include such elements as maintenance and repair subsidies, use of amendment AB1448 of the California Health and Safety Code to enforce maintenance by landlords, temporary management of units, or other programs that may be appropriate.
Update	
The City has not developed a Zoning Transition Management Policy. The City will address the issue of maintaining the beneficial usage of older housing via revisions to the General Plan, the city's enhanced code enforcement program, and housing rehabilitation programs. In areas of the city where housing is currently zoned for other uses, the zoning may be changed to a housing designation to encourage upgrading.	

Policy	Programs
3.1.11	The Redevelopment Agency shall replace all residential units destroyed by Agency-assisted projects with units of comparable bedroom size and affordability within four years of their removal pursuant to the requirements of State Redevelopment Law. The replacement of such units shall be the first priority for the use of the RDA Low and Moderate Income Housing Fund monies.
Update	
The Agency has removed ten (10) residential units. The Agency has replaced the ten units with new units of comparable size and affordability.	

Policy	Programs
4.1	The EDD/RDA will seek to encourage and assist the rehabilitation and maintenance of lower-income affordable housing within the City.
Update	
The City has a successful housing rehabilitation program, which in the past has provided up to $50,000 per unit for substantial rehabilitation of both rental and ownership housing. Unlike many cities, Moreno Valley also makes grant funds available for the rehabilitation of mobile homes.	

Policy	Programs
4.1.01	The EDD/RDA will coordinate with the Riverside County Housing Authority to participate under the Section 312 program when funding is available to secure the rehabilitation of substandard single family homes occupied by low-income households.

Update

The City of Moreno Valley encourages rehabilitation and maintenance of lower-income housing through a variety of programs. Assistance is provided in the form of low interest deferred payment loans to owner occupants as well as owners of rental properties. Moderate-income homeowners can receive assistance through the Homeowner's Assistance for Minor Rehabilitation (HAMR) program, which provides a low interest amortized loan. Low-income owners of mobile homes can receive assistance through the City's Mobilehome Grant Program that provides up to a $7,500 rehabilitation grant.

The City of Moreno Valley established its own single family rehabilitation program. Under the Home Improvement Loan Program (HILP). Funding from RDA, HOME and CHRP-O were combined to provide substantial rehabilitation funds for single family homes occupied by low-income households.

Policy	Programs
4.1.02	The City will continue to utilize CDBG and/or other appropriate funds to assist low-income senior citizens with minor repairs to owner-occupied homes, in conjunction with the Riverside County Housing Authority or other agencies, with the goal of assisting at least 50 households per year.

Update

During the time that the County administered a Senior Home Repair Program and made that program available to all cities in the county, the City of Moreno Valley provided funding for the program. A total of $52,000, over three years, was provided from the City's CDBG funds. Seniors in our community were given a $250 grant for minor repairs. However, since 1995, the county has only made funds available to unincorporated areas, thus Moreno Valley seniors were no longer eligible to receive grants. The City has compensated by providing a grant to mobile home owners (a large proportion of those utilizing the Senior Home Repair Program lived in mobile homes) and by providing a minor rehabilitation loan program as well.

Results

Fiscal Year	Mobilehome Units Rehabilitated	RDA Funds	HOME Funds	Total
'93-94	28	$50,444	$100,000	$150,444
'94-95	7	$13,460	$27,330	$ 40,790
'95-96	29	$59,000	$112,000	$171,000
'96-97	23	$63,697	$102,064	$165,761
TOTAL	60	$186,601	$341,394	$527,995

Policy	Programs
4.1.03	The EDD, CDBG funded Housing Specialist will develop, implement and monitor a CDBG funded Deferred Loan Housing Improvement Program to assist lower-income owner occupants of single-family homes in rehabilitation of substandard housing conditions, with the goal of assisting at least 10 households per year.

Update
The Home Improvement Loan Program (HILP) was established in 1991 and has been the core of the City's rehabilitation program. Through HILP, 3% payment deferred loans are available to low and very low-income homeowners. Through the years, leveraging state and federal housing funds has enhanced the program budget.

Results	
Single Family Units Rehabilitated	Funds Loaned
28	$568,473[2]

[2] See Table 1

Policy	Programs
4.1.04	The EDD/RDA will work with Riverside County Housing Authority to secure and coordinate the application of HUD-financed Rental Rehabilitation programs (including the Moderate Rehabilitation program) within Moreno Valley, with the goal of rehabilitating 300 lower-income rental units by 1995.

Update
Through the State HOME program, the City received funding for a HUD financed Rental Rehabilitation Program. The program has been continued using RDA and HOME funding. Given the relatively low market rents, new rental housing construction has been infeasible without large subsidies. Instead the publicly assisted renovation of existing rental units offers a more cost-effective way to provide housing affordability.

Results		
Rental Rehabilitation Program		Total
Palos Verdes Apartments 24020 Dracaea	48 units	291 Units
Quail Run Apartments 13400 Elsworth	225 units	
Isaac 15321 Sheila Street	4 Units	
Oswal 21881 Cottonwood Avenue	1 Unit	
Childs 24457 & 24471 Postal Avenue	4 Units	
Caraballo 24600-24612 Atwood Avenue	5 Units	
Sanchez 15187 Elm Court	4 units	

Policy	Program
4.1.05	The EDD/RDA, in cooperation with the Planning Department, will complete a survey of residential units within the Redevelopment Area(s) of Moreno Valley, identifying low-income affordable and substandard units, and then establish a program or programs that will lead to the replacement or renovation of 5% of these substandard units each year. Survey completion: July 1991; Program initiation December of 1991.
Update	
The City completed a windshield survey of residential units within the redevelopment areas. Based on the windshield survey a total of three single-family units were identified as substandard. The three units were boarded and visibly substandard. The number of substandard units was limited so that the establishment of a program to replace or renovate a percentage of units was not necessary. However, the City has established the Rental Rehabilitation Program, the Home Improvement Loan Program, the Mobilehome Grant Program and the Homeowner's Assistance for Minor Rehabilitation Program, to replace or renovate housing. The programs are available citywide with priority given to projects in the redevelopment areas.	

Policy	Program
5.1	The City will seek to maximize the public benefit of programs designed to increase the accessibility of affordable housing, especially to lower-income and special-needs households, including the homeless and handicapped.
Update	
The City has maximized the public benefit of its housing programs by using a variety of mechanisms to increase the accessibility of affordable housing. The City utilizes control mechanisms in its loan programs to assure that units remain affordable for the longest feasible period. The City makes its funds available at very low, simple interest rates, defers payments and does not exclude households with previous bankruptcies or inferior credit histories from accessing the City's affordable housing programs. The City has most recently adopted a Density Bonus Ordinance, which will provide incentives to developers seeking to develop the State mandated ratio of affordable units.	

Policy	Program
5.1.01	By December 31, 1991, the EDD/RDA will create requirements and control mechanisms that will reserve for lower-income owner or renter households, the benefits derived from direct or indirect incentives provided to the development of lower-income affordable housing through City programs for the longest feasible time period. These requirements and control mechanisms will be utilized in conjunction with all lower-income single family and multi-family or City-backed housing programs.

Update

The City of Moreno Valley employs affordability requirements and other control mechanisms to insure that units created for lower-income households are maintained affordable for the longest feasible period. Also, in programs where the City provides direct assistance to property owners, the regulatory agreement has repayment requirements that insures setaside funds are repaid for use again in other affordable housing programs. It is important to note that the City provides loans at very low interest and does not add to a lower income household's housing costs.

Results

Program	Control Mechanisms
Home Improvement Loan Program	Allows homeowners to borrow up to $15,000 at 3%, simple interest. Payment are deferred for 20 years or until owner sells or ceases to occupy the property.
Rental Rehabilitation Loan Program	Allows investors to borrow up to $35,000 per unit, at 5% interest. Payments are deferred for the first year and commence in year two. Even if the property is sold, subsequent owners are bound by the Covenants and Restrictions to maintain the units affordable for the specified period.
Homeowner's Assistance for Minor Rehabilitation	A $5,000 maximum loan with a 3% to 5% annual interest rate. Payments are amortized over 10 years. Loan is immediately due upon sale, refinance or if rented.
Density Bonus Ordinance	Developers of five or more units affordable to lower income households can receive up to 25% increase in density. Density Bonus Housing Agreement maintains units affordable for ten years.
Assisted projects involving special agreements (large rehabs/new construction).	Owner Participation Agreement provides for recorded covenants and restrictions to assure affordability for the longest feasible period.

Policy	Program
5.1.02	The City/RDA will seek to leverage funds from the Low-income Housing Setaside Fund and any other sources with other City, County or State programs, and /or with other private non-profit organizations in order to create the maximum number of affordable lower-income units.
Update	
The City of Moreno Valley has been very diligent and successful in obtaining funds to leverage its Low-income Housing Setaside. During the reporting period the City has leveraged setaside funds with California Housing Rehabilitation Program for Owners (CHRP-O) funds, HOME funds, Federal 202 funds, and Community Development Block Grant (CDBG) funds.	

Results			
Source	Amount	Leverage	Program
Crippled Children's Section 202	$1,818,000	$825,000 (RDA)	Construction of 25 apartment for low-income, physically handicapped adults.
HOME	$800,000	$330,000 (RDA)	Three housing activities: 1)single family rehabilitation; 2) rental rehabilitation; 3) mobile home rehabilitation grants.
CHRP-O	$180,000 $240,000	$ 75,000(RDA) $100,000 (RDA)	Rehabilitation of single family, owner-occupied units. Low interest, deferred loans up to $20,000 per unit.
Section 202	$4,800,000	$800,000 (RDA) $106,913 (CDBG)	Construction of 75 apartments for low-income seniors and handicapped adults.
Total	$7,838,000	$2,236,913	

Policy	Programs
5.1.03	In order to maximize the availability of housing to lower-income seniors and special needs individuals in Moreno Valley, the City will consider allotting a portion of its CDBG funding to support the administrative expenses and promotion of a Share Housing Program in conjunction with the Housing Authority of Riverside County.

Update
The Shared Housing Program is administered by the Volunteer Center of Riverside County. The program has limited appeal to individuals looking for affordable housing in a market such as Moreno Valley's where units are rather affordable. However, in 1992 the City's commitment of its CDBG and Agency funds was rewarded with the completion of a new construction 202 senior project built in conjunction with TELACU. TELACU Villas, provides affordable, independent living apartment units to very low income seniors.

Results	
Project	Number of Units
TELACU Villa consists of seventy-five (75) affordable units for seniors and handicapped adults. The units provide an opportunity for special needs households to continue living independently in a safe and affordable unit.	75

Policy	Program
5.1.04	The EDD/RDA shall develop by July of 1992, a program, programs or method of participation in programs with other public or non-profit entities, that will assist families and individuals that are at risk of becoming homeless in an effort to prevent them from becoming homeless, through rent subsidies, job counseling, rental assistance, child care for working parents, or other programs that may be appropriate.

Update

Beginning in fiscal year 1992-93, the City has provided Community Development Block Grant (CDBG) funds for a program to prevent homelessness by providing monetary assistance to families who have fallen behind on their house or rent payments. Prior to fiscal year 92-93 and including fiscal year 1997-98, the City continues to provide funding for two food distribution programs in the City that help lower income individuals stretch their limited dollars and prevent some of these families from becoming homeless.

Program	Services Provided	Funding
I Care Shelter Home	Provide shelter, food and counseling for homeless families from Moreno Valley	$ 25,175
Genesis Homeless Shelter	Provide shelter, food and counseling services for homeless families from Moreno Valley.	$ 50,995
Moreno Valley Shelter	Shelter services for homeless families.	$ 15,000
Riverside Men's Shelter	Provide shelter, food clothing and counseling for single me.	$ 10,000
Operation Safehouse	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	$ 16,890
Aid to Victims of Domestic Violence	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	$ 74,810
Consumer Credit Counseling	Services to prevent foreclosure and homeless.	$ 4,220
Catholic Charities	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	$ 24,700
Total		$221,790

Source: City of Moreno Valley, Community Development Block Grant Program

Policy	Program
5.1.05	The city will meet the emergency shelter needs of the homeless through continued financial support and other appropriate support of local and regional programs that provide emergency shelter and other types of assistance for the homeless of Moreno Valley. Important elements of the City's program will be the assurance of adequate, appropriate transportation services to homeless shelters and support locations which may be located outside the City limits, coordination of various programs from a unified location, cooperation among various providers of homeless services, and preparation for the creation of homeless shelter facilities within Moreno Valley by the year 1998. The city Manager will designate a department to be responsible for meeting the emergency shelter needs of the homeless.
Update	
The City has consistently provided Community Development Grant Block (CDBG) funding for shelter, food, counseling services, clothing and other support services to meet the emergency needs of homeless persons. Prior to the reporting period (1992-1997) and since that time, the City has continued to provide funding for homeless shelters and attendant services.	

Results

Program	Services Provided	Funding
I Care Shelter Home	Provide shelter, food and counseling for homeless families from Moreno Valley.	$ 25,175
Genesis Homeless Shelter	Shelter, food and counseling services for homeless families from Moreno Valley.	$ 50,995
Moreno Valley Shelter	Shelter services for homeless families.	$ 15,000
Riverside Men's Shelter	Provide shelter, food, clothing and counseling for single men.	$ 10,000
Operation Safehouse	Provide shelter, food, counseling, and clothing and support services for runaway/throwaway children in a safe and supervised environment.	$ 16,890
Aid to Victims of Domestic Violence	A 24-hour crisis line, counseling and shelter services to battered women and abused children.	$ 74,810

Results		
Program	Services Provided	Funding
Consumer Credit Counseling	Counseling and assistance: assignments, forbearance agreements, extension and workout to prevent foreclosure and homelessness.	$4,220
Catholic Charities	Emergency rental/mortgage assistance and first month rent/security deposit to low income families to prevent homelessness.	$24,700
TOTAL		$ 221,790

Policy	Program
5.1.06	The City Manager will designate by October 1 of 1991, appropriate City staff to work in cooperation with the Housing Authority of Riverside County and the cities of Riverside and Perris (as well as other potentially concerned entities such as the city of Norco and Corona) to assess the regional impact of impending termination of Federal and other types of mortgage and rental subsidies. By October of 1992 the City will develop a plan to mitigate any negative local effects of such terminations over the next 10 years, preferably through co-operation with the other effected jurisdictions to retain or replace terminated subsidies or subsidized units on a regional basis.

Update

The City of Moreno Valley does not have housing units affected by the termination of Federal mortgage or rent subsidies. The City has a total of 257 units in five Mortgage Revenue Bond assisted projects, with affordability controls that expired (between 1995-1999). Of the five projects only one, with twenty-eight (28) affordable units, was required to rent to very low income households. The other projects were required to make units available to lower income households.

The City has provided 163 rental units at below market rents to households earning between 50% and 60% of the county median income. The affordability controls on the units will remain in effect for thirty years. However, rent buy down units, are restricted only during the time that the City buys down the rent to an affordable level.

Results 1991-1997

Rental Rehabilitation Program		Rent Buydown Program		Total
Palos Verdes Apts.	15 units	Palos Verdes Townhomes	17 units	163 units
Quail Run Apts.	10 units			
Isaac	4 units	New Construction		
Oswal	1 unit	Habitat	4 units	
Childs	4 units	TELACU Villa	75	
Graciela Caraballo	5 units	Crippled Children's	24	
Sanchez	4 units			

Policy	Program
5.1.07	The Redevelopment Agency shall provide that new housing units created through the use of RDA Low and Moderate Income Housing Fund monies shall be made affordable to low and very low income households in at least the proportions and for at least the time periods required by State Redevelopment Law.
Update	
In 1993, the Redevelopment Agency entered into an agreement with Habitat for Humanity to assist in the development of a limited number of single family homes for very low-income families. In the agreement, Agency assistance consisted of funds to acquire sites and the payment of development impact fees.	

Results		
Habitat for Humanity	Total	Affordability Term
Scotty Lane Homes	4 units	30 years

Policy	Program
6.1	The City shall affirmatively further fair housing throughout the City.
Update	
In cooperation with its designated fair housing agency, the City of Moreno Valley sustained its commitment to further fair housing through a variety of efforts. The City's housing agency informs residents of fair housing laws, practices and available resources.	

Policy	Program
6.1.01	The City will continue to contract with the Riverside County Housing Authority to operate a Fair Housing Program. The EDD will ensure that a Fair Housing Program is available on an ongoing basis. The EDD shall ensure a Fair Housing Counselor is available to citizens of Moreno valley.

Update

In July, 1991, the City contracted with Inland Mediation Services to provide fair housing services. Inland Mediation continues to provide fair housing services for citizens of Moreno Valley.

Results

Fair Housing Services FY '91-92-FY '96-97	Tenant/Landlord Services FY '91-92- FY '96-97	Workshops FY '91-92- FY '96-97
218	1,944	13

Policy	Program
6.1.02	The EDD shall work with County, State and local groups to achieve fair housing goals, including increased participation in Voluntary Affirmative Marketing Agreements (VAMA) among Realtors, and affirmative advertising in area newspapers. Timetable: ongoing.

Update

The City's housing provider from fiscal year 1991-92 to fiscal year 1998-99 was Inland Fair Housing & Mediation Board, who was responsible for encouraging participation in Voluntary Affirmative Marketing Agreements (VAMA's) on behalf of the City of Moreno Valley. During its contract tenure, IFHMB worked toward developing dialogue regarding the VAMA with the Board of Realtors serving the Moreno Valley Area. To date there have been no VAMA agreements and dependent on the cooperation of a group outside City's direct influence.

Policy	Program
6.1.03	The EDD will disseminate information about efforts to eliminate housing discrimination and inform residents of the Fair Housing Program and the Fair Housing Counselor.

Update

Inland Fair Housing and Mediation Board provides the following services in its ongoing efforts to disseminate information and eliminate housing discrimination: Fair housing workshops and tenant/landlord mediation workshops, public presentations on fair housing and distribution of flyers, brochures, press-releases and advertisements on fair housing. The city's fair housing agency has also made fair housing presentations on Spanish language radio and mailed quarterly fair housing newsletters to apartment owners and realtors on behalf of the City of Moreno valley.

TABLE 8-36

Units Rehabilitated (Policy 4.1.03)		
Name	Address	Loan Amount
Avila	15160 Pepper Court	$38,400
Blanchard	13310 Allyn Drive	$24,788
Both	25303 Old Farm Road	$ 5,879
Bruno	25118 Filaree	$31,028
Chatman	14797 Brentstone	$ 8,790
Cullen	12685 Laury Lane	$15,000
Duran	15136 Pepper Court	$34,678
Ealy	1211- Bayless Street	$14,695
Gorman	25153 Silent Creek	$ 8,928
Gray	13569 Elsworth	$15,467
Griffin	22481 Bay Avenue	$34,724
Hanson	11503 Hubbard Street	$24,353
Jennings	24316 Lamont Drive	$ 5,000
Kelsey	25164 Gentian	$24,425
Lemus	15215 Pepper Court	$10,000
Lopez	13595 Golden Eagle	$ 2,981
Lugo	13378 Silver Lane	$ 5,319
Mc Millan	24624 Bay Avenue	$10,769
Mehta	13697 Sunbright	$15,568
Morgan	29120 Gifford	$18,912
Paschall	28460 Alessandro Blvd.	$14,990
Rodriguez-Benitez	12820 Ross Street	$33,892
Sellers	23667 Misty Glade Court	$ 4,967
Wilkinson	14844 Starmont Street	$24,344
Wilkison	24956 Ironwood	$60,953
Witherspoon	24361 Finley Drive	$13,845
Ybarra	15174 Patricia Avenue	$62,220
Zanini	13620 New Haven	$ 3,558
Total	28 Properties	$568,473.00

NOTES

[1] Richard Simon, "Growth Modest But Las Vegas, Phoenix Record Big Gains in 1990s", Los Angeles Times, July 1, 1999, Section A, p.3.

[2] John E. Husing, "Economic Development Strategy City of Moreno Valley, Final Report", p. 22. Report prepared for the City of Moreno Valley.

[3] Husing, p. 16.

[4] City specific unemployment data is not seasonally adjusted.

[5] Michael Utley, "Contrarian Commuters, "Press Enterprise, May 7, 2000 Section H, p. 1.

[6] U.S. Bureau of the Census

[7] Riverside County Board of Supervisors, Grandparents Raising Grandchildren the Situation in Riverside County, (Final report, 2000)

[8] Grandparents Raising Grandchildren ,p. 1.

[9] U.S. Bureau of the Census

[10] U.S. Census

[11] U.S. Bureau of the Census, Statistical Brief, January 1994

[12] U.S. Census

[13] Muse Consulting, Inc. "Moreno Valley 1998 Demographic and Labor Force Study", p. 6. Report prepared for the City of Moreno Valley.

[14] U.S. Bureau of the Census, Current Population Reports, Series P-60, Nos. 124,140,145, 149, 154,157, 161, 166, 168, 174, 180, 185 and 207.

[15] www.hud.gov./women/rntlast.html

[16] John Conant. California State Department of Housing and Community Development. Telephone interview. August 15, 2000.

[17] Office of the Agricultural Commissioner, County of Riverside 1999 Agricultural Crop Report, p. 9.

[18] California State, Labor Market Information Division of the Employment Development Department.

[19] Steve Sutter, Personnel Management Advisors. Telephone interview. August 15, 2000.

NOTES

[20] The National Agricultural Survey, April 1997. A Profile of U.S. Farm Workers, a report prepared for the U.S. Department of Labor, Office of the Assistant Secretary for Policy.

[21] The National Agricultural Survey, p. 10.

[22] The National Agricultural Survey, p. 12.

[23] Very Low-Income total consists of the following projects with 55 year affordability covenants: **271 units** at Cottonwood Place Apts. Phases I-III; **69 units** at Co-op Services Apts.; **40 units** at Coachella Valley Housing Coalition Apts.; **2 units** at Sunridge Apts.; **1 unit** at RHDC Bay Apts.; **2 units** at Postal Avenue Apts.; **42 units** at Bay Family Apts.; **99 units** at Oakwood Apartments; **60** units at Sunnymead Villas. Units in projects with 30 year affordability covenants: **3 units** at Amber Ridge Apts.; **6 Habitat for Humanity houses** with 30-year affordability and resale restrictions.

[24] Stradling Yocca Carlson & Rauth, 2005 S.B./Riverside County Affordable Housing Worksheet. Low-Income total consists of the following projects: The following projects have 55 year affordability covenants as a result of RDA assistance: **6** units at Sunridge Apts.rehabilitated in part with Agency funds; **142 units** at Oakwood Apartments; **18 units** at Bay Family Apartments; **3 units** at RHDC Bay Apts.; **6 units** at Postal Avenue Apartments. Projects with 30 year affordability covenants: **32 units** at Amber Ridge Apartments. Affordable rent for lower income households is the product of 30% times 60% of the area median income adjusted for family size, pursuant to Health and Safety Code Section 50053(b)(3). In 2005, affordable rent for a 1 bedroom unit could not exceed $667.50; for a 2 bedroom $751.50; rent for a 3 bedroom unit $834.75.

[25] City of Moreno Valley, Economic Development Department, New Residential Construction-Single Family & Multi-Family (8/30/04 Report). Moderate-income total consists of the following 1,350 multi-family market rate rental units. Affordable rent for a moderate income household is the product of 30% times 110% of area median income adjusted for family size, pursuant to Health and Safety Code Section 50053(b)(4). In 2005, affordable rent for a 1 bedroom unit could not exceed $1,223.75; $1,377.75 for a 2 bedroom; $1,5380.38 for a 3 bedroom unit. **174 units** at Quail Point Apts.; **176 units** at Broadstone Apts**.; 304 units** at Lasselle Place Apts. rents ranging from $960-$1580; **552 units** at Legacy at Town Gate Apts.; **144 units** at Box Springs Apts. The for sale moderate income total consists of: **18 units** at Dracaea Avenue Condominiums; **165 and 126 condominium units** by Forecast Homes; **222 condominium units** by DR Horton; **206 units** at Vista Springs Apts.; **60 condominium units** on Sunnymead Blvd. All units are considered affordable to moderate income households based on sales price in 2004 ranging from $172,000 to $200,000.

[26] City of Moreno Valley, Economic Development Department, Building and Safety Division, Single Family Units Under Construction (9/14/04 Report). Based on a house price of $195,000; 100% of median income of $54,300 for 2004 for a family of four; a 20% down payment, 7% interest rate, 30-year amortization, 30% of income dedicated to housing expenses: Renaissance Park Tract #29143: **252 units** (52 @ 1,435 sq. ft.; 83 @ 1,634 sq. ft.; 45 @ 1,705 sq. ft.; 72 @ 1,791 sq. ft.); Greystone Homes, Tract #219732 phases 1 & 2: **9 units** at 1,397 sq. ft.; New Castle Development Tract #27525: **2 units** at 1,470 sq. ft.

[27] City of Moreno Valley, New Residential Construction-Single Family & Multi-Family.

[28] City of Moreno Valley, Technology Services, Residential Zoning Study: Inventory of Vacant Parcels and Inventory of Exception Parcels (10/28/04 Data).

[29] State of California, Health and Safety Code, Section 50079.5. A very-low-income household is a household whose annual income does not exceed 50% of the median income for the area, as determined by HUD, adjusted for family size.

[30] State of California, Health and Safety Code. A low-income household is a household whose annual income does not exceed 80% of the median income for the area, as determined by HUD, adjusted for family size.

[31] State of California, Health and Safety Code, Section 50093. A moderate income household is a household whose income does not exceed 120 percent of area median income, adjusted for family size by the department in accordance with adjustment factors adopted and amended from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937.

[32] Persons and families whose income exceeds 120 percent of area median income, adjusted for family size.

[33] Moreno Valley Municipal Code, Section 9.03.050.

9.0 INTRODUCTION

The General Plan is an expression of the community's vision for the physical, social, cultural and economic development of Moreno Valley. It supports the City Council's vision for creating a positive future for Moreno Valley. Goals are general expressions of conditions that the City would like to attain. Objectives are specific conditions that the City would like to achieve. Policies are principles or guidelines intended to direct future activities and decisions in order to achieve the goals and objectives. Programs are plans of action to implement or advance the goals, objectives and policies.

9.1 ULTIMATE GOALS

The ultimate goals of the City of Moreno Valley General Plan are to achieve a community which:

I. Exhibits an orderly and balanced land use pattern that accommodates a range of residential, cultural, recreational, business and employment opportunities.

II. Is clean, attractive and free of blight and deteriorated conditions.

III. Provides public services and public facilities that are needed and desired by the community, including, but not limited to, a library(s) and library services.

IV. Enjoys a healthy economic climate that benefits both residents and businesses.

V. Provides recreational amenities, recreation services and open space, including, but not limited to, parks, multi-use trails, community centers and open space.

VI. Enjoys a circulation system that fosters traffic safety and the efficient movement of motor vehicles, bicycles and pedestrians.

VII. Emphasizes public health and safety, including, but not limited to, police, fire, emergency and animal services and protection from floods and other hazards.

VIII. Recognizes the need to conserve natural resources while accommodating growth and development.

9.2 COMMUNITY DEVELOPMENT ELEMENT GOALS, OBJECTIVES POLICIES AND PROGRAMS

9.2.1 COMMUNITY DEVELOPMENT ELEMENT GOALS

Goal 2.1

A pattern of land uses, which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.

Goal 2.2

An organized, well-designed, high quality, and functional balance of urban and rural land uses that will meet the needs of a diverse population, and promote the optimum degree of health, safety, well-being, and beauty for all areas of the community, while maintaining a sound economic base.

Goal 2.3

Achieves an overall design statement that will establish a visually unique image throughout the City.

Goal 2.4

A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing.

Goal 2.5

Maintenance of systems for water supply and distribution; wastewater collection, treatment, and disposal; solid waste collection and disposal; and energy distribution which are capable of meeting the present and future needs of all residential, commercial, and industrial customers within the City of Moreno Valley.

9.2.2 COMMUNITY DEVELOPMENT ELEMENT OBJECTIVES AND POLICIES

Objective 2.1

Balance the provision of urban and rural lands within Moreno Valley by providing adequate land for present and future urban and economic development needs, while retaining the significant natural features and the rural character and lifestyle of the northeastern portion of the community.

Objective 2.2

Provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

Policies:

2.2.1 In determining allowable density for residential parcels an "adjusted net acreage" shall be used. Adjusted net acres shall mean the land area that would remain after dedication of ultimate rights-of-ways for arterial streets, freeways and park dedications.

2.2.2 The primary purpose of areas designated ***Hillside Residential*** is to balance the preservation of hillside areas with the development of view-oriented residential uses.

a. Within the Hillside Residential category, appropriate residential uses include large lot residential uses. Lots smaller than one acre may only be permitted as clustered units to minimize grading, and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.

b. The maximum residential density within Hillside Residential areas shall be determined by the steepness of slopes within the project. The maximum allowable density shall not exceed one dwelling unit per acre on sloping hillside property and shall decrease with increasing slope gradient.

c. Future development within Hillside Residential areas shall occur in such a manner as to maximize preservation of natural hillside contours, vegetation and other characteristics. Hillside area developments should minimize grading by following the natural contours as much as possible.

d. Development within Hillside Residential areas shall be evaluated to determine the precise boundaries of the area. If the Community Development Director determines that adequate slope information is not available, applicants requesting to develop within these areas shall complete a slope analysis for the proposed development site. Portions of the development that exceed an average slope of 10% shall adhere to the policies within the Hillside Residential category. Portions of the development where the slopes are less than 10% on average shall adhere to policies within the adjacent land use category.

2.2.3 The primary purpose of areas designated ***Rural Residential*** is to provide for and protect rural lifestyles, as well as to protect natural resources and hillsides in the rural portions of the City.

a. The maximum residential density within Rural Residential and areas shall be determined by the steepness of slopes within the individual project area. The maximum allowable density shall be 0.4 dwelling units per acre (an average lot size of 2.5 acres) on flat terrain and shall decrease with increasing slope gradient.

b. Within the Rural Residential category, appropriate residential uses include large lot residential uses. Lots smaller than 2.5 acres may only be permitted as clustered units to minimize grading and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.

2.2.4 The primary purpose of areas designated ***Residential 1*** is to provide for and protect rural lifestyles. The maximum allowable density for projects within the Residential 1 areas shall be 1.0 dwelling unit per acre.

2.2.5 The primary purpose of areas designated ***Residential 2*** is to provide for suburban lifestyles on residential lots larger than commonly available in suburban subdivisions and to provide a rural atmosphere. The maximum allowable density shall be 2.0 dwelling units per acre.

2.2.6 The primary purpose of areas designated ***Residential 3*** is to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. The maximum allowable density shall be 3.0 dwelling units per acre.

2.2.7 The primary purpose of areas designated ***Residential 5*** is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density shall be 5.0 dwelling units per acre.

2.2.8 The primary purpose of areas designated ***Residential 10*** is to provide for a variety of residential products and to encourage innovation in housing types. Developments within Residential 10 areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density shall be 10.0 dwelling units per acre.

2.2.9 The primary purpose of areas designated ***Residential 15*** is to provide a range of multi-family housing types for those not desiring dwellings on individual lots that include amenities such as common open space and recreational facilities. The maximum allowable density shall be 15.0 dwelling units per acre.

2.2.10 The primary purpose of areas designated ***Residential 20*** is to provide a range of high density multi-family housing types. Developments within Residential 20 areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 20 dwelling units per acre.

2.2.11 Densities in excess of the maximum allowable density for residential projects may be permitted pursuant to California density bonus law.

2.2.12 Planned Unit Developments (PUD) shall be encouraged for residential construction in order to provide housing that is varied by type, design, form of ownership, and size. PUD's shall also provide opportunities to cluster units to protect significant environmental features and/or provide unique recreational facilities.

2.2.13 Discourage costly "leap-frog" development patterns by encouraging in-fill development wherever feasible, thereby reducing overall housing costs. Development within an area designated as SP 212-1 (Moreno Highlands) is not considered to be leapfrog development.

2.2.14 Encourage a diversity of housing types, including conventional, factory built, mobile home, and multiple family dwelling units

2.2.15 Encourage the use of innovative and cost effective building materials, site design practices and energy and water conservation measures to conserve resources and reduce the cost of residential development.

2.2.16 Affordable housing developments should be compatible in visual design with surrounding development.

2.2.17 Discourage nonresidential uses on local residential streets that generate traffic, noise or other characteristics that would adversely affect nearby residents.

Objective 2.3

Promote a sense of community and pride within residential areas through increased neighborhood interaction and enhanced project design.

Policies:

2.3.1 Within individual residential projects, a variety of floor plans and elevations should be offered.

2.3.2 Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.

2.3.3 Discourage the development of single-family residences with a bulk (building mass) that is out of scale with the size of the parcels on which they are located.

2.3.4 Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features.

2.3.5 Ensure that all multiple family housing is well-designed, attractive and livable by:

a. Ensuring all structures are architecturally compatible and include decorative architectural features and articulation in walls and roofs;

b. Providing adequate parking, walkways, lighting, landscaping, amenities and open space areas;

c. Providing private open space areas such as patios and balconies.

Objective 2.4

Provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses.

Policies:

2.4.1 The primary purpose of areas designated **Commercial** is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include compatible noncommercial uses. Commercial development intensity should not exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.

2.4.2 The commercial area located at the intersection of **Alessandro Boulevard and Redlands Boulevard** shall provide for commercial land uses that are compatible with the historical, small town nature of the original Moreno town site. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include compatible noncommercial uses.

2.4.3 The commercial area located on the **north side of State Route 60 at the intersection of Moreno Beach Drive** shall provide for the establishment of commercial land uses that serve the daily needs of the surrounding residential neighborhood and the traveling public. It is not intended to serve the needs of the region for goods, services, entertainment or

recreation. The zoning regulations shall identify the particular uses and type of development permitted on each parcel, which could include office uses and compatible noncommercial uses.

2.4.4 An overlay district limiting land uses to those that are supportive and compatible with medical uses shall be established around the **Riverside County Regional Medical Center and the Moreno Valley Community Hospital**. The zoning regulations shall identify the particular uses and type of development permitted on each parcel.

2.4.5 The primary purpose of locations designated **Mixed-Use** on the Moreno Valley General Plan Land Use map is to provide for the establishment of commercial and office uses and/or residential developments of up to 20 dwelling units per acre. The zoning regulations shall identify the particular uses and type of development permitted on each parcel. Overall development intensity should not exceed a floor area ratio of 1.00.

2.4.6 The primary purpose of areas designated **Residential/Office** on the Moreno Valley General Plan Land Use map is to provide areas for the establishment of office-based working environments or residential developments of up to 15 dwelling units per acre. The zoning regulations shall identify the particular uses and type of residential development permitted on each parcel of land. Overall development intensity should not exceed a Floor Area Ratio of 1.00.

2.4.7 The primary purpose of areas designated **Office** is to provide for office uses, including, administrative, professional, legal, medical and financial offices. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include limited non-office uses that support and are compatible with office uses. Development intensity should not exceed a Floor Area Ratio of 2.00 and the average intensity should be significantly less.

2.4.8 Orient commercial development toward pedestrian use. Buildings should be designed and sited so as to present a human-scale environment, including convenient and comfortable pedestrian access, seating areas, courtyards, landscaping and convenient pedestrian access to the public sidewalk.

2.4.9 Require reciprocal parking and access agreements between individual parcels where practical.

2.4.10 Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.

2.4.11 The commercial area located in the vicinity of the intersection of Gilman Springs Road and Jack Rabbit Trail shall provide those commercial support activities necessary and/or incidental to adjacent recreational uses and emphasize tourist-oriented activities and retail services. Recreation-oriented residential land use types may be appropriate to the extent that they are incidental to and complement the recreational character of the area. At such time as the area is annexed to the City, the zoning regulations shall identify the particular uses permitted on each parcel of land.

Objective 2.5

Promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.

Policies:

2.5.1 The primary purpose of areas designated **Business Park/Industrial** is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.

2.5.2 Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.

2.5.3 Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations and unsightly views.

2.5.4 Design industrial developments to discourage access through residential areas.

Objective 2.6

Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

Policies:

2.6.1 The primary purpose of areas designated ***Public/Quasi-Public*** is to provide property for civic, cultural and public utility uses, including, but not limited to schools, libraries, fire stations, museums, and government offices. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.00 and the average Floor Area Ratio should be significantly less.

Objective 2.7

Encourage open space preservation through appropriate land use policies that recognize the valuable natural resources and areas required for protection of public safety that exist in the City.

Policies:

2.7.1 The primary purpose of areas designated ***Open Space***, is to provide areas that are substantially unimproved, including, but not limited to areas for outdoor recreation, the preservation of natural resources, the grazing of livestock and the production of crops. Development intensity should not exceed a Floor Area Ratio of 0.10 and the average Floor Area Ratio should be significantly less.

2.7.2 The primary purpose of areas designated ***Floodplain*** is to designate floodplain areas where permanent structures for human occupancy are prohibited to protect of the public health and safety. Development intensity should not exceed a Floor Area Ratio of 0.05.

Objective 2.8

The major purpose of specific plans is to encourage and promote the development of larger-scaled mixed-use developments for the purpose of providing adequate flexibility and innovation in residential building types, land use mixes, site design, and development concepts.

Policies:

2.8.1 In order to provide superior design solutions, reduce adverse environmental impacts, preserve scenic values, and enhance the provision of open space and other amenities, transfers of residential densities permitted under the General Plan may be accomplished in accordance with the following:

a. The transfer of residential densities may be accomplished only pursuant to approval of a planned unit development or hillside development.

b. Up to one hundred percent (100%) of the density indicated on the General Plan Land Use map may be transferred within a single hillside development or planned unit development project. Densities may not be transferred from one project to another.

c. The proposed transfer of densities shall be accomplished such that the project results in a superior use of land, increased sensitivity to the environment, and/or enhanced project amenities without an increased burden on public facilities and services.

2.8.2 To the extent that development policies, land use standards, design guidelines, and other provisions of the adopted specific plans are, by their content, intended to address issues contained in the objectives, policies, and implementation programs of the Moreno Valley General Plan, and are inconsistent with the provisions of the General Plan, then the provisions of those specific plans shall be controlling; otherwise, all other provisions of the Moreno Valley General Plan shall remain in effect.

Objective 2.9

Maintain City boundaries that are logical in terms of City service capabilities, economic development needs, social and economic interdependencies, citizen desires, and City costs and revenues.

Policies:

2.9.1 Support and encourage the annexation of unincorporated areas within the General Plan study area for which:

a. Long-term benefits will be derived by the City;

b. Adequate infrastructure and services have been or can be economically provided in accordance with current City standards;

c. The proposed annexation will generate sufficient revenues to adequately pay for the provision of City services within a reasonable period of time.

Objective 2.10

Ensure that all development within the City of Moreno Valley is of high quality, yields a pleasant living and working environment for existing and future residents, and attracts business as the result of consistent exemplary design.

Policies:

2.10.1 Encourage a design theme for each new development that is compatible with surrounding existing and planned developments.

2.10.2 Screen trash storage and loading areas, ground and roof mounted mechanical equipment, and outdoor storage areas from public view as appropriate.

2.10.3 Require exterior elevations of buildings to have architectural treatments that enhance their appearance.

a. A design theme, with compatible materials and styles should be evident within a development project;

b. Secondary accent materials, colors and lighting should be used to highlight building features;

c. Variations in roofline and setbacks (projections and recesses) should be used to break up the building mass.

d. Industrial buildings shall include architectural treatments on visible facades that are aesthetically pleasing.

2.10.4 Landscaping and open spaces should be provided as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy and resource conservation.

2.10.5 Development projects adjacent to freeways shall provide landscaped buffer strips along the ultimate freeway right-of-way.

2.10.6 Buildings should be designed with a plan for adequate signage. Signs should be highly compatible with the building and site design relative to size, color, material, and placement.

2.10.7 On-site lighting should not cause nuisance levels of light or glare on adjacent properties.

2.10.8 Lighting should improve the visual identification of structures. Within commercial areas, lighting should also help create a festive atmosphere by outlining buildings and encouraging nighttime use of areas by pedestrians.

2.10.9 Fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.

2.10.10 Minimize the use and visibility of reverse frontage walls along streets and freeways by such treatments as landscaping, berming, and "side-on" cul-de-sacs.

2.10.11 Screen and buffer nonresidential projects from adjacent residential property and other sensitive land uses when necessary to mitigate noise, glare and other adverse effects on adjacent uses.

2.10.12 Screen parking areas from streets to the extent consistent with surveillance needs (e.g. mounding, landscaping, low profile walls, and/or grade separations).

2.10.13 Provide landscaping in automobile parking areas to reduce solar heat and glare.

2.10.14 Preserve or relocate existing mature trees and vegetation where practical. Mature trees shall be replaced when they cannot be preserved or relocated.

2.10.15 Emphasize the "gateway status" of lands in the vicinity of the intersection of I-215 and State Route 60, at the intersection of Alessandro Boulevard and I-215, at the intersection of Perris Boulevard and State Route 60, and at State Route 60 and Gilman Springs Road. In the vicinity of those areas designated as having "gateway status", the City shall encourage community identification signing.

Objective 2.11

Maintain a water system that is capable of meeting the daily and peak demands of Moreno Valley residents and businesses, including the provision of adequate fire flows.

Policies:

2.11.1 Permit new development only where and when adequate water services can be provided.

Objective 2.12

Maintain a wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Moreno Valley residents and businesses.

Policies:

2.12.1 Prior to the approval of any new development application ensure that adequate septic or sewer service capacity exists or will be available in a timely manner.

Objective 2.13

Coordinate development activity with the provision of public infrastructure and services to eliminate possible gaps in service provision.

Policies:

2.13.1 Limit the amount of development to that which can be adequately served by public services and facilities, based upon current information concerning the capability of public services and facilities.

2.13.2 Unless otherwise approved by the City, public water, sewer, drainage and other backbone facilities needed for a project phase shall be constructed prior to or concurrent with initial development within that phase.

2.13.3 It shall be the ultimate responsibility of the sponsor of a development project to assure that all necessary infrastructure improvements (including system wide improvements) needed to support project development are available at the time that they are needed.

2.13.4 Encourage installation of advanced technology infrastructure, including, but not limited to, infrastructure for high speed internet access and solar energy.

Objective 2.14

Establish and implement comprehensive solutions to the financing of public facilities that adequately distribute costs based on the level of benefit received and the timing of development.

Policies:

2.14.1 Conduct periodic review of public facilities impact mitigation fees in accordance with state statutes to ensure that the charges are consistent with the costs of improvements. Utilize the service and mitigation standards contained in the Moreno Valley General Plan as the basis for determining improvement costs.

2.14.2 Promote the establishment of benefit assessment districts, Mello-Roos Community Facilities Districts, tax increment financing, and other financing mechanisms in combination with programmed capital improvements to eliminate existing public service and facility gaps, and to provide necessary facilities in advance of the impacts created by development.

2.14.3 Review development projects for their impacts on public services and facilities including, but not necessarily limited to, roadways, water, sewer, fire, police, parks, and libraries and require public services or facilities to be provided at the standards outlined in the Moreno Valley General Plan and the standards of applicable service agencies.

Objective 2.15

Ensure that all Moreno Valley residents have access to high-quality educational facilities, regardless of their socioeconomic status or location within the City.

Policies:

2.15.1 Encourage an ongoing open liaison with all school districts regarding proposed school design and siting to maximize access and minimize impacts to adjacent uses.

Objective 2.16

Maintain local library facilities and reserves in accordance with the following minimum standards: 0.5 square feet of library space and 1.2 volumes per capita.

Policies:

2.16.1 Encourage inter-library loan agreements with the County library system and those of surrounding cities to provide the widest possible variety of materials to library patrons.

2.16.2 Provide for the expansion of library facilities as needed to keep pace with the growing population of Moreno Valley.

Objective 2.17

Provide cultural facilities, including history (natural, cultural and children's) and art museums and performing arts facilities.

Policies:

2.17.1 Promote the development and construction of a civic/cultural center and museums.

Objective 2.18

Promote social services programs that meet the special needs for childcare, the elderly, and the disabled.

Policies:

2.18.1 Ensure that a full range of human service programs are available to meet the lifetime development needs of residents of all ages, including the special needs of seniors, families, children, disabled persons, and youth groups.

2.18.2 Encourage day care through zoning regulations by permitting such facilities in all compatible zoning classifications.

2.18.3 Work closely with local schools, private companies, churches, non-profit agencies, government social service agencies, and community groups to facilitate the provision of community services.

2.18.4 Encourage the development of senior citizens independent living and congregate care facilities in locations with convenient access to social, commercial, and medical services.

2.18.5 Promote volunteer involvement in all public programs and within the community as a whole.

9.2.3 COMMUNITY DEVELOPMENT ELEMENT PROGRAMS

2-1 Develop a community signing scheme for street corridors, public buildings and selected entrances to the community and its sub-communities.

2-2 Review and revise the Municipal Code to implement the goals, objectives and policies stated in the General Plan.

2-3 Conduct a detailed capital improvement program using the revised population projections and proposed land use characteristics of the General Plan.

2-4 Periodically study the feasibility of extending the sphere of influence north of the city limits and annexing unincorporated areas along the city boundary.

2-5 Disseminate local childcare resource information and provide referral service to residents and businesses.

2-6 Encourage demand-response public transportation facilities, such as the mini-bus or dial-a-ride systems in order facilitate the transportation needs of the elderly and the disabled.

2-7 Provide City information identifying available social services and facilities in a broad range of formats.

2-8 Evaluate existing social programs under the City's purview, and determine if they adequately address the needs of the aged, the disabled, low-income families and persons in crisis situations.

2-9 Work with other jurisdictions to seek changes in state law to allow reasonable controls on the location of community care facilities, foster homes and sober living facilities.

9.3 ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

9.3.1 ECONOMIC DEVELOPMENT ELEMENT GOALS

To be inserted after development of Economic Development Strategy.

9.3.2 ECONOMIC DEVELOPMENT ELEMENT POLICIES

To be inserted after development of Economic Development Strategy.

9.3.3 ECONOMIC DEVELOPMENT ELEMENT PROGRAMS

To be inserted after development of Economic Development Strategy.

9.4 PARKS, RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

9.4.1 PARKS RECREATION AND OPEN SPACE ELEMENT GOALS

Goal 4.1

To enhance Moreno Valley as a desirable place in which to live, work, shop, and do business.

Goal 4.2

To retain an open space system that will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for outdoor recreation, and protect the public safety.

9.4.2 PARKS, RECREATION AND OPEN SPACE ELEMENT OBJECTIVES AND POLICIES

Objective 4.1

Retain agricultural open space as long as agricultural activities can be economically conducted, and are desired by agricultural interests, and provide for an orderly transition of agricultural lands to other urban and rural uses.

Policies:

4.1.1 Encourage grazing and crop production as a compatible part of a rural residential atmosphere.

Objective 4.2

Provide safe, affordable and accessible recreation facilities and programs to meet the current and future needs of Moreno Valley's various age and interest groups and promote the provision of private recreational facilities.

Policies:

4.2.1 Neighborhood parks shall serve as the day-to-day recreational areas of the City, Neighborhood parks should be within a reasonable walking distance of the population served. Community parks may also serve day-to-day recreation needs. That portion of the community and/or regional facilities that provide similar amenities to those found in neighborhood parks shall also be considered as meeting this objective.

4.2.2 Community parks shall provide opportunities for participation in sports and related athletic activities, water-oriented recreation and other special interest activities (e.g. golf, tennis, equestrian, etc).

4.2.3 Employ a multifaceted approach in the financing and acquisition, development and maintenance of parkland, including the financing of parklands through development fees, state and federal grant-in-aid programs, gifts and donations, and other sources.

4.2.4 Encourage special events (tournaments, festivals, celebrations) that reflect the uniqueness of Moreno Valley and contribute to community identity, cohesiveness and stability.

4.2.5 Work in conjunction with private and public school districts and other public agencies to facilitate the public use of school grounds and facilities for recreational activities. The City shall also encourage the development of park sites adjacent to school facilities to maximize recreational opportunities in Moreno Valley.

4.2.6 The City shall use cost effectiveness, demand and need for service and potential return on investment as

criteria for the development and operation of future recreational facilities and programs.

4.2.7 The City level of service standard is 3 acres of developed parkland for every 1,000 new residents. Exceptions from this ratio may be made in exchange for extraordinary amenities of comparable economic value. Land not suitable for active recreation purposes may not be counted toward fulfilling parkland dedication requirements.

4.2.8 Encourage the development of recreational facilities within private developments, with appropriate mechanisms to ensure that such facilities are properly maintained and that they remain available to residents in perpetuity.

4.2.9 In conjunction with the school districts, civic organizations, and other private, civic-minded entities, encourage and participate in the provision of organized recreational activities for Moreno Valley residents of all ages.

4.2.10 Involve individuals and citizen groups reflecting a cross section of Moreno Valley citizens (including youth and adults) in the planning, design and maintenance of parks, recreation facilities and recreation programs.

4.2.11 Emphasize joint planning and cooperation with all public agencies as the preferred approach to meeting the parks and program needs of Moreno Valley citizens.

4.2.12 Include multi-functional spaces and facilities in parks to facilitate cultural events.

4.2.13 Provide recreation programs and access to facilities at reasonable costs.

4.2.14 Establish linear parks in agreement with public and private utilities, including the State of California along the California Aqueduct, for the use and maintenance of utility corridors and rights-of-way for recreational purposes.

4.2.15 Work closely with Riverside County Parks Department in its open space program to ensure that trail systems within Moreno Valley effectively link open space components.

4.2.16 Acquire land jointly with the local school districts for future school/park sites.

4.2.17 Require new development to contribute to the park needs of the City.

4.2.18 Provide lighted sports fields to increase availability and utilization of courts and playing field facilities.

Objective 4.3

Develop a hierarchical system of trails which contribute to environmental quality and energy conservation by providing alternatives to motorized vehicular travel and opportunities for recreational equestrian riding, bicycle riding, and hiking, and that connects with major regional trail systems.

Policies:

4.3.1 The City's network of multiuse trails, including regional trails, community trails, and local feeder trails, shall (1) be integrated with recreational, residential and commercial areas, schools and equestrian centers; (2) provide access to community resources and facilities, and (3)

connect urban populations with passage to hillsides, ridgelines, and other scenic areas.

4.3.2 The City shall establish an agreement with public and private utilities for the use and maintenance of utility corridors and rights-of-way for trail purposes.

4.3.3 All new development approvals shall be contingent on trail right-of-way dedication and improvement in accordance with the Master Plan of Trails (Figure 4-5).

4.3.4 In conjunction with all development review, the City shall consider multiuse trail access and traditional travel routes through the property.

4.3.5 In conjunction with the review and approval of nonresidential developments, the City should consider the use of multiuse trail amenities such as hitching posts, benches, rest areas, and drinking facilities.

4.3.6 Wherever possible, development of residential areas conditioned for animal keeping on lots of ½ acre or larger, shall include a decomposed granite trail on one side of the street and traditional concrete sidewalk on the other.

4.3.7 Trail design and construction should take into consideration the safety and convenience of all trail users as the primary concern.

4.3.8 The City should facilitate the development of a multiuse regional trail system.

4.3.9 Unless otherwise specified due to fire department requirements, access or as established by a specific plan, city trails along roadways shall be ten (10) feet wide and shall be constructed with decomposed granite or equal material and shall provide appropriate fencing or other devices where needed to delineate trails from vehicular rights-of-way.

4.3.10 Where firefighting access is required, trails shall be 20' wide to meet the needs of the Fire Department and its equipment. Fire Department requirements shall be met in all conditions where access is required.

4.3.11 In unusual situations where legal or topographical barriers exist (e.g., excessive slope, the configuration of right-of-way, existing vegetation, etc.), the City shall have the discretion to amend the trail requirement as needed to accomplish the goals of this General Plan.

4.3.12 Local feeder trails shall connect residential lots in property zoned for horse keeping to the community trail system.

4.3.13 The City will encourage volunteer programs for the improvement of existing trails for the purpose of providing an integrated trail network that is safe, functional and readily accessible.

4.3.14 Where feasible, use drainage courses, utility rights-of-way and other such opportunities to incorporate trail and open space elements in the design of major development projects.

4.3.15 Utilize the Citizen's Advisory Board on Recreational Trails in making recommendations to City Council for the distribution of funds for the construction of new trails.

9.4.3 PARKS, RECREATION AND OPEN SPACE PROGRAMS

4-1 Develop a parks and recreation facilities master plan to implement the Parks and Recreation Element.

4-2 Develop policies and criteria for the establishment of trails and rest/picnic areas in natural open space areas.

4-3 Set policies and criteria for the establishment of greenbelt standards and design guidelines to allow flexibility in design of greenbelt/parks/open spaces areas within new development as long as non-auto circulation corridors (for equestrians, bicycles, pedestrians, etc.) are provided and the overall dedication requirement for greenbelt and park facilities is met.

4-4 Explore the feasibility of requiring new development to provide a percentage of the development in greenbelt area.

4-5 Provide on-going opportunities for public involvement and input into the park planning process.

4-6 Maintain advisory committees, such as the Parks and Recreation Advisory Committee, created by City Council in 1988, to serve in an advisory capacity on parks and recreation issues.

4-7 Work with coalitions of sports organizations to define mutually compatible facility needs and mechanisms for the development, construction, operation and maintenance of these facilities.

4-8 Investigate the feasibility of establishing a non-profit foundation to seek and receive donations from private sources for the support of Parks and Recreation programs and facilities.

4-9 Acquire land and develop neighborhood and community parks in the "Recommended Future Parkland Acquisition Areas" shown in Figure 4-4.

4-10 Prepare a comprehensive plan of trails that clearly defines the routing of city trails and is part of the General Plan.

4-11 Develop policies and criteria for the establishment of multiuse trails and rest/picnic areas in natural open space areas.

4-12 Periodically review the Master Plan of Trails to show existing and planned trails.

4-13 Enact ordinances requiring developers to incorporate trail corridors into their development plans in accordance with the Master Plan of Trails.

4-14 Develop standards for residential feeder trails to guide developers in locating and constructing trails and for the arrangement of on-going maintenance requirements of the trails.

4-15 Establish a fee system for the equitable distribution of the cost of developing and maintaining trails citywide.

4-16 Investigate the feasibility of creating a special district(s) for the purpose of acquiring and managing open space and trails.

4-17 Seek out and apply for grants sponsored by state and federal agencies, such as the Recreational Trails Program administered by the Federal Highways Administration and the State Department of Parks and Recreation.

9.5 CIRCULATION ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

9.5.1 CIRCULATION ELEMENT GOALS

Goal 5.1

Develop a safe, efficient, environmentally and financially sound, integrated vehicular circulation system consistent with the City General Plan Circulation Element Map, Figure 9-1, which provides access to development and supports mobility requirements of the system's users.

Goal 5.2

Maintain safe and adequate pedestrian, bicycle, and public transportation systems to provide alternatives to single occupant vehicular travel and to support planned land uses.

9.5.2 CIRCULATION ELEMENT OBJECTIVES AND POLICIES

Objective 5.1

Create a safe, efficient and neighborhood-friendly street system.

Policies:

5.1.1 Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.

5.1.2 Plan the circulation system to reduce conflicts between vehicular, pedestrian and bicycle traffic.

5.1.3 Require adequate off-street parking for all developments.

5.1.4 Driveway placement shall be designed for safety and to enhance circulation wherever possible.

5.1.5 Incorporate American Disability Act (ADA) and Title 24 requirements in roadway improvements as appropriate.

5.1.6 Design new developments to provide opportunity for access and circulation to future adjacent developments.

Objective 5.2

Implement access management policies.

Policies:

5.2.1 Locate residential units with access from local streets. Minimize direct residential access from collectors. Prohibit direct single-family driveway access on arterials and higher classification roadways.

5.2.2 Feed short local streets into collectors.

5.2.3 Encourage the incorporation of traffic calming design into local and collector streets to promote safe vehicle speeds.

5.2.4 Design new subdivisions to minimize the disruptive impact of motor vehicles on local streets. Long, broad and linear streets should be avoided. Residential streets should be no wider than 40 feet, and should have an uninterrupted length of less than one half mile. Curvilinear streets and cul-de-sacs are preferred. Streets within the subdivision should be designed to facilitate access to residences and to discourage through traffic.

Objective 5.3

Maintain Level of Service (LOS) "C" on roadway links, wherever possible, and LOS "D" in the vicinity of SR 60 and high employment centers. Figure 9-2 depicts the LOS standards that are applicable to all

segments of the General Plan Circulation Element Map.

Policies:

5.3.1 Obtain right-of-way and construct roadways in accordance with the designations shown on the General Plan Circulation Element Map and the City street improvement standards.

5.3.2 Wherever feasible, promote the development of roadways in accordance with the City standard roadway cross-sections, as shown in Figure 9-3. Cross-sections range from two-lane undivided roadways to 8-lane divided facilities.

5.3.3 Create new roadway classifications to accommodate future traffic demand, including; Divided Major Arterial – Reduced Cross-Section, and Divided Arterial – 6-lane. These cross-sections are shown on Figure 9-3.

5.3.4 For planning purposes, utilize LOS standards shown on Table 5 –1 to determine recommended roadway widths.

5.3.5 Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic impacts. For this purpose, require new developments to participate in Transportation Uniform Mitigation Fee Program (TUMF), the Development Impact Fee Program (DIF) and any other applicable transportation fee programs and benefit assessment districts.

5.3.6 Where new developments would increase traffic flows beyond the LOS C (or LOS D, where applicable), require appropriate and feasible mitigation measures as a condition of approval. Such measures may include extra right-of-way and improvements to accommodate left-turn and right-turn lanes at intersections, or other improvements.

5.3.7 Provide consideration to projects that have overriding regional or local benefits that would be desirable even though the LOS standards cannot be met. These projects would be required to analyze traffic impacts and mitigate such impacts to the extent that it is deemed feasible.

5.3.8 Pursue arterial improvements that link and/or cross the State route 60 (SR-60) Freeway, including an additional over-crossing at Graham Street.

5.3.9 Address additional widenings at arterials providing access to SR-60 at Day Street, Frederick Street/Pigeon Pass road and Perris Boulevard.

Objective 5.4

Maximize efficiency of the regional circulation system through close coordination with state and regional agencies and implementation of regional transportation policies.

Policies:

5.4.1 Coordinate with Caltrans and the Riverside County Transportation Commission (RCTC) to identify and protect ultimate rights-of-way, including those for freeways, regional arterial projects, transit, bikeways and interchange expansion.

5.4.2 Coordinate with Caltrans and RCTC regarding the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations of the Inland Empire Regional ITS Architecture Project.

5.4.3 Work with property owners, in

cooperation with RCTC, to reserve rights-of-way for potential Community and Environmental Transportation Acceptability Process (CETAP) corridors through site design, dedication, and land acquisition, as appropriate.

5.4.4 The City Council will commit to establishing ongoing relationships with all agencies that play a role in the development of the City's transportation system. Council members who are appointed to these agencies as City representatives shall seek out leadership roles to maximize their effectiveness on behalf of the City. Council will strive to maintain continuity in their appointments of representatives to promote effective representation.

5.4.5 Work with RCTC, WRCOG, and the TUMF Central Zone Committee to facilitate the expeditious construction of TUMF Network projects, especially projects that directly benefit Moreno Valley.

5.4.6 Cooperatively participate with SCAG, RCTC, and WRCOG in the planning for a transportation system that anticipates regional needs for the safe and efficient movement of goods and people.

5.4.7 Utilizing a combination of regional, state and federal funds, development impact fees, and other locally generated funds, provide needed improvements along SR 60 and the associated interchanges, including interchange and grade separation improvements.

5.4.8 Reserve rights-of-way to accomplish future improvements as specified in the Caltrans District 8 Route Concept Fact Sheet for SR-60. Specifically, SR-60 shall be built to six general purpose lanes and two High Occupancy Vehicle (HOV) lanes through Moreno Valley. Additional auxiliary lanes may be required between interchanges. The need for auxiliary lanes will be determined from future studies.

5.4.9 Lobby the State Legislature to keep triple trailer trucks off highways in developed areas of California.

Objective 5.5

Maximize efficiency of the local circulation system by using appropriate policies and standards to design, locate and size roadways.

5.5.1 Space Collectors between higher classification roadways within development areas at appropriate one-quarter mile intervals.

5.5.2 Provide dedicated left-turn lanes at all major intersections on minor arterials and higher classification roadways.

5.5.3 Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.

5.5.4 Wherever possible, minimize the frequency of access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.

5.5.5 Design streets and intersections in accordance with the Moreno Valley Municipal Code.

5.5.6 Consider the overall safety, efficiency and capacity of street designs as more important than the location of

on-street parking.

5.5.7 For developments fronting both sides of a street, require that streets be constructed to full width. Where new developments front only one side of a street, require that streets be constructed to half width plus an additional 12-foot lane for opposing traffic, whenever possible. Additional width may be needed for medians or left and/or right turn lanes.

5.5.8 Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.

5.5.9 Design curves and grades to permit safe movement of vehicular traffic per applicable Caltrans and Moreno Valley standards.

5.5.10 Provide adequate sight distances for safe vehicular movement at all intersections and driveways.

5.5.11 Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources.

Objective 5.6

Support development of a ground access system to March Inland Port in accordance with its development plan as a major cargo airport.

Policies:

5.6.1 Ensure that City arterials that provide access to and from March Inland Port are properly designed to accommodate projected traffic volumes, including truck traffic.

5.6.2 Ensure that traffic routes to March Inland Port are planned to minimize impacts to City residential communities.

Objective 5.7

Design roads to meet the needs of the residents of the community without detracting from the "rural" atmosphere in designated portions of Moreno Valley. (Designated "rural" areas include those encompassed by the Residential Agriculture 2, Residential 1, Rural Residential and Hillside Residential zoning districts. "Urban" areas encompass all other zoning districts.)

Policies:

5.7.1 Pursue development of modified sidewalk standards for local and collector roads within low density areas to reflect the rural character of those areas.

5.7.2 Provide sidewalks on arterials in designated low density areas that provide access to schools and bus stops.

Objective 5.8

Encourage development of an efficient public transportation system for the entire community.

Policies:

5.8.1 Support the development of high-speed transit linkages, or express routes, that would benefit the citizens

and employers of Moreno Valley.

5.8.2 Support the efforts of the March Joint Powers Authority in its pursuit of a Transit Center

5.8.3 Encourage public transportation opportunities that address the particular needs of transit dependent individuals in the City such as senior citizens, the disabled and low -income residents.

5.8.4 Ensure that all new developments make adequate provision for bus stops and turnout areas for both public transit and school bus service.

5.8.5 Continue on-going coordination with transit authorities toward the expansion of transit facilities into newly developed areas.

Objective 5.9

Support and encourage development of safe, efficient and aesthetic pedestrian facilities.

Policies:

5.9.1 Encourage walking as an alternative to single occupancy vehicle travel, and help ensure the safety of the pedestrian as follows:

(a) All new developments shall provide sidewalks in conformance with the City's streets cross-section standards, and applicable policies for designated urban and rural areas.

(b) The City shall actively pursue funding for the infill of sidewalks in developed areas. The highest priority shall be to provide sidewalks on designated school routes.

5.9.2 Walkways shall be designed to minimize conflicts between vehicles and pedestrians.

5.9.3 Where appropriate, provide amenities such as, but not limited to, enhanced paving, seating, and landscaping to enhance the pedestrian experience.

5.9.4 Require the provision of convenient and safe pedestrian access to buildings from the public sidewalk.

Objective 5.10

Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution. The Moreno Bikeway Plan is shown in Figure 9-4.

Policies:

5.10.1 Bikeways shall link residential neighborhood areas with parks, employment centers, civic and commercial areas, and schools.

5.10.2 Integrate bikeways, consistent with the Bikeway Plan, with the circulation system and maintain Class II and III bikeways as part of the City's street system.

5.10.3 Support bicycle safety programs, and active enforcement of laws relating to the safe operation of bicycles on City streets.

5.10.4 Link local bikeways with existing and planned regional bikeways.

Objective 5.11

Eliminate obstructions that impede safe movement of vehicles, bicyclists, and pedestrians.

Policies:

5.11.1 Landscaping adjacent to City streets,

sidewalks and bikeways shall be designed, installed and maintained so as not to physically or visually impede public use of these facilities.

(a) The removal or relocation of mature trees, street trees and landscaping may be necessary to construct safe pedestrian, bicycle and street facilities.

(b) New landscaping, especially street trees shall be planted in such a manner to avoid overhang into streets, obstruction of traffic control devices or sight distances, or creation of other safety hazards.

5.11.2 Driveways shall be designed to avoid conflicts with pedestrian and bicycle travel.

Objective 5.12

Promote efficient circulation planning for all school sites that will maximize pedestrian safety, and minimize traffic congestion and neighborhood impacts.

Policy:

5.12.1 Coordinate with school districts to identify suggested pedestrian routes within existing and new subdivisions for school children to walk to and from schools and/or bus stops.

9.5.3 CIRCULATION ELEMENT PROGRAMS

5-1 Periodically review current traffic volumes, traffic collision data, and the pattern of urban development to coordinate, program, and as necessary revise the planning and prioritization of road improvements.

5-2 Periodically, reassess the goals, objectives and policies statements of the Circulation Element and propose amendments, as necessary.

5-3 Develop a comprehensive strategy to ensure full funding of the circulation system. The strategy will include the DIF, TUMF, and other funding sources that may be available to the City. In addition, the creation of benefit assessment districts, and road and bridge fee districts may be considered where appropriate.

5-4 Develop a multi-year transportation infrastructure improvement program that, to the extent feasible, phases the construction of new projects in advance of new development.

5-5 The above referenced program will prioritize circulation improvement projects to be funded from DIF, TUMF and other sources. Prioritization to consider the following factors:

(a) Traffic safety;
(b) Congestion relief;
(c) Access to new development;
(d) Equitable benefit.

5-6 Conduct studies of specified arterial segments to determine if any additional improvements will be needed to maintain an acceptable LOS at General Plan build-out. Generally, these segments will be studied as new developments are proposed in their vicinity. Measures will be identified that are consistent with the Circulation Element designation of these roadway segments, such as additional turn lanes at intersections, signal optimization by coordination and enhanced phasing, and travel demand management measures.

The study of specified arterial segments will be required to identify

measures to maintain an acceptable LOS at General Plan build-out for at least one of the reasons discussed below:

(a) Segments will need improvement, but their ultimate volumes slightly exceed design capabilities.
(b) Segments will need improvements but require inter-jurisdictional coordination.
(c) Segments would require significant encroachment on existing adjacent development if built-out to their Circulation Element designations.

5-7 Establish traffic study guidelines to deal with development projects in a consistent manner. The traffic study guidelines shall include criteria for projects that propose changes it the approved General Plan land uses.

5-8 Develop access guidelines for arterials with commercial frontage to facilitate access to development and preservation of safe flow of traffic. A component of guidelines shall address shared access.

5-9 Collaborate with all adjacent jurisdictions to implement and integrate right-of-way requirements and improvement standards for General Plan roads that cross-jurisdictional boundary.

5-10 Support regional projects that improve access to Moreno Valley. Examples of specific ongoing projects that should be supported include:

(a) CETAP Cajalco alignment and extension to State Route 241 in Orange County;

(b) CETAP Moreno Valley to San Bernardino alternative alignments including Reche Canyon Road / Reche Vista Road alignment and the Pigeon Pass Road to Pepper Avenue alignment;

(c) TUMF Backbone Network projects to widen Alessandro Boulevard and Van Buren Boulevard;

(d) Measure A projects to widen SR-60 through the Badlands, widen Interstate 215 (I-215) from Riverside interchange to Interstate 10, and extension of San Jacinto commuter rail line;

(e) Construction of commuter rail stations in Highgrove, and at the intersection of Alessandro at I-215;

(f) Construction of HOV ramp connector from westbound SR-60 to south bound I-215;

(g) Widen SR-60/I-215 from Moreno Valley interchange to Riverside interchange.

5-11 Work with RCTC, Caltrans, County of Riverside, adjacent jurisdictions and other affected agencies to plan and develop a multi-modal transportation system.

5-12 Coordinate with Caltrans to redesign and reconstruct the SR-60 interchanges with Day Street, Perris Boulevard, Nason Street, Moreno Beach Drive, Redlands Boulevard, Theodore Street and Gilman Springs Road.

5-13 Implement Transportation demand management (TDM) strategies that reduce congestion in the peak travel hours. Examples include carpooling, telecommuting, and flexible work hours.

5-14 Implement programs in support of the efforts of Riverside Transit Agency toward the expansion of the existing bus system within the City and the provision of future public transportation consistent with the Riverside County Transit Plan.

5-15 Work with Riverside County Transportation Commission and Riverside Transit Agency to implement the Transit Oasis system.

5-16 Implement programs that mitigate on-street hazards for bicyclists.

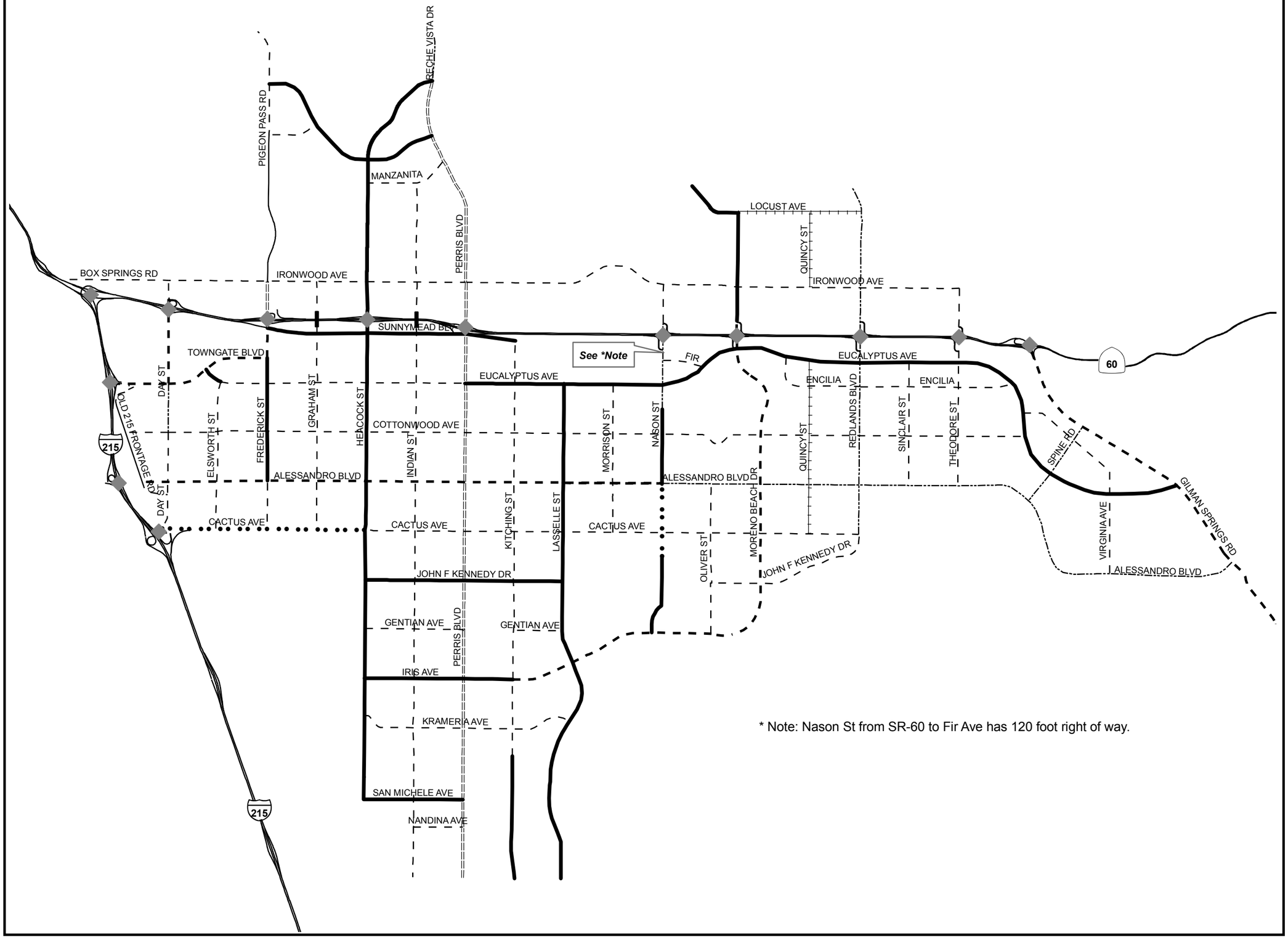
5-17 Pursue regional, state and federal grant opportunities to fund design and construction of the City bikeway system.

5-18 Pursue grant funding that supports traffic safety at and in the vicinity of school facilities.

5-19 Work with school districts and private schools to identify school site locations and designs that will minimize traffic impacts and promote traffic safety.

5-20 Work with school districts and private schools to identify suggested school routes and drop-off/pick-up plans for cars and buses.

5-21 Work with school districts and private schools to develop and promote traffic safety education programs.



* Note: Nason St from SR-60 to Fir Ave has 120 foot right of way.

MORENO VALLEY

FIGURE 9-1
CIRCULATION PLAN

Street Classification

- Freeway
- Divided Major Arterial
- Divided Major Arterial - Reduced Cross Section
- Divided Arterial - 6 lane
- Divided Arterial - 4 lane
- Arterial
- Minor Arterial
- Minor Arterial - Pigeon Pass Cross Section
- Collector
- Freeway Overpass
- Freeway Interchange

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\circ_plan_fig91.mxd

GEOGRAPHIC INFORMATION SYSTEMS

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LOS D is applicable to intersections and roadway segments that are adjacent to freeway on/off ramps and/or adjacent to employment generating land uses. LOS is applicable to all other intersections and roadway segments. Boundary intersections are assumed to be LOS D.

CITY OF MORENO VALLEY SPHERE

CITY OF MORENO VALLEY

SUNNYMEAD RANCH PKY
OLD LAKE RD
MANZANITA AVE
PIGEON PASS RD
PERRIS BLVD
LOCUST AVE
MORENO BEACH DR
QUINCY ST
REDLANDS BLVD
BOX SPRINGS RD
IRONWOOD AVE
SUNNYMEAD BLV
FIR AVE
EUCALYPTUS AVE
ENCILIA AVE
DRACAEA AVE
60
GILMAN SPRINGS RD
OLD 215 FRONTAGE RD
DAY ST
ELSWORTH ST
FREDERICK ST
GRAHAM ST
HEACOCK ST
COTTONWOOD AVE
LASSELLE ST
NASON ST
SINCLAIR ST
THEODORE ST
ALESSANDRO BLVD
INDIAN ST
KITCHING ST
MORRISON ST
OLIVER ST
CACTUS AVE
VIRGINIA AVE
JOHN F KENNEDY DR
GENTIAN AVE
IRIS AVE
KRAMERIA AVE
SAN MICHELE AVE
NANDINA AVE
215
MARCH ARB
LAKE PERRIS
CITY OF MORENO VALLEY SPHERE

MORENO VALLEY

FIGURE 9-2
LOS STANDARDS

- LOS C
- LOS D
- Highways
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

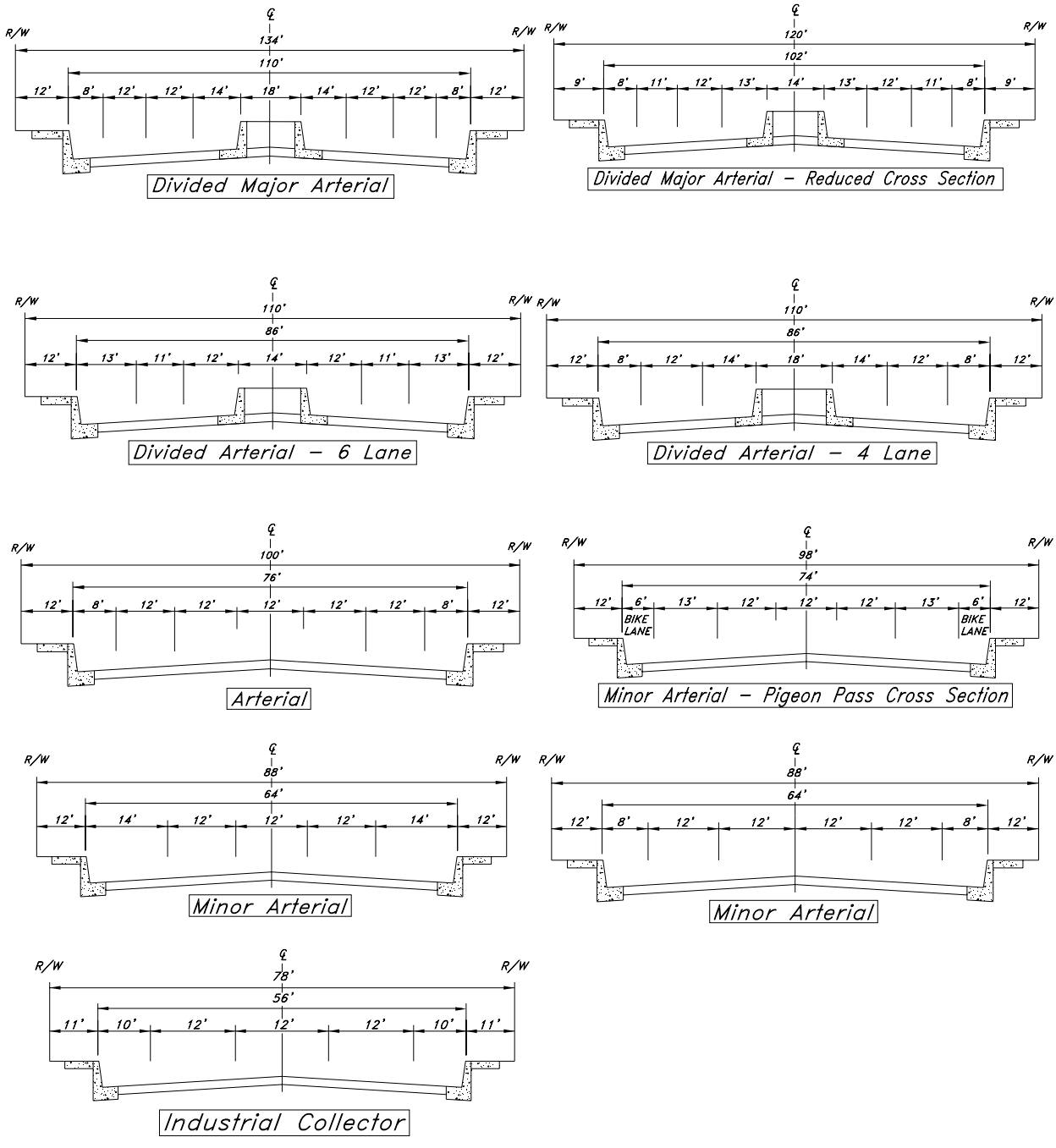
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GEOGRAPHIC INFORMATION SYSTEMS

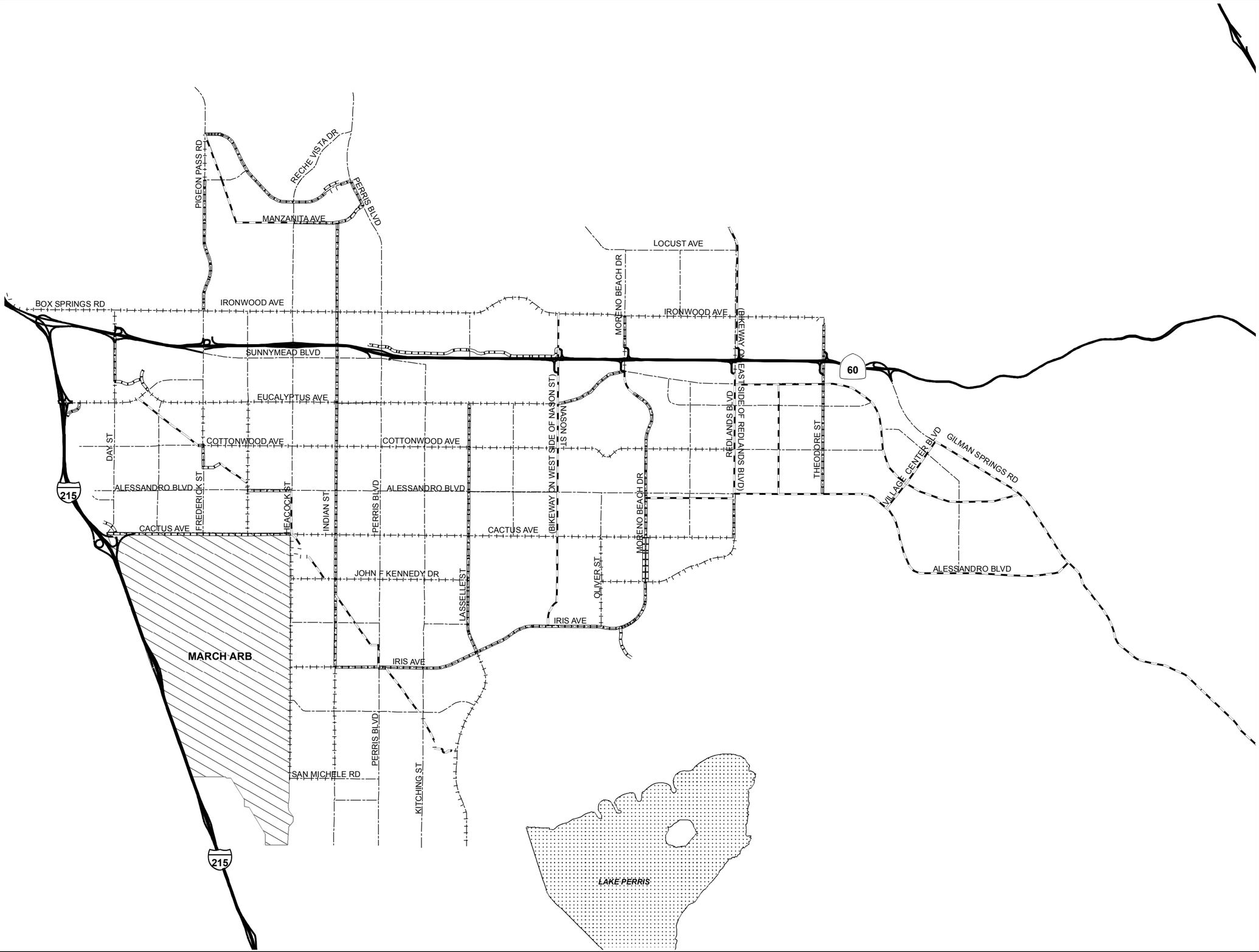
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Figure 9-3

PROPOSED CITY OF MORENO VALLEY GENERAL PLAN ROADWAY CROSS-SECTIONS



NOT TO SCALE



MORENO VALLEY

FIGURE 9-4
BIKEWAY PLAN

Bikeway Classification

- Class I
- Class II
- Class III
- Roads
- Highways
- March ARB
- Waterbodies

N

5,000 2,500 0 5,000 Feet

0.5 0.25 0 0.5 1 Miles

Date: July 11, 2006
State Plane NAD83 Zone 6
File: G:\arcmap\planning\gen_plan_updates\bikeway.mxd

GEOGRAPHIC INFORMATION SYSTEMS

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9.6 SAFETY ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

9.6.1 SAFETY ELEMENT GOALS

Goal 6.1

To achieve acceptable levels of protection from natural and man-made hazards to life, health, and property

Goal 6.2

To have emergency services which are adequate to meet minor emergency and major catastrophic situations.

9.6.2 SAFETY ELEMENT OBJECTIVES AND POLICIES

Objective 6.1

Minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects.

Policies:

6.1.1 Reduce fault rupture and liquefaction hazards through the identification and recognition of potentially hazardous conditions and areas as they relate to the San Jacinto fault zone and the high and very high liquefaction hazard zones. During the review of future development projects, the City shall require geologic studies and mitigation for fault rupture hazards in accordance with the Alquist-Priolo Special Study Zones Act. Additionally, future geotechnical studies shall contain calculations for seismic settlement on all alluvial sites identified as having high or very high liquefaction potential. Should the calculations show a potential for liquefaction, appropriate mitigation shall be identified and implemented.

6.1.2 Require all new developments, existing critical and essential facilities and structures to comply with the most recent Uniform Building Code seismic design standards.

Objective 6.2

Minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

Policies:

6.2.1 Permit only that development in 100-year floodplain that represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas.

6.2.2 Storm drains and catch basins owned and operated by the City shall be inspected, cleaned and maintained pursuant to an approved clean out schedule.

6.2.3 Maximize pervious areas in order to reduce increases in downstream runoff resulting from new development.

6.2.4 Design, construct and maintain street and storm drain flood control systems to accommodate 10 year and 100 year storm flows respectively.

6.2.5 The storm drain system shall conform to Riverside County Flood Control and Water Conservation District master drainage plans and the requirements

of the Federal Emergency Management Agency.

Objective 6.3

Provide noise compatible land use relationships by establishing noise standards utilized for design and siting purposes.

Policies:

6.3.1 The following uses shall require mitigation to reduce noise exposure where current or future exterior noise levels exceed 20 CNEL above the desired interior noise level:

a. Single and multiple family residential buildings shall achieve an interior noise level of 45 CNEL or less. Such buildings shall include sound-insulating windows, walls, roofs and ventilation systems. Sound barriers shall also be installed (e.g. masonry walls or walls with berms) between single-family residences and major roadways.

b. New libraries, hospitals and extended medical care facilities, places of worship and office uses shall be insulated to achieve interior noise levels of 50 CNEL or less.

c. New schools shall be insulated to achieve interior noise levels of 45 CNEL or less.

6.3.2 Discourage residential uses where current or projected exterior noise due to aircraft over flights will exceed 65 CNEL.

6.3.3 Where the future noise environment is likely to exceed 70 CNEL due to overflights from the joint-use airport at March, new buildings containing uses that are not addressed under Policy 6.3.1 shall require insulation to achieve interior noise levels recommended in the March Air Reserve Base Air Installation Compatible Use Zone Report.

6.3.4 Encourage residential development heavily impacted by aircraft over flight noise, to transition to uses that are more noise compatible.

6.3.5 Enforce the California Administrative Code, Title 24 noise insulation standards for new multi-family housing developments, motels and hotels.

6.3.6 Building shall be limited in areas of sensitive receptors.

Objective 6.4

Review noise issues during the planning process and require noise attenuation measures to minimize acoustic impacts to existing and future surrounding land uses.

Policies:

6.4.1 Site, landscape and architectural design features shall be encouraged to mitigate noise impacts for new developments, with a preference for noise barriers that avoid freeway sound barrier walls.

Objective 6.5

Minimize noise impacts from significant noise generators such as, but not limited to, motor vehicles, trains, aircraft, commercial, industrial, construction, and other activities.

Policies:

6.5.1 New commercial and industrial activities (including the placement of

mechanical equipment) shall be evaluated and designed to mitigate noise impacts on adjacent uses.

6.5.2 Construction activities shall be operated in a manner that limits noise impacts on surrounding uses.

Objective 6.6

Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.

Policies:

6.6.1 Provide sites for new neighborhood commercial facilities within close proximity to the residential areas they serve.

6.6.2 Provide multi-family residential development sites in close proximity to neighborhood commercial centers in order to encourage pedestrian instead of vehicular travel.

6.6.3 Locate neighborhood parks in close proximity to the appropriate concentration of residents in order to encourage pedestrian and bicycle travel to local recreation areas.

Objective 6.7

Reduce mobile and stationary source air pollutant emissions.

Policies:

6.7.1 Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.

6.7.2 Encourage the financing and construction of park-and-ride facilities.

6.7.3 Encourage express transit service from Moreno Valley to the greater metropolitan areas of Riverside, San Bernardino, Orange and Los Angeles Counties.

6.7.4 Locate heavy industrial and extraction facilities away from residential areas and sensitive receptors.

6.7.5 Require grading activities to comply with South Coast Air Quality Management District's Rule 403 regarding the control of fugitive dust.

6.7.6 Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.

Objective 6.8

As feasible given budget constraints, strive to maintain a police force with a ratio of one sworn officer for each 1,000 residents.

Policies:

6.8.1 Explore the most effective and economical means of providing responsive and adequate law enforcement protection in the future.

Objective 6.9

Reduce the risk and fear of crime through physical planning strategies that maximize surveillance opportunities and minimize opportunities for crime found in the present and future built environment, and by creating and maintaining a high level of community awareness and support of crime prevention.

Policies:

6.9.1 Promote the establishment of neighborhood and business watch programs to encourage community participation in the patrol of neighborhood areas, and increased awareness of any suspicious activity.

6.9.2 Require well-lighted entrances, walkways and parking lots, street lighting in all commercial, industrial areas and multiple-family residential areas to facilitate nighttime surveillance and discourage crime.

6.9.3 Incorporate "defensible space" concepts into the design of dwellings and nonresidential structures, including, but not limited to configuration of lots, buildings, fences, walls and other features that facilitate surveillance and reinforce a sense of territorial control.

Objective 6.10

Protect life and property from the potential short-term and long-term deleterious effects of the necessary transportation, use, storage treatment and disposal and hazardous materials and waste within the City of Moreno Valley.

Policies:

6.10.1 Require all land use applications and approvals to be consistent with the siting criteria and other applicable provisions of the adopted Hazardous Waste Management Plan, which is also incorporated into and as part of the General Plan.

6.10.2 Manage the generation, collection, storage, processing, treatment, transport and disposal of hazardous waste in accordance with provisions of the City of Moreno Valley's adopted Hazardous Waste Management Plan, which is also incorporated into and as part of the General Plan.

Objective 6.11

Maintain an integrated emergency management program that is properly staffed, trained, and equipped for receiving emergency calls, providing initial response, providing for key support to major incidents.

Policies:

6.11.1 Respond to any disaster situation in the City to provide necessary initial response and providing for key support to major incidents.

6.11.2 Provide emergency first aid treatment when necessary.

6.11.3 Support the maintenance of a trauma center within the City.

6.11.4 Aggressively attack uncontrolled fires and hold losses to a minimum.

6.11.5 Minimize uncontrolled fires through support of weed abatement programs.

Objective 6.12

Coordinate with Federal, State and County agencies and neighboring communities in developing a regional system to respond to emergencies and major catastrophes.

Policies:

6.12.1 Support mutual aid agreements and communication links with the County of Riverside and other local participating jurisdictions.

Objective 6.13

Maintain fire prevention, fire-related law enforcement, and public education and information programs to prevent fires.

Policies:

6.13.1 Provide fire safety education to residents of appropriate age.

Objective 6.14

Maintain the capacity to respond rapidly to emergency situations.

Policies:

6.14.1 Locate fire stations in accordance with the Fire Station Master Plan as shown in Figure 6-1. The exact location of each fire station may be modified based on availability of land and other factors.

6.14.2 Relate the timing of fire station construction to the rise of service demand in surrounding areas.

Objective 6.15

Ensure that property in or adjacent to wildland areas is reasonably protected from wildland fire hazard, consistent with the maintenance of a viable natural ecology.

Policies:

6.15.1 Encourage programs to minimize the fire hazard, including but not limited to the prevention of fuel build-up where wildland areas are adjacent to urban development.

6.15.2 Tailor fire prevention measures implemented in wildland areas to both the aesthetic and functional needs of the natural environment.

Objective 6.16

Ensure that uses within urbanized areas are planned and designed consistent with accepted safety.

Policies:

6.16.1 Ensure that ordinances, resolutions and policies relating to urban development are consistent with the requirements of acceptable fire safety, including requirements for smoke detectors, emergency water supply and automatic fire sprinkler systems.

6.16.2 Encourage the systematic mitigation of existing fire hazards related to land urban development or patterns of urban development as they are identified and as resources permit.

6.16.3 Ensure that adequate emergency ingress and egress is provided for each development.

6.16.4 Within the safety zones (e.g. Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.

Objective 6.17

Provide non-emergency public services provided that such demands do not interfere with fire protection and other emergency services.

9.6.3 SAFETY ELEMENT PROGRAMS

6-1 Request that public utility companies inspect their facilities and distribution networks to determine the potential impact of earthquake damage.

6-2 Evaluate historic buildings relative to the need for mitigation of geologic hazards, while weighing their historical value against the potential hazard of their collapse.

6-3 Reevaluate designated truck routes in terms of noise impact on existing land uses to determine if those established routes and the hours of their use

should be adjusted to minimize exposure to truck noise.

6-4 Review existing ordinances to ensure that building and site design standards specifically address crime prevention utilizing defensible space criteria. Incorporate security standards into the Municipal Code.

6-5 Seek state and federal grants to offset any required additions in law enforcement staffing and/or equipment.

6-6 Update the Fire Protection Master Plan as conditions warrant.

6-7 Establish regulations for development along the urban-wildland interface.

6-8 Establish criteria for the design, maintenance, modification and replacement of fire facilities.

6-9 Establish criteria for weed abatement programs.

9.7 CONSERVATION ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

9.7.1 CONSERVATION ELEMENT GOALS

Goal 7.1

To achieve the wise use of natural resources within the City of Moreno Valley, its sphere of influence and planning area.

9.7.2 CONSERVATION ELEMENT OBJECTIVES AND POLICIES

Objective 7.1

Minimize erosion problems resulting from development activities.

Policies:

7.1.1 Require that grading plans include appropriate and feasible measures to minimize erosion, sedimentation, wind erosion and fugitive dust.

7.1.2 Circulation patterns within newly developing portions of Moreno Valley, particularly in hillside areas, should follow natural contours to minimize grading.

Objective 7.2

Maintain surface water quality and the supply and quality of groundwater.

Policies:

7.2.1 New development may use individual wells only where an adequate supply of good quality groundwater is available.

7.2.2 The City shall comply with the provisions of its permit(s) issued by the Regional Water Quality Control Board for the protection of water quality pursuant to the National Pollutant Discharge Elimination System.

7.2.3 In concert with the water purveyor identify aquifer recharge areas and establish regulations to protect recharge areas and regulate new individual wells.

Objective 7.3

Minimize the consumption of water through a combination of water conservation and reuse.

Policies:

7.3.1 Require water conserving landscape and irrigation systems through development review. Minimize the use of lawn within private developments, and within parkway areas. The use of mulch and native and drought tolerant landscaping shall be encouraged.

7.3.2 Encourage the use of reclaimed wastewater, stored rainwater, or other legally acceptable non-potable water supply for irrigation.

Objective 7.4

Maintain, protect, and preserve biologically significant habitats where practical, including the San Jacinto Wildlife Area, riparian areas, habitats of rare and endangered species, and other areas of natural significance.

Policies:

7.4.1 Require all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats to provide adequate buffers to mitigate impacts to such areas.

7.4.2 Limit the removal of natural vegetation in hillside areas when retaining natural habitat does not pose threats to public safety.

7.4.3 Preserve natural drainage courses in their natural state and the natural hydrology, unless the protection of life and property necessitate improvement as concrete channels.

7.4.4 Incorporate significant rock formations into the design of hillside developments.

7.4.5 The City shall fulfill its obligations set forth within any agreement(s) and permit(s) that the City may enter into for the purpose of implementing the Western Riverside County Multi-species Habitat Conservation Plan.

Objective 7.5

Encourage efficient use of energy resources.

Policies:

7.5.1 Encourage building, site design, and landscaping techniques that provide passive heating and cooling to reduce energy demand.

7.5.2 Encourage energy efficient modes of transportation and fixed facilities, including transit, bicycle, equestrian, and pedestrian transportation. Emphasize fuel efficiency in the acquisition and use of City-owned vehicles.

7.5.3 Locate areas planned for commercial, industrial and multiple family density residential development within areas of high transit potential and access.

7.5.4 Encourage efficient energy usage in all city public buildings.

7.5.5 Encourage the use of solar power and other renewable energy systems.

Objective 7.6

Identify and preserve Moreno Valley's unique historical and archaeological resources for future generations.

Policies:

7.6.1 Historical, cultural and archaeological resources shall be located and preserved, or mitigated consistent with their intrinsic value.

7.6.2 Implement appropriate mitigation measures to conserve cultural resources that are uncovered during excavation and construction activities.

7.6.3 Minimize damage to the integrity of historic structures when they are altered.

7.6.4 Encourage restoration and adaptive reuse of historical buildings worthy of preservation.

7.6.5 Encourage documentation of historic buildings when such buildings must be demolished.

Objective 7.7

Where practical, preserve significant visual features significant views and vistas.

Policies:

7.7.1 Discourage development directly upon a prominent ridgeline.

7.7.2 Require new electrical and communication lines to be placed underground.

7.7.3 Implement reasonable controls on the size, number and design of signs to minimize degradation of visual quality.

7.7.4 Gilman Springs Road, Moreno Beach Drive, and State Route 60 shall be designated as local scenic roads.

7.7.5 Require development along scenic roadways to be visually attractive and to allow for scenic views of the surrounding mountains and Mystic Lake.

7.7.6 Minimize the visibility of wireless communication facilities by the public. Encourage "stealth" designs and encourage new antennas to be located on existing poles, buildings and other structures.

Objective 7.8

Maintain an adequate system of solid waste collection and disposal to meet existing and future needs.

Policies:

7.8.1 Encourage recycling projects by individuals, non-profit organizations, or corporations and local businesses, as well as programs sponsored through government agencies.

9.7.3 CONSERVATION ELEMENT PROGRAMS

7-1 Support regional solid waste disposal efforts by the County of Riverside.

7-2 Advocate for natural drainage channels to the Riverside County Flood Control District, in order to assure the maximum recovery of local water, and to protect riparian habitats and wildlife.

7-3 Maintain a close working relationship with EMWD to ensure that EMWD plans for and is aware of opportunities to use reclaimed water in the City.

7-4 Provide guidelines for preferred planting schemes and specific species to encourage aesthetically pleasing landscape statements that minimize water use.

7-5 Develop incentives where appropriate, for the maintenance and sensitive rehabilitation of historic structures and properties.

7-6 In areas where archaeological or paleontological resources are known or reasonably expected to exist, based upon the citywide survey conducted by the UCR Archaeological Research Unit, incorporate the recommendations and determinations of that report to reduce potential impacts to levels of insignificance.

9.8 HOUSING ELEMENT GOALS, OBJECTIVES, POLICES AND PROGRAMS

9.8.1 HOUSING ELEMENT GOALS

Goal 8.1

Improve and maintain decent, sanitary and affordable housing.

Goal 8.2

Improve and maintain decent, sanitary and affordable housing for very-low income households and seniors.

Goal 8.3

Reduce substandard housing and health and safety violations.

Goal 8.4

Assist in the revitalization of older neighborhoods.

Goal 8.5

Improve and maintain decent and affordable rental housing.

Goal 8.6

Assist very low, low and moderate-income first time buyers to purchase homes.

Goal 8.7

Add to the number of affordable rental units for very low and low-income households.

Goal 8.8

Create affordable housing units for senior households.

9.8.2 HOUSING ELEMENT OBJECTIVES AND POLICIES

Objective 8.1

Rehabilitate a minimum of fifteen single-family homes under the Home Improvement Loan Program (HILP).

Objective 8.2

Rehabilitate a minimum of fifteen single-family homes under the Homeowner Assistance for Minor Rehabilitation loan program (HAMR).

Policies:

8.2.1 Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods, thereby contributing to their preservation and revitalization.

Objective 8.3

Rehabilitate a minimum of ninety mobile homes, for very low-income homeowners, in mobile home parks citywide, under the Mobile Home Grant Program.

Policies:

8.3.1 Correct substandard conditions in mobile home parks.

Objective 8.4

Obtain code compliance from a minimum of twenty-five very low and moderate-income property owners, citywide, with emphasis on focus neighborhoods.

Policies:

8.4.1 Enforce correction by property owners of identified housing and code violations in rental properties

occupied by very low to moderate-income households.

Objective 8.5

Conduct five neighborhood clean-ups annually; provide related services to Community Development Block Grant (CDBG) areas in conjunction with other projects, and assist in clean up of 360 housing units.

Policies:

8.5.1 Provide neighborhood improvement programs to CDBG target areas.

Objective 8.6

Assist 300 households citywide.

Policies:

8.6.1 Provide fair housing and landlord/tenant education services to very low to moderate-income households.

Objective 8.7

Rehabilitate fifty multi-family units, citywide, through utilization of the Rental Rehabilitation Program.

Policies:

8.7.1 To eliminate substandard housing conditions for low-income renters, while enhancing the appearance of multi-family developments.

Objective 8.8

Assist households with down payment and closing costs.

Policies:

8.8.1 Provide assistance to facilitate homeownership for very low to moderate-income households

Objective 8.9

Create a minimum of 126 affordable rental units, citywide.

Policies:

8.9.1 Facilitate the creation of affordable rental units.

Objective 8.10

Create a minimum of seventy senior units.

Policies:

8.10.1 Create decent and affordable housing opportunities for low and very-low income seniors.

9.8.3 HOUSING ELEMENT PROGRAMS

8-1 Utilize the Home Improvement Loan Program (HILP) that provides a 3% loan for up to $15,000 deferred for 20 years. Available citywide for very low to lower income homeowners.

8-2 Utilize the Homeowner Assistance for Minor Rehabilitation (HAMR) loan program that provides a 3% to 5% loan for up to $7,500 amortized over a 10-year term.

8-3 Utilize the Mobile Home Grant Program that provides grants up to $10,000 for owner-occupants of mobile homes.

8-4 Provide enhanced code compliance services and referrals to City housing rehabilitation programs.

8-5 Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean

up activities.

8-6 Contract with a fair housing agency to mediate between landlords and tenants and educate them on their rights and responsibilities.

8-7 Update the City's Analysis of Impediments to Fair Housing.

8-8 Provide rehabilitation loans through the City's Rental Rehabilitation Program that offers 5% loans with the first year deferred and amortized over a 19-year period.

8-9 Through the Homebuyer Assistance Program, provide 30-year deferred silent second loans, with no interest, up to 20% or $200,000 of the purchase price of resale homes.

8-10 Work with local CHDO to construct and/or rehabilitate houses for very low-income households.

8-11 Purchase HUD homes for resale to first time homebuyers.

8-12 Administer new construction home ownership program and youth job training.

8-13 Work with housing developers by providing Agency assistance to write-down the costs of units via loans.

8-14 Provide financial assistance for the development of affordable rental units for larger families.

8-15 Revise General Plan.

8-16 Continue to implement permit streamlining.

8-17 Develop standards for mobile home parks and mobile home subdivisions.

8-18 Review parking standards for multi-family 3 and 4 bedroom units, including covered parking requirements to determine if reductions are appropriate.

8-19 Review second unit regulations to determine if expansion is merited to additional districts.

8-20 Continue to pay the development fees for projects, on a case-by-case basis, that have received State or Federal funds, such as Section 202 and Tax Credits.

8-21 Utilize Redevelopment Agency funds, where appropriate and necessary, to facilitate infrastructure for affordable projects.

8-22 Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing.

8-23 Facilitate the construction of a sixty-nine unit multi-family senior complex.

10. GLOSSARY

Adjusted Net Acre
The acreage of a site that will be available for development after the required dedication of land and rights-of-way for parks, exterior boundary arterial streets and major flood control and utility facilities

Berm
An elongated barrier consisting of a mound or ridge of soil

Bikeway
A route or path designated for bicycle travel

Build-out
Development of a community to the potential permitted under the applicable land use plan

Community Facilities District
A special tax district created in accordance with the Mello-Roos Community Facilities Act of 1982. The special tax is used to repay tax-exempt bonds used to finance the design, acquisition, construction and/or operation of public facilities that benefit property within the district

Community Services District
A special district created to pay for services delivered within the district, such as park and recreation services, street lighting and parkway and median maintenance

Compatible
Capable of existing together in harmony without serious conflicts

Density (Residential)
The number of residential dwellings per adjusted net acre of land

Density Bonus
An allowance for residential density greater than allowed under the zoning regulations contingent on the developer providing housing for households with special needs, such as low income, lower income or senior households.

Discourage
To hinder the development of a condition or action

Dwelling Unit
A building or portion of a building designed as a domicile for one household

Encourage
To help to bring about a condition or action

Feasible
Capable of being done within a reasonable amount of time taking into account legal, financial, social and technical constraints

Floor Area, Gross
The total square feet of all floors within the exterior walls of a building.

Floor Area Ratio
The gross floor area of structures on a site divided by the adjusted net area of the site.

Goal
A general expression of a condition that the City is trying to attain (e.g. an aesthetically pleasing community)

Grading
Excavating and filling of soil and/or other earth material

Granny Unit
A dwelling unit intended for one or two adults aged 62 or over which is accessory to a primary single-family house located on the same parcel

Impervious Surface
A surface through which water cannot penetrate (e.g. concrete and asphalt)

Infrastructure
The physical improvements and utilities that support land uses, such as roads, bridges, parkway landscaping, traffic signals, street lights, drainage facilities and trails, as well as

the pipelines, wires, equipment and facilities necessary to provide water, sewer, gas, electric and communication services.

Land Use
The nature and purpose for which a parcel or structure is occupied

Landscaping
Plants and ground covers introduced to enhance a property, plus any original land features and vegetation that may have been preserved on-site

Multiple-family Housing
Except for granny units and second units, housing consisting of two or more dwelling units per parcel This definition includes condominiums, mobile home parks, duplexes and apartments.

Minimize
To reduce, but not necessarily eliminate

Mitigate
To eliminate or reduce the magnitude of an adverse effect

Objective
A specific condition that the City would like to achieve

Open Space
Land that is planned to remain in a natural condition or substantially free of structures

Policy
A principle or guideline intended to direct future activities and decisions

Program
A plan of action to implement or advance a goal, objective or policy

Public Facilities
Public improvements and amenities, including, but not limited to, roads, bridges, traffic signals, street lights, drainage facilities, trails, parks, recreation buildings, administrative buildings, city yards, libraries, cultural facilities, fire stations and police stations

Right-of-way
A strip of land on which a right of passage has been recorded, such as a street right-of-way

Second Unit
A dwelling unit that is accessory to a primary single-family house located on the same parcel

Specific Plan
A detailed plan for a defined geographic area that specifies zoning of land uses, the infrastructure and facilities needed to support those land uses and a plan for implementation

Single-family Housing
Housing consisting of one dwelling unit per parcel; or one dwelling unit plus either a granny unit or second unit on the same parcel

Sphere of Influence
The ultimate boundaries of a city or other local agency approved by the Local Agency Formation Commission

Subdivision
The division of land into defined lots that can be legally conveyed by sale or lease

Zoning
A system of land use regulation that divides a city or county into areas and establishes the allowable uses and standards for development within each area

Chapter 9.03 RESIDENTIAL DISTRICTS

9.03.010 Purpose and intent.

The general plan outlines goals, objectives, and policies regarding the character of residential uses and developments. It is the purpose of this chapter to provide regulations that implement those goals, objectives and policies toward the provision of a wide range of residential opportunities and dwelling unit types that meet the needs of present and future Moreno Valley residents of all socio-economic groups. It is the further intent of this chapter to: ensure adequate light, air, privacy and open space for each dwelling; to minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them; to protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other influences; and to facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements. (Ord. 359 (part), 1992)

9.03.020 Residential development districts.

The following subsections describe the general product type and density provisions for the specified residential development districts. The ultimate density allowed in any residential district shall be determined through the project review process and public hearings as described in Chapter 9.02 of this title. The planning commission and city council shall have the authority to reasonably condition any discretionary residential development to ensure proper transition and compatibility to adjacent developments, existing or proposed.

A. Rural Residential District (RR). In conformance with the purpose and intent of the rural residential land use designation established in the city's general plan, it is the intent of the rural residential district to provide for and protect rural lifestyles involving large lots growing fruits and vegetables, and animal keeping. It is the further intent of this district to protect natural resources and hillsides in the rural portions of the city.

B. Hillside Residential District (HR). The primary purpose of the hillside residential (HR) district is to balance the preservation of hillside areas with the development of view oriented residential uses. It is the further intent of this district to provide regulations for the limited development of those hillside areas in a manner that will maintain natural open space areas, protect significant landforms and other natural resources, protect views from existing development, retain opportunities for views from development sites, preserve and enhance vistas from public places, minimize the extent and occurrence of erosion and other potential hazards of development in areas of steep topography, and generally protect the public health, safety and welfare. The keeping of animals is permitted, however, the keeping of large animals may be prohibited subject to compatibility with local urbanization and topographic constraints.

C. Residential 1 District (R1). The primary purpose of the R1 district is to provide for and protect the rural and agricultural atmosphere, including the keeping of animals, that have historically characterized these areas. This district is intended as an area for development of low density, large lot, single-family residential dwelling units at a maximum density of one dwelling unit (DU) per net acre.

D. Residential 2 District (R2). The primary purpose of the R2 district is to provide for suburban life-styles on residential lots larger than are commonly available in suburban subdivisions, and to allow nonequestrian residential developments in a rural atmosphere. This district is intended as an area for development of large lot, single-family residential development at a maximum allowable density of two DU's per net acre.

E. Residential Agriculture 2 District (RA2). The primary purpose of the RA2 district is to provide for suburban life-styles on residential lots larger than are commonly available in suburban subdivisions and to provide for and protect the rural and agricultural atmosphere, including the keeping of animals, that have historically characterized these areas. This district is intended as an area for development of large lot, single-family residential development at a maximum allowable density of two dwelling units (DU) per net acre.

F. Residential 3 District (R3). The primary purpose of the R3 district is to provide a transition between rural and urban density development areas, and to provide for a suburban life-style on residential lots larger than those commonly found in suburban subdivisions. This district is intended as an area for development of large lot, single-family residences at a maximum allowable density of three DU's per net acre.

G. Residential 5 District (R5). The primary purpose of the R5 district is to provide for residential development on common sized suburban lots. This district is intended as an area for development of single-family residential and mobile home subdivisions at a maximum allowable density of five DU's per net acre in accordance with the provisions outlined herein.

H. Residential 10 District (R10). The primary purpose of the R10 district is to provide for a variety of residential products and to encourage innovation in housing types with enhanced amenities such as common open space and recreation areas. This district is intended as an area for development of attached residential dwelling units, as well as mobile home parks at a maximum allowable density of ten (10) dwelling units per net acre in accordance with the provisions outlined herein.

I. Residential Single-Family 10 District (RS10). The primary purpose of the RS10 district is to provide for residential development on small single-family lots with amenities not generally found in suburban subdivisions. The district is intended for subdivisions at a maximum allowable density of ten (10) dwelling units per net acre.

J. Residential 15 District (R15). The primary purpose of the R15 district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. This district is intended as an area for development of attached residential dwelling units, as well as mobilehome parks, at a maximum allowable density of fifteen (15) DUs per net acre in accordance with the provisions outlined herein.

K. Residential 20 District (R20). The primary purpose of the R20 district is to provide a broadened range of housing types in a more urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units, as well as mobilehome parks, at a maximum allowable density of twenty (20) DUs per net acre in accordance with the provisions outlined herein.

L. Residential 30 District (R30). The primary purpose of the R30 district is to provide a broadened range of housing types in an urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units at a maximum allowable density of thirty (30) DUs per net acre in accordance with the provisions outlined herein. (Ord. 797 § 2.2, 2009; Ord. 726 § 4.2, 2006; Ord. 547 § 1.1, 1999; Ord. 468 § 1.3, 1995; Ord. 359 (part), 1992)

9.03.030 Use regulations for residential districts.

For residential districts, unless otherwise expressly provided in this title, permitted uses are limited to those described in the Permitted Uses Table, Section 9.02.020 of this title. All permitted nonresidential uses shall comply with all commercial standards of the development code. (Ord. 520 § 1.8, 1997: Ord. 359 (part), 1992)

9.03.040 Residential site development standards.

The following standards shall apply to land and permitted or conditionally permitted buildings and structures

located within the herein described residential districts. The standards stated herein are not intended to prevent more restrictive private site development standards contained in the covenants, conditions and restrictions or other private consensual restrictions imposed on any property or dwelling unit. However, in no case shall private deed or other property restrictions be applied or recognized so as to permit a lesser standard than the minimum standards established in this title or to otherwise revise the standards established by this title.

A. Rural Residential Requirements.

1. Slope-Density-Natural Area Relationship. The maximum density (du/ac) and the minimum percent of a site to remain in a natural state shall be determined by a slope analysis applied to the Slope-Density-Natural Area Table, as defined below.

a. Slope-Density-Natural Area Table 9.03.040-4.

Slope Class	Allowable Density (DU/Acre)	Amount of Open Space Required
Greater than 25%	0.05 (1 du/20 ac)	60%
15.1% to 25%	0.10 (1 du/10 ac)	50%
10% to 15%	0.20 (1 du/5 ac)	35%
Less than 10%	0.40 (1 du/2.5 ac)	n/a

b. Slope analysis calculations and mapping shall be provided by the applicant as described under subsection C of this section. The slope analysis shall be certified by a qualified civil engineer or licensed surveyor.

c. The total number of dwelling units permitted within a project area shall be the sum of the allowable dwelling units within each slope class. For example, if ten (10) acres of the project falls within the ten (10) to fifteen (15) percent slope class and five acres falls within the 15.1 percent to twenty-five (25) percent slope class, then the total permitted yield shall be two dwelling units (10 ac x 0.10 du/ac plus 5 ac x 0.20 du/ac).

2. Minimum Lot Size. Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of ten (10) percent or less unless determined to be reduced by an approved slope analysis. Based on the outcome of a slope analysis, minimum lot size within the rural residential district may be reduced to twenty thousand (20,000) square feet, or the minimum lot size of the adjacent zone, whichever is greater, if clustered on slopes of less than ten (10) percent and the lots are part of a project that preserves the steeper slope classes as natural open space by dedication to an appropriate governmental entity, open space easement, transfer of development rights or other means approved by the city. The ongoing maintenance of such open space areas shall be ensured through a mechanism approved by the city.

3. Subdivision Design and Future Land Divisions.

a. Subdivisions shall be compatible with the surrounding development pattern. A subdivision shall be considered compatible if the lots created along the outside boundary of the project are no smaller than the average lot size within three hundred (300) feet of the project boundary. Parcels greater than five acres in area shall be excluded from the calculations when determining the average lot size within three hundred (300) feet of the project boundary.

b. Subdivisions shall be designed in such a way as to transfer development density to the lower slope classes and preserve the steeper slopes for very low density and/or open space. Subdivisions created in this way are prohibited from further division so as not to circumvent the density transfer and the purpose of the district. This restriction shall be binding on the subdivider and subsequent land owners. Therefore, this restriction shall be secured by development agreement or other type of recorded deed restriction approved by the city.

4. Building Height. Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height, provided that on slopes of less than ten (10) percent, the overall height shall not exceed thirty-five (35) feet.

5. Setbacks and Other Site Development Criteria. Front, side and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the following standards:

Lot Size	Standards
Under 40,000 s.f.	R2 district standards
40,000 s.f. or greater	R1 district standards

6. Grading within the rural residential district shall be performed as described under the hillside residential requirements, subsection (B)(6) of this section.

B. Hillside Residential Requirements.

1. Slope-Density-Natural Area Relationship. The maximum density (du/ac) and the percent of a site to remain in a natural state shall be determined by a slope analysis applied to the Slope-Density-Natural Area Table, as defined below.

a. Slope-Density-Natural Area Table 9.03.040-5.

Slope Class	Allowable Density (DU/Acre)	Minimum Amount of Open Space Required
Greater than 25%	0.10 (1 du/10 ac)	60%
15.1% to 25%	0.25 (1 du/4 ac)	50%
10% to 15%	0.50 (1 du/2 ac)	35%
Less than 10%	1.00 (1 du/ac)	n/a

b. Slope analysis calculations and mapping shall be provided by the applicant as described under subsection C of this section. The community development director may require the slope analysis to be certified by a qualified civil engineer or licensed surveyor.

c. The total number of dwelling units permitted within a project area shall be the sum of the allowable dwelling units within each slope class. For example, if ten (10) acres of the project falls within the 15.1 percent to twenty-five (25) percent slope class and five acres falls within the greater than twenty-five (25) percent slope class, then the total permitted yield shall be three dwelling units (10 ac x 0.25 du/ac plus 5 ac x 0.10 du/ac).

2. Minimum Lot Size. Minimum lot size shall be one acre within a slope category of ten (10) percent or less unless determined to be reduced by an approved slope analysis. Based on the outcome of a slope analysis, the lot size within the hillside residential district may be reduced to ten thousand (10,000) square feet or the minimum lot size of the adjacent zone, whichever is greater, if clustered on slopes of less than ten (10) percent and the lots are part of a project that preserves the steeper slope classes as natural open space by dedication to an appropriate governmental entity, open space easement, transfer of development rights or other means approved by the city. The ongoing maintenance of such open space areas shall be ensured through a mechanism approved by the city.

3. Subdivision Design and Future Land Divisions.

a. Subdivisions shall be compatible with the surrounding development pattern. A subdivision shall be considered compatible if the lots created along the outside boundary of the project are no smaller than the average lot size within three hundred (300) feet of the project boundary. Parcels greater than five acres in area

shall be excluded from the calculations when determining the average lot size within three hundred (300) feet of the project boundary.

b. Subdivisions shall be designed in such a way as to transfer development density to the lower slope classes and preserve the steeper slopes for very low density and/or open space. Subdivisions created in this way are prohibited from further division so as not to circumvent the density transfer and the purpose of the district. This restriction shall be binding on the subdivider and subsequent land owners. Therefore, this restriction shall be secured by development agreement or other type of recorded deed restriction approved by the city.

4. Building Height. Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height, provided that on slopes of less than ten (10) percent, the overall height shall not exceed thirty-five (35) feet.

5. Setbacks and Other Site Development Criteria. Front, side and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the following standards:

Lot Size	Standards
Less than 20,000 s.f.	R-3 district standards
20,000 s.f. to 40,000 s.f.	R-2 district standards
40,000 s.f. or greater	R-1 district standards

6. Grading of any site shall be minimized and shall conform to the provisions contained in the city of Moreno Valley design guidelines, Ch. 9.16, under Applications for hillside development, Article IV, Sections 9.16.170 through 9.16.230 of this title, and the following standards:

Slope Class	Standards
15.1—25%	Padded building sites may be allowed, but maximum use of custom foundations and split level designs shall be employed to reduce the need for large padded building areas.
Above 25%	Mass grading is not permitted. Special hillside architectural and design techniques are expected in order to conform to the natural landform. Homes constructed on lots within this terrain shall use custom, multiple-level foundations.
For all areas	All graded areas shall be protected from wind and water erosion through acceptable slope stabilization methods such as planting, walls or jute netting.

C. Slope Calculations. For the purposes of this section, the following method will be used to determine slope.

1. “Slope” is defined as the relationship between the change in elevation (rise) of the land and the horizontal distance (run) over which that change in elevation occurs. The percent of any given slope is determined by dividing the rise by the run on the natural slope of land, multiplied by one hundred (100).

2. a. For the purpose of determining the amount and location of land falling into each slope category, the applicant shall submit to the community development department, at the time of application, a base topographic map of the subject site prepared and signed by a registered civil engineer or licensed land surveyor. Such a map shall have a scale of not less than one inch to two hundred (200) feet and a contour interval of not more than ten (10) feet.

b. This base topographic map shall include all adjoining properties within three hundred (300) feet of the site boundaries. Slope bands in the range of less than ten (10) percent, ten (10) to fifteen (15) percent, fifteen (15) to twenty-five (25) percent, and greater than twenty-five (25) percent shall be delineated on the topographic map. The map shall be accompanied by a tabulation of the land area in each slope category specified in acres. The exact method for computing the percent slope and area by percent slope category is to be sufficiently described and presented so that a review can readily be made.

3. Slope Mapping Method.

a. The percent slope of any particular piece of land shall be plotted on the map as described in this subsection.

b. In preparing a slope map, those portions of ravines, ridges and terraces of less

area generally sloping at twenty-five (25) percent slope or greater, shall be regarded as part of the bordering twenty-five (25) percent slope or greater band.

D. General Residential Requirements. The following tables sets forth minimum site development standards for residential development projects in the specified residential districts. In addition, projects must comply with the special development standards enumerated in this section, the performance standards included in Chapter 9.10 and any other applicable city ordinances, policies and standards.

Figure 9.03.040-1
Residential Lot Information

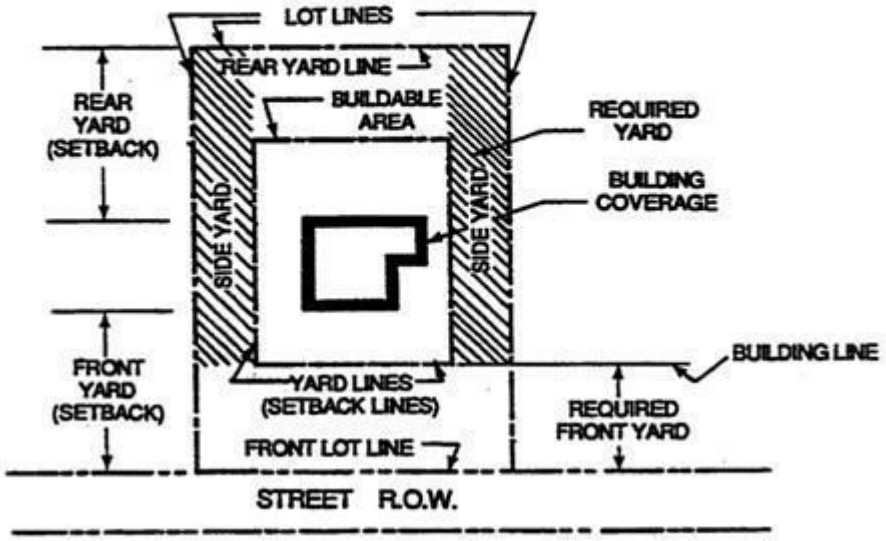


Figure 9.03.040-2
Residential Yard Descriptions

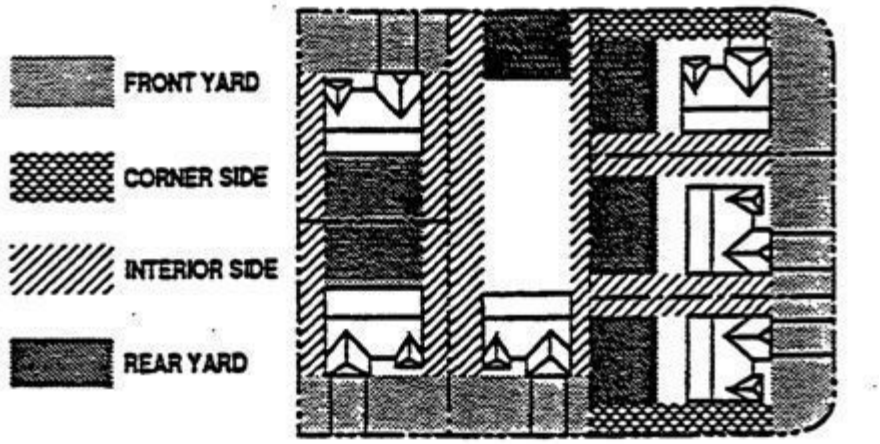


Table 9.03.040-6
Residential Site Development Standards
Single-Family Standards

Requirement	R1	R2	RA2	R3	R5	RS10
1. Maximum density (DUs* per net acre)	1	2	2	3	5	10
2. Minimum lot size (sq. ft. net area)	40K**	20K	20K	10K	7,200	4,500
3. Minimum lot width, in feet	150	100	100	90	70	45
Cul-de-sac/knuckle lot frontage	50	50	50	50	50	45
4. Minimum lot depth, in feet	170	120	120	100	100	85
5. Minimum front yard setback	25	25	25	25	20	20
Front-facing garages	Not applicable					10
Buildings other than front-facing garages						10
6. Minimum side yard setback, in feet***						
a. Interior side yard	See Note 1	See Note 1	See Note 1	See Note 1	See Note 2	See Note 3
b. Street side yard	20	20	20	15	15	10
7. Minimum rear yard setback, in feet***	40	35	35	30	15	50
8. Maximum lot coverage	25%	30%	30%	40%	40%	50%
9. Maximum building and structure height, in feet	Two stories not to exceed 35 feet.					
10. Minimum dwelling size (sq. ft.)	1500	1500	1500	1250	1250	1000
11. Minimum distance between buildings, in feet (including main DUs and accessory structures)	20	15	15	10	10	10
12. Floor area ratio						
a. One-story home	.25	.30	.30	.40	.40	.50
b. Multi-story home	.50	.60	.60	.70	.70	.75

* The term “DUs” means dwelling units.

** The term “K” means thousands.

*** See Section 9.08.030 regarding accessory structures and room additions.

Notes to Residential Site Development Standards Table 9.03.040-6.

1. Combined interior side yard setbacks of twenty (20) feet shall be provided with a minimum of five feet on one side.

2. Combined interior side yard setbacks of fifteen (15) feet shall be provided with a minimum of five feet on one side.

3. In the RS10 district the minimum street side setback shall be ten (10) feet. The interior side setback shall be five feet, except in the case of zero lot line developments with houses placed on an interior side lot line. When a house is placed on an interior side lot line, the other minimum side yard setback shall be ten (10) feet. Where applicable, an easement at least five feet in width shall be provided along the common lot line. The easement shall guarantee the right to use and occupy the easement for a roof overhang(s), stormwater drainage and for building maintenance and repair.

Table 9.03.040-7

Residential Site Development Standards

Multifamily Standards

Requirement	**R10**	**R15**	**R20**	**R30**
1. Maximum density (DUs*/net acre)	10	15	20	30
2. Minimum lot size (net area in sq. ft.)	1 acre	1 acre	1 acre	1 acre
3. Minimum lot width in feet	200	200	200	200
4. Minimum lot depth in feet	175	175	175	175
5. Minimum front yard setback, in feet	20	25	30	30
6. Minimum side yard setback, in feet Interior side yard Street side yard	 10 20	 10 20	 10 20	 10 feet plus 2 feet for every 5 feet in height over 30 feet 20
Requirement	**R10**	**R15**	**R20**	**R30**
7. Minimum rear yard setback, in ft.	15	20	25	10 feet plus 2 for every 5 feet in height over 30 feet
8. Maximum lot coverage	40%	45%	50%	50%
9. Maximum building and structure height, in feet	50 feet			
10. Minimum dwelling size (sq. ft.)	See Note 1			
11. Minimum distance between buildings, in feet (including main DUs and accessory structures)	20	20	20	20
12. Floor area ratio	.75	.75	.75	1.0

* The term “DUs” means dwelling units.

Note to Residential Site Development Standards Table 9.03.040-7.

1. Minimum dwelling sizes in multiple-family projects shall be as follows:

a. One bedroom: four hundred fifty (450) square feet;

b. Two bedroom: eight hundred (800) square feet;

c. Three bedroom: one thousand (1,000) square feet.

E. Special Single-Family Residential Development Standards.

1. In any residential district, front yard setbacks in subdivision developments may be reduced by twenty (20) percent provided the mean of all such setbacks in the development is not less than the minimum required for the district.

2. In the R5 districts, developments of five or more dwelling units shall include front and street side yard landscaping and shall consist predominantly of plant materials, except for necessary walks, drives and fences.

3. In the RS10 district, driveways and fire hydrants shall be designed and located to maximize on-street parking opportunities in front of each residence.

4. Within the RS10 district, small lot single-family subdivisions on less than fifteen (15) gross acres shall provide landscaping and decorative walls along the street side of corner lots and at least two of the following amenities throughout the project:

a. Front porches;

b. Automatic garage door openers;

c. Electronic security systems.

5. Within the RS10 district, small lot single-family subdivisions on fifteen (15) gross acres or more shall include usable common open space encompassing a minimum of ten (10) percent of each development. Usable common open space does not include individually owned lots, parking areas, nor vehicular rights-of-way. Usable common open space is open space and/or recreational amenities under joint (common) ownership, including, but not necessarily limited to, landscaped areas, trails, playgrounds, tennis courts, swimming pools and recreational buildings. A homeowners' association shall be established to provide continual maintenance of the commonly owned facilities.

6. For all developments within the R5 land use district, a buffer of lots held to the development standards of the R3 land use district shall be included for all portions of a subdivision located adjacent to lower density single-family residential land use districts, including the R1, R2, RA-2, and RR zones.

7. In all residential districts, air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that noise levels do not exceed sixty (60) dBA (Ldn) at the property line. Additionally, such equipment, including roof-mounted installation, shall be screened from surrounding properties and streets and shall not be located in the required front yard or street side yard. All equipment shall be installed and operated in accordance with other applicable city ordinances.

F. Special Multiple-Family Residential Development Standards.

1. In the R10, R15, R20 and R30 districts, buildings exceeding one story in height shall maintain a minimum building setback of fifty (50) feet from any single-family district. Any single-story building within the R10, R15, R20 or R30 district shall maintain a minimum setback of twenty (20) feet from any single-family district.

2. In any residential district, front yard setbacks in subdivision developments may be reduced by twenty (20)

percent provided the mean of all such setbacks in the development is not less than the minimum required for the district.

3. In all residential districts, air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that noise levels do not exceed sixty (60) dBA (Ldn) at the property line. Additionally, such equipment, including roof-mounted installation, shall be screened from surrounding properties and streets and shall not be located in the required front yard or street side yard. All equipment shall be installed and operated in accordance with other applicable city ordinances.

4. In the RS10, R10, R15, R20 and R30 districts, developments of five or more dwelling units shall include front and street side yard landscaping and shall consist predominantly of plant materials, except for necessary walks, drives and fences.

5. In the RS10, R10, R15, R20 and R30 districts, a minimum of thirty-five (35) percent of the net site area, exclusive of private patio and yard areas, shall be landscaped. Turf shall not exceed fifty (50) percent of this area. Required setback areas and outdoor recreation areas may be counted toward this minimum. Landscaping shall consist predominately of plant materials to include water efficient native plants, except for necessary walks and fences. Landscape areas shall be designed to promote water retention and allow runoff from impervious surfaces. Hardscape areas are recommended to be constructed with pervious surfaces where feasible to reduce run off.

6. Where a multiple-family project abuts property in a single-family district, a decorative masonry wall at least six feet in height and screening landscaping within a planter of at least five-foot interior width shall be erected and maintained between such uses and the single-family district. Decorative walls composed of block, brick, stone, stucco-treated masonry or concrete panels are acceptable. The community development director may approve alternative materials, provided that the materials are decorative and comparable to masonry walls or concrete panels in durability and ability to attenuate light and sound.

7. Parking for each use shall comply with the requirements of Chapter 9.11 of this title.

8. In the R30 District, Landscape Trees. One tree per twenty (20) linear feet of building dimension for the portions of building visible from parking lot or ROW and one tree per twenty (20) linear feet of perimeter planter areas.

9. In the R30 district, for a development of three acres or greater, up to sixty (60) percent of the units may be in buildings with three or four stories, fifty (50) feet maximum height subject to planning commission approval.

Table 9.03.040-8

Designation	Minimum Density*	Maximum Density
R10	8 units/acre	10 units/acre
R15	12 units/acre	15 units/acre
R20	16 units/acre	20 units/acre
R30	24 units/acre	30 units/acre

* Eighty (80) percent of allowable density must be achieved by all multiple-family residential developments.

G. General Multiple-Family Guidelines.

1. Opposing garages or carports should be turned to avoid the monotony of alley-like parking corridors.

2. Parking areas should be staggered and landscaped to add visual interest, and opportunities for accent treatments.

3. Parking spaces within multifamily areas shall be located within two hundred fifty (250) feet of the dwellings they serve.

4. Multifamily parking lots shall be limited to two double aisles of cars to help reduce expanses of paving. Parking lots shall provide openings in curbs to convey surface drainage into landscape areas for water quality, retention and absorption.

5. Open parking areas should be clustered and treated as landscaped plazas and courts.

6. Landscaping shall be used around the perimeter of the lot, as well as within the lot, reducing paved area and providing for a more pedestrian oriented site.

7. No more than four units for a two-story structure should be served by one entry.

8. Each multiple-family unit shall have at least one hundred and fifty (150) square feet of private open space per downstairs unit and a minimum of one hundred (100) square feet of private open space per upstairs unit. Private open space may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.

9. Common open space at a minimum of three hundred (300) square feet per each residential dwelling in the project is required.

10. Individual units should have a porch or porch-like space at the front door.

11. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty (250) feet from the units they serve.

12. Trash enclosures shall include solid roofs and be designed to be compatible with the project's architecture.

13. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.

14. There shall be at least one double-bin trash enclosure for every forty-eight (48) residential units.

15. Mail boxes should be located at various places on the site and treated to match the building's architecture, avoiding the institutional and monumental "gang box" appearance, while conforming to post office guidelines.

16. Drive aisles should be curved and should incorporate landscaping and paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking paver bands or etchings across drives. Speed bumps or Botts' dots are not an acceptable alternative.

17. Freestanding structures, like gazebos or pergolas, should be located to define activity areas at pathway intersections or in secluded landscape areas.

18. Drive aisles shall be at least twenty-four (24) feet wide for two-way traffic and shall be at least twenty (20) feet wide for one-way traffic.

19. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting lines of sight between balconies and into parking areas.

20. Multiple-family projects warrant special design considerations, including:

a. Intimate, shaded outdoor seating areas;

b. A network of pathways, providing interesting walking experiences;

c. Gentle slopes for outdoor pathways and ramps to entry doors and between floors;

d. Convenient and attractive access to transit, including portecocheres, information kiosks, seating areas and water elements;

e. Security;

f. Direct ambulance access (senior housing projects);

g. Parking close to units;

h. Elevators (senior housing projects).

21. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest.

22. Multifamily units shall be clustered to minimize grading and to help maintain the natural landscape.

23. Multifamily projects shall be designed for the needs of the intended residents. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimum and gradual elevation changes and elevators.

24. Architectural features should be used to increase privacy from nearby units and common or public spaces.

25. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable is not permitted.

26. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each visitor entrance of a multiple-family development.

27. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest. (Ord. 826 § 3.2, 2011; Ord. 808 §§

2.2—2.2.3, 2010; Ord. 797 §§ 2.4, 2.4.2—4, 2009; Ord. 773 § 3, 2008; Ord. 757 §§ 2.7, 2.72, 2008; Ord. 757 §§ 2.7, 2.7.2, 2008; Ord. 726 § 4.3, 2006; Ord. 698 § 3.1(c), 2005; Ord. 694 § 1.1 (part), 2005; Ord. 616 §§ 2.2.1, 2.2.2, 2003; Ord. 604 § 2.3, 2002; Ord. 520 § 1.9, 1997; Ord. 475 § 1.4, (part), 1995; Ord. 468 §§ 1.4, 1.5, 1995; Ord. 461 § 1.1, 1995; Ord. 386 § 1.13, 1993; Ord. 359 (part), 1992)

9.03.050 Density bonus program for affordable housing.

A. Purpose and Intent. The purpose of this section is to provide incentives for the production of housing for very low income, lower income, and senior households in accordance with Sections 65915, 65916 and 65917 of the California Government Code. It is the intent of the city of Moreno Valley to facilitate the development of affordable housing.

B. Applicability. Developers of housing developments of five or more dwelling units may request a density bonus and other incentives if the developer meets the requirements set forth in this section. Such housing developments shall be subject to the requirements of the underlying district, except as modified herein.

C. Implementation.

1. As an incentive to encourage construction of affordable housing, when an applicant for five or more dwelling units agrees to construct at least: (a) ten (10) percent of the units for very low income households; or (b) twenty (20) percent of the units for lower income households; or (c) at least fifty (50) percent of the units for senior citizens, (qualifying residents, as defined in Section 51.2 of the Civil Code), the city shall either:

a. Grant an increase of twenty-five (25) percent above the otherwise allowable residential density and at least one of the concessions or incentives described in subsection D of this section, unless the decision-making body makes a written finding that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 65915 of the Health and Safety Code; or

b. Provide other incentives of equivalent financial value based on the land cost per dwelling unit (i.e., the difference in the value of the land with the density bonus versus the value of the land without the density bonus). The decision as to whether to provide an incentive of equivalent financial value shall be vested with the city council.

2. Very low income households, lower income households and qualifying residents as used in this section are

defined as follows:

a. "Very low income households," as defined in Section 50105 of the Health and Safety Code, means a household with an income equal to or less than fifty (50) percent of the median income for Riverside/San Bernardino County, adjusted for family size according to U.S. Department of Housing and Community Development regulations.

b. "Lower income households," as defined in Section 50079.5 of the Health and Safety Code, means a household with an income equal to or less than eighty (80) percent of the median income for Riverside/San Bernardino County, adjusted for family size according to U.S. Department of Housing and Community Development regulations.

c. "Qualifying residents" ("senior citizens"), as defined in Section 51.2 of the Civil Code, means persons sixty-two (62) years of age or older, or fifty-five (55) years of age or

older in a senior citizen housing development (a housing development of at least one hun-dred fifty (150) dwelling units, developed or substantially rehabilitated, or substantially renovated for senior citizens). See Section 9.09.150 for more information.

3. The total number of dwelling units allowed under a density bonus shall be calculated by multiplying the density allowed under the applicable zoning designation (i.e., threshold density listed in Table 9.03.040-6 of this title or the applicable specific plan designation), and multiplying the result by 1.25 for a twenty-five (25) percent bonus. If the result, including the density bonus, contains a fraction of a unit, the number of allowable units shall be determined by rounding that number down to the nearest whole number.

4. The minimum number of dwelling units subject to the affordability requirement shall be determined by multiplying the total number of units allowed before the addition of any density bonus by the applicable percentage (e.g., 10% = 0.10). If the result contains a fraction of a unit, the number of density bonus units shall be determined by round-

ing that number down to the nearest whole number.

5. If a developer agrees to construct more than twenty (20) percent of the total units for lower income households, and more than ten (10) percent of the total units for very low income households, the developer is entitled to only one density bonus and an additional incentive as outlined in subsection D of this section.

6. Density bonus units shall have at least the same distribution of bedrooms as the market rate units in the development. Density bonus units shall be constructed concurrently with the construction of market rate units.

7. The developer/property owner must enter into a density bonus housing agreement with the city as described in subsection F of this section. Such agreement shall be recorded and shall be binding on the property owner and any successors-in-interest.

D. Additional Incentives.

1. In addition to the twenty-five (25) percent density bonus, the city shall offer the following concessions or incentives:

a. The developer may receive a fifty (50) percent reduction of the development impact fee and the park land impact mitigation fee for the units affordable to very low income households and a twenty-five (25) percent reduction for those units affordable to lower income households; and

b. Senior citizen housing developments affordable to very low income seniors may receive an additional seventy-five (75) percent density bonus, resulting in a cumulative density bonus of one hundred (100) percent.

2. In accordance with Section 65915(e) of the Government Code, a modification or waiver of development standards and/or requirements as described below may be granted if the modification or waiver is necessary to make the housing units economically feasible:

a. The development standards for density bonus projects shall be those of the applicable zoning

classification, unless it is infeasible to achieve the increased density because of the lot size and dimension standards of the zoning classification. If it is infeasible to achieve the increased density according to the standards of the zoning classification, then the site development standards for the next higher density classification shall apply. For example, in an R5 zone, a density bonus project may use the standards of the RS10 zone.

b. The parking requirement may be reduced by one-half of a space for each dwelling unit that is affordable to very low and lower income households.

c. The parking requirement for multiple-family residential developments may be reduced by one-half of a space for each dwelling unit that is affordable to very low and lower income households.

d. Reduction in size or interior amenities of the density bonus units.

E. Preliminary Density Bonus Proposal.

1. A developer may submit to the city a "preliminary density bonus proposal" for a residential development prior to the submittal of any formal requests for project approvals. The developer shall specify the number, type, location, size and construction schedule of all dwelling units proposed to be developed and shall indicate which of the dwelling units are intended to satisfy the density bonus requirements of this section. The preliminary application shall include the following information:

a. A brief description of the proposed development, including the floor area, num

ber of bedrooms and bathrooms associated with each dwelling unit, total number of units, the density bonus units proposed, including the designated household income category for each unit, and the concessions or incentives sought;

b. The zoning and general plan designations and assessor's parcel number(s) of the project site;

c. A vicinity map and preliminary site plan, drawn to scale, including building footprints, floor plans, driveway and parking layout; and

d. If an additional concession or incentive is requested, the applicant shall substantiate that the additional concession or incentive is required in order to provide for affordable housing costs in accordance with Section 50052.5 of the Health and Safety Code. If a modification or waiver of development standards is requested, the developer shall substantiate that the modification or waiver of development standards is necessary to make the housing units economically feasible.

2. Within ninety (90) days of receipt of a written proposal, the city shall notify the developer, in writing, of project issues and concerns and the procedures necessary to comply with the requirements of this chapter.

F. Density Bonus Housing Agreement.

1. Owners developing density bonus units, shall enter into a density bonus housing agreement with the city prior to issuance of building permits for a rental project, and prior to final map approval for a ownership project. Upon execution of the density bonus housing agreement, the city shall record the document with the county recorder's office. The conditions contained in the density bonus housing agreement shall run with the property for the affordability period.

2. The density bonus units shall be identified in the density bonus housing agreement, by address and legal description, type (floor area, number of bedrooms/baths, etc.), and designated household income category. The agreement shall also identify the market rate units within the development project.

3. The agreement shall specify the party responsible for certifying tenant incomes and rent levels or sales price, maintaining the required number of affordable units, and marketing and filling unit vacancies.

4. The agreement shall include a phasing plan which provides for construction of the density bonus units concurrently with the construction of market rate units.

5. The density bonus agreement shall contain terms and conditions for enforcement that include financial

penalties for violating the agreement. The city may also revoke the certificate of occupancy until such time as compliance with the density bonus agreement is achieved. With respect to for-sale units, the financial penalty shall be two times the price actually charged in excess of the maximum sales price allowed under the terms of the agreement. All financial penalties shall also include attorney fees and other applicable enforcement costs.

G. Affordability Requirements.

1. The maximum monthly housing cost for density bonus units, including a monthly allowance for utilities plus rent for rental units or house payments for for-sale units, shall be set at or below the rates described below:

a. Density bonus units affordable to very low income households: thirty (30) percent of fifty (50) percent of the area monthly median income for Riverside/San Bernardino Counties adjusted by the number of bedrooms according to regulations of the California Department of Housing and Community Development.*

b. Density bonus units affordable to lower income households: thirty (30) percent of sixty (60) percent of the area monthly median income for Riverside/San Bernardino Counties adjusted by the number of bedrooms according to regulations of the California Department of Housing and Community Development.*

2. The monthly allowance for utilities shall be the utility allowance calculated by the Department of Housing and Urban Development (HUD) for County Housing Authorities.

3. The monthly house payments for for-sale units described in subsection (G)(1) of this section includes the sum of principal and interest on a thirty (30) year fixed rate mortgage for ninety (90) percent of the sales price, loan insurance, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, and the fair share cost for maintenance of amenities owned in common such as landscaping and swimming pools.

4. Housing costs, affordable sales prices, and occupancy requirements, will be governed by a deed restriction which shall take precedence over all other covenants, liens and encumbrances of the property on which the units are constructed.

5. Density bonus projects shall ensure continued affordability of all density bonus units for at least ten (10) years. Density bonus projects receiving an additional incentive and/or a direct financial contribution shall ensure continued affordability of all density bonus units for at least thirty (30) years.

H. Occupancy Requirements.

1. For-sale Density Bonus Units.

a. For-sale density bonus units shall be available only to very low and lower income households at affordable sales prices. An affordable sales price is a house price that results in a monthly housing cost respectively affordable to very low or lower income households pursuant to subsection (G)(1) of this section.

b. Rental of designated for-sale density bonus units shall not be allowed unless the renter(s) qualifies for the unit as a very low or lower income household, whichever is applicable.

c. The density bonus housing agreement shall stipulate that when the terms of affordability have expired on a dwelling unit, the city and regional nonprofit housing organizations shall have a first right of purchase option sixty (60) days prior to the unit being advertised on the market.

d. The home seller shall provide the city with an “income and eligibility certification” and tax returns. The city must approve the income eligibility of the buyers prior to the close of escrow.

2. Rental Density Bonus Units.

a. Rental density bonus units shall be available only to very low and lower income households at a rental rate that results in a monthly housing cost respectively affordable to very low or lower income households pursuant to subsection (G)(1) of this section.

b. The property owner shall submit to the city an annual income and eligibility certification. The city must approve the income eligibility of the tenants. The certificate will include the property address and the tenants’

declaration of income for the calendar year immediately prior to the submission of the certification. The certification shall also include a statement that the developer/owner

has reviewed the tenant's income taxes for compliance with income eligibility requirements.

c. No subletting of designated affordable units shall be allowed unless the following conditions are met:

i. Written permission is obtained from the applicant/owner and submitted to the city; and

ii. The subletee qualifies as a very low or lower income household;

iii. The rent collected shall not exceed the maximum monthly rent allowed to be charged as specified in subsection G of this section.

d. At any time, if a tenant no longer qualifies as a lower or low income household, the owner of the project may charge the tenant market-rate rent for that unit and designate the next available market-rate unit as a density bonus unit. Once the tenant relocates, the vacated density bonus unit must be rented as a density bonus unit according to the eligibility and affordability criteria as set forth in this section.

e. Where a demonstrable need can be shown, in order to comply with affordable housing financing programs, the project proponent/owner may propose, as part of the preliminary density bonus application, alternative provisions for assuring compliance with the requirements for maintaining the affordability of the specified number of units, which may be approved or denied by the city as part of the preliminary density bonus application review process. To approve such alternative provisions the determining body shall make a finding based on substantial evidence that the alternative provisions will reasonably assure the continued affordability of the specified number of units for the time prescribed in this section. (Ord. 547 § 1.2, 1999)

* As of January 1997, bedroom adjustments for 0, 1, 2, 3, 4 bedrooms were 0.7, 0.8, 0.95, 1.085 and 1.225 respectively.

9.03.060 Planned unit developments.

A. Purposes. The purposes of this section are to encourage:

1. Greater innovation in housing development and diversity of housing choices than would otherwise be possible according to the strict application of the site development regulations contained in this title; and

2. Conservation or provision of more natural resources, more open space, more cultural resources, more on-site recreational facilities or more attractive freeway boundary conditions than would otherwise be possible according to the strict application of the site development regulations contained in this title; and

3. Installation of storm water pollution control systems pursuant to an applicable municipal storm water permit issued by the Regional Water Quality Control Board; and

4. Well-designed mixed-use developments, where such developments are allowed by the zoning regulations; and

5. Development under the density bonus program for affordable housing pursuant to Section 9.03.050.

B. Applicability. This section is applicable to residential developments as well as mixed-use developments where a mix of residential and nonresidential uses is allowed by the zoning regulations. This section shall only apply where warranted to advance one or more of the purposes listed in subsection A. This section shall not apply where the proposed deviations from the established site development standards would be inconsistent with the general plan or any applicable specific plan.

C. Review Process. Each planned unit development shall be subject to a conditional use permit. The appropriate land division application shall be filed concurrently if the land is to be divided.

D. Official Zoning Atlas. Each planned unit development shall be identified on the official zoning atlas as

soon as practical after recordation of any associated final map, or as soon as practical after building final if there is no associated final map.

E. Minimum Project Area. The minimum area for a planned unit development shall be one acre.

F. Permitted Uses and Density. Only those uses permitted within the applicable zoning district shall be allowed within any planned unit development. The average density of any planned unit development shall not exceed the number of dwelling units per acre allowed under the applicable zoning district regulations.

G. Deviations from Site Development Standards. Planned unit developments may deviate from the site development standards set forth in the applicable zoning district regarding lot area, lot dimensions, lot coverage, setbacks and building height. Any such deviation(s) shall be to the minimum degree necessary to achieve one or more of the purposes listed in subsection A.

H. Conditions of Approval. The project conditions of approval shall establish the design of the planned unit development, including, but not limited to the following:

1. The minimum lot area and lot dimensions. Flag lots are discouraged;

2. The maximum floor area covered by buildings;

3. The minimum front, side and rear setbacks. The setbacks around the exterior of the planned unit development shall be compatible with any adjacent residential developments;

4. The height, size, location and design of all proposed buildings, common areas, walls and other improvements; and

5. The method of maintaining all common areas and improvements. (Ord. 604 § 2.5, 2002)

Chapter 9.04 COMMERCIAL DISTRICTS

9.04.010 Purpose and intent.

A. It is the purpose of this chapter to provide regulations which implement those goals, objectives and policies of the general plan which are aimed toward the provision of commercial areas within the city. It is the further intent of this chapter to serve the retail and service commercial needs of Moreno Valley residents and businesses through the establishment of a specific, well-defined pattern of commercial activity which is conveniently located, efficient and attractive, with safe pedestrian and vehicular circulation.

B. In addition to the above, the commercial districts are included in the zoning regulations to achieve the following purposes:

1. To provide appropriately located areas for office uses, retail stores, service establishments and commercial commodities and services required by residents of the city and the surrounding market area;

2. To encourage concentration of office and commercial uses for the convenience of the public and to secure a more mutually beneficial relationship to each other;

3. To provide adequate space, off-street parking and loading areas to meet the needs of modern commercial development;

4. To minimize traffic congestion from commercial development and to avoid the overloading of utilities by restricting the construction of buildings of excessive size in relation to the amount of land around them;

5. To promote compatibility between commercial properties and adjoining noncommercial uses; and

6. To promote high standards of site planning, architecture and landscape design for office and commercial developments within the city. (Ord. 359 (part), 1992)

9.04.020 Commercial development districts.

A. Office District (O). The primary purpose of the office (O) district is to provide areas for the establishment of park-like, office-based working environments for general business, corporate, professional and administrative offices. It is the further intent of this district to provide setbacks, landscaping and architectural treatments that ensure the location of such uses is relatively compatible with residential development in the vicinity.

B. Office Commercial District (OC). The primary purpose of the office commercial (OC) district is to provide for the establishment of business, corporate and administrative office, as well as commercial services which are supportive to major business developments. Retail facilities which support the office developments are permitted, subject to limitations specified in this section.

C. Village Commercial District (VC). The primary purpose of the village commercial (VC) district is to provide for office related

and commercial development within the original Moreno townsite. It is the further intent of this district to promote development which recognizes the historic significance of the site and projects a “turn-of-the-century” architectural atmosphere, yet provides limited retail commercial services that are compatible with the surrounding residential community.

D. Neighborhood Commercial District (NC). The primary purpose of the neighborhood commercial (NC) district is to satisfy the daily shopping needs of Moreno Valley residents by providing construction of conveniently located neighborhood centers which provide limited retail commercial services. These centers must be compatible with the surrounding residential communities.

E. Community Commercial District (CC). The primary purpose of the community commercial (CC) district is to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services. (Ord. 590 § 2 (part), 2001; Ord. 359 (part), 1992)

9.04.030 Permitted commercial uses.

For the commercial districts, unless otherwise expressly provided in this title, permitted uses are limited to those described in the permitted uses Table 9.02.020-1 in Section 9.02.020 of this title. (Ord. 359 (part), 1992)

9.04.040 Commercial site development standards.

A. General Requirements. The following table sets forth minimum site development standards for all commercial and office zones. All sites shall conform to the dimensions set forth in this section. A development or center may, however, be a combination of many parcels totaling at least the required site size, but its design must be integrated and unified. In addition, projects must comply with the special requirements enumerated in Section 9.04.040(B), the performance standards included in Chapter 9.10 and any other applicable city ordinances, policies, and programs.

Table 9.04.040-7

Commercial Site Development Minimum Standards

	Requirement	O	OC	VC	NC
1	Minimum site area	10K[1]	10K	10K	10K
2	Minimum site width, in feet	100	100	100	100
3	Minimum site depth, in feet	100	100	100	100
4	Front building setback, in feet3	20	20	20	20
5	Side street building setback area, street sides, in feet3	20	20	20	20
6	Lot coverage, maximum	60%	60%	—	—
7	Building height, in feet, maximum	See Special Requirements			
8	Setback landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas	All setbacks exclusive of required walkways and driveways will be landscaped planting areas	All setbacks exclusive of required walkways and driveways will be landscaped planting areas	All setbacks exclusive of required walkways and driveways will be landscaped planting areas

1 The term “K” means one thousand (1,000).

2 The term “ac” means acre or acres.

3 Measured from property line after dedications for public rights-of-way.

On legal lots of record existing immediately prior to the date of adoption of this title, and which otherwise comply with all other provisions in this title and with all land use regulations existing immediately prior to adoption of this title, if any of such lots contain less than the minimum depths required by this section they need not provide a front building setback or landscaping greater than twenty (20) percent of the depth of the property (excluding right-of-way area). The creation of new lots within these districts shall conform to these minimum dimensions, except in the case of condominium lots or lots within an integrated commercial center containing shared parking and access, in which case no minimums are established. Parcels created within integrated commercial centers are exempt from the site development standards stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as a conceptual development plan for the entire center has been developed and approved and if appropriate easements for reciprocal access parking and maintenance are provided.

B. Special Requirements.

1. Wherever a lot in any commercial district abuts a lot in any residential district, a minimum setback equal to the building

height, but not less than ten (10) feet shall be required. A minimum of ten (10) feet nearest the district boundary line shall be landscaped.

2. Where off-street parking areas or drive-through aisles in commercial districts are situated so as to be visible from any street, screening in the form of a landscaped earthen berm, shrubs, or decorative wall three feet in height shall be erected between the street and the parking area.

3. In all commercial districts, required front building setback areas shall be landscaped. Such landscaping shall consist predominantly of plant materials except for necessary walks and drives.

4. The street side building setback area in any commercial district shall be used only for landscaping, pedestrian walkways, driveways or off-street parking. When off-street parking is located within building setback areas, a minimum landscaped area of ten (10) feet in depth shall be provided between the property line and the parking area, with an additional minimum landscaped area ten (10) feet in depth required between the parking area and the building.

5. Required rear and interior side building setback areas in any commercial district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.

6. In the office commercial district, all nonoffice uses permitted shall be supportive of office-based development. (See Table 9.02.020-1)

7. In the office commercial district, all commercial and retail activities, other than offices, shall be limited to no more than twenty-five (25) percent of the square footage of any building. In the case of a mixed use development, no more than twenty-five (25) percent of the total square footage of all buildings shall be devoted to commercial/retail uses, with the remaining seventy-five (75) percent to be utilized for office.

8. Parking for each use shall comply with the requirements of Chapter 9.11.

9. Except as otherwise specified in this section, structures shall be constructed either on the property line or be set back at least three feet from the rear or interior side property line. (Ord. 643 § 2.1, 2003; Ord. 616 §§ 2.2.3, 2.2.4, 2003; Ord. 590 § 2 (part), 2001; Ord. 560 § 2.1, 2000; Ord. 497 § 1.4, 1996; Ord. 359 (part), 1992)

Chapter 9.06 OPEN SPACE DISTRICT

9.06.010 Purpose and intent.

The primary purpose and intent of this chapter is to provide standards for those districts covered by this chapter that require specific regulations to preserve certain life styles, significant geological or other unique features, or that require unique regulations to protect the public health, safety or welfare. (Ord. 359 (part), 1992)

9.06.020 Applicability.

The standards established by this chapter shall apply to activities within the open space (OS) and agriculture (AG) districts. (Ord. 359 (part), 1992)

9.06.030 Open space district (OS).

A. Purpose and Intent. The primary purposes of the open space (OS) district are to provide for low intensity, outdoor-oriented recreational facilities, preserve unique natural and environmentally sensitive areas, and protect and preserve the public health, safety and welfare.

B. Permitted Uses. For the open space (OS) district, permitted uses are limited to those described in the permitted uses Table 9.02.020-1, Section 9.02.020 of this title. (Ord. 359 (part), 1992)

Chapter 9.02 PERMITS AND APPROVALS

9.02.010 Purpose and intent.

These provisions identify permitted uses and prescribe the procedures for filing applications for permits, variances, appeals, amendments, approvals and the like, and the procedures for processing and consideration when required or permitted by this chapter or by other provisions in this title. (Ord. 359 (part), 1992)

9.02.020 Permitted uses.

The following tables contain columns with headings identifying zoning districts, and list uses by indicating the zoning district or districts in which each use is permitted or allowed and whether the stated use is permitted subject to district requirements, or whether the stated use is allowed only after obtaining a conditional use permit. Where the table indicates, a use is allowed with conditional use permit, unless otherwise expressly provided, all district uses and other standards and requirements shall apply.

Permitted Uses Table 9.02.020-1

X - Indicates stated use is permitted subject to district requirements.
C - Indicates stated use is allowed with a conditional use permit.
♦ - Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
A - Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.

	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	MUD1	MUD2	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Adult Businesses															A		A	A		A	A	A	A	
Agricultural Uses—Crops Only	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																				X				
Aircraft Landing Facilities															C		C	C	C	C				
Ambulance Service															♦				♦	X	X	X	X	
Amusement Parks, Fairgrounds															♦					X				
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Appliance Repair Shops													X	X	X					X	X		X	
Arcades, Video Machines													♦	♦	X	♦								
Athletic Clubs and Spas												X	X	X	X		X			X	X	X	X	
Auction Houses															X								X	
Auditoriums												♦	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	
Auto Electronic Accessories and Installation															X					X	X		X	
Automobile Fleet Storage																				X	X			
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations															♦					X	X			
Auto Service Stations Accessory uses include convenience store and car wash Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)														♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)														♦	X					X	X		X	
Automotive Paint and Body Repair—Major Engine Overhaul															♦					X				
Auto Rentals															X						X	X	X	
Auto Supply Stores													X	X	X					X	X		X	
Bakery Shops													X	X	X	X							X	
Bakery—Commercial																				X				
Banks—Financial Institutions												X	X	X	X	X	X	X				X	X	
Barber and Beauty Colleges													X	X	X		X	X				X	X	
Boat Sales New and Used Including Repairs and Accessory Installation															♦					X				
Boarding and Rooming Houses									X	X	X	X	X											

Permitted Uses Table 9.02.020-1

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	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	MUD1	MUD2	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Bowling Alley													X	X	X									
Building Material Sales															♦					X	X			
With outdoor storage															♦									
Building Material Storage Yards																				X				
Bus, Rail and Taxi Stations															♦									
Business Equipment Sales (includes repairs)												X	X	X	X	X	X						X	
Business Schools												X	X	X	X		X	X			X	X	X	X
Business Supply Stores												X	X	X	X		X			X	X		X	
Cabinet Shop																				X	X	X	X	
Caretakers Residence[1]	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Car Wash														X	X					X				
Accessory to auto related use														♦	♦					X				
Catering Service														X	X	X						X	X	
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C													
Churches[2]	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Clubs								♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦					C
Commercial Radio or Television Stations																								
With on-site antenna															♦					♦	♦	♦	♦	
Without on-site antenna															X					X	X	X	X	
Communications Facilities	(See Section 9.09.040 of this title)																							
Computer Sales																								
With service and repairs												X	X	X	X		X			X	X		X	
Service and repair only													X	X	X					X	X	X	X	
Contractors Storage Yard																				X				
Convalescent Homes/Assisted Living							C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦					
Convenience Stores																								
With or without drive-through													X	X	X									
With alcohol sales													♦	♦	♦									
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services															♦		♦		♦			♦	♦	

Permitted Uses Table 9.02.020-1

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	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	MUD1	MUD2	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Copy Shops												X	X	X	X	X	X	X		X	X	X	X	
Country Club	C	C	C	C	C	C	C	C	C	C	C													
Dancing, Art, Music and Similar Schools												X	X	X	X	X	X	X			X	X	X	
Day Care Centers	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C
Delicatessens												X	X	X	X	X	X				X	X	X	
Diaper Supply Service																								
Laundry with fleet storage																				X				
Disposal company																				X				
Drapery Shops													X	X	X	X								
Dressmaking Shops													X	X	X	X								
Driving School												X	X	X	X		X	X			X	X	X	
Drug Stores													X	X	X	X								
Dry Cleaning or Laundry																								
a. Dry Cleaning												X	X	X	X	X	X						X	
b. Laundromat												X	X	X	X	X	X							
c. Laundry Commercial																				X	X			
Electronic and TV Repair Shop												X	X	X	X					X	X		X	
Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack)	C	C	C	C	C										♦									C
Exterminators															C					X	X	X	X	
Feed and Grain Stores														X	X	X								
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)													X	X	X					X				
Fraternity/Sorority								C	C	C	C													
Frozen Food Locker																				X	X			
Gasoline Dispensing																								
Nonretail accessory to an auto-related use															X					X	X	X	X	
Glass Shops and Glass Studios—Stained, etc.													X	X	X					X	X		X	

Permitted Uses Table 9.02.020-1

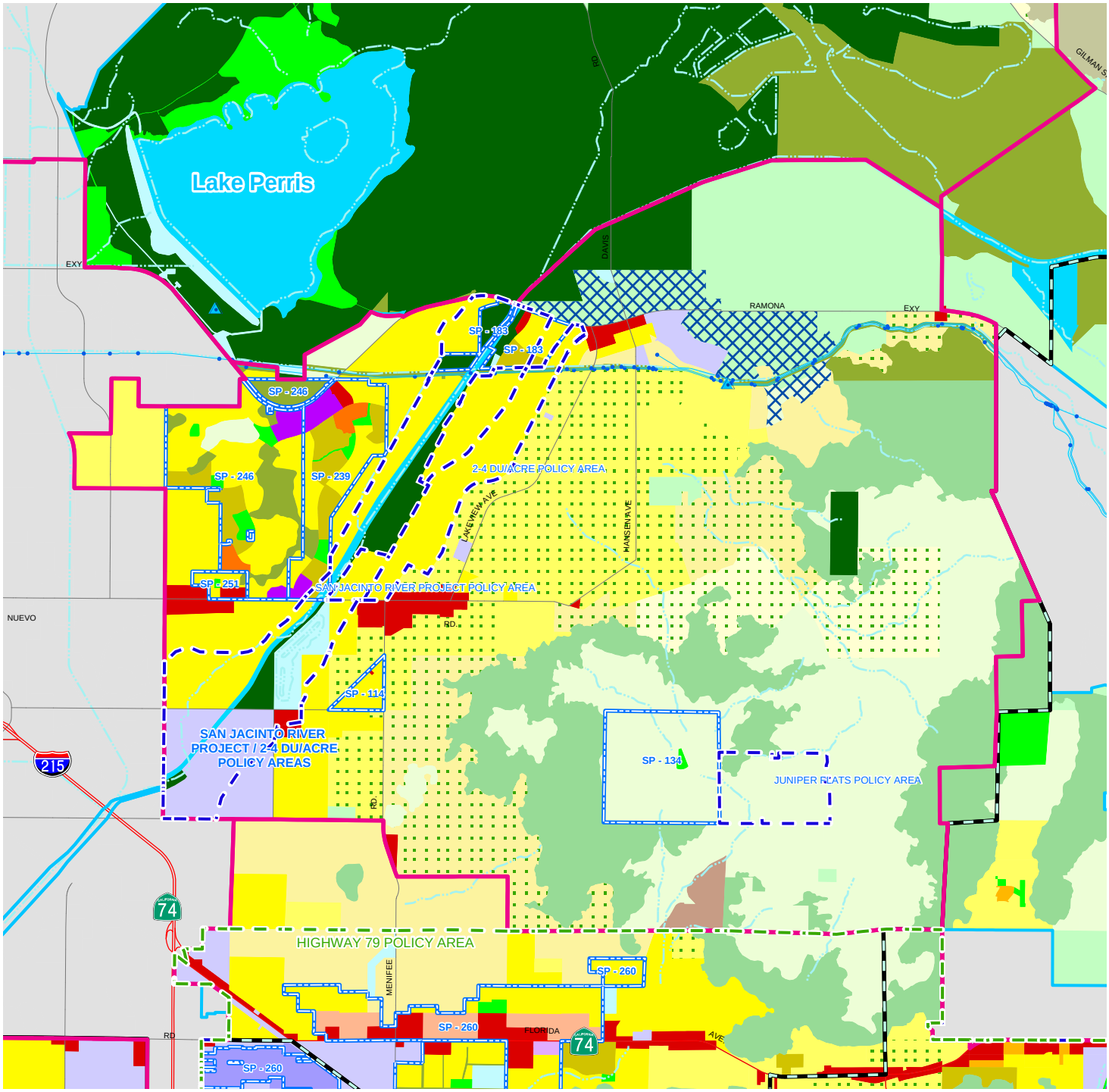
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Golf Courses or Golf Driving Ranges with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C													♦
Gymnasiums													X	X	X	X							X	
Handicapped Housing								X	X	X	X	C	C											
Health Club, Spa													X	X	X	X							X	
Heavy Equipment Sales and Rentals															X					X	X			
Homeless Shelters															C		C	C	X	C			C	
Hospitals															♦		♦	♦				C	C	C
Hotels a. With 20% or less of the units containing kitchens b. With over 20% of the units containing kitchens												C C	X C		X C		C C				X C	X C	X C	
Ice Cream Stores—Including Yogurt Sales												X	X	X	X	X	X						X	
Impound Yards																				X				
Jewelry Stores													X	X	X	X								
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		♦	♦	♦	♦	C			
Laboratories (medical and dental)												X	X	X	X		X	X		X	X	X	X	
Libraries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	
Liquor Stores													♦	♦	♦									
Live/Work Unit												X	X											
Locksmith Shops													X	X	X	X				X	X	X	X	
Lodge Halls and Similar Facilities												♦	♦	♦	♦		♦					♦	♦	
Lumberyards															X					X				
Mail Order House															X					X	X	X	X	
Manufacturing and Assembly																								
a. Custom and light manufacturing indoor uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced																				X	X	X	X	
b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced																				X	X			
c. General manufacturing with frequent truck traffic and/or outdoor equipment or storage																				X	X			
d. Retail sales of goods produced or warehoused on-site[3]																				X	X	X	X	

Permitted Uses Table 9.02.020-1

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Medical Clinics/Medical Care																								
Inpatient care												X	X	X	X		X	X		X	X	X	X	
Urgent care												X	X	X	X		X	X						
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C													
Mobile Home Sales or Rentals (outdoor display)															C									
Mortuaries																								
With cremation services																					X	X		
No cremation services			C	C	C	C	C	C	C	C	C		♦	♦	♦						X	X		
Museums	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Newspaper and Printing Shops																								



GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS

COMMUNITY DEVELOPMENT

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)
- Medium Density Residential (2-5 du/acre)
- Medium High Density Residential (5-8 du/acre)
- High Density Residential (8-14 du/acre)
- Very High Density Residential (14-20 du/acre)
- Highest Density Residential (20+ du/acre)
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center

COMMUNITY DEVELOPMENT (CONT)

- Light Industrial
- High Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area

RURAL COMMUNITY

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)

RURAL

- Rural Residential (5 ac min)
- Rural Mountainous (10 ac min)
- Rural Desert (10 ac min)

AGRICULTURE

- Agriculture

OPEN SPACE

- Conservation
- Conservation - Habitat
- Open Space - Recreation
- Open Space - Rural
- Open Space - Water
- Open Space - Mineral Resources

OVERLAYS

- Business Park
- Community Center
- Community Development
- Commercial Retail
- Rural Village and Rural Village Study Area
- Watercourse
- Supervisorial District Boundary
- Specific Plans
- Cities
- Areas Subject to Indian Jurisdiction
- Area Plan Boundaries
- MWD Facilities

Source Information: General Plan land uses depicted on this map were developed by The County of Riverside Planning Department. The oldest data shown on this map was created in 1990.

Note: This Map may show designations on lands that have been annexed to cities after 1999.

This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other sources should be queried for the most current information. This map or any information represented on it, shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photo copying and recording.

Figure 3.10

0 7,000 Feet

Oct 7, 2003

FINAL DRAFT LAKEVIEW / NUEVO AREA LAND USE PLAN

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SECTION 2.0

PLAN AREA DESCRIPTION AND SETTING

This section describes the biological setting, land use, and demographic context for the MSHCP Plan Area. It also summarizes data sources used to develop the MSHCP, discusses the limitations of those data sources, and outlines features incorporated into the MSHCP to address those limitations.

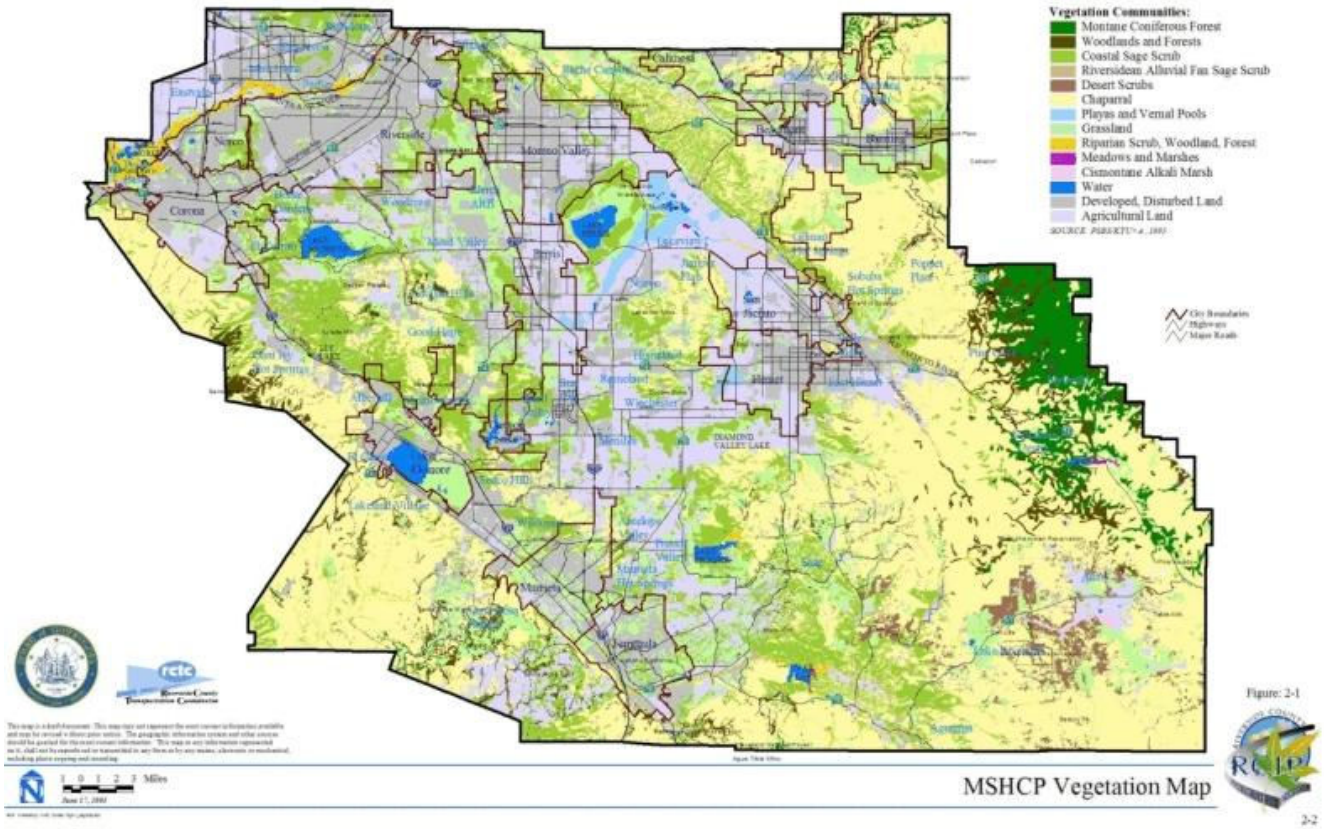
The general setting of the Plan Area is characterized by rural, urban and suburban Development intermixed with Agricultural Operations and large areas of undeveloped land. Large blocks of land along the southern, eastern, and western boundaries of the Plan Area consist of National Forest lands. The topography is generally lowland valleys intersected with rolling hills surrounded by mountain ranges. Lowland valleys occur at elevations below 600 m (2,000 ft), and hillsides dominated by scrub/chaparral occur at elevations of 600-900 m (2,000-3,000 ft). Mountainous areas within the Plan Area range from 900 m to over 3,000 m (3,000-10,000 ft) above mean sea level.

2.1 EXISTING BIOLOGICAL SETTING

2.1.1 Data Sources and Limitations

A comprehensive biological and physical database that includes information on vegetation, species occurrences, wetlands, topography, soils, and aerial photography is available for the MSHCP Plan Area and was used in the development of the Plan. This section describes the sources for and limitations of the various data layers used to develop the MSHCP.

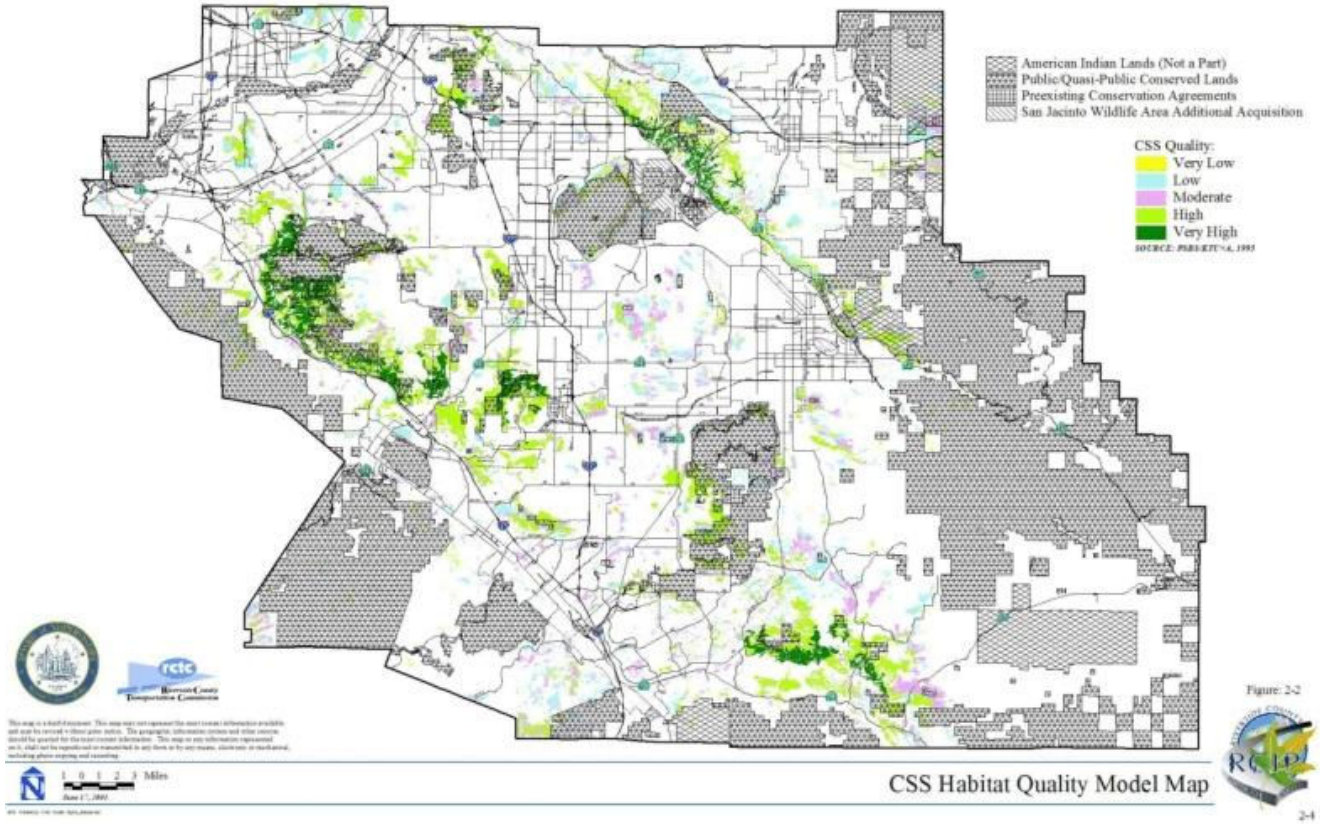
MSHCP Vegetation. The MSHCP vegetation map is depicted in *Figure 2-1*. This map was prepared by Pacific Southwest Biological Services (PSBS) and KTU+A in 1995. The methodology used to assemble the map is described in detail in the *Western Riverside County Multi-Species Habitat Conservation Plan Phase I Information Collection and Evaluation Report* (PSBS and KTU+A, February 1995). Data sources included aerial photography (1 in. = 2,000 ft, 1992-1993) and existing generalized vegetation maps (California Natural Diversity Data Base [CNDDB], Weislander Statewide Vegetation Survey, U.C. Santa Barbara Southern California Ecoregion "GAP" Analysis, 1991 Dangermond/RECON MSHCP Strategy Report). Methods used to create and interpret vegetation data include aerial photographs, edge matching, digitizing, and geographically registering the data. Areas of concern were ground-truthed. Vegetation types were classified according to Holland (1986).



The MSHCP vegetation map is limited by the timeframe within which the data were assembled as well as the precision of those data. The vegetation map represents conditions at the time the data were assembled, in this case 1991-1995; the current extent and character of Vegetation Communities may differ from that depicted on the MSHCP vegetation map. Published and anecdotal data suggest that ecosystem state transition is occurring within some portions of the Plan Area--in particular, fire suppression has resulted in the conversion of frequently burned chaparral and coastal sage scrub to grassland and in shifts from Ponderosa pine and Jeffrey pine to incense cedar and white fir (Minnich *et al.* 1995; Keeley 1990; Zedler *et al.* 1983). The MSHCP incorporates features to update the vegetation map as new information is obtained, such as the development of a new vegetation map as part of the MSHCP Monitoring Program. The timing and methodology for developing this map is described in *Section 5.3* of this document. This approach is compatible with the criteria-based format of the MSHCP which calls for assembly of 153,000 acres of Additional Reserve Lands from within an approximate 300,000-acre Criteria Area. Reserve Assembly will involve review of a variety of project-specific vegetation data to refine and guide the Reserve Assembly process. This criteria-based format differs somewhat from large-scale NCCPs/HCPs for which a specific reserve boundary is delineated on a map at the time of permit issuance. Under that type of approach, validation of the vegetation map at the landscape level may be more important than under the criteria-based approach selected for this MSHCP. The organizational structure established for the MSHCP, as described in *Section 6.6* of this document, also provides opportunities to incorporate new information during the term of the MSHCP Permit.

Coastal Sage Scrub Habitat Quality Model. As part of the 1995 PSBS/KTU+A work referred to above in the discussion of MSHCP vegetation, PSBS and KTU+A modeled and evaluated variables potentially relevant to the suitability of coastal sage scrub Habitat within the Plan Area for the coastal California gnatcatcher. This is depicted in *Figure 2-2*. A detailed description of the methodology used to develop the model is presented in their report (PSBS and KTU+A 1995). Variables used in the model included elevation, degree of slope, patch size, patch shape, proximity to other coastal sage scrub patches, and adjacent land use. The

modeling designated the quality of coastal sage scrub in the Plan Area and suitability for the gnatcatcher as very high, high, moderate, low, or very low. The primary limitations of the model with respect to MSHCP planning are the age and quality of the database used to develop the model. In this regard, the model has the same limitations as the MSHCP vegetation map.



MSHCP Species Occurrence Database. The University of California, Riverside (UCR) assembled a species occurrence database for use during the MSHCP planning process. This database is accessible at http://ecoregion.ucr.edu. The web site is a clearinghouse for biological information for the MSHCP. Occurrence data were compiled from museum records, USFWS data, published and unpublished accounts, environmental impact reports, and field notes of local naturalists. As of August 2001, this database contained over 12,800 records.

The UCR species occurrence database incorporates accuracy and precision codes based on the code guides presented below. For the MSHCP species accounts included in *Section B* of the *MSHCP Reference Document - Volume II* of the MSHCP, precision of the various occurrence data is cited; less valid data are not used to draw conclusions regarding species Conservation. For example, species locations that have low precision are not valid for defining conservation areas.

UCR Species Occurrences Accuracy/Validity Code Guide

Code 1: Location data from voucher specimens in museums and public-trust institutions (data that can be referenced and reviewed directly).

Code 2: Peer-reviewed journal articles, where information on species distribution has been described at an appropriate scale (data that cannot be reviewed directly but have been published and reviewed by experts in the field).

Code 3: Field notes housed at museums and public-trust institutions, collection records of game agencies, technical reports by government agencies, biological sections of environmental (public-reviewed) documents (data from recognized but unpublished [unreferenced] documents).

Code 4: Field notes of local biologists (data from reasonable sources that may need to be documented by subsequent surveys).

Code 5: Incidental observations by interested parties (data from unconfirmed sources including the lay public that need to be documented by subsequent surveys).

UCR Species Occurrences Precision Code Guide

Precision 1: Location has *x, y* coordinates or equivalent, *e.g.*, 5 mi west of Hemet on Hwy 74, or location is a relatively small area, *e.g.*, UCR campus, head of Avery Canyon. Location is basically within an area of + 500 m x 500 m.

Precision 2: Location has one *x* or one *y* coordinate or equivalent, *e.g.*, 5 mi west of Hemet, or location is moderate in size, *i.e.*, Avery Canyon, small towns, Three Sisters, Strawberry Flat, Tahquitz Valley, Skunk Cabbage Meadow. Location, is basically an area greater than 500 m x 500 m and less than + 2 km x 2 km (up to 3 km x 3 km is OK). This includes small lakes/reservoirs, valleys, and mountains.

Precision 3: Location has no *x* or *y* coordinate. May include large areas such as large mountains, e.g., Black Mountain, or vicinity of larger city, *e.g.*, Riverside, Corona, Colton. Location is basically an area greater than 2-3 km x 2-3 km and less than + approximately 8 km x 8 km. This includes large canyons, valleys, lakes, reservoirs, mountains, and mountain ranges.

Precision 4: Location is very ambiguous or vague and/or has been plotted as a "general" location for the purposes of the RCIP project. Examples include San Jacinto Mountains 1,000 m, San Jacinto River, San Gorgonio Pass. Area may be much greater than 8 km^2.

Herbarium Data Sources and Limitations

Additional occurrence/distribution data were gathered for particular plant species within the MSHCP Plan Area from herbarium specimens at the San Diego Natural History Museum (SDNHM), Rancho Santa Ana Botanical Gardens (RSA) herbarium, and UCR herbarium. Most of the occurrence and distribution data were downloaded from databases at SDNHM, RSA, and UCR. Additional data were hand copied from herbarium specimens that had not been previously databased (*e.g.*, the synoptic collection at RSA). The location data from each specimen were either copied or translated into one coordinate system to generate a point coverage depicting the spatial distribution of the sensitive plant species within the Plan Area. Approximately 800 data points were assembled with dates ranging from 1880-2001.

Precision codes were applied to individual occurrence records based on the quality and extent of both quantitative and qualitative geographic data using the precision code guide developed for the UCR species occurrence data described above.

Quantitative geographic data included species occurrences whose locations were reported as latitude and longitude in degrees, minutes, and seconds; as UTM coordinates in meters; or as locations described using township, range, and section designations. Species occurrences containing quantitative geographic data are considered to be the most valid and were typically coded Precision 1 or 2.

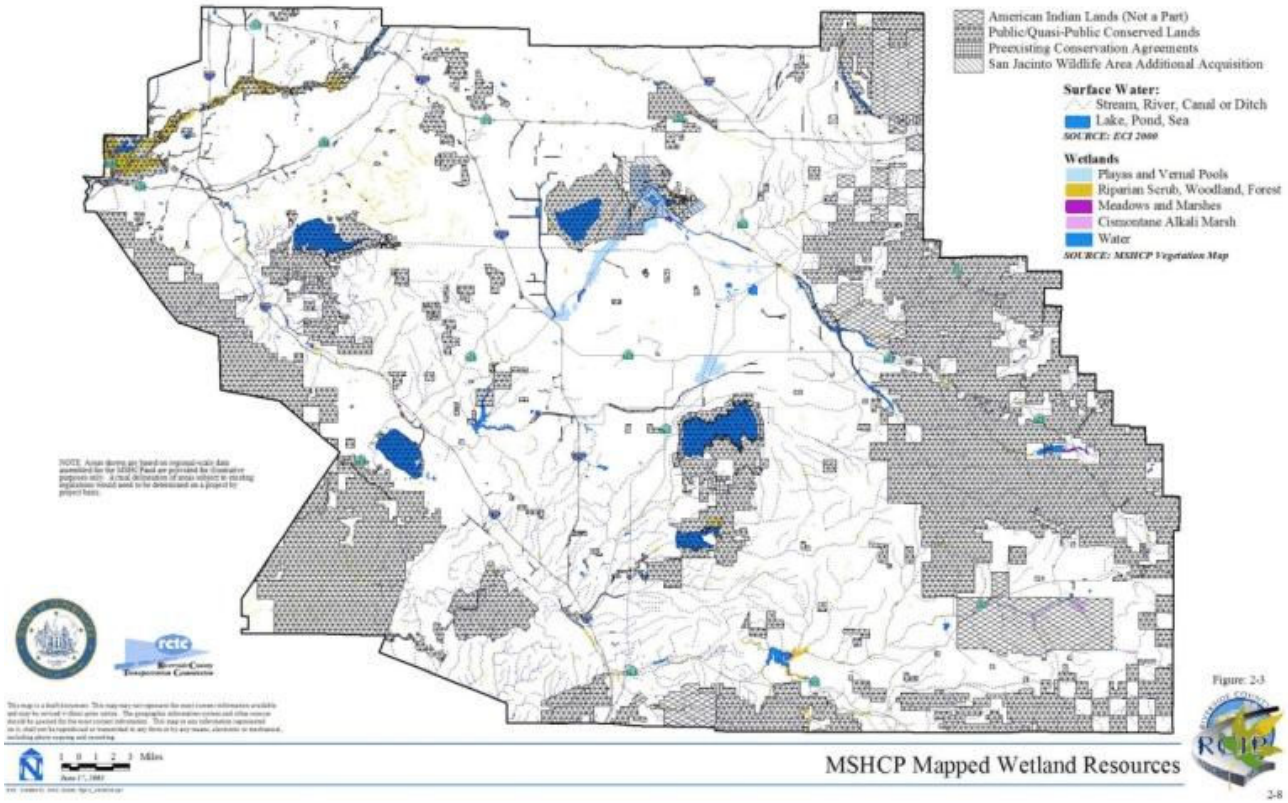
Qualitative geographic data include species occurrences whose locations were reported as written descriptions. Species occurrences with only qualitative geographic data were generally coded Precision 2, 3, or 4, depending upon the quality of the specific information provided.

It is recognized that new data regarding species occurrences will become available during the MSHCP implementation process including data assembled as part of the MSHCP Monitoring

Program described in *Section 5.3* of this document. The species-specific conservation objectives and the MSHCP Management Plan contain measures to incorporate new occurrence data as they become available.

Wetlands. Wetlands information for the Plan Area primarily is derived from the MSHCP vegetation map. Other potential wetland areas, including streams, rivers, canals or ditches, ponds, and lakes, were mapped by Earth Consultants International (ECI) as part of the geologic hazards mapping assembled for the RCIP General Plan update. A separate riparian coverage was created by UCR research assistants in 2000 through aerial photo interpretation of 1996 digital orthophoto quarter quadrangles (DOQQs) of the Plan Area. Riparian areas were "heads up" digitized and categorized into four wetland Vegetation Communities based on dominant vegetation cover. All of these data were combined to create an exhibit depicting mapped wetland resources in the Plan Area (*Figure 2-3*).

The wetlands map has the same limitations as the MSHCP vegetation map, and those limitations are addressed in the MSHCP in the same manner as those for the vegetation map. With respect to wetlands mapping, the U.S. Army Corps of Engineers (ACOE) is currently developing a functional assessment and programmatic wetlands delineation for the San Jacinto River and Upper Santa Margarita River Watersheds within the Plan Area as part of



the ACOE Special Area Management Plan (SAMP) process currently underway for those watersheds. A planning level wetland delineation for the San Jacinto and Santa Margarita watersheds was recently completed which was based on a modification of the standard delineation sampling protocols outlined in the Corps of Engineers Wetland Delineation Manual, color infrared image interpretation and field verification visits. The delineation resulted in identification of 201 Vegetation Communities and development of a wetlands ratings system. Although this delineation produced a finer level of aquatic resource mapping, the ACOE wetlands map is limited in that it does not cover the entire MSHCP Plan Area.

Soils. The U.S. Department of Agriculture, Soils Conservation Service (SCS) (Knecht 1971), and State Soil Geographic (STATSGO) database for California provided the generalized soils map that depicts 25 general soils types for the Plan Area. In addition, the following soil types were digitized from 1973 SCS maps (at a scale of 1:15, 840 or 1 in. = 1,320 ft) and registered with digital Eagle Aerial images onscreen:

Altamont clay (AaD, AaE2, AaF, Abf)

Auld clay (AuC, AuD, AyF)

Bosanko clay (BfC, BfD)

Claypit

Domino clay (Dt, Du, Dv, Dw)

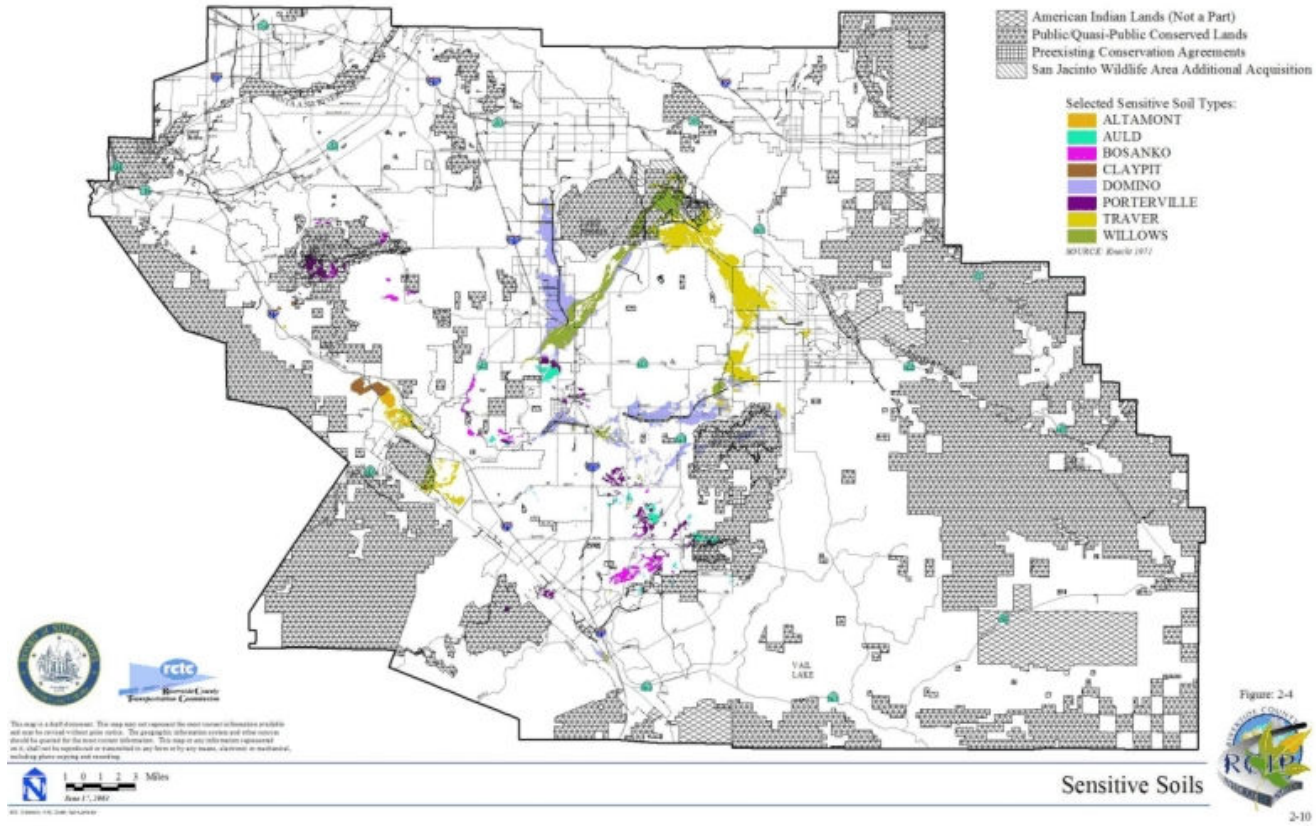
Porterville cobbly clay (PoC, PrD< PsC, PtB, PvD2)

Traver (Tr2, Ts, Tp2, Tt2)

Willows (Wg, Wh, Wm, Wn)

Soils were digitized in areas identified by DUDEK biologists to enable quantitative analysis of soils considered important for the Conservation of certain plant species. Soils listed above were digitized for the following U.S. Geological Survey (USGS) quadrangles: Alberhill, Bachelor, El Casco, Elsinore, Hemet, Lake Mathews, Lakeview, Murrieta, Perris, Romoland, San Jacinto, Steele Peak, Sunnymead, Temecula, Wildomar, and Winchester. The digitized soils data layer is depicted in *Figure 2-4*.

A digital coverage for Delhi soils was also obtained from USFWS and used in the species analysis for the Delhi Sands flower-loving fly. The area currently identified as Delhi soils within the Plan Area may be updated based on site-specific mapping of Delhi soils by a qualified soil scientist within three years after Permit issuance.



Topography. USGS topography was used for the MSHCP planning process. In addition, specific elevation analyses were developed using a 500-ft interval coverage developed from a USGS 30 m digital elevation model (DEM). A vegetation map with hillshaded relief was also used (see *Figures 2-5 and 2-6*).

The topographic database is not considered to be limited for purposes of landscape level MSHCP planning. It is anticipated that newly flown, more accurate topography will be available for certain areas for evaluation of specific Covered Activities and other MSHCP Reserve Assembly, management and monitoring issues during the MSHCP implementation process.

Aerial Photography. Aerial photographs were obtained from Eagle Aerial and include digital aerial images flown in fall 1999 for Western Riverside County and flown on May 4, 2001 for the Temecula Valley. Pixel size: 1 m.

USGS Digital Orthophoto Quarter Quadrangles(DOQQs) were obtained from USFWS and cover the majority of the MSHCP Plan Area, with the exception of U.S. Forest Service (USFS) lands. The DOQQs were flown on September 30, 1996, false color infrared, 1m resolution.

The aerial photography database is not considered to be limited for purposes of landscape-level MSHCP planning. It is anticipated that current aerial photography will be available throughout the long-term MSHCP implementation process to permit evaluation of specific Covered Activities and other MSHCP Reserve Assembly, management and monitoring issues as they arise.

Literature. A wide variety of literature was reviewed and used for the MSHCP planning process. Literature citations for the species accounts are provided for each MSHCP species in *Section B* of the *Reference Document, Volume II of the MSHCP*. Other literature references are listed in *Section D* of the *Reference Document, Volume II of the MSHCP*. It should be noted that a large body of scientific literature was made available to DUDEK by UCR. This literature was thoroughly reviewed but only specifically relevant literature was cited as appropriate. For example, many of the species references contained little or no relevant information for conservation planning in the MSHCP Plan Area.

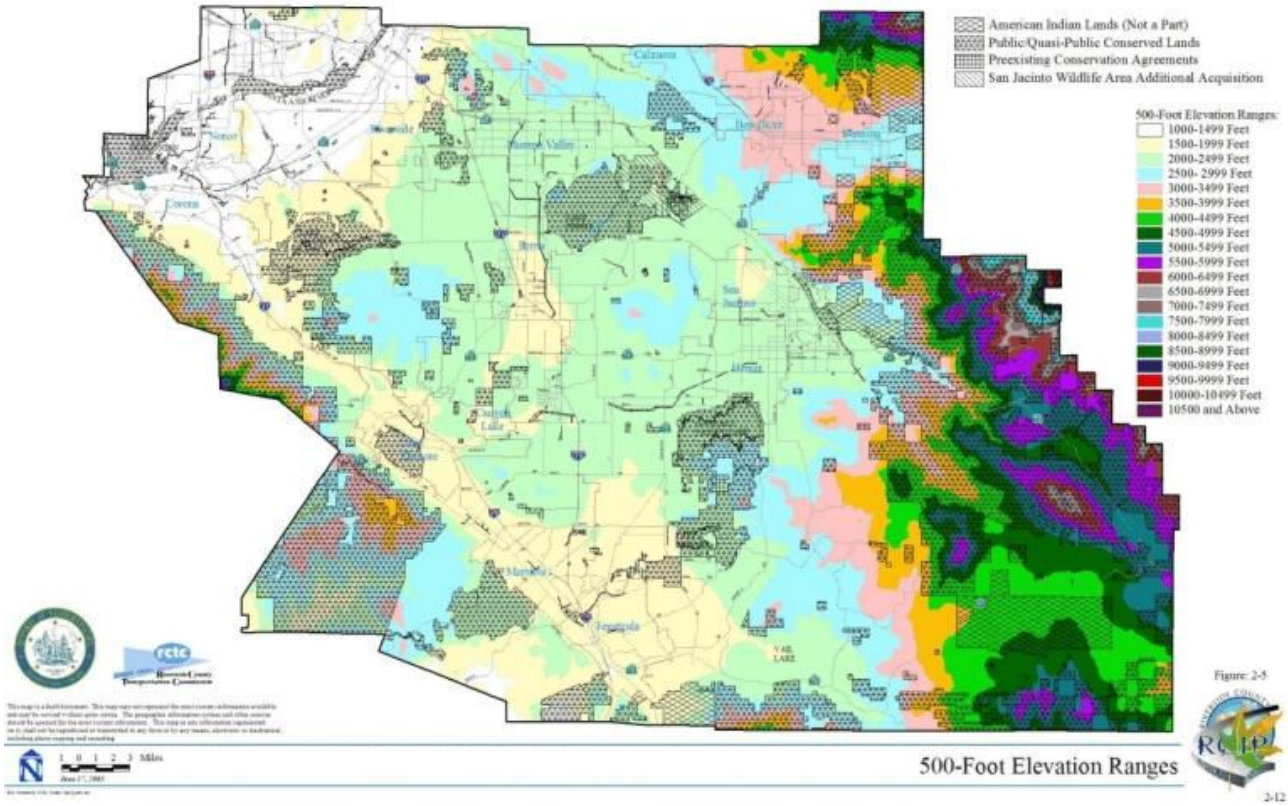


Figure: 2-5

500-Foot Elevation Ranges

2-12

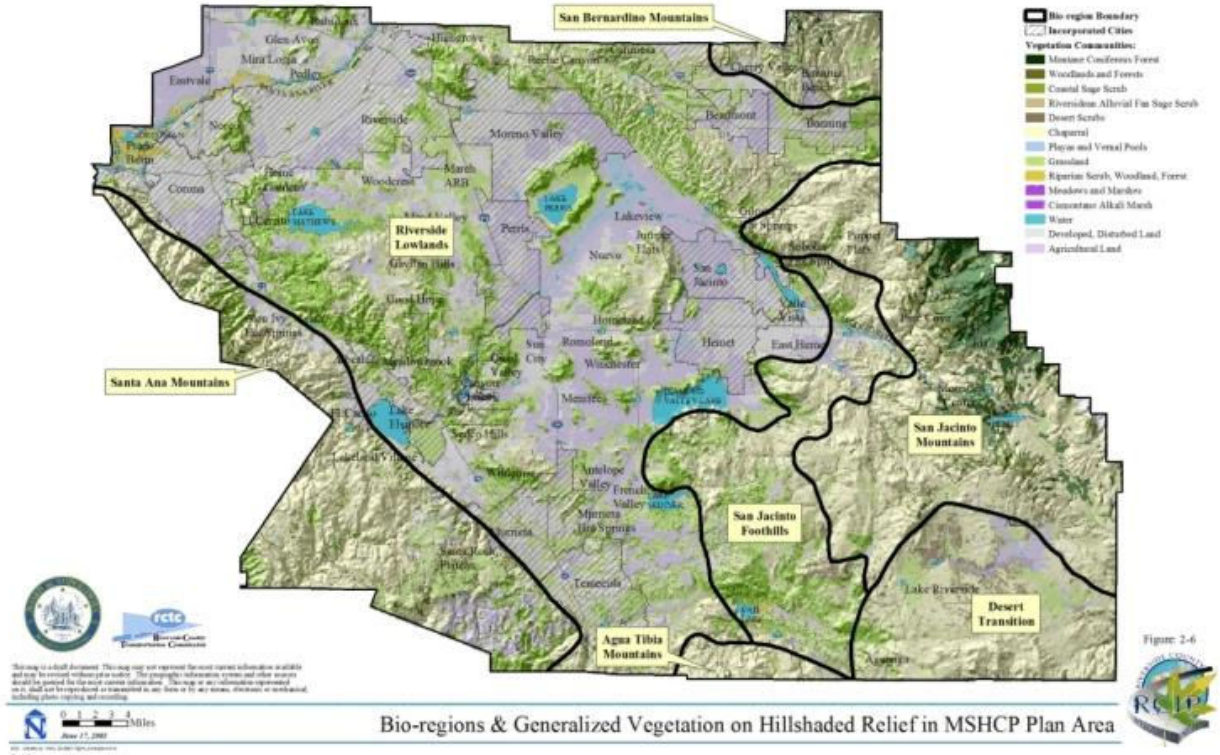


Figure: 2-6

Bio-regions & Generalized Vegetation on Hillshaded Relief in MSHCP Plan Area

2-13

2.1.2 Bioregions

The review of databases and literature shows that the existing vegetation database for the Plan Area does not adequately reflect the considerable variety of plant and animal species in Western Riverside County. Grinnell (1993) described biotic or "life" zones for Southern California, but the scale of these life zones is generally too coarse to be useful for analyzing potential biotic variation within the Plan Area. To address this limitation and better depict potential variation within and among species, a biogeographical map (referred to here simply as Bioregions) was created to help describe diversity of Habitats on a regional scale within the Plan Area; this was done under the assumption that regional diversity in conserved areas translates directly into biological and genetic diversity. By ensuring regional representation of species and redundancy of resources, there is some buffer against the effects of natural and anthropogenic catastrophic events, such as wildfires, floods, and disease, on conserved areas.

Using existing information on soils (Soil Conservation Service), elevation (30-meter digital elevation map data [DEM]), topography (hill-shaded DEM mapping), and local expertise, a draft map that roughly demarcates the general Bioregions within the MSHCP Plan Area was drawn. Existing levels of human disturbance (urbanization, intensive agriculture, grazing, etc.) were considered because they have had a substantial effect on the current biota of the Plan Area. While discrete Bioregion boundaries cannot capture the natural continuum or gradient of environmental changes and transitions within the Plan Area, these boundaries roughly represent areas where species turnover and Habitat zone transitions are pronounced in relation to changes in landform and other environmental features. Because continuous climatic maps showing precipitation and air temperature (maximums, minimums, averages) were not available, landform and elevation were used as surrogates for these variables in order to draw the initial map. DUDEK staff and subconsultants knowledgeable about the distribution of plant and animal species in Western Riverside County then fine-tuned the boundaries where elevation and landforms did not accurately reflect changes in species and Habitat distributions. This methodology is similar to the approach used to develop Bioregions for San Diego County. The validity of these Bioregions was initially tested by examining the distribution of vegetation types and sensitive species that fall within them. On the basis of existing data, it was determined that the Bioregions appear to reflect the different suites of species and Vegetation Communities in the Plan Area. Certainly, field studies to confirm or modify these Bioregions would be desirable. As a work in progress, these boundaries are subject to change based on further analyses, scientific study, and input from experts familiar with Western Riverside County.

Seven distinct Bioregions were identified: Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, Agua Tibia Mountains, Desert Transition, San Bernardino Mountains, and San Jacinto Mountains (*Figure 2-6*). The characteristic features of each Bioregion are described below.

Santa Ana Mountains Bioregion. The Santa Ana Mountains Bioregion extends south of State Route 91 (SR-91) to the Riverside/San Diego County line and occurs west of Interstate 15 (I-15). It encompasses the Cleveland National Forest and areas north of the Santa Margarita River. This Bioregion generally occurs at elevations above 600 m (2,000 ft.) and supports Diegan coastal sage scrub, mesic chaparral, and sparse coniferous vegetation. The Santa Ana Mountains Bioregion is heavily influenced by coastal climate factors, such as fog, rainfall, and wind. This Bioregion is relatively undisturbed and not urbanized.

Riverside Lowlands Bioregion. The Riverside Lowlands Bioregion characterizes areas east of the Santa Ana Mountains Bioregion, south of the Riverside/San Bernardino County line, west of Diamond Valley Lake, Lake Skinner, and Gilman Hot Springs, and north of the Riverside/San Diego County line. This Bioregion encompasses Estelle Mountain, Lake Mathews, Reche Canyon/Badlands, the San Jacinto Valley, Gavilan Hills, Lakeview Mountains, and French Valley. The Riverside Lowlands Bioregion generally occurs at elevations below 600 m (2,000 ft) and is characterized by Riversidian sage scrub and annual grasslands.

The relatively arid climate is in part the result of the rain shadow cast by the Santa Ana Mountains. A high level of disturbance and urbanization are noted within this Bioregion.

San Jacinto Foothills Bioregion. The San Jacinto Foothills Bioregion generally includes areas north of SR-79, east of the Riverside Lowlands Bioregion and west of the San Jacinto Mountains Bioregion. This Bioregion encompasses Vail Lake, Sage, and Cactus Valley. The San Jacinto Foothills Bioregion occurs at elevations of 600-900 m (2,000-3,000 ft) and is dominated by Riversidean sage scrub and xeric chaparral associations. This Bioregion receives less frequent frost and snow than the mountainous areas. This Bioregion has not been heavily disturbed or urbanized.

Agua Tibia Mountains Bioregion. The Agua Tibia Mountains Bioregion extends south from SR-79 to the Riverside/San Diego County line. It encompasses the Agua Tibia Mountains and generally occurs at elevations above 600 m (2,000 ft). This Bioregion supports Diegan coastal sage scrub, mesic chaparral, and sparse coniferous vegetation. The Agua Tibia Mountains Bioregion has not been heavily disturbed or urbanized.

Desert Transition Bioregion. The Desert Transition Bioregion is located in the southeastern portion of the Plan Area and encompasses the Cahuilla Indian Reservation and Lake Riverside area. The Desert Transition Bioregion generally occurs at elevations above 900 m (3,000 ft) and is arid and desert-influenced. This Bioregion supports red shank chaparral, big basin sage scrub, and semi-desert succulent scrub Vegetation Communities. This Bioregion has not been heavily disturbed or urbanized.

San Bernardino Mountains Bioregion. The San Bernardino Mountains Bioregion is located in the northeastern portion of the Plan Area and encompasses areas north of I-10 within the Pass Area Plan; it generally occurs at elevations above 900 m (3,000 ft). This Bioregion supports coniferous forests, montane chaparral, and broad-leaved forest. The San Bernardino Mountains Bioregion is floristically distinct from the San Jacinto Mountains Bioregion. This Bioregion has not been heavily disturbed or urbanized.

San Jacinto Mountains Bioregion. The San Jacinto Mountains Bioregion occurs in the eastern portion of the Plan Area and encompasses the San Bernardino National Forest, Pine Cove, Idyllwild, and upper San Jacinto River and Bautista Canyon Creek. This Bioregion supports coniferous forests, montane chaparral, and broad-leaved forest; it generally occurs at elevations above 900 m (3,000 ft). The San Jacinto Mountains Bioregion is floristically distinct from the San Bernardino Mountains Bioregion. This Bioregion has not been heavily disturbed or urbanized.

2.1.3 Vegetation Communities

The MSHCP vegetation map described in *Section 2.1.1* incorporates 50 Vegetation Community classifications. For purposes of MSHCP planning and analysis, the 50 classifications were collapsed to 14; both categories are summarized in *Table 2-1*.

TABLE 2-1
SUMMARY OF COLLAPSED AND UNCOLLAPSED
VEGETATION COMMUNITIES CLASSIFICATIONS

Collapsed Vegetation Communities Classifications	Uncollapsed Vegetation Communities Classifications
Montane Coniferous Forest	Jeffrey Pine
	Lodgepole Pine
	Lower Montane Coniferous Forest
	Mixed Evergreen Forest
	Southern California White Fir
	Subalpine Coniferous
Woodland and Forests	Black Oak Forest

	Broadleaved Upland Forest
	Coast Live Oak Woodland
	Dense Engelmann Oak Woodland
	Oak Woodland
	Peninsular Juniper Woodland and Scrub
Coastal Sage Scrub	Coastal Scrub
	Diegan Coastal Sage Scrub
	Riversidean Sage Scrub
Riversidean Alluvial Fan Sage Scrub	Disturbed Alluvial
	Riversidean Alluvial Fan Sage Scrub
Desert Scrub	Big Sagebrush Scrub
	Colorado Desert Wash Scrub
	Semi-desert Succulent Scrub
	Sonoran Desert Scrub
Chaparral	Chamise Chaparral
	Chaparral
	Red Shank Chaparral
	Semi-Desert
Playas and Vernal Pools	Alkali Playa
	Southern Interior Basatt Vernal Pool
	Vernal Pool
Grassland	Non-native Grassland
	Valley and Foothill Grassland
Riparian Scrub, Woodland, Forest	Arundo/Riparian Forest
	Montane Riparian Forest
	Montane Riparian Scrub
	Mulefat Scrub
	Riparian Forest
	Riparian Scrub
	Southern Cottonwood/Willow Riparian
	Southern Sycamore/Alder Riparian Woodland
	Southern Willow Scrub
	Tamarisk Scrub
Meadows and Marshes	Meadow (Montane)
	Wet Montane Meadow
	Coastal and Valley Freshwater Marsh
	Marsh
Cismontane Alkali Marsh	Cismontane Alkali Marsh
Water	Open Water/Reservoir/Pond

Developed/Disturbed Land	Residential/Urban/Exotic
Agricultural Land	Dairy and Livestock Feedyards
	Field Croplands
	Grove/Orchard

The MSHCP Plan Area encompasses approximately 1.26 million acres with approximately 871,000 acres (69%) supporting natural vegetation. The 14 Vegetation Communities within the Plan Area include chaparral (434,950 acres), cismontane alkali marsh (1,260 acres), coastal (Diegan and Riversidean) sage scrub (156,450 acres), desert scrubs (14,570 acres), native and non-native grassland (154,140 acres), meadows and marshes (1,020 acres), montane coniferous forest (29,910 acres), playas and vernal pools (7,910 acres), riparian scrub/woodland/forests (15,030 acres), Riversidean alluvial fan sage scrub (7,940 acres), open water (12,210 acres), woodlands and forests (34,300 acres), and unknown (1,350 acres). In addition, approximately 169,480 acres are in agriculture, and the remaining 218,260 acres are considered disturbed or developed land. *Section C* of the *Reference Document, in Volume II of the MSHCP*, contains detailed Habitat accounts describing the biogeography, range and distribution, vegetation characteristics, species composition, physical environment, ecosystem processes, community relationships, and threats for each Vegetation Community within the Plan Area. A brief description of each Vegetation Community is provided below.

Agriculture. Agricultural lands include areas occupied by dairies and livestock feed yards or areas that have been tilled for use as croplands or groves/orchards. Approximately 13.5 percent of the Plan Area (169,480 acres) consists of agricultural lands. The largest areas of dairy and livestock feed yards are located north of San Jacinto and north of Juniper Flats in the communities of Lakeview, Mystic Lake, Nuevo, southeast Perris, Eastvale, Lake Norconian off of Bellegrave Avenue, Norco, and in Glen Avon. Field croplands are mapped extensively throughout the Plan Area. The largest areas are around State Route 371 (SR-371) in the vicinity of Anza; in an east-west strip from Murrieta Hot Springs; through French Valley; Antelope Valley; Paloma Valley; Menifee Valley; Winchester; Domenigoni Valley to West Hemet; the Diamond Valley area; and in Eastvale. The largest area of grove/orchard is in Santa Rosa East between Gavilan Mountain and Mesa de Colorado.

Chaparral. Chaparral vegetation is the most abundant and widespread vegetation type in Western Riverside County, covering approximately 35 percent (434,950 acres) of the Plan Area. Large contiguous stands of chaparral occur along the Santa Ana Mountains in the western portion of the Plan Area, and along the San Bernardino, San Jacinto, and Agua Tibia Mountains in the eastern and southern portions. Although chaparral is less common than other vegetation types in the central lowlands of Riverside County, three large chaparral-dominated areas occur on steeper lands near the Gavilan Hills-Gavilan Plateau-Meadowbrook Region, the Lakeview Mountains-Double Butte area, and the Sedco Hills-Hogbacks area.

Chaparral is a shrub-dominated Vegetation Community that is composed largely of evergreen species that range from 1 to 4 m in height (Keeley 2000). The most common and widespread species within chaparral is chamise (*Adenostoma fasciculatum*) (Hanes 1971). Other common shrub species include manzanita (*Arctostaphylos* spp.), wild-lilac (*Ceanothus* spp.), oak (Quercus spp.), redberry (*Rhamnus* spp.), laurel sumac (*Malosma laurina*), mountain-mahogany (*Cercocarpus betuloides*), toyon (*Heteromeles arbutifolia*), and mission manzanita (*Xylococcus bicolor*) (Holland 1986). Soft-leaved subshrubs are less common in chaparral than in coastal sage scrub (see below) but occur within canopy gaps of mature stands (Holland 1986; Keeley and Keeley 1988; Sawyer and Keeler-Wolf 1995). Common species include California buckwheat (*Eriogonum fasciculatum*), sages (*Salvia* spp.), California sagebrush (*Artemisia californica*), and monkeyflower (*Mimulus* spp.). In addition, herbaceous species, including deerweed (*Lotus scoparius*), nightshade (*Solanum* spp.), Spanish bayonet (*Yucca whipplei*), rock-rose (*Helianthemum scoparium*), onion (Allium spp.), soap plant (*Chlorogalum* spp.), bunch grasses (*Nassella* spp., and *Melica* spp.), wild cucumber (*Marah* spp.), bedstraw

(*Galium* spp.), and lupine (*Lupinus* spp.) are also present (Holland 1986; Keeley and Keeley 1988; Sawyer and Keeler-Wolf 1995).

Cismontane alkali marsh. Cismontane alkali marsh Vegetation Communities are scattered sparsely over the Western Riverside County region, occupying approximately 0.1% (1,260 acres) of the Plan Area. Cismontane alkali marsh was mapped in two general localities along Cahuilla Creek south of Anza and upstream from Lake Mathews along the Colorado River aqueduct.

Typical cismontane alkali marsh species include yerba mansa (*Anemopsis californica*), saltgrass (*Distichlis spicata*), alkali-heath (*Frankenia salina*), cattails (*Typha* spp.), common pickleweed (*Salicornia virginica*), rushes (*Juncus* spp.), marsh flea-bane (*Pluchea odorata*), and sedges (*Carex* spp.) (Holland 1986).

Coastal sage scrub. Coastal sage scrub is distributed throughout Western Riverside County, occupying approximately 12% (156,450 acres) of the Plan Area (PSBS 1995). It occurs from the eastern slopes of the Santa Ana Mountains to elevations in the San Jacinto Mountains less than 1,500 m (5,000 ft). Sage scrub often is distributed in patches throughout its range (O'Leary 1992); over a scale of several miles, it can be found in diverse Vegetation Community mosaics with other plant communities, particularly grassland and chaparral, and oak/riparian woodland in wetter areas. In Western Riverside County coastal sage scrub is found both in large contiguous blocks scattered throughout the County as well as integrated with chaparral and grasslands.

Coastal sage scrub is dominated by a characteristic suite of low-statured, aromatic, drought-deciduous shrubs and subshrub species. Composition varies substantially depending on physical circumstances and the successional status of the Vegetation Community; however, characteristic species include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), California encelia (*Encelia californica*), and several species of sage (e.g., *Salvia mellifera, S. apiana*) (Holland 1986; Sawyer-Wolf 1995). Other common species include brittlebush (*E. farinosa*), lemonadeberry (*Rhus integrifolia*), sugarbush (*Rhus ovata*), yellow bush penstemon (*Keckiella antirrhinoides*), Mexican elderberry (*Sambucus mexicana*), sweetbush (*Bebbia juncea*), boxthorn (*Lycium* spp.), shore cactus (*Opuntia littoralis*), coastal cholla (*O. prolifera*), tall prickly-pear (*Opuntia oricola*), and species of *Dudleya*.

Desert scrub. Desert scrub, including big sagebrush scrub and Sonoran desert scrub, occurs mostly in the southeastern portion of the Plan Area. Desert scrub occupies approximately 1.2% (14,570 acres) of the Plan Area. Large acreages of the Vegetation Community occur north and south of SR-371 within Tule Valley, Culp Valley, Wilson Creek, Cahuilla, the Ramona Indian Reservation, the community of Anza, and east of Aguanga and Lake Riverside.

Desert scrub is typically composed of shrubs such as big sagebrush (*Artemisia tridentata*), bitterbrush (*Purshia tridentata*), rubber rabbit-bush (*Chrysothamus nauseosus*), yellow rabbitbrush (*C. viscidiflorus*) black bush (*Coleogyne ramosissima*), Mormon-tea (*Ephedra viridis*), horsebrush (*Tetradymia canescens*), plateau gooseberry (*Ribes velutinum*) and hopsage (*Grayia spinosa*), burro weed (*Ambrosia dumosa*), brittlebush (*Encelia farinosa*), crucifixion-thorn (*Canotia holacantha*), ocotillo (*Fouquieria splendens*), and creosote scrub (*Larrea tridentata*) (Holland 1986; California Gap Analysis Report 1998). The herbaceous cover generally is dominated by a mixture of perennial bunch grasses, such as ricegrass (*Achnatherum hymenoides*), needle-and-thread (*Stipa comata)*, letterman's needlegrass (*S. lettermanii*), needlegrass (*S. occidentalis* and *S. thurberiana*), desert needlegrass (*S. speciosa*), one-sided bluegrass (*Poa secunda*), bluebunch wheatgrass (*Agropyron spicata*), and Great Basin wild rye (*Leymus cinereus*). Annual grasses and forbs may also occur within big sagebrush scrub. Cheatgrass (*Bromus tectorum*), an introduced annual grass, has become the dominant herbaceous species in many areas.

Grasslands. Grasslands occur throughout most of Western Riverside County and cover approximately 12.2% (154,140 acres) of the Plan Area. Two general types of grasslands occur in Southern California: (1) non-native dominated, primarily annual grassland ("non-native

grassland"); and (2) native dominated, perennial grassland ("valley and foothill grassland") (Heady 1977; Keeley 1989; Sims and Risser 2000). The only valley and foothill grasslands mapped within the Plan Area are distributed over approximately 0.2% (2,700 acres) of the Plan Area on the Santa Rosa Plateau. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses. Large patches of non-native grasslands occur in the Riverside Lowlands near March Air Reserve base, Lake Mathews, Lake Perris, Lake Elsinore, near Banning, Cahuilla, and in the Terwilliger Valley south of Anza.

Valley and foothill grasslands typically contain the perennial bunch grasses *Nassella pulchra and Nassella lepida*. Lesser amounts of other native grasses, such as *Melica* spp., *Leymus* spp., Muhlenbergia spp., and beard grass (*Bothriochloa barbinodis*), may also be present. In addition, non-native grasses or forbs may be present to varying degrees. Native herbaceous plants commonly found within valley and foothill grasslands include yellow fiddleneck (*Amsinckia menziesii*), common calyptridium (*Calyptridium monardum*), suncup (*Camissonia* spp.), Chinese houses (*Collinsia heterophylla*), California poppy (*Eschcholzia californica*), tarweed (*Hemizonia* spp.), coast goldfields (*Lasthenia californica*), common tidy-tips (*Layia platyglossa*), *Lupinus* spp., *Plagiobothrys* spp., blue dicks (*Dichelostemma capitata*), *Muilla* spp., blue-eyed grass (*Sisyrinchium bellum*), and *Dudleya* spp. (Holland 1986; Sims and Risser 2000).

Non-native grasslands are likely to be dominated by several species of grasses that have evolved to persist in concert with human agricultural practices: slender oat (*Avena barbata*), wild oat (*A. fatua)*, fox tail chess (*Bromus madritensis*), soft chess (*B. hordeaceus*), ripgut grass (*B. diandrus*), barley (*Hordeum* spp.), rye grass (*Lolium multiflorum*), English ryegrass (*L. perrene*), rat-tail fescue (*Vulpia myuros*), and Mediterranean schismus (*Schismus barbatus*) (Jackson 1985; Sims and Risser 2000).

Meadows and Marshes. Approximately 1,020 acres of meadow and marsh Vegetation Communities, including coastal and valley freshwater marsh, undifferentiated marsh, and wet montane meadow, exist within the Plan Area, comprising 0.08% of the Plan Area. Occurrences of this Vegetation Community have been mapped in the Prado Basin in the Santa Ana River Valley, on the Santa Ana River near Pedley, north of Lake Elsinore in Walker Canyon, near San Jacinto, along the shores of Lake Skinner and Vail Lake, and adjacent to the cismontane alkali marsh on Cahuilla Creek. Undifferentiated marsh was mapped in three locations, including the shore of Lake Mathews, near Mystic Lake, and upstream from Vail Lake along Temecula Creek in the Aguanga Valley. Wet montane meadow was mapped in the San Jacinto Mountains in the San Bernardino National Forest, primarily within the vicinity of Hemet Lake.

Meadow and marsh Vegetation Communities occur in both flowing and still water. This Vegetation Community includes cattails (*Typha* spp.), bulrush (*Scirpus* spp.), sedges (*Carex* spp.), spike rushes (*Eleocharis* spp.), flatsedges (*Cyperus* spp.), smartweed (*Polygonum* spp.), watercress (*Rorippa* spp.) and yerba mansa (*Anemopsis californica*), and also contains perennial and biennial herbs (e.g., *Oenothera* spp., *Polygonum* spp., *Lupinus* spp., *Potentilla* spp., and *Sidalcea* spp.) and grasses (e.g., *Agrostis* spp., *Deschampsia* spp., and *Muhlenbergia* spp.) (Barbour and Major 1977; Sawyer and Keeler-Wolf 1995; Stephenson and Calcarone 1999; Holland and Keil 1995). Rooted aquatic plant species with floating stems and leaves also may be present, such as pennywort (*Hydrocotyle* spp.), water smartweed (*Polygonum amphibium*), pondweeds (*Potamogeton* spp.) and water-parsley (*Oenanthe sarmentosa*) (Holland and Keil 1995). Wet montane meadows that dry out by mid-summer have a higher percentage of perennial grasses than meadows that remain moist during the entire growing season (Holland and Keil 1995).

Montane Coniferous Forest. Montane coniferous forest, including Jeffrey pine, lodgepole pine forest, lower montane coniferous forest, mixed evergreen forest, Southern California white fir forest and subalpine coniferous forest, occupies 2.4% (29,910 acres) of the MSHCP Plan Area. It occurs within the San Jacinto Mountains, Agua Tibia, Cleveland National Forest, and Santa Rosa Mountains.

Montane coniferous forest is dominated by Jeffrey pine (*Pinus jeffreyi)*, ponderosa pine (*Pinus ponderosa*), Coulter pine (*Pinus coulteri*), lodgepole pine (*Pinus contorta* ssp. *murrayanna* ssp. *murrayana*), limber pine (*Pinus flexilis*), bigcone Douglas-fir (*Pseudotsuga macrocarpa*), Pacific madrone (*Arbutus menziesii*), bigleaf maple (*Acer macrophyllum*), Rocky Mountain white fir (*Abies concolor* var. *concolor*), and sugar pine (*Pinus lambertiana*). Common understory shrubs include manzanita (*Arctostaphylos* spp.), California lilac (*Ceanothus* spp.), chinquapin (*Chrysolepis*), currant (*Ribes*), and dwarf mistletoe (*Arceuthobium campylopodum*). The herbaceous layer is composed of morning-glory (*Calystegia occidentalis* ssp. *fulcrata*), sedge (*Carex multicaulis*), clarkia (*Clarkia rhomboidea*), and mountain-heather (*Phyllodoce breweri*).

Playas and vernal pools. These Vegetation Communities comprise 0.6% (7,910 acres) of the Plan Area. Playas and vernal pools are found in Western Riverside County in the San Jacinto Valley/Perris Basin and on the Santa Rosa Plateau.

Vernal pools are ephemeral wetlands that form in shallow depressions underlain by a substrate near the surface that restricts the downward percolation of water. Depressions in the landscape fill with rainwater and runoff from adjacent areas during the winter and may remain inundated until spring or early summer, sometimes drying more than once during the wet season. Smaller pools can fill and dry, and larger pools can hold water longer and may in the deeper portions support species that are more representative of freshwater marshes. Vernal pools are well-known for their high level of endemism (Stone 1990) and abundance of rare, Threatened, or Endangered Species (Sawyer and Keeler-Wolf 1995). Many vernal pools are characterized by concentric rings of plants that flower sequentially as the pools dry. Vernal pools are dominated by native annual plants, with low to moderate levels of perennial herbaceous cover. Common vernal pool plant species in Western Riverside County include woolly marbles (*Psilocarphus brevissimus*), toad rush (*Juncus bufonius*), and spike rush (*Eleocharis* spp.). In addition, the following sensitive or listed plant species are found in one or more of these pools: California Orcutt grass (*Orcuttia californica),* Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), little mousetail (*Myosurus minimus* ssp. *apus*), spreading navarretia (*Navarretia fossalis*), low navarretia (*N. prostrata*), Orcutt's brodiaea (*Brodiaea orcuttii*), thread-leaved brodiaea (*Brodiaea filifolia*), Parish brittlescale (*Atriplex parishii*), Parish meadowfoam (*Limnanthes gracilis* ssp. *parishii*), San Diego button-celery (*Eryngium aristulatum* var. *parishii*), Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*), San Jacinto Valley crownscale (*Atriplex coronata*var. *notatior*), and smooth tarplant (*Hemizonia pungens* ssp. *laevis*) (Sawyer and Keeler-Wolf 1995). The Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) occurs only in Western Riverside County, which is also the location of the southernmost record for the vernal pool fairy shrimp (*Branchinecta lynchi*) (Eriksen and Belk 1999).

Riparian forest/woodland/scrub. Riparian vegetation, including forest, woodland, and scrub subtypes, is distributed in waterways and drainages throughout much of Western Riverside County, covering approximately 1.2 percent (15,030 acres) of the Plan Area. Southern cottonwood/willow forest makes up the largest proportion of the riparian vegetation in the Plan Area, comprising nearly one-half (6,610 acres) of the acreage. Most of the southern cottonwood/willow forest Vegetation Community occurs along the Santa Ana River drainage from Lake Evans to beyond the Prado Basin, along the San Gorgonio River north of Banning and along Temecula Creek east of Vail Lake. Additional types of riparian vegetation can be found along the San Gorgonio River north of Banning (montane riparian forest), Temescal Canyon Wash and its tributaries (riparian scrub and mulefat scrub), the stream channels within the San Mateo Canyon watershed (riparian forest, southern sycamore/alder riparian woodland and riparian scrub), and Vail Lake (tamarisk scrub).

Riparian communities typically consist of one or more deciduous tree species with an assorted understory of shrubs and herbs (Holland and Keil 1995). Depending on community type, a riparian community may be dominated by any of several trees/shrubs, including box elder (*Acer negundo*), big-leaf maple (*A. macrophyllum*), coast live oak (*Q. agrifolia*), white alder (*Alnus rhombifolia*), sycamore (*Platanus racemosa*), Fremont's cottonwood (*Populus fremontii*), California walnut (*Juglans californica*), Mexican elderberry (*Sambucus mexicana*), wild grape (*Vitis girdiana*) giant reed (*Arundo donax*), mulefat (*Baccharis salicifolia*), tamarisk (*Tamarix* spp.), or any of several species of willow (*Salix* spp.). In addition, various

understory herbs may be present, such as salt grass (*Distichlis spicata*), wild cucumber (*Marah macrocarpus*), mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica dioica*), and poison oak (*Toxicodendron diversilobum*).

Riversidean alluvial fan sage scrub. Riversidean alluvial fan sage scrub occurs throughout many drainages in the Plan Area and comprises approximately 0.6% (7,940 acres) of the Plan Area. Large acreages of the vegetation occur on the Santa Ana River near Lake Evans in the City of Riverside; along the San Gorgonio River and tributaries near Banning; on the San Jacinto River from the National Forest to the Soboba Indian Reservation; near Temecula along Temecula Creek; the Aguanga area; Bautista Creek south of Hemet; and near Murrieta and Glen Ivy in the Temescal Valley.

Riversidean alluvial fan sage scrub is a Mediterranean shrubland type that occurs in washes and on gently sloping alluvial fans. Alluvial scrub is made up predominantly of drought-deciduous soft-leaved shrubs, but with significant cover of larger perennial species typically found in chaparral (Kirkpatrick and Hutchinson 1977). Scalebroom generally is regarded as an indicator of Riversidian alluvial scrub (Smith 1980; Hanes *et al.* 1989). In addition to scalebroom, alluvial scrub typically is composed of white sage (*Salvia apiana*), redberry (*Rhamnus crocea*), flat-top buckwheat (*Eriogonum fasciculatum*), our lord's candle (*Yucca whipplei*), California croton (*Croton californicus*), cholla (*Opuntia* spp.), tarragon (*Artemisia dracunculus*), yerba santa (*Eriodictyon* spp.), mule fat (*Baccharis salicifolia*), and mountain-mahogany (*Cercocarpus betuloides*) (Hanes *et al.* 1989; Smith 1980). Annual species composition has not been studied but is probably similar to that found in understories of neighboring shrubland vegetation. Two sensitive annual species are endemic to alluvial scrub vegetation in the Plan Area: slender-horned spine lower (*Dodecahema leptocerus*) and Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*).

Water. Approximately 1.0% (12,210 acres) of the Plan Area consists of open water. Open water was mapped at Vail Lake, Lake Skinner, Diamond Valley Lake, Lake Perris, Mystic Lake, Canyon Lake, Lake Elsinore, Lee Lake, Lake Mathews, Hemet Lake, portions of the San Jacinto River, and portions of the Santa Ana River, as well as various small ponds, private reservoirs, and portions of stream channels.

Open water typically is unvegetated due to a lack of light penetration. However, open water may contain suspended organisms such as filamentous green algae, phytoplankton (including diatoms), and desmids (Grenfell 1988). Floating plants such as duckweed (*Lemna* spp.), water buttercup (*Ranunculus aquatilis*), and mosquito fern (*Azolla filiculoides*) also may be present (Holland and Keil 1995). Open water includes inland depressions, ponds, lakes, reservoirs, stream channels containing standing water and often occur in conjunction with riparian and upland Vegetation Communities. Depth may vary from hundreds of meters to a few centimeters.

Woodlands and Forests. The Plan Area supports approximately 34,300 acres (2.7% of Plan Area) of woodlands and forests composed of black oak forest, broad-leaved upland forest, oak woodlands and peninsular juniper woodland Vegetation Communities. Woodland and forest Vegetation Communities are dominated by Englemann oak (*Quercus englemannii*), coast live oak (*Q. agrifolia*), canyon live oak (*Q. chrysolepis*), interior live oak (*Q. wislizenii*), and black oak (*Q. kelloggii*) in the canopy, which may be continuous to intermittent or savannah-like. Four-needle pinyon (*Pinus quadrifolia*), single-leaf pinyon pine (*Pinus monophylla*) and California juniper (*Juniperus californica*) are the canopy species of peninsular juniper woodland which most commonly occur in Southern California, forming a scattered canopy from 3 to 15 m tall (Sawyer and Keller-Wolf 1995; Holland and Keil 1995).

Many understory plants in oak woodlands are shade tolerant and include wild blackberry *(Rubus ursinus)*, snowberry *(Symphoricarpos mollis)*, California walnut *(Juglans californica)*, California-lilac *(Ceanothus* spp.*), Rhus* spp.*,* currant *(Ribes* spp.), toyon *(Heteromeles arbutifolia)*, California bay *(Umbellularia californica)*, Engelmann oak, manzanita *(Arctostaphylos* spp.), laurel sumac *(Malosma laurina)*, poison-oak *(Toxicodendron diversilobum)* and herbaceous plants including bracken fern *(Pteridium aquilinum)*, polypody fern *(Polypodium californicum)*, fiesta flower *(Pholistorma auritum)* and miner's lettuce

(Claytonia perfoliata) (Holland and Keil 1995, Sawyer and Keeler-Wolf 1995, Thorne 1976, Brown 1982). Munz and Keck (1968) identify similar species for this Vegetation Community and include that a variety of grasses and soft shrubs also are commonly found. This Vegetation Community can occur on all aspects, on stream sides, canyon bottoms and flat to very steep topography. Woodlands and forests are known to occur throughout the Plan Area.

Developed or disturbed land. Approximately 218,260 acres (17.3%) of developed or disturbed lands occur within the Plan Area. Developed or disturbed lands consist of areas that have been disced, cleared, or otherwise altered. Developed lands may include roadways, existing buildings, and structures. The largest areas of developed land are in the Cities (and surrounding unincorporated communities) of Temecula, Murrieta, Lake Elsinore, Canyon Lake, (Meadowbrook, Alberhill, El Cariso and Lakeland Village), Hemet (East Hemet and Valle Vista), in Moreno Valley, and along the SR-91 corridor from Riverside through Corona and Norco. More medium-sized tracts of developed land are located in the communities of Canyon Lake, (Quail Valley, Sun City, Homeland), in Perris along I-215, (Mead Valley, Gavilan Hills, Woodcrest), Beaumont, Banning,(Cherry Valley), and Calimesa. Small and scattered occurrences include in the southeast portion of the Plan Area along SR-371 in the unincorporated communities of Terwilliger Valley, Sage, Aguanga and Anza, east of the city of Temecula, and in (Sedco Hills). Disturbed lands may include ornamental plantings for landscaping, escaped exotics, or ruderal vegetation dominated by non-native, weedy species such as mustard (*Brassica* sp.), fennel (*Foeniculum vulgare*), tocalote (*Centaurea melitensis*), and Russian thistle (*Salsola tragus*).

Unknown. Approximately 1,350 acres within the Plan Area were not classified into a Vegetation Community during the 1995 PSBS and KTU+A mapping effort.

2.1.4 Species Considered for Conservation in the MSHCP

The species considered for Conservation during the MSHCP planning process are summarized in *Table 2-2*. As shown in *Table 2-2*, the initial list of species considered for Conservation included 247 species identified for consideration by the MSHCP Advisory Committee in collaboration with the Wildlife Agencies. Early in the planning process, it was determined that sufficient information was not available for many of these species to proceed with conservation planning. The initial list of 247 species was reduced to 165 species as part of the *August 9, 1999 Draft MSHCP Proposal* prepared by DUDEK. The list was further refined to 146 species as the MSHCP planning process proceeded and information needed to proceed with conservation planning could not be obtained for certain species. Several species were added to the list during this process as suggested by stakeholders such as the Wildlife Agencies and the California Native Plant Society (CNPS). Species added included great blue heron, Dulzura kangaroo rat, Aguanga kangaroo rat, and six plant species.

Of the 146 Covered Species addressed in the MSHCP, 118 species are considered to be adequately conserved. The remaining 28 Covered Species will be considered to be adequately conserved when certain conservation requirements are met as identified in the species-specific conservation objectives for those species (species-specific conservation objectives for the 146 Covered Species are presented in *Section 9.0* of this document). For 16 of the 28 species, particular species-specific conservation objectives, which are identified in *Table 9-3*, must be satisfied to shift those particular species to the list of Covered Species Adequately Conserved. These 16 species are identified with the superscript (e) in the far right column of *Table 2-2*. For the remaining 12 species, a Memorandum of Understanding must be executed with the Forest Service that addresses management for these species on Forest Service Land in order to shift these species to the list of Covered Species Adequately Conserved. These 12 species are identified with the superscript (f) in the far right column of *Table 2-2*. Superscripts (a) through (d) in the far right column of *Table 2-2* indicate Covered Species Adequately Conserved for which surveys may be required. Specific survey requirements are included in the species-specific conservation objectives presented in *Section 9.0* of this document and in *Sections 6.1.2, 6.1.3,* and *6.3.2* of this document. A complete summary of MSHCP species survey requirements is provided in *Appendix E* to this document.

TABLE 2-2
SPECIES CONSIDERED FOR CONSERVATION
UNDER THE MSHCP SINCE 1999

Species Name	Listing Status State/ Federal {1}	Species Initially Considered for Conservation (3/99 - FWS Tables 1&2) {2} (247 species)	Species Considered for Conservation in "August 9, 1999 Draft MSHCP Proposal" {3} (165 species)	Species Considered for Conservation in "March 7, 2002 Admin Draft MSHCP Plan"{4} (142 species)	MSHCP Covered Species Adequately Conserved -{5} (146 species)
INVERTEBRATES/CRUSTACEANS					
Riverside fairy shrimp *Streptocephalus woottoni*	-/FE	✓	✓	✓	✓(a)
Santa Rosa Plateau fairy shrimp *Linderiella santarosae*	- / -	✓	✓	✓	✓(a)
vernal pool fairy shrimp *Branchinecta lynchi*	-/FT	✓	✓	✓	✓(a)
INVERTEBRATES/INSECTS					
Delhi Sands flower-loving fly *Rhaphiomidas terminatus abdominalis*	-/FE	✓	✓	✓	✓
Electra silkmoth *Hemileuca electra electra*	- / -	✓			
Frost's tiger beetle *Cicindela senilis frosti*	- / -	✓			
Greenest tiger beetle *Cicindela tranquebanca viridissima*	- / -	✓			
Harbisons dun skipper *Euphyes vestris harbisoni*	- / -	✓			
Quino checkerspot butterfly	-/FE	✓	✓	✓	✓

Euphydryas editha quino					
Ruth's cuckoo bee *Holcopasites ruthae*	- / -	✓			
San Jacinto blue butterfly *Euphilotes enoptes cryptorufes*	- / -	✓			
Simple hydroporus diving beetle *Hydroporus simplex*	- / -	✓			
FISH					
arroyo chub *Gila orcutti*	SSC/-	✓	✓	✓	✓
Santa Ana sucker *Catastomus santaanae*	SSC/FT	✓	✓	✓	✓
speckled dace *Rhinichthys osculus*	- / -	✓	✓		
AMPHIBIANS					
arroyo toad *Bufo californicus*	SSC/FE	✓	✓	✓	✓(c)
California red-legged frog *Rana aurora draytonii*	SSC/FT	✓	✓	✓	✓(c)
coast range newt *Taricha tarosa tarosa*	SSC/-	✓	✓	✓	✓
large-blotched salamander *Ensatina escholtzii klauberi*	SSC/-	✓	✓		
mountain yellow-legged frog *Rana mucosa*	SP, SSC/FE	✓	✓	✓	✓(c)
western spadefoot *Scaphiopus hammondii*	SSC/-	✓	✓	✓	✓
REPTILES					
Belding's orange-throated whiptail *Cnemidophorus hyperythrus beldingi*	SSC/-	✓	✓	✓	✓
	SSC/	✓	✓		

California legless lizard *Anniella pulchra pulchra*					
California red-sided garter snake *Thamnophis sirtalis infernalis*	- / -	✓	✓		
coast patch-nosed snake *Salvadora hexalepis virgultea*	SSC/-	✓	✓		
coastal glossy snake *Arizona elegans occidentalis*	- / -	✓	✓		
coastal rosy boa *Lichanura trivirgata roseofusca*	- / -	✓	✓		
coastal western whiptail *Cnemidophorus tigris multiscutatus*	- / -	✓	✓	✓	✓
granite night lizard *Xantusia henshawi henshawi*	- / -	✓	✓	✓	✓
granite spiny lizard *Sceloporus orcutti*	- / -	✓	✓	✓	✓
long-nosed leopard lizard *Gambelia wislizenii*	- / -	✓	✓		
northern red-diamond rattlesnake *Crotalus ruber ruber*	SSC/-	✓	✓	✓	✓
San Bernardino mountain kingsnake *Lampropeltis zonata parvirubra*	SSC/-	✓	✓	✓	✓(f)
San Bernardino ringneck snake *Diadiphis punctatus modestus*	- / -	✓	✓		

San Diego banded gecko *Coleonyx variegatus abbottii*	- / -	✓	✓	✓	✓
San Diego horned lizard *Phrynosoma coronatum blainvillei*	SSC/-	✓	✓	✓	✓
San Diego mountain kingsnake *Lampropeltis zonata pulchra*	SSC/-	✓	✓	✓	✓(f)
San Diego ringneck snake *Diadophis punctatus similis*	- / -	✓	✓		
southern rubber boa *Charina bottae umbratica*	ST/-	✓	✓	✓	✓(f)
southern sagebrush lizard *Sceloporus graciosus vandenburgianus*	- / -	✓	✓	✓	✓(f)
two-striped garter snake *Thamnophis hammondii*	SSC/-	✓	✓		
western pond turtle *Clemmys marmorata pallida*	SSC/-	✓	✓	✓	✓
BIRDS					
American bittern *Botaurus lentiginosus*	- /	✓	✓	✓	✓
bald eagle *Haliaeetus leucocephalus*	SP, SE/FT	✓	✓	✓	✓
Bell's sage sparrow *Amphispiza belli belli*	SSC/	✓	✓	✓	✓
black swift (breeding) *Cypseloides niger*	SSC/	✓	✓	✓	✓
black-crowned night heron	- / -	✓	✓	✓	✓

Nycticorax nycticorax					
burrowing owl *Athene cunicularia hypugaea*	SSC/	✓	✓	✓	✓(c)
cactus wren *Campylorhynchus brunneicapillus*	SSC/-	✓	✓	✓	✓
California black rail *Laterallus jamaicensis*	SP, ST/	✓			
California horned lark *Eremophila alpestris actia*	SSC/-	✓	✓	✓	✓
California spotted owl *Strix occidentalis occidentalis*	SSC/	✓	✓	✓	✓(f)
coastal California gnatcatcher *Polioptila californica californica*	SSC/FT	✓	✓	✓	✓
Cooper's hawk *Accipiter cooperii*	SSC/-	✓	✓	✓	✓
double-crested cormorant *Phalacrocorax auritus*	SSC/-	✓	✓	✓	✓
downy woodpecker *Picoides pubescens*	- / -	✓	✓	✓	✓
ferruginous hawk *Buteo regalis*	SSC/	✓	✓	✓	✓
flammulated owl *Otus flammeolus*	- / -	✓	✓		
golden eagle *Aquila chrysaetos*	SP, SSC/ -	✓	✓	✓	✓
grasshopper sparrow *Ammodramus savannarum*	- / -	✓	✓	✓	✓(e)
great blue heron *Ardea herodias*	- / -			✓	✓
greater sandhill crane *Grus canadensis tabida*	SP, ST/-	✓			

Le Conte's thrasher *Toxostoma lecontei*	SSC/	✓	✓		
least Bell's vireo *Vireo bellii pusillus*	SE/FE	✓	✓	✓	✓(a)
Lincoln's sparrow (breeding) *Melospiza lincolnii*	- / -	✓	✓	✓	✓(e)
loggerhead shrike *Lanius ludovicianus*	SSC/	✓	✓	✓	✓
long-eared owl (breeding) *Asio otus*	SSC/-	✓	✓		
Macgillivray's warbler *Oporornis tolmiei*	- / -	✓	✓	✓	✓
merlin *Falco columbarius*	SSC/-	✓	✓	✓	✓
mountain plover (wintering) *Charadrius montanus*	SSC/PT	✓	✓	✓	✓
mountain quail *Oreortyx pictus*	- / -	✓	✓	✓	✓
Nashville warbler *Vermivora ruficapilla*	- / -	✓	✓	✓	✓
northern goshawk *Accipiter gentilis*	SSC/	✓	✓	✓	✓
northern harrier (breeding) *Circus cyaneus*	SSC/-	✓	✓	✓	✓
northern pygmy owl *Glaucidium gnoma*	- / -	✓			
osprey *Pandion haliaetus*	SSC/-	✓	✓	✓	✓
peregrine falcon *Falco peregrinus*	SP, SE/ delisted	✓	✓	✓	✓
prairie falcon (breeding) *Falco mexicanus*	SSC/-	✓	✓	✓	✓
purple martin *Progne subis*	SSC/-	✓	✓	✓	✓
	SSC/-	✓	✓	✓	✓

sharp-shinned hawk *Accipiter striatus*					
short-eared owl (breeding) *Asio flammeus*	SSC/-	✓	✓		
So. California rufous-crowned sparrow *Aimophila ruficeps canescens*	SSC/-	✓	✓	✓	✓
southwestern willow flycatcher *Empidonax traillii extimus*	SE/FE	✓	✓	✓	✓(a)
Swainson's hawk *Buteo swainsoni*	ST/	✓	✓	✓	✓
Swainson's thrush (breeding) *Catharus ustulatus*	- / -	✓	✓		
tree swallow *Tachycineta bicolor*	- / -	✓	✓	✓	✓
tricolored blackbird (colony) *Agelaius tricolor*	SSC/	✓	✓	✓	✓
turkey vulture (breeding) *Cathartes aura*	- / -	✓	✓	✓	✓
Vaux's swift *Chaetura vauxi*	SSC/	✓	✓		
western least bittern *Ixobrychus exilis hesperis*	SSC/-	✓	✓		
western snowy plover *Charadrius alexandrinus nivosus*	SSC/FT	✓	✓		
western yellow-billed cuckoo *Coccyzus americanus occidentalis*	SE/-	✓	✓	✓	✓(a)
white-faced ibis *Plegadis chihi*	SSC/	✓	✓	✓	✓
white-tailed kite *Elanus leucurus*	SP/	✓	✓	✓	✓
	- / -	✓	✓	✓	✓(f)

Williamson's sapsucker *Sphyrapicus thyroideus*					
Wilson's warbler *Wilsonia pusilla*	- / -	✓	✓	✓	✓
yellow warbler *Dendroica petechia brewsteri*	SSC/-	✓	✓	✓	✓
yellow-breasted chat *Icteria virens*	SSC/-	✓	✓	✓	✓
MAMMALS					
Aguanga kangaroo rat *Dipodomys merriami collinus*	- / -	✓		✓	✓(c)
American badger *Taxidea taxus*	SSC/-	✓			
big free tailed bat *Nyctinimops macrotis*	SSC/-	✓			
bobcat *Lynx rufus*	- / -	✓	✓	✓	✓
brush rabbit *Sylvilagus bachmani*	- / -	✓	✓	✓	✓
California leaf-nosed bat *Macrotus californicus*	SSC/-	✓			
California mastiff bat *Eumops perotis californicus*	SSC/	✓			
coyote *Canis latrans*	- / -	✓	✓	✓	✓
Dulzura California pocket mouse *Chaetodipus californicus femoralis*	SSC/-	✓	✓		
Dulzura kangaroo rat *Dipodomys simulans*	- / -			✓	✓
fringed myotis *Myotis thysanodes*	- /	✓			
	- /	✓			

long-eared myotis *Myotis evotis*					
long-legged myotis *Myotis volans*	- /	✓			
long-tailed weasel *Mustela frenata*	- / -	✓	✓	✓	✓
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	SSC/-	✓		✓	✓(c)
Mexican long-tongued bat *Choeronyeteris mexicana*	SSC/-	✓			
mountain lion *Puma concolor*	- / -	✓	✓	✓	✓
Nelson's bighorn sheep *Ovis canadensis nelsoni*	- / -	✓			
northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	SSC/-	✓	✓	✓	✓
pale big-eared bat *Pleocotus townsendii pallescens*	SSC/	✓			
pallid bat *Antrozous pallidus*	SSC/-	✓			
peninsular bighorn sheep *Ovis canadensis cremnobates*	SP, SE/FE	✓			
pocketed free-tailed bat *Nyctinimops femorosaccus*	SSC/-	✓			
ringtail *Bassarisucs astutus*	- / -	✓			
San Bernardino flying squirrel *Glaucomys sabrinus californicus*	SSC/-	✓	✓	✓	✓(e)
San Bernardino kangaroo rat	SSC/FE	✓		✓	✓(c)

Dipodomys merriami parvus					
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	SSC/-	✓	✓	✓	✓
San Diego desert woodrat *Neotoma lepida intermedia*	SSC/-	✓	✓	✓	✓
southern grasshopper mouse *Onychomys torridus ramona*	SSC/	✓			
southern yellow bat *Lasiurus ega*	- / -	✓			
spotted bat *Euderma maculatum*	SSC/	✓			
Stephens' kangaroo rat *Dipodomys stephensi*	ST/FE	✓	✓	✓	✓
western big-eared bat *Pleocotus townsendii townsendii*	SSC/	✓			
western small-footed myotis *Myotis ciliolabrum*	- /	✓			
PLANTS					
Adder's mouth *Malaxis monophyllos* ssp. *brachypoda*	- / -	✓			
Ayenia *Ayenia compacta*	- / -	✓			
beautiful hulsea *Hulsea vestita* ssp. *callicarpha*	- / -	✓	✓	✓	✓(e)
Big Bear Valley woollypod *Astragalus leucolobus*	- / -	✓			
bluish spike moss *Selaginella asprella*	- / -	✓	✓		
	- / -				✓(b)

Brand's phacelia *Phacelia stellaris*					
Braunton's milk-vetch *Astragalus brauntonii*	- /FE	✓			
California beardtongue *Penstemon californicus*	- / -	✓	✓	✓	✓
California bedstraw *Galium californicum* ssp. *primum*	- / -	✓	✓	✓	✓(f)
California black walnut *Juglans californica* var. *californica*	- / -	✓	✓	✓	✓
California muhly *Muhlenbergia californica*	- /-	✓	✓	✓	✓(e)
California Orcutt grass *Orcuttia californica*	SE/FE	✓	✓	✓	✓(b)
California spine-flower *Mucronea californica*	- / -	✓	✓	✓	
Caraway-leaved gilia *Gilia caruifolia*	- / -	✓			
chickweed oxytheca *Oxytheca caryophylloides*	- / -	✓	✓	✓	✓(e)
chocolate lily *Fritillaria biflora*	- / -	✓	✓		
Cleveland's bush monkeyflower *Mimulus clevelandii*	- / -	✓	✓	✓	✓(f)
cliff cinquefoil *Potentilla rimicola*	- / -	✓	✓	✓	✓(e)
cliff spurge *Euphorbia misera*	- / -	✓			
coastal dunes milk -vetch	SE/FE	✓			

Astragalus tener var. *titi*					
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	- / -	✓	✓	✓	✓(d)
Coulter's matilija poppy *Romneya coulteri*	- / -	✓	✓	✓	✓(e)
Coulter's saltbush *Atriplex coulteri*	- / -	✓	✓	✓	
crested milk-vetch *Astragalus bicristatus*	- / -	✓			
Davidson's saltscale *Atriplex serenana* var. *davidsonii*	- / -	✓	✓	✓	✓(d)
Davidson's stonecrop *Sedum niveum*	- / -	✓			
desert sage *Salvia eremostachya*	- / -	✓			
Duran's rush *Juncus duranii*	- / -	✓			
Engelmann oak *Quercus engelmannii*	- / -	✓	✓	✓	✓
Fish's milkwort *Polygala cornuta* var. *fishiae*	- / -	✓	✓	✓	✓(e)
graceful tarplant *Holocarpha virgata* ssp. *elongata*	- / -	✓	✓	✓	✓(e)
Hall's monardella *Monardella macrantha* ssp. *hallii*	- / -	✓	✓	✓	✓
Hammitt's clay-cress *Sibaropsis hammittii*	- / -				✓(b)
heart-leaved pitcher sage *Lepechinia cardiophylla*	- / -	✓	✓	✓	✓(d)
hidden Lake bluecurl *Trichostema*	-/FT	✓			

austromontanum ssp. *compactum*					
intermediate mariposa lily *Calochortus weedii* var. *intermedius*	- / -	✓	✓	✓	✓
jackass clover *Wislizenia refracta* ssp. *refracta*	- / -	✓			
Jaeger's milk-vetch *Astragalus pachypus* var. *jaegeri*	- / -	✓	✓	✓	✓
Johnston's rock cress *Arabis johnstonii*	- / -	✓	✓	✓	✓(b)
Laguna Mountains jewel-flower *Streptanthus bernardinus*	- / -	✓			
Lakeside ceanothus *Ceanothus cyaneus*	- / -	✓			
leafy buckwheat *Eriogonum foliosum*	- / -	✓			
Lemmon's syntrichopappus *Syntrichopappus lemmonii*	- / -	✓			
lemon lily *Lilium parryi*	- / -	✓	✓	✓	✓(f)
light-gray lichen *Mobergia calculiformis*	- / -	✓			
little mousetail *Myosurus minimus*	- / -	✓	✓	✓	✓(d)
long-spined spine flower *Chorizanthe polygonoides* var. *longispina*	- / -	✓	✓	✓	✓
many-stemmed dudleya *Dudleya multicaulis*	- / -	✓	✓	✓	✓(b)

Mission Canyon bluecup *Githopsis diffusa* ssp. *filicaulis*	- / -	✓			
Mojave tarplant *Deinandra mohavensis*	SE/ -	✓	✓	✓	✓(e)
mud nama *Nama stenocarpum*	- / -				✓(d)
Munz's mariposa lily *Calochortus palmeri* var. *munzii*	- / -	✓	✓	✓	✓(b)
Munz's onion *Allium munzii*	ST/FE	✓	✓	✓	✓(b)
Nevin's barberry *Berberis nevinii*	SE/FE	✓	✓	✓	✓(d)
ocellated Humboldt lily *Lilium humboldtii* ssp. *ocellatum*	- / -	✓	✓	✓	✓(f)
Orcutt's brodiaea Brodiaea orcuttii	- / -	✓	✓	✓	✓
Orcutt's linanthus *Linanthus orcuttii*	- / -	✓			
Palmer's mariposa lily *Calochortus palmeri* var. *palmeri*	- / -	✓			
Palmer's grapplinghook *Harpagonella palmeri*	- / -	✓	✓	✓	✓
Palomar monkeyflower *Mimulus diffusus*	- / -	✓	✓	✓	✓
panamint dudleya *Dudleya saxosa* ssp. *saxosa*	- / -	✓			
Parish's alumroot *Heuchera parishii*	- / -	✓			
Parish's brittlescale *Atriplex parishii*	- / -	✓	✓	✓	✓(d)
Parish's chaenactis *Chaenactis parishii*	- / -	✓			

Parish's daisy *Erigeron parishii*	-/FT	✓			
Parish's desert thorn *Lycium parishii*	- / -	✓			
Parish's meadowfoam *Limnanthes gracilis* var. *parishii*	SE/ -	✓	✓	✓	✓
Parish's onion *Allium parishii*	- / -	✓			
Parish's rupertia *Rupertia rigida*	- / -	✓			
Parry's spine flower *Chorizanthe parryi* var. *parryi*	- / -	✓	✓	✓	✓(e)
Parry's tetracoccus *Tetracoccus dioicus*	- / -	✓			
Payson's jewelflower *Caulanthus simulans*	- / -	✓	✓	✓	✓
peninsular spine flower *Chorizanthe leptotheca*	- / -	✓	✓	✓	✓(e)
Plummer's mariposa lily *Calochortus plummerae*	- / -	✓	✓	✓	✓(e)
prairie wedge grass *Sphenopholis obtusata*	- / -	✓	✓		
Pringle's monardella *Monardella pringlei*	- / -	✓			
prostrate navarretia *Navarretia prostrate*	- / -				✓(d)
prostrate spine flower *Chorizanthe procumbens*	- / -	✓	✓	✓	✓
Rainbow manzanita	- / -	✓	✓	✓	✓(e)

Arctostaphylos rainbowensis					
Robinson's pepper grass *Lepidium virginicum* var. *robinsonii*	- / -	✓			
round-leaved boykinia *Boykinia rotundifolia*	- / -	✓	✓		
round-leaved filaree *Erodium macrophyllum*	- / -	✓			✓(d)
sagebrush loeflingia *Loeflingia squarrosa* var. *artemisiarum*	- / -	✓			
salt spring checkerbloom *Sidalcea neomexicana*	- / -	✓			
San Bernardino Mountains owl clover *Castilleja lasiorhyncha*	- / -	✓			
San Diego ambrosia *Ambrosia pumila*	-/FE	✓	✓	✓	✓(b)
San Diego button-celery *Eryngium aristulatum* var. *parishii*	SE/FE	✓	✓	✓	✓
San Diego goldenstar *Muilla clevelandii*	- / -	✓			
San Jacinto beardtongue *Penstemon clevelandii* var. *connatus*	- / -	✓	✓		
San Jacinto Mountains bedstraw *Galium angustifolium* ssp. *jacinticum*	- / -	✓	✓	✓	✓(b)
San Jacinto Mountain daisy	- / -	✓	✓		

Erigeron breweri var. *jacinteus*					
San Jacinto prickly phlox *Leptodactylon jaegeri*	- / -	✓			
San Jacinto Valley crownscale *Atriplex coronata* var. *notatior*	-/FE	✓	✓	✓	✓(d)
San Miguel savory *Satureja chandleri*	- / -	✓	✓	✓	✓(b)
Santa Ana River woollystar *Eriastrum densifolium* ssp. *sanctorum*	SE/FE	✓	✓	✓	✓
Santa Rosa Mountains linanthus *Linanthus floribundus* ssp. *hallii*	- / -	✓			
Santiago Peak keckii *Phacelia suaveolens* ssp. *keckii*	- / -	✓			
shaggy-haired alumroot *Heuchera hirsutissima*	- / -	✓	✓	✓	✓(f)
slender bedstraw *Galium angustifolium* ssp. *gracillimum*	- / -	✓	✓		
slender-horned spine flower *Dodecahema leptoceras*	SE/FE	✓	✓	✓	✓(b)
small-flowered bluecurls *Trichostema micranthum*	- / -	✓			
small-flowered microseris *Microseris douglasii* var. *platycarpha*	- / -	✓	✓	✓	✓(e)
small-flowered morning-glory	- / -	✓	✓	✓	✓

Convolvulus simulans					
smooth tarplant *Centromadia pungens* ssp. *laevis*	- / -	✓	✓	✓	✓(d)
snake cholla *Opuntia parry* var. *serpentina*	- / -	✓			
Sonoran maiden form *Thelypteris puberula* var. *sonorensis*	- / -	✓	✓		
South coast saltscale *Atriplex pacifica*	- / -	✓			
southern skullcap *Scutellaria bolanderi* ssp. *austromontana*	- / -	✓			
southern jewel-flower *Streptanthus campestris*	- / -	✓			
spreading navarretia *Navarretia fossalis*	- / FT	✓	✓	✓	✓(b)
sticky-leaved dudleya *Dudleya viscida*	- / -	✓	✓	✓	✓(f)
summer holly *Comarostaphylis diversifolia* ssp. *diversifolia*	- / -	✓			
Tahquitz ivesia *Ivesia callida*	SR/-	✓			
thread-leaved brodiaea *Brodiaea filifolia*	SE/FT	✓	✓	✓	✓(d)
Thurber's penstemon *Penstemon thurberi*	- / -	✓			
Vail Lake ceanothus *Ceanothus ophiochilus*	SE/FT	✓	✓	✓	✓(d)
vernal barley *Hordeum intercedens*	- / -	✓	✓	✓	✓

white-bracted spine-flower *Chorizanthe xanti* var. *leucotheca*	- / -	✓			
white-margined oxytheca *Oxytheca emarginata*	- / -	✓			
Wright's trichocoronis *Trichocoronis wrightii* var. *wrightii*	- / -	✓	✓	✓	✓(b)
Yucaipa onion *Allium marvinii*	- / -				✓(b)
Ziegler's aster *Machaeranthera canescens* var. *ziegleri*	- / -	✓			

FOOTNOTES:

(1) FEDERAL DESIGNATIONS

FE Endangered: Species listed as endangered by the U.S. Fish and Wildlife Service. Taxa threatened throughout all or a significant portion of their range. The term "endangered species" means any species which is in danger of extinction throughout all or a significant portion of its range other than a species of the Class Insecta determined by the Secretary to constitute a pest whose protection under the provisions of this Act would present an overwhelming and overriding risk to man (Section 3 (6) of the Endangered Species Act).

FT Threatened: Species listed as threatened by the U.S. Fish and Wildlife Service. Taxa likely to become endangered in the foreseeable future. The term "threatened species" means any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range (Section 3 (19) of the Endangered Species Act).

PT Proposed Threatened: Species proposed for listing as threatened by the U.S. Fish and Wildlife Service

Proposed: Any species of fish, wildlife, or plant that is proposed in the Federal Register to be listed under Section 4 of the Endangered Species Act. The formal process of publishing a proposed federal regulation in the Federal Register and establishing a comment period for public input in the decision-making process. Plants and animals must be proposed for listing as threatened or endangered species, and the resulting public comments must be analyzed, before the UFWS can make a final decision.

Petition: A formal request, with the support of adequate biological data, suggesting that a species be listed, reclassified, or delisted, or that critical Habitat be revised for a listed species.

STATE DESIGNATIONS

SE Endangered: Species classified as endangered by the California Fish and Game Commission. Taxa which are in serious danger of becoming extinct throughout all, or a significant portion, of their range due to one or more causes including loss of Habitat, change in Habitat, over exploitation, predation, competition, or disease (Section 2062 of the Fish and Game Code).

ST Threatened: Species classified as threatened by the California Fish and Game Commission. Taxa which, although not presently threatened with extinction, are likely to become endangered species in the foreseeable future (Section 2067 of the Fish and Game Code).

SSC California or CDFG Species of Special Concern: Species considered by the California Department of Fish and Game as possibly facing extirpation in California due to declining populations or loss of Habitat. Taxa that appear to be vulnerable to extinction because of declining populations, limited ranges, and/or continuing threats.

California Special Concern Species: It is the goal and responsibility of the Department of Fish and Game to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their declining by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Not all "Species of Special Concern" have declined equally; some species may be just starting to decline, while others may have already reached the point where they meet the criteria for listing as a "Threatened" or "Endangered" species under the State and/or Federal Endangered species Acts.

SP Fully Protected: Fully protected species may not be taken or possessed without a permit from the Fish and Game Commission and/or the Department of Fish and Game.

SR Rare: Taxa which, although not presently threatened with extinction, are present in such small numbers throughout their range that they may become endangered if the present environment worsens (Section 1901 of the Fish and Game Code).

Candidate: Taxa which the Fish and Game Commission has formally noticed as being under review by the Department in addition to the list of threatened and endangered species.

(2) The list of species initially considered for Conservation by the Wildlife Agencies in collaboration with the MSHCP Advisory Committee. This list was documented by FWS staff in Tables 1 and 2 prepared in March 1999. Tables 1 and 2 are included in the Appendix to the August 9, 1999 "Draft MSHCP Proposal" (DUDEK 1999) on file with the County of Riverside.

(3) This list of species was developed by DUDEK from the list of species initially considered for Conservation based on preliminary review of the MSHCP database. This list is described in the August 9, 1999 "Draft MSHCP Proposal" (DUDEK 1999) on file with the County of Riverside.

(4) This list of species was developed by DUDEK as a refinement of the list of species included in the August 9, 1999 "Draft MSHCP Proposal." The refinements were based on input from the Wildlife Agencies and a variety of stakeholders as well as additional research conducted by DUDEK. In general, species previously considered for Conservation were eliminated from the list because information needed to proceed with conservation planning for the species was determined to be unavailable.

(5) This list of species was developed by DUDEK as a refinement to the list of species included in the March 7, 2002 Administrative Draft MSHCP and reflects additions recommended by the Wildlife Agencies and CNPS as well as elimination of two plant species for which it was determined sufficient information was not available to proceed with conservation planning. A complete summary of all MSHCP species survey requirements is provided in *Appendix E* of this document.

(a) Surveys may be required for these species as part of wetlands mapping as described in *Section 6.1.2* of this document.

(b) Surveys may be required for these species within Narrow Endemic Plant Species survey area as described in *Section 6.1.3* of this document.

(c) Surveys may be required for these species within locations shown on survey maps as described in *Section 6.3.2* of this document.

(d) Surveys may be required for these species within Criteria Area as described in *Section 6.3.2* of this document.

(e) These Covered Species will be considered to be Covered Species Adequately Conserved when conservation requirements identified in species-specific conservation objectives have been met. Species-specific conservation objectives for these species are presented in *Section 9.0* of this document. Please refer to *Table 9-3* for specific conservation objectives that must be met for these 16 species prior to including them on the list of Covered Species Adequately Conserved.

(f) These Covered Species will be considered to be Covered Species Adequately Conserved when a Memorandum of Understanding is executed with the Forest Service that addresses management for these species on Forest Service Land. Please refer to *Table 9-3*.

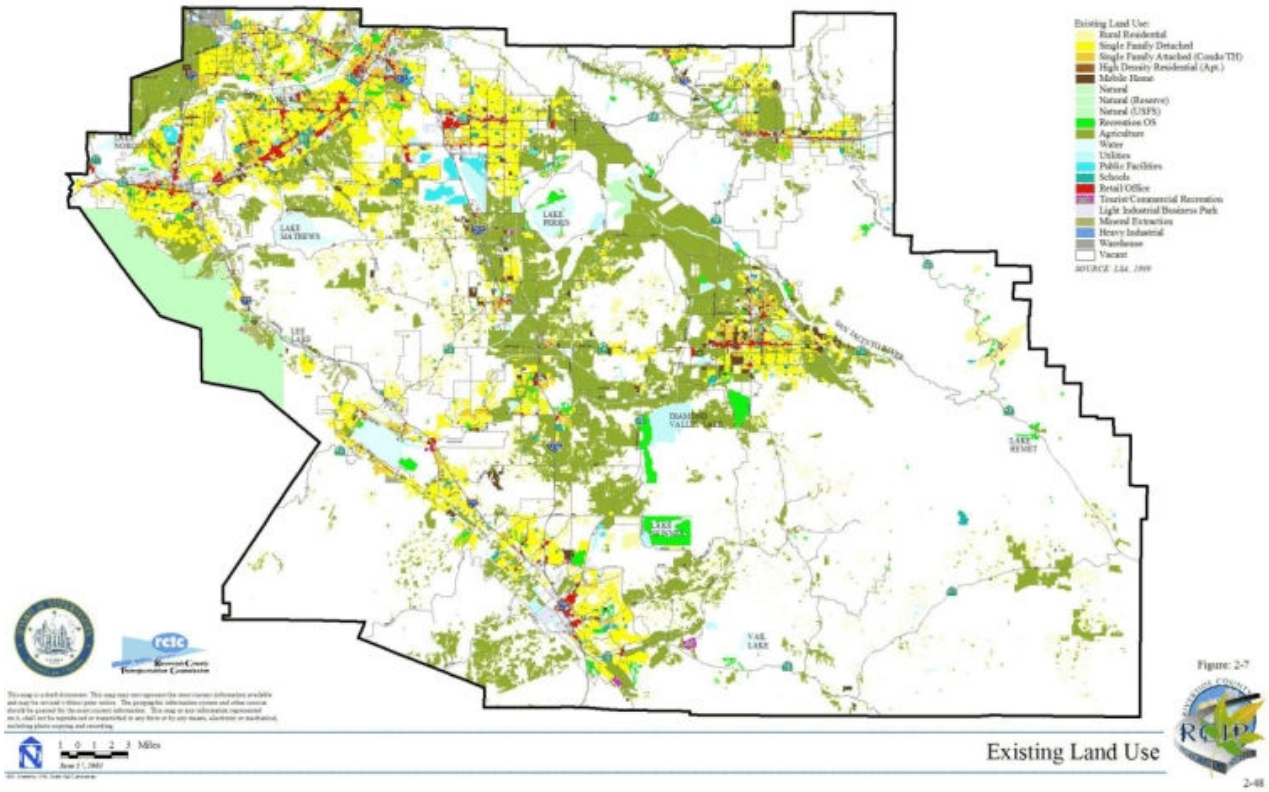
2.2 LAND USE CONTEXT

2.2.1 Existing Land Use

Existing land uses within the MSHCP Plan Area can be characterized by developed, agriculture and open space/vacant land categories. Developed land uses include residential uses (single family detached, single family attached, high-density residential, and mobile homes), commercial uses (retail/office and tourist/commercial recreation), industrial uses (light industrial/business park, heavy industrial, mineral extraction, and warehouse), public facilities (utilities, other public facilities, and schools), recreational uses (recreation open space), and rural uses (rural residential). Open space/vacant lands are composed of natural, vacant, and water categories. *Figure 2-7* depicts existing land uses within the Plan Area. Approximately 218,260 acres of incorporated and unincorporated County lands are currently developed. A total of 169,480 acres are characterized as agriculture, and 871,040 acres are characterized as vacant land.

2.2.2 Planned Land Use

As outlined in *Section 1.0* of this document, the County is developing an updated General Plan for the unincorporated area concurrent with development of the MSHCP. The proposed General Plan incorporates four broad Foundation Component land uses: Agriculture, Rural, Open Space, and Community Development.



2.2.3 Institutional/Political Framework

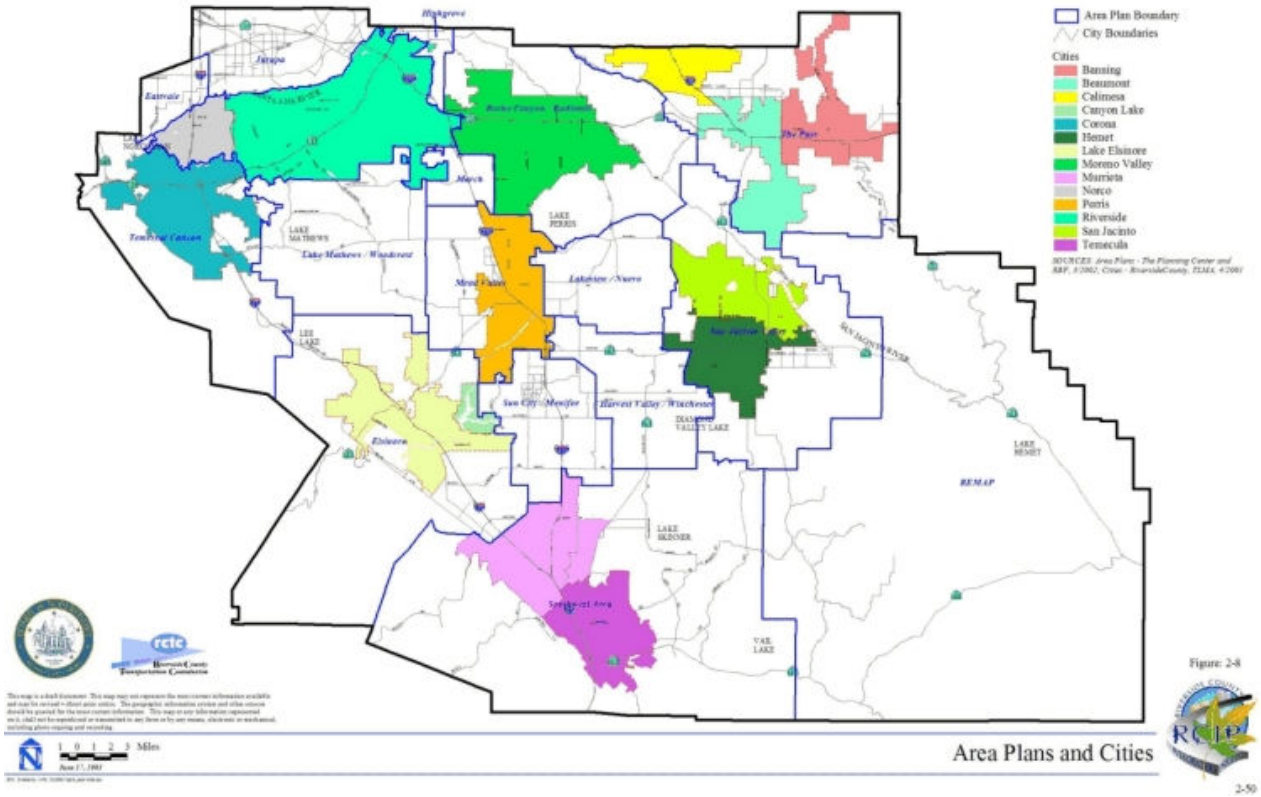
The MSHCP Plan Area is composed of the jurisdictional boundaries of 14 Cities as well as unincorporated lands within Western Riverside County. *Table 2-3* provides a breakdown of acreages for the various Jurisdictions within the Plan Area. As shown, unincorporated County lands comprise approximately 78% of the Plan Area with the remaining approximately 22% comprised of incorporated Cities. County and Cities boundaries are depicted in *Figure 2-8*.

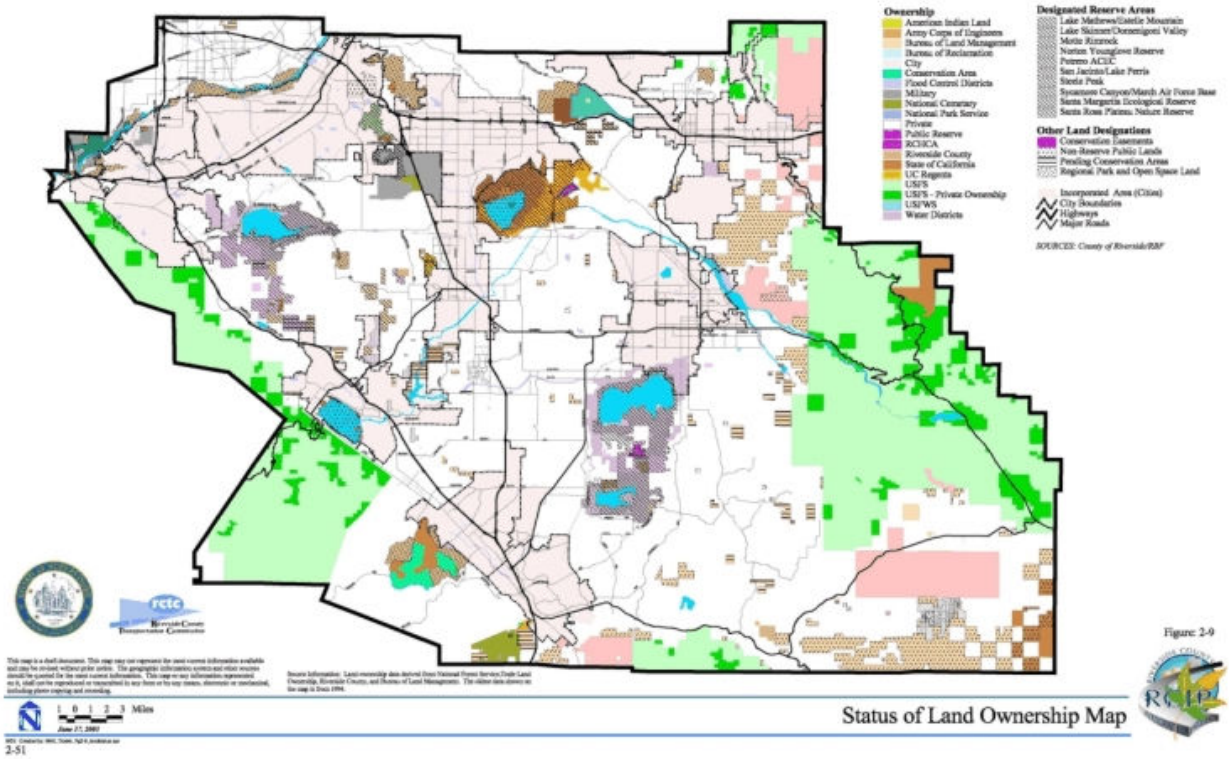
TABLE 2-3. LAND DISTRIBUTION BY JURISDICTION

Unincorporated County	988,135 acres (78.5%)*
City of Temecula	16,670 acres (1.3%)
City of Murrieta	18,280 acres (1.5%)
City of Lake Elsinore	24,750 acres (1.9%)
City of Canyon Lake	2,965 acres (< 1%)
City of Corona	22,875 acres (1.8%)
City of Norco	8,550 acres (< 1%)
City of Riverside	50,020 acres (4.0%)
City of Moreno Valley	32,705 acres (2.6%)
City of Perris	20,290 acres (1.6%)
City of Hemet	16,165 acres (1.3%)
City of San Jacinto	16,220 acres (1.3%)
City of Beaumont	16,775 acres (1.3%)
City of Banning	14,845 acres (1.2%)

City of Calimesa	9,535 acres (< 1%)
* Includes all water bodies within both unincorporated and incorporated areas. Source: RCIP Numbers Document.	

Generalized land ownership within the MSHCP Plan Area is depicted in *Figure 2-9*. As shown, approximately 67% of the Plan Area is composed of private lands; approximately 3% is American Indian Lands, which are not a part of the MSHCP Plan; and the remaining approximately 30% of the Plan Area is composed of various public ownerships.





Tables 2-4 and *2-5* summarize planned land uses within the MSHCP Plan Area for the unincorporated County lands and the 14 Cities, respectively, based on existing available General Plan data for the County and Cities. As shown, the proposed County General Plan designates a total of 179,940 acres as Community Development, 294,900 acres as Rural, 439,530 acres as Open Space/Conservation, and 30,610 acres as Agriculture within unincorporated County lands in the MSHCP Plan Area (General Plan Update Public Hearing Draft, April 5, 2002). Each of the 14 Cities within the MSHCP Plan Area has its own General Plan. According to the Cities' General Plans, a total of 222,530 acres would be designated for community development use, 12,190 acres for rural use, 29,840 acres for open space use, and 7,670 acres for agricultural use (WRCOG City General Plan land use database, October 2000).

TABLE 2-4
PLANNED LAND USES WITHIN UNINCORPORATED COUNTY LAND*

UNINCORPORATED COUNTY LAND	ACRES
Agriculture	30,610
Community Development	179,940
Open Space	439,530
Rural	294,900
American Indian Lands	41,570
TOTAL	**986,550**
* Based on proposed County General Plan - Public Hearing Draft (April 5, 2002)	

Community Development includes the following designations: Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density

Residential, High Density Residential, Very High Density Residential, Commercial Retail, Commercial Tourist, Commercial Office, Light Industrial, Heavy Industrial, Business Park, Public Facilities, Community Center, and Freeways.

Open Space includes the following designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Mineral Resource, Open Space-Recreation, Open Space-Rural, and Open Space-Water.

Rural includes the following designations: Rural Residential, Rural Mountainous, Rural Desert. (General Plan Update Public Hearing Draft, April 2002).

TABLE 2-5
PLANNED LAND USES WITHIN INCORPORATED LAND*

INCORPORATED LAND	ACRES
Agriculture	7,670
Community Development	222,530
Open Space	29,840
Rural	12,190
TOTAL	**272,230**
* Based on WRCOG City General Plan database (October 2000).	

Community Development includes the following designations: High Density Residential, Medium Density Residential, Low Density Residential, Very Low Density Residential, Mixed Use, Commercial, Industrial/Business Park, Public Facilities, and Specific Plan Area.

Open Space includes the following designations: Open Space-Mineral Resources, Open Space-Multi-Purpose, Open Space-Recreational, Open Space-Water, and Watercourse Overlay.

Rural includes the following designations: Rural Mountainous and Rural Residential. (WRCOG City General Plan Database, October 2000)

Table 2-6 compares existing and planned land uses within the MSHCP Plan Area. As shown, planned land uses within the Plan Area indicate a shift in future use of land within Western Riverside County. At buildout, approximately 491,300 acres of currently vacant and agricultural lands are anticipated to shift to community Development/rural uses. This shift in land use is planned to accommodate projected growth within the Plan Area. The MSHCP is being prepared to provide for maintenance of biological diversity within the Plan Area through assembly and management of an approximately 500,000-acre MSHCP Conservation Area in the context of this projected growth and anticipated land use shift.

TABLE 2-6
EXISTING vs. PLANNED LAND USE WITHIN WESTERN RIVERSIDE COUNTY

EXISTING LAND USE	ACRES	PLANNED LAND USE	ACRES
Developed	218,260	Community Development/Rural	709,560
Vacant*	871,040	Open Space	469,370
Agriculture	169,480	Agriculture	38,280
		American Indian Lands	41,570
TOTAL*	**1,258,780**		**1,258,780**
* Includes American Indian Lands. Sources: Existing Land Use: LSA Associates, 1999 with updates 2000, 2001.			

Planned Land Use: County of Riverside General Plan Public Hearing Draft, April 5, 2002 and WRCOG City General Plan Land Use Database, October 2000.

2.3 DEMOGRAPHIC CONSIDERATIONS

2.3.1 Historical Growth

Southern California has experienced periods of rapid growth over most of the past century. As the coastal regions of Los Angeles, Orange, and San Diego Counties have built-out, much of the new growth has shifted to the inland regions of Riverside and San Bernardino Counties. During the 1980s and 1990s, Riverside County led the region in population growth. During the 1990s, Riverside County was also a leader in job growth. In 1970, Riverside County's total population was 456,916; approximately 224,032 people lived within Western Riverside County Cities, and 178,591 lived within unincorporated areas (it is assumed a majority of unincorporated County occupants reside within Western Riverside County) (Population Estimates for California Cities and Counties, 1970-1980, State of California, Department of Finance Web site at http://www.dof.ca.gov/HTML/DEMOGRAP/repndat.htm, accessed April 2002). By 1980, Riverside County's total population increased to 663,199. Approximately 291,313 people lived in western County Cities, and 276,565 lived in the unincorporated County (Population Estimates for California Cities and Counties, 1970-1980, State of California, Department of Finance Web site, accessed April 2002). The County's total population grew from 663,199 in 1980 to 1,170,413 by 1990; western County Cities were populated by 594,046 people with an additional 385,384 people living in the unincorporated County (Revised Historical City, County, and State Population Estimates, 1991-2000, with 1990 and 2000 Census Counts, State of California, Department of Finance Web site, accessed April 2002). The County's total population grew from 1,170,413 in 1990 to 1,545,387 in 2000. By 2000, a total of 848,413 people resided in western County Cities, and an additional 420,721 resided in unincorporated County areas (Revised Historical City, County, and State Population Estimates, 1991-2000, with 1990 and 2000 Census Counts, State of California, Department of Finance Web site, accessed April 2002).

2.3.2 Forecast Growth

The Southern California Association of Governments (SCAG) and Western Riverside County Cities have historically prepared regional growth forecasts in an effort to allocate resources in the most efficient manner. Forecasts include population, housing, employment, and other economic data. SCAG estimates that by 2025 almost 7 million people and 4 million jobs -- the equivalent of adding two cities the size of Chicago -- will be added to the Southern California region (SCAG 1998, with draft update 2001). This would bring Southern California's regional population from 16 million to 22.8 million (SCAG 2001). Most of the population growth is expected to occur in north Los Angeles, Riverside, and San Bernardino Counties; however, experts believe job growth will also occur in Los Angeles and Orange Counties.

SCAG released Riverside County's population forecasts for 2020 in 1998; Riverside's population is projected to reach upwards of 2.8 million. This population growth equates to approximately 2.8% a year from now until 2020. Population will continue to increase within the County beyond the 2020 horizon; the County's population will reach 3.5 million by 2030 and 4.5 million by 2040. A total of approximately 569,600 housing units will be needed to accommodate this anticipated growth (approximately 426,400 in Western Riverside County and approximately 143,200 in Eastern Riverside County).

2.3.3 Infrastructure Needs

The demographics clearly lay out the demands associated with growth in population, housing, and jobs that the RCIP is designed to address as discussed in *Section 1.0* of this document. Among those are the demands that will be placed on local governments to provide critical infrastructure, municipal facilities, utilities, roads, parks, open space, and the state allocation of affordable housing units. Infrastructure needs are addressed as Covered Activities in the MSHCP as discussed in *Section 7.0* of this document. The demographics also foretell the increased stress on natural Habitats, native plants, and animal species. Merely recounting

numbers does not truly describe the magnitude of the challenges facing Western Riverside County. Only by looking at the demographics in terms of their impacts on all aspects of the Plan Area's infrastructure, including the Conservation of natural resources, can Western Riverside County prepare for the future. The RCIP through each of its four elements looks at the impacts of the growth facing the County and begins the process of building the infrastructure necessary to sustain the natural environment and meet the needs of future citizens.

County of Riverside General Plan
Lakeview/Nuevo Area Plan



COUNTY OF RIVERSIDE

Transportation and Land Management Agency
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
Phone: (909) 955-3161, Fax: (909) 955-3157

October 2003
[GPA 775; BOS RSLN 2007-494; 12/18/07]

TABLE OF CONTENTS

Vision Summary ..... **iv**

Introduction **1**

A Special Note on Implementing the Vision 1

Location **3**

Features **7**

Setting 7
Unique Features 7
Lakeview Mountains 7
Bernasconi Hills 7
San Jacinto River 7
San Jacinto Wildlife Area 8
Unique Communities 8
Lakeview 8
Nuevo 11
Juniper Flats 11
Boulder Rise 11

Land Use Plan **13**

Land Use Concept 13
Community Centers 14

Policy Areas **23**

Policy Areas 23
San Jacinto River 23
2-4 Dwelling Units Per Acre (DU/AC) 24
March Air Reserve Base Influence Area 24
Juniper Flats Policy Area 25
Specific Plans 25

Land Use **31**

Local Land Use Policies 31
Community Centers 31
Third & Fifth Supervisorial District Design Standards and Guidelines 31
Mount Palomar Nighttime Lighting 32

Circulation **35**

Local Circulation Policies 35
Vehicular Circulation System 35
Trails and Bikeway System 36
Scenic Highways 36
Community and Environmental Transportation Acceptability Process (CETAP) Corridors 43

Multipurpose Open Space **45**

Local Open Space Policies 45
Watersheds, Floodplains, and Watercourses 45
Proposed Multiple Species Habitat Conservation Plan 46
MSHCP Program Description 46

Key Biological Issues....46

Hazards....49

Local Hazard Policies....49
Flooding and Dam Inundation....49
Wildland Fire Hazard....50
Seismic....50
Slope....50

LIST OF FIGURES

1: Location....5
2: Physical Features....9
3: Land Use Plan....15
4: Policy Areas....27
5: March Air Reserve Base Influence Policy Area....29
6: Mt. Palomar Nighttime Lighting Policy....33
7: Circulation....37
8: Trails and Bikeway System....39
9: Scenic Highways....41
10: Flood Hazards....53
11: Wildfire Susceptibility....55
12: Seismic Hazards....57
13: Steep Slope....59
14: Slope Instability....61

LIST OF TABLES

1: Land Use Designations Summary....17
2: Statistical Summary of Lakeview/Nuevo Area Plan....19
3: Adopted Specific Plans in the Lakeview/Nuevo Area Plan....25
4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports....26

Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Lakeview/Nuevo Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, "fast forward" yourself to 2020 and here is what it will be like.

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

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized "Oasis" transit system now operates quite successfully in several cities and communities.

Transportation

It is no secret that the distances in this vast County can be a bit daunting. Yet, our transportation system has

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find "smart" housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:

❝

Quotes — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.

★

Factoids — interesting information about Riverside County that is related to the element

☞

References — contacts and resources that can be consulted for additional information

🕮

Definitions — clarification of terms and vocabulary used in certain policies or text.

🕮

Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Lakeview/Nuevo, despite its dry, semi-desert climate, includes a segment of one of the major waterways in Riverside County: the San Jacinto River. The San Jacinto River is located in a valley pressed between the Bernasconi Hills and the Lakeview Mountains, which dominate the southeasterly half of the planning area. The Lakeview/Nuevo Area Plan is surrounded by mountain ranges in virtually every direction that create the sense of expanse so predominant in Riverside County.

The Lakeview/Nuevo Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this distinctive valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing Lakeview/Nuevo. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the planning area fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Lakeview/Nuevo planning area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are both natural and man made hazards to consider, and they are spelled out in the Hazards section.

The Lakeview/Nuevo planning area contains only unincorporated land. The incorporated cities of Perris and San Jacinto abut the planning area on the western and eastern borders. Coordination with these cities was a critical component in shaping the Area Plan.

A Special Note on Implementing the Vision

The preface to the Lakeview/Nuevo Area Plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Lakeview/Nuevo planning area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Community Centers. This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. The Community Center designation has been given to two areas, each encompassing portions of two adjacent specific plans westerly of the San Jacinto River. These areas are considered Village Centers because they are intended to serve the surrounding areas and act as a focal point for the community. The surrounding land uses, such as Medium Density Residential and Commercial Retail, complement the intended pedestrian-friendly atmosphere by creating a human-scaled environment.

San Jacinto River. The San Jacinto River, like other waterways in Riverside County, is seasonal and is normally dry during the summer months. However, the San Jacinto River is one of the most significant waterways in western Riverside County. In addition to offering the obvious benefits to drainage, flood control, and water conservation, the San Jacinto River is an important corridor for species migration and habitat preservation. A channelization project is planned for the San Jacinto River that will balance the need for protection against flood hazards with the need for a healthy ecosystem.

Environmental Setting. The Lakeview Mountains and the Bernasconi Hills are both a part of the Lakeview/Nuevo planning area. Their distinct rock outcroppings and rugged character provide a visual identity for the planning area. Both ranges provide some recreational opportunities and an area for some wildlife habitat.

It is important to note that the data in this area plan is current as of October 7, 2003. 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

The central location of the Lakeview/Nuevo area is clearly evident in Figure 1, Location. This planning area is surrounded by four area plans that constitute a major portion of western Riverside County. Starting to the south and moving clockwise, we find the adjacent Harvest Valley/ Winchester, Mead Valley, Reche Canyon/Badlands and San Jacinto Valley Area Plans. The City of Perris borders this area plan on the west and the City of San Jacinto borders this area plan on the east, while Lake Perris is located immediately to the north.

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Figure 1: Location

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Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. The central location of Lakeview/Nuevo affords an ample view of the mountain vistas that dominate the remarkable setting of the western County. These defining characteristics are shown on Figure 2, Physical Features, and further described below. This section describes the setting, features, and functions that are unique to the Lakeview/Nuevo planning area.



An overview of Lakeview/Nuevo planning area

SETTING

The Lakeview/Nuevo planning area contains a wide valley formed by the San Jacinto River. This valley contains agricultural land as well as much of the development within the planning area. The Bernasconi Hills create a border in the northwest, while the Lakeview Mountains form the eastern boundary of the planning area. The rural community of Juniper Flats is located easterly of Nuevo, close to the Lakeview Mountains. The San Jacinto Wildlife Area is located at the foot of the Bernasconi Hills and forms the northern boundary of the planning area. The Colorado River Aqueduct runs underground in an east-to-west orientation through the northern portion of the planning area.

UNIQUE FEATURES

Lakeview Mountains

The Lakeview Mountains define the bulk of the central and southeastern portion of the Lakeview/Nuevo planning area and create a scenic backdrop for the planning area. The mountains, which are dotted with picturesque rock outcroppings, gently slope west to the valley that contains the San Jacinto River. Juniper Flats, a small rural area, is located close to the Lakeview Mountains.



A view of the Bernasconi Hills.

Bernasconi Hills

The Bernasconi Hills are located within the Lake Perris State Recreation Area. A portion of these hills are located in the northwest corner of the Lakeview/Nuevo planning area. The Bernasconi Hills are barren, steep, and rugged peaks that are a stark contrast to Lake Perris, which is located immediately north of this planning area. The hills and lake offer opportunities for such outdoor recreational activities as camping, hunting, water sports, fishing, picnicking, and biking.

Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, and whether natural or channelized.

San Jacinto River

The San Jacinto River flows westward from Lake Hemet in the Santa Rosa Mountains, through Canyon Lake, and then to Lake Elsinore. It flows through the central portion of this planning area and has a profound influence over its land use patterns. Currently, the river is a semi-natural watercourse that is normally dry. Through the planning area, the river is partially channelized with

earthen levees. The lands adjacent to the river are currently vacant or agricultural in nature.



Local serving commercial center in Lakeview



Dairies help characterize the community of Lakeview.

Currently, there is a proposal to channelize the river with earthen berms from the Ramona Expressway to Interstate 215 to reduce flood threats and facilitate future development of adjacent properties. The project is sponsored by property owners in the area and is being prepared by the County of Riverside Flood Control and Water Conservation District. If this project is approved by Federal agencies, the flood threat posed by this river will be significantly reduced. The broad valley in which this river sits may then be developed per the Area Plan Land Use Map. It is assumed that the channelization project will be approved, and it is included in the Area Plan Land Use Map. While the location and width of the channel has been decided, the Open Space-Conservation Habitat areas required to facilitate wildlife movement and biological diversity are not precisely known. Therefore, the Land Use Plan is subject to changes to reflect the final configuration of the habitat conservation areas.

San Jacinto Wildlife Area

The San Jacinto Wildlife Area is nestled at the base of the Bernasconi Hills in the northwestern portion of the planning area. While the San Jacinto Wildlife Area is comprised of over 5,945 acres of restored natural lands, including wetlands, only a portion of the Wildlife Area is located within the Lakeview/Nuevo planning area. Because of the wetlands within the reserve, a large array of bird species, including birds of prey and waterfowl, migrate to this area every year.



Majestic palm trees line Hansen Avenue in Lakeview

UNIQUE COMMUNITIES

Lakeview

The community of Lakeview, in the northeast corner of the planning area, is characterized by predominantly residential and agricultural uses. Dairies and agricultural uses dominate the land north of the Ramona Expressway, and residential/equestrian uses are found south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between one-half and two acres in size. There is a small cluster of commercial uses at the intersection of the Ramona Expressway and Hansen Avenue, and a prominent warehouse distribution center located on the eastern edge of the community. Hansen Avenue, which runs north-south, is the major roadway in Lakeview, and is lined with tall, majestic palm trees.





A ballfield, above, and church are part of the focus for the community of Nuevo.

Figure 2: Physical Features

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Nuevo



The Nuview Elementary School.

The community of Nuevo is located between the San Jacinto River on the west and the foothills of the Lakeview Mountains on the east. Nuevo Road and Lakeview Avenue are the major streets within this community. Nuevo is a rural community with an equestrian focus. While there are some smaller parcels, the vast majority of lots are typically between one-half and two acres in size. The community of Nuevo is anchored by a small neighborhood village located at the intersection of Lakeview Avenue and Nuevo Road. This village includes local serving commercial uses, a school, a ballfield, and a church. Surrounding the village are some of the smaller residential lots in the area. Community facilities, including a fire station, post office, and school, and a number of private equestrian facilities, are located in the area north of Nuevo Road.

Juniper Flats

Juniper Flats is a rural residential community tucked away close to the Lakeview Mountains. This small rural, equestrian-oriented community consists of single family homes on large lots. Juniper Flats Road, a two-lane road, provides the only all weather access through this community.



The Lakeview Mountains provide a backdrop for the community.

Boulder Rise

Nestled on the western face of the Lakeview Mountains is the small rural community of Boulder Rise. Boulder Rise is located roughly in the area east of Menifee Road and south of San Jacinto Avenue. This area is characterized by the large lot residential uses set among numerous boulder outcroppings.

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Land Use Plan

> *Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*
>
> *-RCIP Vision*

The Lakeview/Nuevo Land Use Plan focuses on preserving the unique features in the Lakeview/Nuevo planning area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Lakeview/Nuevo Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 30 Area Plan land use designations and 5 overlays. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the Area Plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the Area Plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Lakeview/Nuevo Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

LAND USE CONCEPT

The Lakeview/Nuevo Land Use Plan provides for significant growth in its western half, near the City of Perris. Residential density gradually decreases east of the San Jacinto River until the Lakeview Mountains, where the Mountainous and Rural land use designations reflect the area's rugged nature. A series of adopted specific plans, concentrated west of the San Jacinto River, have influenced land use patterns and residential densities in this area. East of the San Jacinto River, the Land Use Plan generally reflects a pattern of predominantly low density residential character with pockets of commercial uses interspersed within the communities of Lakeview and Nuevo. Continuing east past Lakeview Avenue, the land use pattern provides primarily for Rural Community-Low Density Residential land uses with clusters of Medium Density Residential neighborhoods, Public Facilities, and Commercial Retail designations.

Community Centers

Two Community Centers are designated in the Lakeview/Nuevo planning area. The first Community Center has been identified in the valley adjacent to the Bernasconi Hills along the Ramona Expressway. The second Community Center is located west of the San Jacinto River on Nuevo Road. These Community Center designations would accommodate Village Center type development, which includes pedestrian oriented "downtowns" with uses that serve the nearby residential neighborhoods. Some typical uses found in a Village Center include residential units, retail commercial, office, public facilities, parks, museums, public services, employment, and entertainment uses.

Both of these Community Center designations include portions of two adjacent approved Specific Plans, and are rooted in Planning Areas identified as mixed use planning areas or areas that could accommodate either commercial or higher intensity residential development.



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan Land Use Element.

Figure 3: Land Use Plan

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Table 1: 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)	½ ac min.	• Single-family detached residences on large parcels of ½ 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 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.
	Water (W)	N/A	• Includes bodies of water and natural or artificial drainage corridors. • Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	• Recreational uses including parks, trails, athletic fields, and golf courses. • Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	• One single-family residence allowed per 20 acres. • Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	• Mineral extraction and processing facilities. • Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	• Single-family detached residences on large parcels of 2 to 5 acres. • Limited agriculture and animal keeping 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)	½ ac min.	• Single-family detached residences on large parcels of ½ 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 multi-family dwellings.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3]	Notes
Community Development	Highest Density Residential (HHDR)	20+ du/ac	• Multi-family 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 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	• 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 & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	• Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	• Includes combination of small-lot single family residences, 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		• 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 uses 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.

NOTES:
[1] FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
[2] The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
[3] Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ 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.

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

Base Land Use Designations [a, b]				
Land Use Designation	**Acreage**	**Dwelling Units**	**Population**	**Employment**
Agriculture Foundation Component				
Agriculture (AG)	2,031	102	306	102
Agriculture Total	***2,031***	***102***	***306***	***102***
Rural Foundation Component				
Rural Residential (RR)	4,873	731	2,200	NA
Rural Mountainous (RM)	4,122	206	620	NA
Rural Desert (RD)	0	0	0	NA
Rural Total	***8,995***	***937***	***2,820***	***0***
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	1,044	365	1,100	NA
Very Low Density Residential (RC-VLDR)	2,091	1,045	3,147	NA
Low Density Residential (RC-LDR)	3,009	3,611	10,869	NA
Rural Community Total	***6,144***	***5,021***	***15,116***	***0***
Open Space Foundation Component				
Open Space-Conservation (OS-C)	794	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	947	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	100	NA	NA	15
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
Open Space Total	***2,201***	***0***	***0***	***19***
Community Development Foundation Component				
Estate Density Residential (EDR)	126	44	133	NA
Very Low Density Residential (VLDR)	494	247	744	NA
Low Density Residential (LDR)	1,031	1,237	3,722	NA
Medium Density Residential (MDR)	3,388	11,856	35,687	NA
Medium High Density Residential (MHDR)	370	2,408	7,247	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,127	3,393	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) [c]	448	941	2,831	2,692
Commercial Tourist (CT)	8	NA	NA	136
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	1,141	NA	NA	14,664
Heavy Industrial (HI)	8	NA	NA	73
Business Park (BP)	25	NA	NA	412
Public Facilities (PF)	174	NA	NA	47
Community Center (CC)	131	764	2,299	1,021
Community Development Total	***7,410***	***18,624***	***56,056***	***19,045***
Other Land Uses, Overlays and Policy Areas [d]				
Rural Community-Estate Density Residential 2	406	142	428	NA
Glen Eden Policy Area	0	0	0	NA
Medium Density Residential (2-4 du/ac)	558	1,952	5,876	NA
Vista Santa Rosa Policy Area	0	0	0	NA
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Community Center Overlay	0	0	0	0

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

Community Retail Overlay	0	0	0	0
Other, Overlays and Policy Areas Total	***964***	***2,094***	***6,304***	***0***
BUILDOUT PROJECTIONS TOTAL	**27,745**	**26,778**	**80,602**	**19,166**
Other				
City	0			
Indian Lands	0			
Freeways	0			
Other Total	***0***			
AREA PLAN TOTAL ACRES	**27,745**			

Overlays and Policy Areas

The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.

	Acreage
Overlays	
Mixed Use Planning Area	0
Community Development Overlay	844
Specific Community Development Designation Overlays and Policy Areas	
San Jacinto River Project	2,015
2-4 DU/AC	558
San Jacinto River/2-4 DU	314
Winchester Newport	0
Total	***3,731***

NOTES:

a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.

b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.

c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.

d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	Acreage	Dwelling Units	Population	Employment
BASE LAND USE PLANNING AREAS				
BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Agriculture Foundation Component				
Agriculture (AG)	2,794	140	420	140
Agriculture Foundation Component Sub-Total	***2,794***	***140***	***420***	***140***
Rural Foundation Component				
Rural Residential (RR)	5,331	800	2,407	NA
Rural Mountainous (RM)	4,150	208	625	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Component Sub-Total	***9,481***	***1,008***	***3,032***	***0***
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	1,044	365	1,100	NA
Very Low Density Residential (RC-VLDR)	2,091	1,568	4,720	NA
Low Density Residential (RC-LDR)	3,009	4,514	13,586	NA
Rural Community Foundation Component Sub-Total	***6,144***	***6,447***	***19,406***	***0***
Open Space Foundation Component				
Open Space-Conservation (OS-C)	804	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	947	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	100	NA	NA	15
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
Open Space Foundation Component Sub-Total	***2,211***	***0***	***0***	***19***
Community Development Foundation Component				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	366	275	826	NA
Low Density Residential (LDR)	895	1,343	4,041	NA
Medium Density Residential (MDR)	3,935	13,773	41,455	NA
Medium High Density Residential (MHDR)	370	2,405	7,239	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,122	3,377	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) [2]	415	NA	NA	6,237
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	761	NA	NA	10,395
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	0	NA	NA	0
Public Facilities (PF)	174	NA	NA	47
Community Center (CC) [3]	131	764	2,299	1,021
Mixed-Use Planning Area (MUPA)	0	0	0	0
Community Development Foundation Component Sub-Total	***7,113***	***19,682***	***59,237***	***17,700***
SUB-TOTAL FOR ALL FOUNDATION COMPONENT USES	**27,743**	**27,277**	**82,095**	**17,859**
NON-COUNTY LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0			
Indian Lands	0			
Freeways	0			

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS[1]		
	Acreage	Dwelling Units	Population	Employment
Other Lands Sub-Total	*0*			
TOTAL FOR ALL BASE LANDS	**27,743**			
SUPPLEMENTAL LAND USE PLANNING AREAS				
These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or build-out scenarios.				
OVERLAYS & POLICY AREA				
OVERLAYS[4,5]				
Community Development Overlay	843	---	---	---
Community Center Overlay	0	0	0	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay[4,5]	***843***	---	---	---
POLICY AREAS[6]				
San Jacinto River	2,328	---	---	---
2-4 DU/AC	872	---	---	---
Juniper Flats	406	---	---	---
March Air Reserve Base Influence Area	2,553	---	---	---
Total Area Within Policy Areas[6]	***6,159***			
TOTAL AREA WITHIN SUPPLEMENTALS[7]	**7,053**			

FOOTNOTES:

1 Statistical calculations are based on the midpoint for the theoretical range of build-out projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.

2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.

3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.

4 Overlays provide alternate land uses that may be developed instead of the underlaying base use designations.

5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.

6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.

7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.

Policy Areas

Not all areas within an area plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas designated in this area plan are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS



A row of trees at the base of the Bernasconi Hills delineates the San Jacinto River.

Four policy areas have been designated within the Lakeview/Nuevo planning area. In some ways, these policies are even more critical to the sustained character of the Lakeview/Nuevo planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

San Jacinto River

The intent of this policy area is to reflect the fact that the land use designations may change as a result of implementing the proposed San Jacinto River Channelization Project, which is an ongoing process that has not been finalized. However, at the time of the adoption of this area plan, the location, configuration, and width of the channel are known. The channelization project would widen the channel to a 500-foot-wide, soft bottomed channel with earthen berms that are protected with rip-rap. This project would reduce the threat of flooding during a 100-year flood event and allow for increased development on adjacent lands.

★

LNAP = Lakeview/Nuevo Area Plan Policy

The unknown portion of this project is the definition of the necessary habitat lands that would serve as a corridor for wildlife movement. Depending upon where these wildlife lands are identified, the underlying land use designations may change. The San Jacinto Policy Area acknowledges that future land use changes may occur as a part of the channelization project and minimizes the necessary General Plan amendment process.

Policies:

LNAP 1.1 Allow the land use designations within the San Jacinto River Policy Area to change by a technical amendment to the General Plan to reflect the habitat areas resulting from the adopted San Jacinto River Channelization Project.

2-4 Dwelling Units Per Acre (DU/AC)

The 2-4 DU/AC Policy Area is currently within the 100-year floodplain of the San Jacinto River. Its function is to restrict density from the maximum allowed by the Land Use Plan to four (4) dwelling units per acre. These density limitations are imposed to minimize the impacts of a 100-year flood event on residents and their property. This policy area also provides a transition from higher density uses west of the San Jacinto River to the Rural Community Low Density Residential uses found in the Lakeview and Nuevo communities.

Policies:

LNAP 2.1 Restrict the density within the 2-4 DU/AC Policy Area to a maximum of four (4) dwelling units per acre to reduce the risk of flood damage to residents and create a smooth transition from higher density to lower density residential uses.

March Air Reserve Base Influence Area



An aerial view of the March Air Museum

The former March Air Force Base is located northwest of the Lakeview/Nuevo planning area. The Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four party, Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The March Air Reserve Base encompasses 6,500 acres of land including active cargo and military airport. The boundary of the March Air Reserve Base Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 5, March Air Reserve Base Airport Influence Policy Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation Safety and Noise Elements of the Riverside County General Plan.

Policies:

LNAP 3.1 To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Juniper Flats Policy Area

The Juniper Flats Policy Area is designated Rural Residential - 5 acre lot size. However, if developed pursuant to a unified plan for the entire area, a somewhat higher intensity of development may be considered.

Policies:

LNAP 4.1: Notwithstanding the Rural Residential - 5 acre designation of this area on the Lakeview/Nuevo Area Plan map, the Juniper Flats Policy Area may be developed at a maximum residential intensity of 0.4 dwelling units per acre, and the area may be developed with 2½ acre lots, provided that the area is developed pursuant to a unified plan for the entire area.

Specific Plans

The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

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 Lakeview/Nuevo planning area are listed in Table 3, Adopted Specific Plans in the Lakeview/Nuevo Area Plan.

Specific Plan No. 114 (Tracts 4437 and 4852), Specific Plan No. 183 (Rancho Nuevo), Specific Plan No. 239 (Stoneridge), Specific Plan No. 249 (Preissman), and Specific Plan No. 251 (Lake Nuevo Village) are determined to be Community Development Specific Plans. Specific Plan No. 134 (Sky Mesa) is determined to be a Rural Specific Plan.

Table 3: Adopted Specific Plans in the Lakeview/Nuevo Area Plan [1]

Specific Plan	Specific Plan #
Tracts 4437 & 4852	114
Sky Mesa	134
Rancho Nuevo	183
Stoneridge	239
Preissman	246
Lake Nuevo Village	251

[1] Source: County of Riverside Planning Department.

Table 4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports [1,2]

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use
Area I	0 [3]	0 [3]	No significant obstructions [4] No petroleum or explosives No above-grade powerlines
Area II	Uses in Structures: [5] 25 persons/ac. OR 150 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation) Uses not in structures: 50 persons/ac. Residential 2.5 Acre minimum lots Uses in Structures: [5] 75 persons/ac. or 300 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation)	25% of net area 50% of gross area or 65% of net area whichever is greater	No residential No hotels, motels No restaurants, bars No schools, hospitals, government services No concert halls, auditoriums No stadiums, arenas No public utility stations, plants No Public communications facilities No uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. [6]
Area III	Not Applicable	50% of gross area or 65% of net area whichever is greater	Discourage schools, auditoriums, amphitheaters, stadiums Discourage uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. [6]

[1] The following uses shall be prohibited in all airport safety zones:
- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

[2] Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

[3] No structures permitted in ETZ or ISZ.

[4] Significant obstructions include but are not limited to large trees, heavy fences and walls, tall and steep berms and retaining walls, non-fragible street light and sign standards, billboards.

[5] A structure includes fully enclosed buildings and other facilities involving fixed seating and enclosures limiting the mobility of people, such as sports stadiums, outdoor arenas, and amphitheaters.

[6] This does not apply to service stations involving retail sale of motor vehicle fuel if fuel storage tanks are installed underground.

Source: Extracted from Riverside County Airport Land Use Commission Comprehensive Land Use Plan

Figure 4: Policy Areas

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Figure 5: March Air Reserve Base Influence Policy Area

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Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Lakeview/Nuevo planning area, 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. The Local Land Use Policies section provides policies to address these issues. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

LOCAL LAND USE POLICIES

Community Centers

Community Center

Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and specific plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

Two community centers are identified in the Lakeview/Nuevo Area Plan Land Use Plan that offer a unique mix of employment, commercial, public, and residential uses. These community centers are rooted in Planning Areas identified as mixed use planning areas in the adjacent Stoneridge and Preissman Specific Plans. These Specific Plans provide the direction and standards for the future design and development for the lands within their boundaries. However, the future development of these two community centers would benefit from utilization of the features in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

Policies:

LNAP 5.1 Encourage the two mixed use planning areas in the adopted Stoneridge and Preissman Specific Plans to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

Third & Fifth Supervisorial District Design Standards and Guidelines

In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

Policies:

LNAP 6.1 Require development to adhere to standards established in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 6, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

★

Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

Policies:

LNAP 7.1 Adhere to the lighting requirements specified in County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

Figure 6: Mt. Palomar Nighttime Lighting Policy

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Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

"Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents."

- RCIP Vision

As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Lakeview/Nuevo area, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Lakeview/ Nuevo area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Lakeview/Nuevo Area Plan will help to create an interconnected and efficient circulation system for the entire County.

LOCAL CIRCULATION POLICIES

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan for the Lakeview/Nuevo Area Plan is shown on Figure 7, Circulation. The vehicular circulation system is anchored by the Ramona Expressway, which runs east to west forming part of the northern boundary of the planning area. Various major and secondary arterials and collector roads connect with the Ramona Expressway and serve local uses. Dawson and Menifee Roads are urban arterials that run north-south from the Ramona Expressway, and Nuevo and San Jacinto Roads are urban arterials that run east-west. Smaller secondary roads such as Juniper Flats Road and Lakeview Avenue serve the eastern portion of the planning area. Most of the roads are centered in the west to serve urban uses, while the rural areas in the east have fewer roads due to the natural features and rugged terrain found there.

Policies:

LNAP 8.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications and Standards section of the General Plan Circulation Element.

LNAP 8.2 Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of the County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as edges and separations between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trail system is envisioned for the Lakeview/Nuevo planning area. There is a web of community trails, as well as regional trails and bikeways planned to wind through rural and mountainous areas, as well as crossing busy streets. A multi-use trail runs north-south along the San Jacinto River. This trail capitalizes on the natural features of the area and enhances accessibility of residents to the river. This trail system is an important part of the Area Plan, and should continue to be preserved and expanded for future use by residents of Lakeview/Nuevo.

Policies:

LNAP 9.1 Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Area Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General Plan Circulation Element.

Scenic Highways

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The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 9, Scenic Highways, the Ramona Expressway is a County Eligible Scenic Highway in the Lakeview/Nuevo Area Plan. This highway serves as a major entrance to Lake Perris, one of the County's most important recreation areas. It passes the Bernasconi Hills, the San Jacinto River, the Mystic Lake corridor, the San Jacinto Wildlife area, and agricultural land, and provides a link with the Pines-to-Palms Highway, which is a State Designated Scenic Highway.

Figure 7: Circulation

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Figure 8: Trails and Bikeway System

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Figure 9: Scenic Highways

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Policies:



LNAP 10.1 Protect the scenic highways in the Lakeview/Nuevo planning area from change that would diminish the aesthetic value of views of the Bernasconi Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto Wildlife Area in accordance with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

Community and Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community and Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and to preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified three priority corridors for the movement of people and goods: Banning/Beaumont to Temecula, Hemet to Corona/Lake Elsinore, and Moreno Valley to San Bernardino County.

The Hemet to Corona/Lake Elsinore CETAP Corridor passes through the Lakeview/Nuevo planning area along the Ramona Expressway. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

Policies:



LNAP 11.1 Accommodate the Hemet to Corona/Lake Elsinore CETAP Corridor in accordance with the General Plan Circulation Element.

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Multipurpose Open Space

"The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system."

- RCIP Vision

The Lakeview/Nuevo planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of "multi-purpose." The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Lakeview/Nuevo planning area open space system is rich and varied, including such features as the Bernasconi Hills, the Lakeview Mountains, and the San Jacinto River, and provides open space, habitat, and recreation spaces. These quality spaces encompass a variety of habitats including riparian corridors, oak woodlands, chaparral habitats, and a number of lakes, groves, and agricultural fields, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside, and this is reflected in the Lakeview/Nuevo Area Plan. Preserving the scenic background and the natural resources within the Lakeview/Nuevo planning area gives meaning to the "remarkable environmental setting" portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

"A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes."

- RCIP Vision

LOCAL OPEN SPACE POLICIES

Watersheds, Floodplains, and Watercourses

The Lakeview/Nuevo planning area is located within the Santa Ana watershed, which includes the San Jacinto River. The San Jacinto River drains southwest toward Canyon Lake through the City of Perris. The San Jacinto River Channelization Project proposes to widen and improve the banks of the river in order to reduce the risk of flooding and, in the process, set aside a habitat area to accommodate wildlife movement. This watercourse provides a habitat corridor through developed land as well as links to other open space. This allows wildlife the ability to move from one open space to another without crossing developed land. The following policies preserve and protect this important watershed.

Policies:

LNAP 12.1 Protect the Santa Ana River watershed and surrounding habitats, and provide flood protection through adherence to the Watershed Management section of the General Plan Multipurpose Open Space Element.

PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLAN

For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.

★ *The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG).*

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has been developed by the County. This Plan has been adopted by the County and, as of October 7, 2003, awaits approval by other jurisdictions and the Wildlife Agencies. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

MSHCP Program Description

The Endangered Species Act prohibits the "taking" of endangered species. Taking is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" listed species. The Wildlife Agencies have authority to regulate this "take" of threatened and endangered specifies. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a "take authorization" for otherwise lawful actions that may incidentally "take" or "harm" species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to "take" plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property owner initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

★ *The following sensitive, threatened and endangered species may be found within this Area Plan:*

- *loggerhead strike*
- *burrowing owl*
- *thread-leaved brodiaea*
- *bobcat*
- *cactus wren*
- *granite spiny lizard*
- *orange-throated whiptail*
- *California gnatcatcher*
- *Bell's sage sparrow*
- *arroyo southwestern toad*
- *Los Angeles pocket mouse*
- *San Jacinto Valley crownscale*
- *spreading navarretia*
- *Coulter's goldfields*
- *Parish's brittlescale*
- *Davidson's saltbrush*

Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

Policies:

LNAP 13.1 Conserve the existing intact upland habitat block in the Lakeview Mountains for the benefit of raptors, burrowing owl, and cactus wren.

LNAP 13.2 Conserve clay soils intermixed with or near vernal pools occurring in the middle reaches of the San Jacinto River supporting core populations of thread-leaved brodiaea.

LNAP 13.3 Conserve wetland habitats along the San Jacinto River including existing vernal playas, vernal pools and associated watersheds.

Maintain watershed processes that contribute to and enhance water quality and the hydrologic regime.

LNAP 13.4 Conserve Willow-Domino-Travers soils that support sensitive plants such as spreading navarretia, San Jacinto Valley crownscale, Coulter's goldfields, Parish's brittlescale, and Davidson's saltbrush.

LNAP 13.5 Maintain and enhance linkage value of the San Jacinto River for wildlife movement and live-in habitat.

LNAP 13.6 Conserve grasslands adjacent to coastal sage scrub habitats as foraging habitat for raptors.

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Hazards

Portions of the Lakeview/Nuevo planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14, and are located throughout Lakeview/Nuevo at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Lakeview/Nuevo planning area.

LOCAL HAZARD POLICIES

Flooding and Dam Inundation

Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

As shown on Figure 10, Flood Hazards, the flood prone portion of the planning area runs adjacent to the San Jacinto River. Within the Lakeview/Nuevo planning area, the 100-year floodplain follows the San Jacinto River and most greatly affects lowland areas. If approved, the proposed San Jacinto River Channelization Project would significantly reduce the size and threat of the 100-year flood to the Lakeview/Nuevo residents. As depicted by the dashed green line on Figure 10, Flood Hazards, the 100-year floodplain once the proposed channelization project is completed would be considerably narrower throughout the valley in the Lakeview/Nuevo planning area. There are also a series of Dam Hazard Zones within the Lakeview/Nuevo planning area. Failure of the Lake Perris Dam may cause flooding along the 100-year floodplain and into developed areas. Many techniques may be used to address the danger of flooding, such as avoiding development of floodplains, altering the water channels, utilizing specialized building techniques, elevating structures in floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.

Policies:

LNAP 14.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation section of the General Plan Safety Element.

LNAP 14.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

LNAP 14.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

Wildland Fire Hazard

Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout southern California.

Due to its remote and rugged nature, the eastern part of the Lakeview/Nuevo planning area is subject to a risk of wildland fires. The highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within the Lakeview/Nuevo planning area.

Policies:

LNAP 15.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils ", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

There are a couple of short earthquake fault segments that are located northerly of Ramona Expressway within the Lakeview/Nuevo Area Plan itself. However, the nearby San Jacinto Fault, which is located outside of the planning area, poses a more significant threat to life and property. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides.

The southwesterly and central portions of the Lakeview/Nuevo planning area, immediately adjacent to the San Jacinto River, have a very high susceptibility to shallow groundwater liquefaction. The remainder of the 100-year floodplain has a moderate susceptibility to deep groundwater liquefaction. The use of building techniques, the enforcement of setbacks from local faults, and practical avoidance measures will help to mitigate potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults and liquefaction areas within the Lakeview/Nuevo planning area.

Policies:

LNAP 16.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

The Lakeview/Nuevo planning area is home to the Lakeview Mountains and portions of the Bernasconi Hills. Both of these ranges contain slopes of 30% or greater. The terrain of these ranges helps to form the local character and a backdrop for the planning area. The areas that contain steep slopes require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure life and property while protecting the character of the Lakeview/Nuevo communities. Figure 13, Steep Slope, reveals the areas of

steep slopes in the Lakeview/Nuevo planning area. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

Policies:

LNAP 17.1 Identify ridgelines that provide a significant visual resource for the Lakeview/Nuevo planning area through adherence to the General Plan Land Use Element.

LNAP 17.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element and the Slope and Soil Instability Hazards policies of the General Plan Safety Element.

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Figure 10: Flood Hazards

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Figure 11: Wildfire Susceptibility

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Figure 12: Seismic Hazards

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Figure 13: Steep Slope

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Figure 14: Slope Instability

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ORDINANCE NO. 348

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

PROVIDING FOR LAND USE PLANNING AND ZONING

REGULATIONS AND RELATED FUNCTIONS.

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

ARTICLE I

RIVERSIDE COUNTY LAND USE ORDINANCE

SECTION 1.1. TITLE. This ordinance shall be known as, and may be cited as, the Riverside County Land Use Ordinance.

SECTION 1.2. PLANNING AGENCY. Pursuant to Section 65100 et seq. of the Government Code, the planning agency for Riverside County shall consist of the County Board of Supervisors, the County Planning Commission, and the Planning Department. The planning agency shall perform all functions required by State law and this ordinance.

SECTION 1.3. COUNTY BOARD OF SUPERVISORS. The Board of Supervisors shall consist of five members elected in the manner provided by law. The Board shall perform the duties and functions specified by State law and this ordinance including, but not limited to, the duties related to legislative matters and the duties related to the appeal of quasi-judicial matters. The Board shall also perform those planning and zoning duties and functions which are not expressly delegated or reserved to another body or officer.

SECTION 1.4. COUNTY PLANNING COMMISSION.

a. The County Planning Commission shall consist of five members. Each member of the Board of Supervisors shall recommend that a resident of his district be appointed to the Commission; provided, however, the appointments to the Commission shall require the affirmative vote of not less than a majority of the entire membership of the Board.

b. Members of the Commission shall be appointed for a four year term. Notwithstanding the specified term of four years for a member of the Commission, a member shall not remain eligible to remain on the Commission should the member of the Board of Supervisors from the district which the Commission member was appointed ceases to be a member of the Board of Supervisors or if a Commission member moves his residence out of the district from which he was appointed, and in either such situation membership shall automatically terminate upon the appointment by the Board of a new member to fill the remainder of the unexpired term. The term of two Commissioners shall expire on June 30 of the same year and the term of three Commissioners shall expire on June 30, two years thereafter.

c. The Commission shall elect one member as chairman and one as vice chairman, to hold office at the pleasure of the members. Three members shall be a quorum and three affirmative votes shall be required to carry a motion. The Commission shall hold at least one regular meeting per month.

d. The Commission shall perform those planning and zoning duties specified by State law or ordinance, including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof.

e. Members of the County Planning Commission shall receive such compensation as may be fixed by or pursuant to the salary ordinance. Commission members shall also receive travel expenses for attending Commission meetings, and other authorized travel, as may be fixed by or pursuant to the salary ordinance.

SECTION 1.5. PLANNING DEPARTMENT. The Planning Department shall be headed by a Planning Director who shall be appointed by the Director of the Transportation and Land Management Agency to hold office at his pleasure, and shall include a staff of employees under his direction as provided by or pursuant to the salary ordinance. The Planning Department shall provide technical and clerical assistance to the County Planning Commission and shall perform functions related to planning, zoning and land divisions as may be required by State law, ordinance or order of the Board of Supervisors.

SECTION 1.6. NOTICE OF HEARING BY PUBLICATION.

a. When a provision of this ordinance requires notice of a public hearing to be given pursuant to this Section, notice shall be published once in at least one newspaper of general circulation within the County at least 10 days prior to the hearing.

b. The notice shall include the information specified in Section 1.10 of this ordinance.

c. In addition to the notice required by this Section, the Planning Director may direct that notice of the hearing be given in any other manner deemed necessary or desirable. The failure of any person or entity to be given such optional additional notice pursuant to this subsection, or to receive any such notice, shall not constitute grounds for the invalidation of any action of the County.

d. Whenever the County considers the adoption or amendment of policies or ordinances affecting drive-through facilities, the County shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation. Such notice shall be satisfied by providing mailed notice of hearing to at least one organization which works with the blind community, at least one organization which works with the aged community, and at least one organization which works with the disabled community.

SECTION 1.7. NOTIFICATION PROCEDURES.

a. When a provision of this ordinance requires notice of a public hearing to be given pursuant to this Section, notice shall be given in all of the following ways:

(1) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property as shown on the latest equalized assessment roll. Instead of using the assessment roll, the County may use records of the County assessor or tax collector if those records contain more recent information than the information contained on the assessment roll. Notice shall also be mailed to the owner's duly authorized agent, if any, and to the project applicant.

(2) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

(3) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. In lieu of using the assessment roll, the County may use records of the County assessor or tax collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph (1) is greater than 1,000, the County, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the County at least 10 days prior to the hearing.

(4) If the notice is mailed or delivered pursuant to paragraph (3), the notice shall also be published once in at least one newspaper of general circulation within the County at least 10 days prior to the hearing.

b. The notice shall include the information specified in Section 1.10 of this ordinance.

c. In addition to the notice required by this Section, the Planning Director may direct that notice of the hearing be given in any other manner deemed necessary or desirable. The failure of any person or entity to be given such optional additional notice pursuant to this subsection, or to receive any such notice, shall not constitute grounds for the invalidation of any action of the County.

d. Whenever a hearing is held regarding a permit for a drive-through facility, or modification of an existing drive-through facility permit, the County shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation in any hearing on, or appeal of the denial of, a drive-through facility permit. Such notice shall be satisfied by providing mailed notice of hearing to at least one organization which works with the blind

community, at least one organization which works with the aged community, and at least one organization which works with the disabled communities.

SECTION 1.8. REQUEST FOR NOTIFICATION. When a provision of this ordinance requires notice of a public hearing to be given pursuant to Section 1.6 or 1.7, the notice shall also be mailed or delivered at least 10 days prior to the hearing to any person who has filed a written request for notice with the Planning Director accompanied by the fees set forth in County Ordinance No. 671. Any such request for notice shall expire after one year unless renewed by the filing of a new request accompanied by the fees set forth in County Ordinance No. 671.

SECTION 1.9. FAILURE TO RECEIVE MANDATORY NOTICE; FAILURE TO GIVE OR RECEIVE OPTIONAL ADDITIONAL NOTICE. The failure of any person or entity to receive notice required to be given pursuant to this ordinance shall not constitute grounds for any court to invalidate the actions of the County for which the notice was given. The failure of any person or entity to be given optional additional notice pursuant to either subsection 1.6c or subsection 1.7c of this ordinance, or to receive any such notice, shall not constitute grounds for the invalidation of any action of the County.

SECTION 1.10. CONTENTS OF NOTICE OF PUBLIC HEARING. As used in this ordinance, "notice of a public hearing" means a notice that includes the date, time, and place of a public hearing, the identity of the hearing body or officer, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of the real property, if any, that is the subject of the hearing.

SECTION 1.11. HEARING CONTINUANCES. Any public hearing conducted under this ordinance may be continued from time to time. No additional notice of public hearing shall be required for a continued public hearing."

Amended effective:
05-08-2008 (Ord. 348.4573) - Amended Article I in its entirety

ARTICLE II

RIVERSIDE COUNTY GENERAL PLAN AND SPECIFIC PLANS

SECTION 2.1. ADOPTION OR AMENDMENT OF THE GENERAL PLAN.

a. The Riverside County General Plan or any part or element thereof, and any amendment to the plan or any part or element thereof, shall be adopted in accordance with the provisions of Section 65300 et seq. of the Government Code, as now written or hereafter amended, and this Article. No mandatory element of the General Plan shall be amended more frequently than four times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. Subject to that limitation, an amendment may be adopted at any time, as determined by the Board of Supervisors. Each amendment may include more than one change to the General Plan.

b. The initiation of proceedings for the amendment of the General Plan, or any part or element thereof, shall be conducted in accordance with the provisions of this Article. The initiation of proceedings for the amendment of the General Plan, or any part or element thereof, shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. Either the Planning Director or the Planning Commission may recommend, in the manner provided by this Article, that the Board of Supervisors initiate proceedings for the amendment of the General Plan or any part or element thereof. The owner of real property, or a person authorized by the owner, shall have the right to apply for the initiation of proceedings, in the manner provided by this Article, to amend the General Plan with respect to provisions of the General Plan affecting the use of his property. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any part or element thereof, shall not imply any such amendment will be approved.

SECTION 2.2. GENERAL PLAN CONSISTENCY. No discretionary permit shall be approved pursuant to this ordinance unless it is determined that the permit is consistent with the General Plan.

SECTION 2.3. DEFINITIONS FOR GENERAL PLAN AMENDMENT PROCEDURES. Capitalized terms in Section 2.4, Section 2.5, Section 2.6 and Section 2.7 shall have the same meanings as set forth in the Riverside County General Plan.

SECTION 2.4. GENERAL PLAN TECHNICAL AMENDMENTS AND ENTITLEMENT/POLICY AMENDMENTS.

a. APPLICABILITY. This Section shall govern the processing of any General Plan amendment which is defined as a Technical Amendment or an Entitlement/Policy Amendment. Technical Amendments involve changes of a technical nature including, without limitation: statistical corrections; mapping error corrections; changes in spheres of influence and city boundaries; changes in Unincorporated Communities or Communities of Interest; editorial clarifications that do not change the intent of the General Plan; or appendix information useful in interpreting the General Plan but which does not change the General Plan intent. Entitlement/Policy Amendments involve changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. Notwithstanding the preceding sentence, a proposed change of land use designation to properties located in Eastern Riverside County Desert Area not covered by an Area Plan shall be considered a Foundation Component Amendment and shall be subject to the provisions of Section 2.5 and Section 2.6 of this ordinance. An Entitlement/Policy Amendment may also involve a change in General Plan Policy provided it does not change the Riverside County Vision, a Foundation Component, or a General Planning Principle set forth in General Plan Appendix B.

b. INITIATION OF AMENDMENT PROCEEDINGS. The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

c. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

d. PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

e. AMENDMENT PROCEEDINGS AND HEARINGS. After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Section 2.1 and Section 2.10 of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director.

f. FINDINGS.

(1) Technical Amendments. A Planning Commission resolution recommending approval of a Technical Amendment and a Board of Supervisors resolution approving a Technical Amendment shall include the first finding listed below and any one or more of the subsequent findings listed below:

(a) The proposed amendment would not change any policy direction or intent of the General Plan.

(b) An error or omission needs to be corrected.

(c) A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

(d) A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.

(e) A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

(2) Entitlement/Policy Amendments. A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings listed below and any one or more of the subsequent findings listed below:

(a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or 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.

(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 ownership of land or land not under the land use authority of the Board of Supervisors.

SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.

a. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the Five-Year General Plan Review Cycle including any General Plan amendment to change:

(1) The Riverside County Vision;

(2) The General Planning Principles set forth in General Plan Appendix B;

(3) A Foundation Component of the General Plan (except for an amendment to change property to or from the Agriculture Foundation Component which shall be processed in accordance with Section 2.7 of this ordinance); or,

(4) A proposed change to the land use designations established in the Eastern Riverside County Desert Area, not covered by an Area Plan.

b. LIMITATION ON FOUNDATION COMPONENT AMENDMENTS. Except as otherwise provided in Section 2.6 and Section 2.7, no Foundation Component Amendment shall be heard or approved except as part of the Five-Year General Plan Review Cycle. The first Five-Year General Plan Review Cycle shall commence on January 1, 2008 and continue during the 2008 calendar year, and subsequent cycles shall occur at five calendar year intervals thereafter.

c. INITIATION OF AMENDMENT PROCEEDINGS. The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time during the calendar year of a Five-Year General Plan Review Cycle. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

d. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

e. PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. The Planning Director shall establish an application period of not less than thirty days during the calendar year of each Five-Year General Plan Review Cycle during which applications will be accepted. After this application period is established, it shall not be extended. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

f. AMENDMENT PROCEEDINGS AND HEARINGS. After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Section 2.1 and Section 2.10 of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director. Hearings and the final decision on any amendment pursuant to this Section may occur after the calendar year during which proceedings for the amendment were initiated.

g. FINDINGS. A Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

SECTION 2.6. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS – EXTRAORDINARY.

a. APPLICABILITY. This Section shall govern the processing of any Foundation Component Amendment not occurring during the Five-Year General Plan Review Cycle including any General Plan amendment to change:

(1) The Riverside County Vision;

(2) The General Planning Principles set forth in General Plan Appendix B;

(3) A Foundation Component of the General Plan (except for an amendment to change property to or from the Agriculture Foundation Component which shall be processed in accordance with Section 2.7 of this ordinance); or,

(4) A proposed change to the land use designations established in the Eastern Riverside County Desert Area, not covered by an Area Plan.

b. INITIATION OF AMENDMENT PROCEEDINGS. The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

c. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

d. PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set

forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

e. AMENDMENT PROCEEDINGS AND HEARINGS. After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Section 2.1 and Section 2.10 of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director.

f. FINDINGS. A Planning Commission resolution recommending approval of an Extraordinary General Plan Foundation Component Amendment and a Board of Supervisors resolution approving an Extraordinary General Plan Foundation Component Amendment shall include the first two findings listed below and any one or more of the subsequent findings listed below:

(1) The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

(2) A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component.

(3) An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component only to the extent necessary to avoid the potential taking.

(4) A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety or welfare.

(5) A Foundation Component Amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.

(6) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

(7) A Foundation Component Amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

(8) A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the adopted MSHCP or Community Environmental Transportation Acceptability Program (CETAP) programs that could not be accomplished by a lesser change in the General Plan.

SECTION 2.7. AGRICULTURAL FOUNDATION COMPONENT GENERAL PLAN AMENDMENTS.

a. APPLICABILITY. This Section shall govern the processing of any General Plan amendment to change property to or from the Agriculture Foundation Component.

b. GENERAL AUTHORIZATION FOR AGRICULTURAL FOUNDATION COMPONENT AMENDMENTS.

(1) All amendments pursuant to this Section shall be assigned to a 2 ½ Year Agricultural Foundation Amendment Cycle based on the date of amendment adoption. The first 2 ½ Year Cycle commenced January 1, 2004 and ended on June 30, 2006; the second 2 ½ Year Cycle extends from July 1, 2006 to December 31, 2008; and subsequent 2 ½ Year Cycles shall continue in the same manner for 2 ½ year periods thereafter.

(2) The Planning Director shall determine the total acreage of land within the Agricultural Foundation Component as of January 1, 2004 (the "Agricultural Foundation Base Acreage"), for each of the following three areas:

(a) The area covered by the Palo Verde Valley Area Plan, the Desert Center Area Plan and the Eastern Desert Land Use Plan;

(b) The area covered by the Eastern Coachella Valley Area Plan and the Western Coachella Valley Area Plan; and,

(c) The area covered by all other Area Plans.

(3) During the first 2 ½ Year Agricultural Foundation Amendment Cycle, seven percent (7%) of the Agricultural Foundation Base Acreage for each of the areas listed in paragraph (2) above shall be generally authorized for conversion from the Agriculture Foundation Component to any other Foundation Component (the "Agricultural Amendment General Authorization Acreage"). During each subsequent 2 ½ Year Agricultural Foundation Amendment Cycle, the Agricultural Amendment General Authorization Acreage for each area listed in paragraph (2) above shall consist of an acreage equal to the Agricultural Amendment General Authorization Acreage for the first 2 ½ Year Agricultural Foundation Amendment Cycle plus the Agricultural Amendment General Authorization Acreage for all subsequent 2 ½ Year Agricultural Foundation Amendment Cycles reduced by the acreage of all General Plan amendments adopted after January 1, 2004 (except General Plan amendments adopted pursuant to subsection g. below) converting land from the Agriculture Foundation Component to any other Foundation Component for each such area.

(4) Unless otherwise allowed as provided in subsection g. below, no amendment pursuant to this Section shall be approved by the Board of Supervisors if such approval would result in a conversion from the Agriculture Foundation Component to any other Foundation Component in excess of the Agricultural Amendment General Authorization Acreage, as determined under paragraph (3) above, during any 2 ½ Year Agricultural Foundation Amendment Cycle.

c. INITIATION OF AMENDMENT PROCEEDINGS. The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

d. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

e. PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

f. AMENDMENT PROCEEDINGS AND HEARINGS. After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Section 2.1 and Section 2.10 of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director.

g. ADDITIONAL AUTHORIZATION FOR AGRICULTURAL FOUNDATION COMPONENT AMENDMENTS. Notwithstanding the provisions of subsection b. above, the Board of Supervisors may approve an amendment which exceeds the Agricultural Amendment General Authorization Acreage for any 2 ½ Year Agricultural Foundation Amendment Cycle provided the Board first determines that any condition or circumstance including, without limitation, any business consideration or undue hardship, justifies the amendment and also determines that adequate infrastructure to serve the land use designations will be available. Prior to approving an amendment as provided in this

subsection, the Board of Supervisors shall first submit the amendment to the Agricultural Task Force for the area where the property subject to the amendment is located for its review and recommendation.

h. FINDINGS. A Planning Commission resolution recommending approval of an Agricultural Foundation Component Amendment and Board of Supervisors resolution approving an Agricultural Foundation Component Amendment shall include a finding that the amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

SECTION 2.8. SPECIFIC PLANS. Specific plans, and amendments thereto, shall be heard and adopted in accordance with the provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and in accordance with Section 2.10 of this Article. The Board of Supervisors may, by affirmative vote of not less than a majority of the entire membership of the Board, order the preparation and hearing of a new specific plan or the amendment of any existing specific plan. Any such order for preparation and hearing shall not imply that any new specific plan or amendment to an existing specific plan will be approved.

SECTION 2.9. APPLICATIONS FOR SPECIFIC PLANS.

a. The owner of real property, or a person authorized by the owner, shall have the right to request that the County consider a specific plan or an amendment to an existing specific plan for the real property. The right to request consideration of a specific plan or a specific plan amendment does not imply that the specific plan or the specific plan amendment will be approved. Whenever any State law, the Riverside County General Plan or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this section.

b. Applications shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in County Ordinance No. 671. The application shall supply all required information and shall include the following:

(1) Wherever a proposed specific plan is for a project subject to the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code Section 2621 et seq., a geologic report shall be submitted as required by County Ordinance No. 547.

(2) Whenever a proposed specific plan will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the specific plan along with the fee set forth in County Ordinance No. 671.

c. A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3) of this subsection.

d. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.

SECTION 2.10. HEARINGS ON ADOPTION OR AMENDMENT OF THE GENERAL PLAN. Proposals to adopt or amend the Riverside County General Plan, or any part or element thereof, shall be heard in the following manner:

a. The Planning Commission shall hold a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 1.6 of this ordinance. If the proposed General Plan or amendment to the General Plan would affect the permitted uses or intensity of uses of real property, notice of the public hearing shall also be given pursuant to Section 1.7 of this ordinance.

b. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and

transmit it to the Board of Supervisors with a copy mailed to the applicant, if any. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.

c. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of the General Plan, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

d. After closing the public hearing, the Board of Supervisors shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Board. The Board of Supervisors may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Commission to report within 45 days after the reference or such longer period of time as may be specified by the Board, shall be deemed to be a recommendation for approval of the proposed modification.

e. A proposal to adopt or amend any part or element of the General Plan shall not be approved by the Board of Supervisors until all procedures required by the Riverside County CEQA implementing procedures to approve a matter have been completed.

SECTION 2.11. DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN.

a. Whenever an application for an implementing project varies from and is not in substantial conformance with an adopted specific plan, an amendment to that specific plan shall be adopted pursuant to the provisions of Section 2.8 of this ordinance prior to the approval of the implementing project.

b. Whenever an application for an implementing project varies from but is in substantial conformance with the adopted specific plan, a determination of substantial conformance shall be issued as provided in this subsection prior to the approval of the implementing project.

(1) For purposes of this subsection, the term "substantial conformance" shall mean a non-substantial modification of a condition of approval, diagram, or text of the specific plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the specific plan, the conditions of approval, and the specific plan text. Substantial conformance may include a modification or deletion of a condition which will not substantially or adversely affect the underlying purpose for which the condition was initially required, construction of an implementing project out of phase so long as all infrastructure and public facilities required for the intervening phases are provided, a modification of the approved land uses in a phase which does not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan or a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.

(2) An application for a determination of substantial conformance shall be made on forms provided by the Planning Department, shall be accompanied by the fee set forth in County Ordinance No. 671 and shall include the following:

(a) An accurate and complete description of the modification and how it affects the adopted specific plan, along with any necessary exhibits or diagrams.

(b) Any other information, exhibits or drawings the Planning Director may require.

(3) The Planning Director shall transmit all such applications to the appropriate agencies for review and comment and shall then forward them, along with a recommendation, to the Planning Commission for decision. A copy of the notice of decision of the Planning Commission shall be mailed to the applicant and to any person who has made a written request therefor. The Planning Director shall also file a copy of the notice of decision of the Planning Commission with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision. The Clerk of the Board shall place the notice of decision on the next agenda of the Board of Supervisors held five or more days after the Clerk receives the notice from the Planning Director. The decision of the Planning Commission shall be considered final unless the applicant or an interested party files an appeal with the Clerk of the Board of Supervisors accompanied by the fee set forth in County Ordinance No. 671 within ten days after

the notice of decision appear on the Board's agenda. If a timely appeal is filed, the Clerk shall place the matter on the next available agenda, and the Board of Supervisors shall determine whether the determination of substantial conformance should be made. An application for a determination of substantial conformance shall not require a noticed public hearing; however, if the Planning Director, the Commission, or the Board decides that notice of the application should be given, notice shall be given at the applicant's expense in the manner provided for by Section 1.6 and 1.7 of this ordinance. Whenever such a decision requiring notice is made, no further action shall be taken on the application until proper notice has been given. The Commission or Board of Supervisors may, at their discretion, allow testimony to be given on the proposed modification.

(4) An application for a determination of substantial conformance may be approved only if the following findings are made:

(a) That the project as modified meets the intent and purpose of the adopted specific plan; and,

(b) That the project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan.

c. Notwithstanding any other provision in this Section to the contrary, and even if the application for a determination of substantial conformance otherwise could be approved under this section, an applicant may be required to process a specific plan amendment pursuant to the provisions of Section 2.9 of this ordinance if it is determined that an amendment to the specific plan is required.

SECTION 2.12. REPORTS ON CONFORMITY WITH GENERAL PLAN.

a. The Planning Department is designated as the planning agency, under the provisions of Section 65402 of the Government Code, and any similar provision of State law, to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the Riverside County General Plan.

b. Whenever any County department or a public agency is processing a project that requires a report under the provisions of Section 65402 of the Government Code, or any similar provision of State law, application shall be made to the Planning Director on forms provided by the Planning Department and shall supply all requested information, including the following:

(1) The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies.

(2) The legal basis for the project on an estimated time schedule for development or action to be taken.

(3) The location, address or legal description of the subject property or area, together with a site plan and description of the proposed project and uses.

(4) The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal.

(5) Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the General Plan and any specific plan in effect in the area.

c. Within 40 days after receipt of a completed application, the Planning Director shall make a report to the applicant as to the conformity of the location, purpose and extent of the proposed project with the General Plan.

d. Within ten days after the date of mailing or delivery of the report of the Planning Director, the applicant may appeal, in writing, to the Planning Commission on the form provided by the Planning Department. Upon receipt of a completed appeal accompanied by the fee set forth in Ordinance No. 671, the Planning Director shall set the matter for hearing before the Planning Commission, not less than five nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy shall be mailed to the appellant.

e. The provisions of subdivision (a) of Section 65402 of the Government Code shall not apply to:

(1) The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;

(2) Acquisitions, dispositions, or abandonments for street widening or alignment projects, provided such projects are of a minor nature.

f. The provisions of paragraph (b) of Section 65402 of the Government Code shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature.

Amended Effective:
02-03-1977 (Ord. 348.1545)
06-27-1978 (Ord. 348.1658)
05-08-1980 (Ord. 348.1785)
09-25-1980 (Ord. 348.1855)
10-23-1980 (Ord. 348.1879)
01-22-1981 (Ord. 348.1908)
07-22-1982 (Ord. 348.2088)
06-30-1983 (Ord. 348.2156)
04-04-1985 (Ord. 348.2444)
03-12-1987 (Ord. 348.2670)

Amended Effective:
03-27-1989 (Ord. 348.3418)
11-30-1995 (Ord. 348.3752)
04-19-1996 (Ord. 348.3770)
05-08-2008 (Ord. 348.4573) - Amended Article II in its entirety

ARTICLE III

ZONE CLASSIFICATIONS

SECTION 3.1. ZONES. For the purpose of providing a uniform basis for zoning, the following zone classifications, referred to alternatively herein as zones, may be applied to the lands in the unincorporated area of the County of Riverside:

R-R - Rural Residential

R-R-O - Rural Residential, Outdoor Advertising

R-1 - One-Family Dwellings

R-1A - One-Family Dwellings - Mountain Resort

R-A - Residential Agricultural

R-2 - Multiple Family Dwellings

R-2A - Limited Multiple Family Dwellings

R-3 - General Residential

R-3A - Village Tourist Residential

R-T - Mobilehome Subdivision and Mobilehome Park

R-T-R - Mobilehome Subdivision - Rural

R-4 - Planned Residential

R-5 - Open Area Combining Zone - Residential Developments

R-6 - Residential Incentive

C-1 & C-P - General Commercial

C-T - Tourist Commercial

C-P-S - Scenic Highway Commercial

C-R - Rural Commercial

C-O - Commercial Office

S-P - Specific Plan

I-P - Industrial Park

M-SC - Manufacturing - Service Commercial

M-M - Manufacturing - Medium

M-H - Manufacturing - Heavy

M-R - Mineral Resources

M-R-A - Mineral Resources & Related Manufacturing

A-1 - Light Agriculture

A-P - Light Agriculture with Poultry

A-2 - Heavy Agriculture

A-D - Agriculture - Dairy

C/V - Citrus/Vineyard

W-2 - Controlled Development Areas

R-D - Regulated Development Areas

N-A - Natural Assets

W-2-M - Controlled Development Areas with Mobilehomes

W-1 - Watercourse, Watershed and Conservation Areas

W-E - Wind Energy Resource Zone

Amended Effective:
08-30-84 (Ord. 348.2358)
04-18-86 (Ord. 348.2623)
08-28-86 (Ord. 348.2612)
07-13-89 (Ord. 348.3010)
11-08-94 (Ord. 348.3692)
11-02-06 (Ord. 348.4423)

SECTION 3.2. ZONE CLASSIFICATION BOUNDARIES. Where uncertainty exists as to the boundaries of any zone classification, the following rules shall apply:

a. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.

b. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.

c. If any public street, alley or other right of way is vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the boundaries of the zone classification applicable to the adjoining property on each side. In the event such street, alley or right of way was a zone classification boundary, the new zone classification boundary shall be the former center line of such street, alley or right of way.

Amended Effective:
02-03-77 Ord. 348.1545)
11-02-06 (Ord. 348.4423)

SECTION 3.3. USES ALLOWED IN ZONE CLASSIFICATIONS. The terminology used in Section 3.1 of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers him to do to, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. In no event, however, shall a medical marijuana dispensary as defined in this ordinance be considered a permitted or conditionally permitted use in any zone classification. A medical marijuana dispensary is hereby prohibited in all zone classifications and no permit of any type shall be issued therefore.

Added Effective:
11-02-06 (Ord. 348.4423)

ARTICLE IV

ZONING DISTRICTS

SECTION 4.1. All the unincorporated area of the County of Riverside is placed in a series of mapped zoning districts. All those areas shown within the boundaries of the following maps are placed within the zone classifications shown on said maps, as adopted or thereafter amended:

MAP NUMBER	DATE ADOPTED	ORDINANCE
Map No. 2 - All the unincorporated area of the County of Riverside not included in one of the following mapped zoning Districts.	12-31-48	348
Map No. 3 - Whitewater District (Annexed into the City of Palm Springs)	04-18-49	348a
Map No. 4 - Cathedral City District	02-20-50	348d
Map No. 5 - University District	11-16-50	348g
Map No. 6 - Beaumont-Banning District	08-27-51	348h
Map No. 6a - Beaumont-Banning District	06-29-64	348.292
Map No. 7 - La Mesa Miravilla (Now part of Cherry Valley)	02-24-53	348j
Map No. 8 - Anza-La Sierra District	08-24-53	348m
Map No. 9 - West Corona District	07-26-54	348o
Map No. 10 - Cathedral City - Palm Desert District	01-03-55	348p
Map No. 11 - Glen Avon District	01-03-55	348q
Map No. 12 - Desert Hot Springs District	02-21-55	348r
Map No. 13 - Calimesa District	01-23-56	348z
Map No. 14 - La Quinta District	03-05-56	348dd
Map No. 15 - Rubidoux District	06-12-56	348hh
Map No. 16 - Idyllwild District	01-14-57	348tt
Map No. 17 - Hemet-San Jacinto District	08-26-57	348eee
Map No. 18 - North Valle Vista District	12-23-57	348jjj
Map No. 19 - Florence (Now Part of Cherry Valley)	10-06-58	348yyy
Map No. 20 - Indian Wells District	10-20-58	348zzz
Map No. 21 - East Valle Vista District	11-10-58	348aaaa
Map No. 22 - Thomas Mountain District	04-13-59	348hhhh
Map No. 23 - North Elsinore District	01-26-59	348iiii
Map No. 24 - Lower Berdoo CanyonDistrict	02-16-59	348jjjj
Map No. 25 - Edgemont-Sunnymead District	09-21-59	348uuuu
Map No. 26 - Pedley District No. 1 (Now Pedley)	10-13-59	348.2xxxx
Map No. 27 - Lakeland Village District	11-30-59	348.2
Map No. 28 - San Gorgonio Pass District No. 1	01-11-60	348.10
Map No. 29 - Mira Loma District No. 1 (Prado-Mira Loma)	01-11-60	348.12
Map No. 30 - Bermuda Dunes District	12-12-60	348.53
Map No. 31 - Cherry Valley District	01-23-61	348.63
Map No. 32 - Ramona District	10-09-61	348.103
Map No. 33 - Mecca District	04-02-62	348.134
Map No. 34 - Pinon Flats District	07-16-62	348.146
Map No. 35 - Little Lake District	08-06-62	348.150
Map No. 36 - Lake Mathews District	02-18-63	348.173
Map No. 37 - Norco District	02-25-63	348.175
Map No. 38 - Prado-Mira Loma District	04-01-63	348.182
Map No. 39 - Pedley District	05-06-63	348.197
Map No. 40 - Thousand Palms District	05-13-63	348.198
Map No. 41 - Lower Coachella Valley Dist.	07-01-63	348.208

Map No. 42 - North Riverside District	07-08-63	348.210
Map No. 43 - Banning Heights	05-11-64	348.282
Map No. 44 - Palm Springs Highlands	08-17-64	348.306
Map No. 45 - El Cerrito	12-14-64	348.339
Map No. 46 - Sun City	08-24-70	348.776
Map No. 47 - Blythe	06-14-65	348.376
Map No. 48 - Meadowbrook	07-06-65	348.380
Map No. 49 - East Corona	08-02-65	348.384
Map No. 50 - Painted Hills	08-16-65	348.389
Map No. 51 - Ripley	08-16-65	348.390
Map No. 52 - El Cariso	04-04-65	348.435
Map No. 53 - Quail Valley	07-05-66	348.461
Map No. 54 - Pine Cove	06-12-67	348.513
Map No. 55 - Perris Reservoir District	06-19-67	348.514
Map No. 56 - Gavilan Hills	12-08-69	348.684
Map No. 57 - Cajalco	03-09-70	348.703
Map No. 58 - Pass and Desert	03-30-70	348.712
Map No. 59 - Woodcrest	03-30-70	348.713
Map No. 60 - Sky Valley	04-27-70	348.731
Map No. 61 - Canyon Lake	08-24-70	348.775
Map No. 62 - Mead Valley	12-28-70	348.839
Map No. 63 - Valley Vista	02-22-72	348.862
Map No. 64 - Garner Valley	01-18-72	348.987
Map No. 65 - Cabazon	12-12-72	348.1118

Amended Effective:
02-03-77 (Ord. 348.1545)

ARTICLE V

R-R ZONE (RURAL RESIDENTIAL)

SECTION 5.1. USES PERMITTED

a.

(1) One-family dwellings.

(2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

(3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetables, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

(4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar

farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

(5) Farms for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl).

Amended Effective:
09-15-00 (Ord. 348.3954)

(6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection a (4) of this section.

(7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).

(8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

(9) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

(10) A sign, single or double faced, not exceeding 12 square feet in area per face, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.

(11) Mobilehome, used as a one-family residence, subject to the following conditions:

a. Mobilehome shall have a floor area of not less than 450 square feet.

b. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.

Amended Effective:
07-23-99 (Ord. 348.3881)

(12) Home occupations.

(13) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(15) Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended.

(16) The noncommercial raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b) Any miniature pig kept or maintained on a lot with a use permitted under section 5.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate

from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c) No miniature pig may weigh more than two hundred (200) pounds.

d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(17) The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(18) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
02-24-04 (Ord. 348.4087)

b. PUBLIC UTILITY USES.

(1) Structures and installations necessary to the conservation and development of water such as dams, pipelines, water conduits, tanks, canals, reservoirs, wells and the necessary pumping and water production facilities.

(2) Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipelines and the like.

(3) Radio broadcasting stations.

(4) Telephone transmission lines, telephone exchanges and offices.

(5) Railroads, including the necessary facilities in connection therewith.

(6) Television broadcasting stations, antennas, and cable installations, and microwave relay stations.

c. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of this ordinance.

(1) Fishing lakes, commercial and noncommercial.

(2) Guest ranches and motels.

(3) Educational institutions, libraries, museums and post office.

(4) Golf, tennis, polo or country clubs, archery and golf and driving ranges.

(5) Commercial uses for the convenience of and incidental to any of the above permitted uses when located upon the same lot or parcel of land.

(6) Feed and grain sales.

(7) Garden supply stores.

(8) Pet shops and pet supply shops.

(9) Real estate offices.

(10) Signs, 0n-site advertising.

(11) Arts, crafts and curio shops.

(12) Fraternal lodges, including grange halls.

(13) Repealed.10-21- 99 (Ord. 348.3888)

(14) Private schools.

(15) A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.

(16) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

a) The mobilehome shall have a floor area of not less than 450 square feet.

b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.

c) The dwellings are located not less than 50 feet from any property line.

d) The dwellings are screened from view from the front property line by shrubs or trees.

e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County of Building and Safety Department, and State law.

f) The number of dwellings for employees shall not exceed four per established farming operation.

(17) Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(18) Winery and appurtenant and incidental uses with established on-site vineyard.

(19) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(20) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

(21) Child Day Care Center.

Amended Effective:
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)

Added Effective:
03-12-09 (Ord. 348.4596)

d. The following uses are permitted provided a conditional use permit has been granted:

(1) Airport or landing field.

(2) Auto wrecking yards.

(3) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.

(4) Cemetery, pet or human.

(5) Commercial fairgrounds.

(6) Commercial stables and riding academies.

(7) Antique shops.

(8) Automobile service stations and repair garages with or without the concurrent sale of beer and wine for off-premises consumption.

(9) Bakery shops, including baking only when incidental to retail sales on the premises.

(10) Barber shops and beauty shops.

(11) Bars and cocktail lounges.

(12) Billiard and pool halls.

(13) Cleaning and dyeing shop.

(14) Retail pharmacies.

(15) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity, and other similar equipment.

(16) Food, meat, poultry and produce markets.

(17) Frozen food lockers.

(18) Hardware stores.

(19) Laundries and laundromats.

(20) Liquid petroleum service stations, with or without the concurrent sale of beer and wine for off-premises consumption, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.

(21) Liquor stores pursuant to the provisions of Section 18.48 of this ordinance.

(22) Parking lots and parking buildings, pursuant to the provisions of Section 18.12 of this ordinance.

(23) Professional offices.

(24) Refreshment stands.

(25) Restaurants and other eating establishments.

(26) Shoe stores and repair shops.

(27) Stations, bus, railroad and taxi.

(28) Tire sales and service.

(29) Tourist information centers.

(30) Underground bulk fuel storage.

(31) Auction houses and yards.

(32) Dune buggy parks.

(33) Fruit and vegetable packing plants and similar uses.

(34) Hog ranches, subject to the provisions of County Ordinance No. 431.

(35) Hunting clubs.

(36) Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.

(37) Machine shops.

(38) The manufacture of:

a) Brick, tile or terra-cotta.

b) Cement and cement products.

c) Gypsum.

d) Lime or lime products.

(39) Menageries.

(40) Migrant agricultural workers mobilehome parks.

(41) Pen fed cattle operations, livestock sale-yard, livestock auction yards, and dairy farms.

(42) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.

(43) Recreational vehicle parks.

(44) Rifle, pistol, skeet, or trapshooting ranges.

(45) Rodeo arenas.

(46) Trail bike parks.

(47) Trailer and boat storage.

(48) Disposal service operations.

(49) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.

(50) Outdoor film studios

(51) Water well drilling, operations and service.

(52) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.

(53) Community auction and sales yards.

(54) Farm labor camp.

(55) Feed stores.

(56) Packaged dry fertilizer storage, not including processing.

(57) Oil production, not including refining or processing.

(58) Mink farms.

(59) Both large and small animal hospitals.

(60) Commercial breeding operations.

e. Any use that is not specifically listed in Subsections b., c. and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

f. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

Amended Effective:
11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
08-02-84 (Ord. 348.2338)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
07-20-89 (Ord. 348.3043)
11-13-90 (Ord. 348.3217)
07-16-98 (Ord. 348.3828)
07-16-98 (Ord. 348.3828)

Amended Effective:
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
09-15-00 (Ord. 348.3954)

SECTION 5.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the R-R Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

a. One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
5-24-01 (Ord. 348.3990)

b. Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:

(1) Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.

c. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Formerly Article III - renumbered Article V and amended:
05-04-72 (Ord. 348.1023) | 08-09-73 (Ord. 348.1189)
05-30-74 (Ord. 348.1327) | 06-20-74 (Ord. 348.1340)
11-07-74 (Ord. 348.1377) | 03-20-75 (Ord. 348.1429)
07-10-75 (Ord. 348.1458) | 10-02-75 (Ord. 348.1470)
12-10-75 (Ord. 348.1481) | 02-03-77 (Ord. 348.1545)
04-21-77 (Ord. 348.1564) | 09-08-77 (Ord. 348.1588)
04-12-79 (Ord. 348.1688) | 11-29-79 (Ord. 348.1729)
07-02-81 (Ord. 348.1968) | 11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140) | 05-19-83 (Ord. 348.2162)
08-02-84 (Ord. 348.2338) | 10-06-89 (Ord. 348.3053)
09-10-99 (Ord. 348.3883) | 02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881) | 09-15-00 (Ord. 348.3954)
05-24-01 (Ord. 348.3990)

Amended Effective:
09-04-62 (Ord. 348.----) | 06-16-65 (Ord. 348.371)
09-15-65 (Ord. 348.391) | 01-19-66 (Ord. 348.422)
05-31-67 (Ord. 348.506) | 08-02-67 (Ord. 348.518)
07-16-69 (Ord. 348.638) | 06-10-70 (Ord. 348.737)
09-23-70 (Ord. 348.777)| 09-30-70 (Ord. 348.783)
08-11-71 (Ord. 348.905)

ARTICLE Va

R-R-O ZONE (RURAL RESIDENTIAL, OUTDOOR ADVERTISING)

SECTION 5.25. USES PERMITTED.

a. Any use permitted in the R-R Zone, subject to all of the regulations and procedures of the R-R Zone applicable to such use.

b. Deleted:

Subsection b. of Section 5.25 of Ordinance No. 348 is hereby deleted. Because the deletion of Subsection b. of Section 5.25 makes the uses permitted in that section the same as the uses permitted in Section 5.1 of this ordinance, on the effective date of this ordinance, all areas designated as being in the R-R-O (Rural Residential, Outdoor Advertising) Zone (Section 5.25 of this ordinance) shall hereafter be designated as being in the R-R (Rural Residential) Zone (Section 5.1 of this ordinance), and the uses permitted in the R-R Zone shall be the only uses permitted, and shall be subject to the same development standards.

Amended Effective:
09-04-62
06-16-66 (Sections 3.26 and 3.27 Repealed)
07-16-85 (Ord. 348.2496)
(Formerly Article IIIa - renumbered Article Va and amended):
05-04-72 (Ord. 348.1023)
02-03-77 (Ord. 348.1545)

ARTICLE VI

R-1 ZONE (ONE-FAMILY DWELLINGS)

SECTION 6.1. USES PERMITTED.

a. The following uses shall be permitted in the R-1 Zone:

(1) One-family dwellings.

(2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry,

crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

(4) Home occupations.

Amended Effective:
(Ord. 348.3928)

(5) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 6.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

(9) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348.4180)

b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(3) Nurseries, horticultural.

(4) Public parks and playgrounds, golf courses with standard length fairways, and country clubs.

(5) Class 1 kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(6) Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

d. Deleted.

e. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2341)
04-04-87 (Ord. 348.2669)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

SECTION 6.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-1 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

a. Building height shall not exceed three stories, with a maximum height of 40 feet.

b. Lot area shall be not less than 7200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

c. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.

d. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

e. Minimum yard requirements are as follows:

(1) The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

(2) Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

(3) The rear yard shall not be less than ten feet.

(4) No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance. f. Automobile storage space shall be provided as required by Section 18.12 of this ordinance. g. Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.

Amended Effective:
01-15-64 (Ord. 348.251) | 07-06-89 (Ord. 348.3032)
05-06-64 (Ord. 348.275) | 07-16-98 (Ord. 348.3828)
04-17-68 (Ord. 348.556) | 02-12-99 (Ord. 348.3857)
03-11-70 (Ord. 348.700) | 07-23-99 (Ord. 348.3881)
09-23-70 (Ord. 348.777) | 09-10-99 (Ord. 348.3883)
05-04-72 (Ord. 348.1023) | 10-21-99 (Ord. 348.3888)
10-19-74 (Ord. 348.1091) | 04-14-00 (Ord. 348. 3928)
09-13-73 (Ord. 348.1201) | 09-15-00 (Ord. 348.3954)
05-30-74 (Ord. 348.1327) | 12-21-00 (Ord. 348.3966)
05-01-75 (Ord. 348.1443)
04-12-79 (Ord. 348.1688)
07-02-81 (Ord. 348.1965)
03-16-82 (Ord. 348.2074)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2162)
08-29-85 (Ord. 348.2510)

ARTICLE VIa

R-1A ZONE (ONE-FAMILY

DWELLINGS - MOUNTAIN RESORT)

The following regulations shall apply in all R-1A Zones:

SECTION 6.25. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Field crops, flower and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only) , rabbits, chinchillas, guinea pigs, parakeets and other small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

(4) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(5) Home occupations.

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) Real estate offices and insurance offices conducted as home occupations.

(8) Deleted.

Amended Effective:
07-16-98 (Ord. 348.3828)

(9) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 6.25.a.(1) shall be spayed or neutered as a condition of being licensed. No licensed shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(10) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

(11) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348.4087)

b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Sections 18.30 of this ordinance:

(1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(3) Nurseries, horticultural.

(4) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

Added Effective:
07-23-99 (Ord. 348.3881)

(5) Class 1 kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(6) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3881)
10-21-99 (Ord. 348.3888)

Added Effective:
10-21-99 (Ord 348.3888)

SECTION 6.26. OTHER REGULATIONS.

a. Building height shall not exceed three stories, with a maximum height of 40 feet.

b. Required lot area shall not be less than 7200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

c. In no case shall more than 50% of any lot be covered by buildings.

d. Minimum yard requirements are as follows:

(1) The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

(2) Side yards on interior and through lots shall not be less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

(3) The rear yard shall not be less than ten feet.

(4) No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.27. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
09-22-60
07-27-66 (Ord. 348.459) Subsection(d) repealed
05-30-74 (Ord. 348.1327)
12-23-83 (Ord. 348.2140)
04-04-87 (Ord. 348.2669)
04-13-89 (Ord. 348.3010)
10-06-92 (Ord. 348.3447)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
12-21-00 (Ord. 348.3966)

ARTICLE VIb

R-A ZONE (RESIDENTIAL AGRICULTURAL) The following regulations shall apply to all R-A Zones:

SECTION 6.50. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) Repealed.

Added Effective:
02-12-1999 (Ord. 348.3857)
07-23-1999 (Ord. 348.3881)

(4) Repealed.

Amended Effective:
(Ord. 348.3881)

(5) Home occupations.

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.

(8) Poultry, crowing fowl and rabbits for the use of the occupants of the premises only. All poultry, crowing fowl and rabbits shall be kept in an enclosed area, located not less than 20 feet from any property line and not less than 50 feet from any residence existing at the time such use is established.

Amended Effective:
9-15-00 (Ordinance 348.3954)

(9) Wholesale nurseries, greenhouses, orchard, aviaries, apiaries (subject to County Ordinance No. 551), the rasing of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

(10) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

(11) The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), provided that all such uses are kept and maintained in an enclosed area, located not less than 20 feet from any property line and at least 50 feet from any residence existing at the time such use is established.

Amended Effective:
9-15-00 (Ordinance 348.3954)

(12) A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed six square feet, advertising the sale

of said product. Off-street parking shall be as required in Section 18.12 of this ordinance, except than no paving shall be required.

(13) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in Subsection a.(7) of this section.

(14) One mobilehome, as a principal residence only, provided:

a) The minimum lot size shall be 21/2 acres.

b) The mobilehome shall have a floor area of not less than 750 square feet.

c) The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which insures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant.

d) The location of the mobilehome, sanitary facilities and utilities shall conform with all of the requirements of the County Health Department, County Building and Safety Department and State law.

(15) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.

(16) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(17) An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said additional mobilehomes shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided:

a) The mobilehome shall have a floor area of not less than 750 square feet.

b) The mobilehome is not rented or held out for lease.

c) The mobilehome is located not less than 50 feet from any property line.

d) The mobilehome is screened from view from the front property line by shrubs or trees and has a sprinkler system installed to insure the proper maintenance of plant materials.

e) The number of dwellings for employees shall not exceed two per established farming operation.

f) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, County Building and Safety Department and State law.

(18) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 6.50.a (1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no

closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(19) The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(20) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
9-15-00 (Ord. 348.3954)
02-24-04 (Ord. 348.4087)

b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.

(1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(3) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

(4) Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Added: (Ord. 348.153)

d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

Amended Effective:
9-15-00 (Ordinance 348.3954)

Amended Effective:
12-23-82 (Ord. 348.2140)
12-06-84 (Ord. 348.2414)
04-04-87 (Ord. 348.2669)
07-16-98 (Ord. 348.3828)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
09-15-00 (Ord. 348.3954)

SECTION 6.51. BUILDING HEIGHT LIMIT. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
07-16-98 (Ord. 348.3828)
05-24-01 (Ord. 348.3990)

SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS. Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.53. FRONT YARD REQUIRED. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.54. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
01-15-64 (Ord. 348.251)
06-10-70 (Ord. 348.737)
07-22-70 (Ord. 348.753)
05-30-74 (Ord. 348.1327)
01-19-66 (Ord. 348.422)
12-12-74 (Ord. 348.1396)
11-29-79 (Ord. 348.1729- Operative 1-1-80)

Amended Effective:
12-23-82 (Ord. 348.2140)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-10-99(Ord. 348.3883)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
05-24-01 (Ord. 348.3990)

ARTICLE VII

R-2 ZONE (MULTIPLE FAMILY DWELLINGS)

The following regulations shall apply in all R-2 Zones:

SECTION 7.1. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

(4) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(5) Home occupations.

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) Deleted.

(8) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

(9) One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11 of this ordinance. The provisions of Sections 7.2 through 7.10 of this ordinance shall not be applicable to developments under this permitted use.

Amended Effective:
07-16-98 (Ord. 348.3828)

(10) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(11) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

(12) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348-4087)

b. The following uses shall be permitted provided a plot plan has first been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.

(2) Boarding, rooming and lodging houses.

(3) Churches, educational institutions, public libraries, museums and art galleries not operated for compensation or profit.

(4) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(5) Congregate care residential facilities.

(6) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(7) Nurseries, horticultural.

(8) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

Added Effective:
07-23-99 (Ord. 348.3881)

(9) Class I kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(10) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

(2) Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.

Amended Effective:
12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2342)
12-06-84 (Ord. 348.2414)
01-02-86 (Ord. 348.2540)
01-15-87 (Ord. 348.2643)
04-04-87 (Ord. 348.2669)

Amended Effective:
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)

SECTION 7.2. BUILDING HEIGHT LIMIT. Building height shall not exceed three stories, with a maximum height of 40 feet.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 7.3. REQUIRED LOT AREA. Lot area shall be not less than 7200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 7.4. FRONT YARD REQUIRED. The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 7.5. SIDE YARDS REQUIRED. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 7.6. REAR YARD REQUIRED. The rear yard shall not be less than ten feet.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 7.7. LOT COVERAGE PERMITTED. In no case shall more than 60 per cent of any lot be covered by buildings.

SECTION 7.8. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

SECTION 7.9. DISTANCE REQUIRED BETWEEN MAIN BUILDINGS. No two-story main building shall be closer than 15 feet to any other main building on the same lot and no one-story building shall be closer than ten feet to any other one-story main building on the same lot.

SECTION 7.10. AREA PER DWELLING UNIT. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 2500 square feet for each dwelling unit in such main building.

SECTION 7.11. RESTRICTED SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS.

a. DEVELOPMENT OBJECTIVE. The development objective of this section is to facilitate single-family residential subdivision projects which exhibit excellence in design and in the provision of housing opportunities through an integration of site planning, subdivision design, and housing development. It is envisioned that the site plans for these developments will be determined through a thorough analysis of a project site in terms of its constraints, opportunities, grading requirements, area characteristics, the requirements of the County General Plan, and other County ordinances governing the development of land.

Projects developed pursuant to this section are expected to:

(1) Provide for the placement of dwellings on individual lots so as to create variety in the street scene and to balance the distribution of height and bulk of individual dwellings relative to other dwellings and their location in the subdivision, and to provide for superior subdivision design and livability through the location and arrangement of lots, and in the design of streets through the use of short cul-de-sac and/or curvilinear streets in preference to straight or rectangular grid interior street patterns.

(2) Provide for a basic level of usable and total open space, both on individual lots and throughout a subdivision, so as to meet the needs of project residents. (3) Result in residential communities which offer a variety of housing opportunities and provide for diversity in design through careful attention to house designs, floor plans, street scenes, architecture, including the visual impact of garages and placement of mechanical equipment, fencing and landscaping.

b. ALLOWABLE DENSITY. The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; the planning goals, objectives, policies, and standards of the County General Plan; and, the development standards of this section and other County ordinances.

c. DESIGN GUIDELINES.

(1) Wherever development objectives are identified in this section, or wherever design-oriented objectives are specified under minimum development standards, those objectives shall be implemented in conjunction with design guidelines adopted by the Board of Supervisors.

(2) The Planning Director shall develop, prepare and keep current a design guidelines manual for adoption by resolution of the Board of Supervisors and shall, when appropriate, recommend amendments to the manual for adoption by the Board.

d. FILING REQUIREMENTS.

(1) The following information shall be filed in conjunction with a restricted single family development filed pursuant to this section:

a) An application for a land division pursuant to County Ordinance No. 460.

b) If the application is intended to implement an adopted specific plan of land use, a statement shall be filed specifying how the specific plan is being implemented through the project.

c) A comprehensive site plan, conceptual grading plan and tentative subdivision map, based upon a contour interval no greater than four feet, showing the following in addition to the requirements of County Ordinance No. 460:

1. proposed lots including lot lines and proposed easement lines, if any.

2. building footprints.

3. floor plan assignments.

4. proposed setbacks.

5. pad elevations, street grades and all cut and fill slopes in excess of one foot in vertical height.

d) The following separate tabulations shall be provided:

1. the mix of floor plans

2. the lot/building calculations for each lot in the project as follows:

a. lot area.

b. lot pad area.

c. building footprint area.

d. percentage lot coverage

e. lot width.

f. front setback.

g. area defined by Section 7.11.f.(2)f.

h. usable rear yard depth.

i. usable rear yard area.

j. usable rear-oriented side yards are no less than ten usable feet in width.

k. total rear yard area.

l. total rear-oriented side yard areas where the side yards are no less than ten feet in width.

3. the total gross project area, total net project area, net area devoted to streets and net area devoted to lot purposes.

a) A fencing plan including details of proposed materials to be used.

b) Dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footage and heights of individual units.

c) Proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(2) The following additional requirements shall apply to applications filed pursuant to this section:

a) All necessary information shall be filed in order for the project to be environmentally evaluated in accordance with the Riverside County General Plan, the California Environment Quality Act (CEQA), and the Riverside County Rules to Implement CEQA.

b) 81/2" x 11" reduction transparencies of all exhibits and maps shall be provided.

c) The scale of the site plan and all the same with a minimum scale of 1" = 40'. In situations where the required 40' scale maps would involve preparation of multiple sheets to accommodate an entire project, composite reductions on a single sheet may be submitted in order to facilitate distribution to affected agencies.

d) A pre-application conference with the Planning Department shall be encouraged to be held to review a proposed application prior to actual filing.

e) COMPLETE APPLICATION.

(1) An application shall not be deemed complete until a determination is made by the Planning Director that all necessary information has been submitted.

(2) The Planning Director may waive the filing of any information determined to be unnecessary or not applicable with the exception of the required land division application.

f) MINIMUM DEVELOPMENT STANDARDS. One-family dwellings developed as restricted single-family residential subdivisions shall comply with the following minimum development standards:

(1) SITE DEVELOPMENT STANDARDS.

a) Lots shall have a minimum width of 40 feet measured along the 22 foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than 20 feet of frontage measured along the face of curb.

b) Lots situated along collector roadways shall have a minimum width of 50 feet measured along the 22 foot average building setback line.

c) New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of County Ordinance No. 461 shall apply and in zero lot line situations.

d) Side yard manufactured slopes shall not exceed a maximum of ten feet in vertical height in side yard areas between dwelling units; provided, however, dwellings may be set back from the toes of slopes which exceed ten feet in vertical height by one foot for each foot of vertical slope height, and from the tops of such slopes by one-half foot for each foot of vertical slope height. In no case shall the setbacks from a toes and tops of slopes be less than that required by County Ordinance No. 457.

e) Front yards shall have a minimum average depth of 22 feet throughout the project. Dwellings may be located no closer than 18 feet to the front property line in order to achieve variety in front yard setbacks provided the minimum average setback is maintained and further provided that no garages are situated closer than 30 feet to the face of curb.

f) Side yards shall not be less than five feet except that street side yards of corner lots shall be a minimum of ten feet for single-story dwellings and 15 feet for multi-story dwellings.

g) Building separation between dwelling units shall not be less than ten feet for dwellings up to 28 feet in overall height. Building separation shall be increased by one foot for each foot by which any adjoining building exceeds 28 feet in overall height. Attached garages may encroach a maximum of five feet into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet. Building separation shall mean the distance between the structural portions of adjoining dwellings as

measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 of this ordinance shall not be considered a structural portion for the determination of building separation.

h) Side yards shall be a minimum of 25 feet for lots which have side yards adjacent to streets with a planned width of 110 feet or greater, state highways, or freeways.

i) Rear yards shall be a minimum of 40 feet for lots which have rear yards adjacent to streets with a planned width of 110 feet or greater, state highways, or freeways.

j) Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

(2) OPEN SPACE DEVELOPMENT STANDARDS.

a) Lot coverage by all main buildings and accessory structures shall not exceed 40 percent of the net area of a lot.

b) Rear yards throughout the project shall have a minimum average depth of 25 feet to the rear property line or toe or top of any manufactured slope, whichever is nearer to the rear of the dwelling, but not less than 20 feet in any case.

c) Each rear yard shall contain a minimum of 1000 square feet of usable area where usable area is defined as lot pad area exclusive of any manufactured slopes.

d) Total usable project open space contained within rear yards and rear-oriented portions of side yards of no less than ten usable feet in width shall average not less than 2000 square feet per lot. For purposes of this section, a rear-oriented side yard is a side yard which is either substantially a continuation of the rear yard by virtue of irregularly shaped rear and side yards, or which by virtue of the floor plan of the dwelling is designed to be an integral part of the indoor and outdoor living environment of the dwelling and lot.

e) Total usable project open space contained within rear yards and rear-oriented portions of side yards of no less than ten feet in width may be reduced to an average of not less than 1600 square feet per lot if total project open-space contained within the rear yards of individual lots and rear-oriented side yards of no less than ten feet in width is not less than 40 percent of the net area of a project devoted to residential lot purposes.

f) In all cases where the front yard setback of a dwelling exceeds 22 feet, the area defined by the product of the footage by which the setback exceeds 22 feet and the width of the lot may be counted toward the project's open space requirements specified in Subsections d. and e. above.

g) The requirements in Subsections d. and e. above shall be satisfied for the project as a whole and each phase of the project if the project is to be recorded in phases. Nothing in Subsections d. and e. above, however, shall prohibit individual homeowners from constructing structural additions or accessory structures on individual lots.

(3) HOUSING DEVELOPMENT STANDARDS.

a) Two enclosed off-street parking spaces shall be required for each dwelling unit, notwithstanding the provisions of Section 18.12 of this ordinance. All driveways shall be concrete paved.

b) All dwellings shall comply with the requirements of Section 18.11 of this ordinance, except that no multi-story dwellings shall contain less than 1100 square feet of total living area.

c) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale of the project. A minimum of one floor plan shall be provided for each 60 dwelling units, or fraction thereof, in a proposed

project, except that in no case shall less than three floor plans be provided for any individual project.

d) Projects shall provide a variety of dwelling elevations developed in concert with the scale of the project. A minimum of one elevation shall be provided for each 15 dwelling units, or fraction thereof, in a proposed project, except that in no case shall less than six elevations be provided for any individual project.

e) Dwellings situated on lots which take access from a collector roadway (66 foot right-of-way) shall either have garages setback deeper from the street than the front of the dwelling, but not less than 30 feet from the face of curb, or be designed with swing in (side oriented) garage entries.

f) Fencing, from building to building, parallel to the street, shall be provided in all side yard areas between dwelling units.

g) The heights and construction of all reverse frontage walls shall be determined through an acoustical study of the forecasted noise environment, but shall not be less than six feet in height from the finished grade of the lot in any case.

h) Dwellings and structures shall not exceed 40 feet in overall height.

i) The number of dwelling units in one residential building shall not exceed two.

g. FINAL PLAN OF DEVELOPMENT.

(1) No final subdivision map shall be recorded pursuant to this section until such time as a final site plan has been submitted to and approved by the Planning Director. The final site plan shall show all lots, building footprints, setbacks, yard spaces, floor plans and elevations, and such additional information as deemed necessary by the Planning Director to determine that the final site plan conforms to this section and the final site plan approved in conjunction with the tentative subdivision map for the property.

(2) Nonsubstantial adjustments to an approved project's design including setbacks, floor plans, and elevations are permitted subject to the approval of the Planning Director or the approval of a minor change pursuant to County Ordinance No. 460. Changes determined to be substantial by the Planning Director including changes in concept and product type, shall be submitted for review in accordance with the provisions of County Ordinance No. 460 governing minor changes and revised tentative maps.

Amended Effective:
(09-22-60)
09-23-70 (Ord. 348.777)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
08-29-78 (Ord. 348.1664)
12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2342)
12-06-84 (Ord. 348.2414)

Amended Effective:
08-29-85 (Ord. 348.2510)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

ARTICLE VIIa

R-2A ZONE (LIMITED MULTIPLE - FAMILY DWELLINGS)

The following regulations shall apply in all R-2A Zones:

SECTION 7.25. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet

from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and other small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

(4) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(5) Home occupations.

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) On-site signs, affixed to building walls, stating the name of the structure, use or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

(8) Deleted.

(9) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.25.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(10) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

(11) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of

three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348.4087)

b. The following uses shall be permitted provided a plot plan has first been approved pursuant to the provisions of Section 18.30 of this ordinance.

(1) Two family dwellings, multiple-family dwellings and apartment houses.

(2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(3) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(4) Nurseries, horticultural. (5) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

(6) Churches, temples and other places of religious worship.

Amended Effective:
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

(7) Class I kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(8) Child Day Care Center.

Amended Effective:
07-16-98 (Ord. 348.3828)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:
12-23-82 (Ord. 348.2140)
12-06-84 (Ord. 348.2414)
01-02-86 (Ord. 348.2540)
04-04-87 (Ord. 348.2669)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)

SECTION 7.26. BUILDING HEIGHT LIMIT.

Two stories of 30 feet.

SECTION 7.27. REQUIRED LOT AREA.

7,200 square feet.

SECTION 7.28. YARD REQUIREMENTS.

a. Front yard, 20 feet.

b. Side yard, five feet.

c. Rear yard, ten feet.

d. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance.

Amended Effective:
08-29-85 (Ord. 348.2510)

SECTION 7.29. LOT COVERAGE PERMITTED.

In no case shall more than 60 percent of any lot be covered by buildings.

SECTION 7.30. DISTANCE REQUIRED BETWEEN MAIN BUILDINGS.

No two-story main building shall be closer than 15 feet to any other main building on the same lot and no one-story building shall be closer than ten feet to any other one-story main building on the same lot.

SECTION 7.31. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
09-22-60
09-23-70 (Ord. 348.777)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
03-16-82 (Ord. 348.2074)
12-23-82 (Ord. 348.2140)
08-29-85 (Ord. 348.2510)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)

Amended Effective:
09-10-99 (Ord. 348.3883)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

ARTICLE VIII

R-3 ZONE (GENERAL RESIDENTIAL)

The following regulations shall apply in all R-3 Zones:

SECTION 8.1. USES PERMITTED.

a. The following uses are allowed providing a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of Ordinance 348 is approved:

(1) One-family dwelling.

(2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

(4) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

(5) Home occupations.

(6) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

(7) One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11 of this ordinance. The provisions of Sections 8.2 of this ordinance shall not be applicable to developments under this permitted use.

(8) Accessory buildings, to a specific permitted use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use.

(9) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

(10) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(11) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(12) Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.

(13) Boarding, rooming and lodging houses.

(14) Churches, educational institutions, public libraries, museum and art galleries not operated for compensation or profit.

(15) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(16) Congregate care residential facilities.

(17) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(18) Nurseries, horticultural.

(19) Nonprofit clubs and lodge halls.

(20) Fraternity and sorority houses.

(21) Hotels, resort hotels, and motels.

(22) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

(23) Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.

(24) Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.

(25) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 8.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(26) Churches, temples, and other places of religious worship.

Added Effective:
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)

(27) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(28) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

b. The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

(2) Parking area for commercial uses.

(3) Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.

Amended Effective:
03-12-09 (Ord. 348.4596)

c. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
07-16-98 (Ord. 348.3828)
12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2341)
04-04-87 (Ord. 348.2669)
01-15-87 (Ord. 348.2543)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348-4087)

SECTION 8.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-3 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

a. The minimum lot area shall be 7200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.

b. The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

c. The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19 of this ordinance.

d. No lot shall have more than 50 percent of its net area covered with buildings or structures.

e. The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.

f. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.

g. (Deleted)

h. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
01-15-64 (Ord. 348.251)
01-19-66 (Ord. 348.422)
06-07-67 (Ord. 348.507)
09-23-70 (Ord. 348.777)
09-16-71 (Ord. 348.920)
05-04-72 (Ord. 348.1023)
06-21-73 (Ord. 348.1180)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
12-10-75 (Ord. 348.1481)

Amended Effective:
04-12-79 (Ord. 348.1688)
03-16-82 (Ord. 348.2074)
12-23-82 (Ord. 348.2140)
08-29-85 (Ord. 348.2510)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

ARTICLE VIIIa

R-3A ZONE (VILLAGE TOURIST RESIDENTIAL)

SECTION 8.24. PURPOSE AND INTENT. It is the intent of this article to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings. The combination of commercial and residential uses shall be known as cottage commercial.

SECTION 8.25. USES PERMITTED.

a. The following uses are permitted in the R-3A Zone:

(1) One-family dwellings.

(2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to sale of the products.

(3) Repealed.

Amended Effective:
07-23-99 (Ord. 348.3881)

(4) Home occupations.

(5) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(6) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 8.25.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(7) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
02-24-04 (Ord. 348.4087)

b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance, and provided that the commercial uses are conducted entirely within a one family dwelling and are secondary to the principal use of the dwelling as a residence:

(1) Antique shops

(2) Arts and crafts shops, including art galleries.

(3) Beauty and barber shops.

(4) Blue print and duplicating services.

(5) Bookstores and binders.

(6) Boutique shops.

(7) Ceramics.

(8) Costume design studios.

(9) Dwelling, bed and breakfast.

(10) Florist shops.

(11) Gift shops.

(12) Hobby shops.

(13) Interior decorating shops.

(14) Jewelry stores with incidental repairs.

(15) Locksmith shops.

(16) Mail order businesses.

(17) Manufacturer's agent.

(18) Music stores.

(19) Recreational and sporting goods.

(20) Shoe repair shops.

(21) Shoeshine stands.

(22) Stained glass assembly.

(23) Tailor shops.

(24) Tourist information centers.

(25) Toy shops.

(26) Travel agencies.

(27) Watch repair shops.

(28) Wedding chapels.

(29) Bakery shops for baked goods produced on premises, catering services, and confectionery or candy stores, provided the applicant receives clearance from the County Health Department prior to plot plan approval that the proposed use will not violate Section 27636 of the Health and Safety Code.

(30) Public parks and playgrounds, golf courses with standard length fairways, and country clubs.

Added Effective:
07-23-99 (Ord. 348.3881)

c. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Churches, temples and other places of religious worship, educational institutions, public libraries and museums not operated for compensation or profit.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

(2) Sports and recreational facilities, not including video arcades, motor-driven vehicles and riding academies, but including archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools.

(3) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

d. The following uses are permitted provided a conditional use permit has been granted:

(1) Ambulance services.

(2) Apartments.

(3) Automobile and truck repair and service stations.

(4) Bungalow courts.

(5) Country clubs.

(6) Golf courses with standard length fairways.

(7) Hotels, resort hotels, and motels.

(8) Mobilehome parks developed pursuant to Section 19.91 of this ordinance.

(9) Offices, including business, law, medical, dental, chiropractic, architectural and engineering.

(10) Parking lot.

(11) Recreational vehicle parks.

Amended Effective:
03-12-09 (Ord. 348.4596)

e. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

f. If any use that is not specifically listed in Subsections b., c. and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
12-23-82 (Ord. 348.2140)
12-26-85 (Ord. 348.2535)
04-04-87 (Ord. 348.2669)
07-06-89 (Ord. 348.3032)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)

SECTION 8.26 DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-3A Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance:

a. The minimum lot area shall be 9,000 square feet.

b. The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for mobile home parks shall be as required by Section 19.91 of this ordinance. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre.

c. Off-street parking facilities shall be provided as required by Section 18.12 of this ordinance.

d. Building height limits, required front, rear and side yard setbacks, permitted lot coverage and distance between main buildings shall be the same as in the R-3 Zone.

Amended Effective:
12-26-85 (Ord. 348.2535)
08-28-86 (Ord. 348.2612)

SECTION 8.27. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
09-22-60
05-30-74 (Ord. 348.1327)
12-23-82 (Ord. 348.2140)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)

ARTICLE VIIIb

R-T ZONE (MOBILEHOME SUBDIVISIONS AND MOBILEHOME PARKS)

The following regulations shall apply in all R-T Zones:

SECTION 8.50. USES PERMITTED. The following uses shall be permitted in the R-T Zone. Structures that do not conform to the zone shall not be constructed or maintained in the R-T Zone.

a. One-family mobilehomes with a floor area of not less than 450 square feet, and one-family factory built and conventional dwelling units with a floor area of not less than 750 square feet.

(1) Community recreation facilities, as part of the subdivision development.

(2) Temporary real estate tract offices, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years per subdivision.

(3) Home occupations, only in mobilehome subdivisions.

b. The following use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30. of this ordinance:

(1) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

c. Uses permitted by conditional use permit. The following uses are permitted provided a conditional use permit has been granted:

(1) Mobilehome parks.

(2) Trailer and boat storage areas, provided such use is developed in conjunction with and adjacent to a mobilehome park.

d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
01-05-84 (Ord. 348.2244)
03-12-87 (Ord. 348.2670)
07-20-89 (Ord. 348.3043)
09-10-99 (Ord. 348.3883)

SECTION 8.51. MOBILEHOME SUBDIVISION STANDARDS. The following standards of development shall apply to mobilehome subdivisions:

a. No real property shall be used unless a subdivision has been recorded pursuant to the provisions of the County Land Division Ordinance No. 460 and this article.

b. (Deleted)

c. Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, five feet side yard and five feet rear yard. The 20 foot front setback may be reduced on interior streets to ten feet if community recreation areas are developed as a part of the subdivision. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

d. Building height shall not exceed three stories, with a maximum height of 40 feet.

e. Minimum lot size shall be either of the following:

(1) Minimum lot size of 7200 square feet, with a minimum average width of 60 feet and a minimum frontage of not less than 45 feet and a minimum average depth of 100 feet for each lot. Lots fronting on knuckle and cul-de-sac streets may have a frontage of not less than 35 feet. Lots that do not front on a street shall be permitted only upon a finding by the Planning Commission that it is impractical due to topographical conditions, terrain or configuration of the parcel of land to develop full street frontage lots. Such lots, designated as flag lots, shall meet all lot requirements except that requirement of street frontage but shall have an access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.

(2) Minimum lot size of 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of not less than 30 feet, if community open areas or recreational facilities or a combination thereof, are developed as a part of the subdivision. The standards for the recreation area shall be as follows:

a) A minimum of 500 square feet for each residential lot in the subdivision shall be developed into usable community open and recreation areas. The combined square footage of community area and residential lot area, not including streets rights-of-way, shall total no less than 6,000 square feet for each residential lot in the subdivision.

b) The recreation areas shall be designated on the subdivision map and shall be located entirely within the subdivision development.

f. For subdivisions that include community open or recreation areas, a community association with the unqualified right to assess the owners of the residential lots for all maintenance operations and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the lots of owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions

and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.

g. The following improvements shall be installed on all lots used for residential purposes:

(1) A concrete slab or other metal or wood deck containing at least 200 square feet.

(2) The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.

h. No common area for storage of camp and boat trailers shall be permitted unless it is designated on the subdivision map.

i. Not more than one mobilehome for residential purposes shall be permitted on a lot.

j. Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the County Building and Safety Department.

Amended Effective:
05-19-83 (Ord. 348.2162)
08-29-83 (Ord. 348.2510)

SECTION 8.52. MOBILEHOME PARK STANDARDS. In addition to any conditions imposed upon the granting of a conditional use permit, the following minimum standards shall apply to mobilehome parks:

a. The minimum site that may be developed for a mobilehome park shall be five acres gross.

b. Minimum area for each mobilehome site shall be 2500 square feet with a minimum width of 30 feet.

SECTION 8.53. OTHER REGULATIONS.

a. All mobilehome subdivisions and mobilehome parks that are proposed to be constructed adjacent to, or across the street from, land zoned R-1, R-1A or R-A, unless the gross area of each lot in the mobilehome development is not less than 21/2 acres and the average width of each lot is not less than 260 feet, shall have a common area consisting of a 20 foot minimum setback along all adjoining boundary streets and a 15 foot side and rear setback along all non-street boundaries of the development. Masonry walls six feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected five feet from the right of way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within a ten foot strip adjacent to the inside of all boundary walls unless an interior street adjoins a perimeter wall. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide solid screening of mobilehome park or mobilehome subdivision. All planting shall be maintained in a growing condition. In mobilehome subdivisions, approved provisions shall be required for the continued maintenance of the landscaped common area surrounding the development by a community association composed of the owners of the individual lots or other legal entity providing for participation by the individual lot owners in the responsibility and cost thereof. The association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the area. Exception: The improvement and setback requirements contained in this section may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

b. Lots in a mobilehome subdivision or mobilehome park shall not front on a street which is zoned R-1, R-1A, or R-A on the opposite side of the street.

c. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Adopted: 02-19-62

Amended Effective:
03-30-65 (Ord. 348.356)
04-17-68 (Ord. 348.556)
05-14-69 (Ord. 348.628)
04-29-70 (Ord. 348.718)
09-16-70 (Ord. 348.773)
03-24-71 (Ord. 348.860)
05-04-72 (Ord. 348.1023)
05-30-74 (Ord. 348.1327)

Amended Effective:
05-19-83 (Ord. 348.2162)
01-05-84 (Ord. 348.2244)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)

03-06-75 (Ord. 348.1411)
03-16-82 (Ord. 348.2074)

ARTICLE VIIIc

R-T-R ZONE (MOBILEHOME SUBDIVISION-RURAL)

The following regulations shall apply in all R-T-R Zones:

SECTION 8.60. USES PERMITTED. Only the following uses shall be permitted in the R-T-R Zone:

a. One-family mobilehomes with a floor area of not less than 450 square feet, and one-family factory built and conventional dwelling units with a floor area of not less than 750 square feet.

(1) The following agricultural uses on individual lots:

a) The noncommercial keeping of horses, cattle, sheep, and goats, for the use of the occupants of the premises, provided they are kept, fed and maintained not less than 20 feet from any street and 20 feet from any residential use. A total of four adult animals, plus the offspring thereof until they reach the age of maturity, may be kept for each 40,000 square feet.

b) The keeping and raising of rabbits, birds, poultry and crowing fowl for the use of the occupants of the premises, provided they are kept not less than 20 feet from any street and not less than 50 feet from any residence.

Amended Effective:
09-15-00 (Ordinance 348.3954)

c) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

d) Orchards, the raising of field and tree crops, berry and bush crops and vegetable, flower and herb gardening on a commercial scale.

e) The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

(2) Temporary real estate tract office located within the subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of two years for a subdivision.

(3) Home occupations.

b. The following use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30. of this ordinance:

(1) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

c. Uses permitted by conditional use permit. The following uses are permitted provided a conditional use permit has been granted:

(1) The keeping of animals other than those listed as a permitted use.

d. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

Amended Effective:
09-15-00 (Ordinance 348.3954)

Amended Effective:
01-05-84 (Ord. 348.2244)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
06-20-89 (Ord. 348.3043)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
03-12-09 (Ord. 348.4596)

SECTION 8.61. RURAL MOBILEHOME SUBDIVISION STANDARDS. The following standards of development shall apply to mobilehome subdivisions:

a. No real property shall be used unless a subdivision has been recorded pursuant to the provisions of the County Ordinance No. 460 and this article.

b. (Deleted)

c. Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, five feet side yard, and five feet rear yard. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

d. Building height shall not exceed three stories, with a maximum height of 40 feet.

e. Minimum lot size shall be 40,000 square feet net area with a minimum frontage at the property line of 100 feet and a minimum depth of 100 feet for each lot. Lots fronting on knuckle and cul-de-sac streets may have a frontage of not less than 50 feet. Lots that do not front on a street shall be permitted upon a finding that it is impractical due to topographical conditions, terrain or configuration of the parcel of land to develop full street frontage lots. Such lots, designated as flag lots, shall meet all lot requirements except that requirement of street frontage, but shall have an access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.

f. The following improvements shall be installed on all lots used for residential purposes:

(1) A concrete slab or other metal or wood deck containing at least 200 square feet.

(2) The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt beneath the mobilehome and appropriate landscaping.

g. Not more than one mobilehome for residential purposes shall be permitted on a lot. Not more than one travel trailer and camper and boat shall be stored on a lot.

h. When any portion of a mobilehome is installed below the level of the existing graded lot a retaining wall shall be installed below the mobilehome extending six inches above the grade. Plans for the retaining wall shall be approved by the County Building and Safety Department.

i. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
03-06-75 (Ord. 348.1411)
03-16-82 (Ord. 348.2074)
05-19-83 (Ord. 348.2162)
08-29-85 (Ord. 348.2510)
09-10-99 (Ord. 348.3883)
12-21-00 (Ord. 348.3966)

ARTICLE VIIId

R-4 ZONE (PLANNED RESIDENTIAL)

SECTION 8.90. STATEMENT OF INTENT AND POLICY. The Board of Supervisors finds that because of the rapid urbanization taking place in the County, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision.

SECTION 8.91. PERMITTED USES.

a. One-family dwellings, and accessory uses or buildings normally incidental thereto.

b. Multiple-family dwellings subject to the provisions of Section 8.96 of this ordinance.

c. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

d. Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.

e. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.

f. The following uses shall be permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

g. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30:

(1) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(2) Child Day Care Center.

Added Effective:
03-12-09 (Ord. 348.4596)

h. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
12-23-82 (Ord. 348.2140)
01-02-86 (Ord. 348.2540)
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

SECTION 8.92. The R-4 Zone shall not be applied to any area containing less than 9 acres.

SECTION 8.93. LAND USE REGULATIONS.

a. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6000 square feet.

b. The minimum lot area for the individual lots used as a residential building site shall be 3500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.

c. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
05-24-01 (Ord. 348.3990)

d. MINIMUM YARD REQUIREMENTS. The minimum yard requirements are as follows:

a. The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure

b. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

c. The rear yard shall not be less than ten (10) feet.

d. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance.

Corrected Effective:
08-14-02

Amended Effective:
11-29-02 (Ord. 348.4088)

e. Off-street parking shall be provided as set forth in Section 18.12 of the ordinance.

f. Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.

g. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.

h. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.

Amended Effective:
5-19-83 (Ord. 348.2162)
6-30-88 (Ord. 348.2856)

SECTION 8.94. SUBDIVISION AND DEVELOPMENT PLAN REQUIREMENTS. Before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map recorded and a development plan approved as set forth in Section 8.95 of this ordinance.

SECTION 8.95. CONDITIONS OF DEVELOPMENT.

a. A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.

b. A development plan conforming to the requirements of this article and containing the following minimum information shall be approved by the Planning Commission.

(1) Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.

(2) Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.

(3) Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.

(4) Plans and elevations of typical structures to indicate architectural type and construction standards.

c. Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission. The following minimum standards shall be maintained:

(1) The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development, or shall be made a covenant to run with the land.

(2) Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners.

SECTION 8.96.

a. Multiple family dwellings may be erected subject to the following standards and conditions.

(1) The use shall comply with all provisions of the R-3 Zone.

(2) A plot plan has first been approved pursuant to the provisions of Section 18.30 of this ordinance. The plot plan shall contain the following information:

a) Location of each existing and proposed structure in the development area and the use or uses to be contained therein.

b) Location of all pedestrian walks, malls and recreation areas.

c) Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the development.

d) Plans and elevations of typical structures to indicate architectural type and construction standards.

Amended Effective:
01-15-64 (Ord. 348.251)
09-13-73 (Ord. 348.1201)
12-10-75 (Ord. 348.1481)
03-16-82 (Ord. 348.2074)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2160)
12-06-84 (Ord. 348.2414)
09-10-99 (Ord. 348.3883)

ARTICLE VIIIe

R-5 ZONE

(OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS)

SECTION 8.100. USES PERMITTED.

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.

(2) Noncommercial community association recreation and assembly buildings and facilities.

(3) Lakes, including noncommercial fishing therefrom.

(4) Picnic grounds.

(5) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this ordinance, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12 of this ordinance.

(6) Water wells and appurtenant facilities.

(7) On-site identification signs, maximum size - ten square feet.

(8) Cemetery, pet or human.

(9) Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
03-12-09 (Ord. 348.4596)

b. The following uses are permitted provided a conditional use permit has been granted:

(1) Riding academies and stables.

c. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

SECTION 8.101. DEVELOPMENT STANDARDS.

a. Lot Area. This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.

b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet. If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

c. Trash Areas. All trash collection areas shall be enclosed with a solid fence or wall no less than six feet high.

d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

e. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.

Amended Effective:
09-01-71 (Ord. 348.912)
05-30-74 (Ord. 348.1327)
12-10-75 (Ord. 348.1481)
08-29-85 (Ord. 348.2510)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

ARTICLE VIIIf

R-6 ZONE (RESIDENTIAL INCENTIVE)

SECTION 8.201. INTENT. The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element.

The Board finds and determines and declares that it is its intent that the R-6 Zone be used and applied in areas where basic services such as water, sewer, other utilities and adequate road circulation already exist or can be reasonably extended. The Board further determines that the R-6 Zone shall be applied to a specific geographic area only in conjunction with an approved plan for development, including any necessary land division maps, plot plans or other approvals, as required by the County, and that applications for the R-6 Zone and related projects are to receive priority processing by all County departments involved in the review and issuance of permits for the development.

The Board further determines that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing nonsubstantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project.

SECTION 8.202. USES PERMITTED. The following uses are permitted upon approval of a plot plan in accordance with the provisions of this article:

a. One-family dwellings, including mobilehomes on permanent foundations.

b. Two-family dwellings and multiple family dwellings.

c. Planned residential developments.

d. Apartment houses.

e. Accessory buildings, provided there is a main building on the lot.

f. Home occupations.

g. Temporary real estate offices located within a subdivision, to be used only for and during the original sale of the subdivision.

h. Community recreation facilities as a part of a development.

i. Child Day Care Center.

j. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

k. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:
12-23-82 (Ord. 348.2140)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
03-12-09 (Ord. 348.4596)

SECTION 8.203. BASIC REQUIREMENTS FOR SALES UNITS. All developments shall comply with one of the following requirements in Subsections a., b., or c. and with Subsection d.:

a. The average selling price of the dwelling units shall not exceed 80 percent of the average home sales price in a market area. The market area and average home sales price shall be determined by the Board of Supervisors, or

b. 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, as determined by the board of Supervisors, or

c. The selling price of 15 percent of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent of the County median income, as determined by the Board of Supervisors.

d. If a development is benefitted, directly or indirectly, through the use of governmental funds for site acquisition, extension of basic services or roads, or other expenditures that assist the development, the sales price determined pursuant to Subsections a., b., or c. of this section may be reduced by the Board of Supervisors.

Amended Effective:
12-23-82 (Ord. 348.2140)

SECTION 8.204. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-6 Zone.

a. The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed four units per gross acre.

b. The minimum lot area for single family detached developments shall be 5,000 square feet.

c. Lots shall have a minimum frontage of 30 feet except that minimum frontage may be reduced on knuckles and cul-de-sacs or as part of an approved zero lot line attached unit housing project.

d. A minimum of 30 percent of each lot's net area in a single-family development shall be designed for usable open space. Usable open space shall be defined as those portions of the site not encumbered by a structure. The net lot area is defined as the total area contained within the property lines. Side yard setbacks shall be approved as part of the design of the project. Setbacks for garages that open parallel with the access way shall not be less than 20 feet.

e. A minimum of 20 percent of the net lot area for apartment developments shall be in usable open space. Minimum front and rear yard setbacks shall be ten feet. Additional setbacks, including side yards, may be required depending on the height of the structure and adjacent land uses. All apartment projects shall contain at least four dwelling units. No application for conversion of an apartment building to condominiums or any other form of cooperative or units that may be sold individually, shall be accepted by the Planning Director, unless the matter has first been presented to and approved by the Board of Supervisors as being consistent with the intent and purpose of the original approval of the project to provide affordable housing.

f. One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height.

g. One off-street parking space shall be required for each dwelling unit, notwithstanding the apartment building parking standards contained in Section 18.12 of this ordinance. All single-family homes shall have two-car garages.

h. Open space or recreational facilities proposed in a project shall be subject to approval of the County.

i. Streets providing circulation within a development shall be constructed to a minimum width of 36 feet within a 56 foot right-of-way for major interior streets and a minimum width of 32 feet of improvements within a 50 foot right-of-way for minor interior streets and cul-de-sac streets. All improvements to be in accordance with the improvement standards of County Ordinance No. 461.

j. Design standards, dedications, and improvements will be in conformance with the requirements of County Ordinances Nos. 460 and 461, and as approved by the County Road Commissioner, for all streets other than interior streets.

Amended Effective:
12-23-82 (Ord. 348.2140)
06-30-88 (Ord. 348.2856)

SECTION 8.205. APPLICATIONS.

a. Applications for the R-6 Zone shall be filed only in conjunction with an application for a land division pursuant to County Ordinance No. 460, or an application for a plot plan pursuant to the provisions of this ordinance. Notwithstanding the provisions of State law or County ordinance providing for different processing or time requirements for processing the various applications, an applicant, by filing an application for the R-6 Zone, shall agree that the two or more applications shall be considered together and that approval of a land division or plot plan shall not be final until the zone change has been granted and shall not be used until the zone change has gone into effect.

b. All applications shall include floor plans and elevations for each type of unit that is proposed to be constructed and such additional information related to design or market area as may be required by the Planning Director.

Amended Effective:
12-23-82 (Ord. 348.2140)

SECTION 8.206. SPECIAL PROVISIONS

a. The market area for a project and a tentative sales price or median income determination shall be made by the Board of Supervisors during the processing of the applications for the project.

b. The County, from time to time, by resolution of the Board of Supervisors, shall publish information relating to home sales price, market areas and median income in the County of Riverside, which information shall be available to prospective applicants prior to filing an application for a project.

c. The final determination of the home sales price or median income for a specific project shall be made at the time of issuance of building permits for the project, provided, however, that amount shall not be less than the tentative amount determined during the processing of the applications. The determination shall be made by the Board of Supervisors upon the recommendation of the Planning Director, which shall be initiated by application of the developer coordinated with the request for building permits.

d. At the time of recordation of the final map, a Declaration of Covenants, Conditions and Restrictions, approved by the County, shall be recorded that establish the affordability criteria for the development, including, but not limited to, structure size, type and reference to the method for fixing the sales price for units in the development.

e. In the furtherance of the intent that the R-6 Zone be used only for the construction of affordable housing, the Declaration of Covenants, Conditions and Restrictions shall prohibit the sale of lots without dwelling units sold on or constructed there on in conjunction with the sale of the lot; provided, however, this shall not prohibit the sale of an entire tract, or an approved unit thereof, for construction of the units by the purchaser thereof.

Amended Effective:
12-23-82 (Ord. 348.2140)
09-10-99 (Ord. 348.3883)

ARTICLE IX

C-1 ZONE / C-P ZONE

(GENERAL COMMERCIAL)

The following regulations shall apply in all C-1 Zones and C-P Zones:

SECTION 9.1. USES PERMITTED.

a. The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to provisions of Section 18.30 of this ordinance:

(1) Ambulance services.

(2) Antique shops.

(3) Appliance stores, household.

(4) Art supply shops and studios.

(5) Auction houses.

(6) Auditoriums and conference rooms.

(7) Automobile repair garages, not including body and fender shops or spray painting.

(8) Automobile parts and supply stores.

(9) Bakery goods distributors.

(10) Bakery shops, including baking only when incidental to retail sales on the premises.

(11) Banks and financial institutions.

(12) Barber and beauty shops.

(13) Bars and cocktail lounges.

(14) Billiard and pool halls.

(15) Blueprint and duplicating services.

(16) Book stores and binders.

(17) Bowling alleys.

(18) Catering services.

(19) Cleaning and dyeing shops.

(20) Clothing stores.

(21) Confectionery or candy stores.

(22) Costume design studios.

(23) Dance halls.

(24) Delicatessens.

(25) Department stores.

(26) Drug stores.

(27) Dry goods stores.

(28) Employment agencies.

(29) Escort bureaus.

(30) Feed and grain sales.

(31) Florists shops.

(32) Food markets and frozen food lockers.

(33) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.

(34) Gift shops.

(35) Hotels, resort hotels and motels.

(36) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.

(37) Hobby shops.

(38) Ice cream shops.

(39) Ice sales, not including ice plants.

(40) Interior decorating shops.

(41) Jewelry stores, including incidental repairs.

(42) Labor temples.

(43) Laboratories, film, dental, medical, research or testing.

(44) Laundries and laundromats.

(45) Leather goods stores.

(46) (Deleted)

(47) Locksmith shops.

(48) Mail order businesses.

(49) Manufacturer's agent.

(50) Market, food, wholesale or jobber.

(51) Massage parlors, Turkish baths, health centers and similar personal service establishments.

(52) Meat markets, not including slaughtering.

(53) Mimeographing and addressograph services.

(54) Mortuaries.

(55) Music stores.

(56) News stores.

(57) Notions or novelty stores.

(58) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.

(59) One on-site operator's residence, which may be located in a commercial building.

(60) Paint and wallpaper stores, not including paint contractors.

(61) Pawn shops.

(62) Pet shops and pet supply shops.

(63) Photography shops and studios and photo engraving.

(64) Plumbing shops, not including plumbing contractors.

(65) Poultry markets, not including slaughtering or live sales

(66) Printers or publishers.

(67) Produce markets.

(68) Radio and television broadcasting studios.

(69) Recording studios.

(70) Refreshment stands.

(71) Restaurants and other eating establishments.

(72) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.

(73) Shoe stores and repair shops.

(74) Shoeshine stands.

(75) Signs, on-site advertising.

(76) Sporting goods stores.

(77) Stained glass assembly.

(78) Stationer stores.

(79) Stations, bus, railroad and taxi.

(80) Taxidermist.

(81) Tailor shops.

(82) Telephone exchanges.

(83) Theaters, not including drive-ins.

(84) Tire sales and service, not including recapping.

(85) Tobacco shops.

(86) Tourist information centers.

(87) Toy shops.

(88) Travel agencies.

(89) Typewriter sales and rental, including incidental repairs.

(90) Watch repair shops.

(91) Wholesale businesses with samples on the premises but not including storage.

(92) Car washes.

(93) Fortune telling, spiritualism, or similar activity.

(94) Recycling collection facilities.

(95) Convenience stores, not including the sale of motor vehicle fuel.

(96) Day care centers.

(97) Deleted.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

b. The following uses are permitted, together with outside storage and display of materials appurtenant to such use, provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Repealed.

Amended Effective:
09-29-00 (Ord. 348.3955)

(2) Bicycle sales and rentals.

(3) Boat and other marine sales.

(4) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.

(5) Electrical substations.

(6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.

(7) Fishing and casting pools.

(8) Golf cart sales and service.

(9) Hardware stores, including not more than 1000 square feet of outside storage lumber.

(10) Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.

(11) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, used for:

a) Sales offices on mobilehome sales lots.

b) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located.

c) Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.

(12) Mobilehome sales and storage, trailer sales and rental house trailers.

(13) Nurseries and garden supply stores.

(14) Parking lots and parking structures.

(15) Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.

(16) Churches, temples, and other places of religious worship.

Amended Effective:
10-21-99 (Ord. 348.3888)

(17) (Deleted)

(18) Trailer and boat storage.

(19) Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.

(20) Truck sales and service.

c. (Deleted)

d. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:

(1) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.

(2) Drive-in theaters.

(3) Heliports.

(4) Tire recapping.

(5) Animal hospitals.

(6) Body and fender shops and spray painting.

(7) Swap meets.

(8) All uses permitted in Subsection a. of this section that have more than 200 square feet of outside storage or display of materials.

(9) Mini-warehouse structures.

(10) Lumber yards, including only incidental mill work.

(11) Building materials sales yards.

(12) Underground bulk fuel storage.

(13) Congregate care residential facilities.

(14) Convenience stores, including the sale of motor vehicle fuel.

(15) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.

(16) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.

(17) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.

(18) Automobile Sales and rental agencies.

Amended Effective:
09-29-00 (Ord. 348.3955)

e. The uses listed in Subsections a., b., and d. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

f. Accessory Uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:

(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:

a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.

b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.

c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d) Accessory uses shall be conducted wholly within a completely enclosed building.

g. Any use that is not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
07-16-85 (Ord. 348.2496)
08-29-85 (Ord. 348.2510)
12-26-85 (Ord. 348.2535)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
08-10-89 (Ord. 348.3047)
11-05-89 (Ord. 348.3078)
11-13-90 (Ord. 348.3217)
03-10-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

Amended Effective:
10-21-99 (Ord. 348.3888)
09-10-99 (Ord. 348.3883)

SECTION 9.2. PLANNED COMMERCIAL DEVELOPMENTS. Planned commercial developments are permitted provided a land division is approved pursuant to the provision of Ordinance No. 460.

SECTION 9.3. (Deleted)

SECTION 9.4. DEVELOPMENT STANDARDS. The following standards of development are required in the C-1 and C-P Zones:

a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

b. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.

c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
05-24-01 (Ord. 348.3990)

d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Amended Effective:
01-15-64 (Ord. 348.251)
11-10-65 (Ord. 348.401)
01-19-66 (Ord. 348.422)
05-04-72 (Ord. 348.1023)
09-14-72 (Ord. 348.1070)
10-19-72 (Ord. 348.1091)
09-13-73 (Ord. 348.1201)
07-25-74 (Ord. 348.1349)
10-02-75 (Ord. 348.1470)
11-13-75 (Ord. 348.1476)

Amended Effective:
12-10-75 (Ord. 348.1481)
04-21-77 (Ord. 348.1564)
06-29-78 (Ord. 348.1647)
08-29-78 (Ord. 348.1664)
04-12-79 (Ord. 348.1688)
10-23-80 (Ord. 348.1879)
03-05-81 (Ord. 348.1926)
08-07-86 (Ord. 348.2591)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)

Amended Effective:
08-10-89 (Ord. 348.3047)
10-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)
09-10-99 (Ord. 348.3883)

ARTICLE IXa

C-T ZONE (TOURIST COMMERCIAL)

SECTION 9.25. USES PERMITTED.

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of this ordinance:

(1) Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.

(2) Automobile sales, truck sales, new and used.

(3) Restaurants, drive-in restaurants, bars.

(4) Curio shops, gift shops.

(5) Sign, on-site advertising.

(6) Hotels, motels.

(7) Dwelling, bed and breakfast.

(8) Churches, temples and other places of religious worship.

(9) Child Day Care Center.

Added Effective:	Amended Effective:
03-12-09 (Ord. 348.4596)	09-10-99 (Ord. 348.3883) repealed 10-21-99 (Ord. 348.3888)

b. The uses listed in Subsection a. do not include sex-oriented businesses.

c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
12-26-85 (Ord. 348.2535)
05-04-89 (Ord. 348.3023)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)
05-24-01 (Ord. 348.3990)

SECTION 9.26. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-T Zone, unless a lot is to be developed to a hotel or motel use. If a lot is to be developed to a hotel or motel use, it shall meet all the requirements of Section 8.2 of this ordinance R-3 Zone).

a. The minimum lot area shall be 10,000 square feet, unless a different minimum is specifically required in a particular area. More than one use shall be permitted on a lot.

b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side or rear yard requirement for buildings which do not exceed 35 feet in height, but there shall be a minimum 19 foot front yard setback. For all other lots, the minimum front, side and rear yards shall be ten feet for buildings which do not exceed 35 feet in height. On all lots, any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line or the future street line as shown on an adopted specific plan for the street. The rear setback shall be measured from the rear lot line or any recorded alley or easement unless the rear line adjoins a street in which case it shall be measured as required for a front setback. Each side setback shall be measured from the side lot line or from the existing street line or any future street line as shown on an adopted specific plan for the street.

c. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.

d. (Deleted)

e. Automobile storage space shall be provided as required by Section 18.12 of this ordinance. Not less than five percent of the parking area shall be landscaped. No planting area shall be less than five feet wide at any point.

f. Trash areas shall be screened with an opaque six-foot high fence or wall and shall have an opaque gate.

Adopted Effective:
09-22-60

Amended Effective:
07-09-69 (Ord. 348.635)
05-04-72 (Ord. 348.1023)
09-13-73 (Ord. 348.1201)
10-02-75 (Ord. 348.1469)
12-10-75 (Ord. 348.1481)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

ARTICLE IXb

C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)

The following regulations shall apply in all C-P-S Zones:

SECTION 9.50. USES PERMITTED.

a. The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Ambulance services.

(2) Antique shops.

(3) Appliance stores, household.

(4) Art supply shops and studios.

(5) Auditoriums and conference rooms.

(6) Automobile parts and supply stores.

(7) Bakery goods distributors.

(8) Bakery shops, including baking only when incidental to retail sales on the premises.

(9) Banks and financial institutions.

(10) Barber and beauty shops.

(11) Bars and cocktail lounges.

(12) Bicycle sales and rentals.

(13) Billiard and pool halls.

(14) Blueprint and duplicating services.

(15) Book stores and binders.

(16) Bowling alleys.

(17) Catering services.

(18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.

(19) Cleaning and dyeing shops.

(20) Clothing stores.

(21) Confectionery or candy stores.

(22) Costume design studios.

(23) Dance halls.

(24) Delicatessens.

(25) Department stores.

(26) Drug stores.

(27) Dry goods stores.

(28) Electrical substations.

(29) Employment agencies.

(30) Escort bureaus.

(31) Feed and grain sales.

(32) Fishing and casting pools.

(33) Florist shops.

(34) Food markets and frozen food lockers.

(35) Gift shops.

(36) Hardware stores.

(37) Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.

(38) Hobby shops.

(39) Ice cream shops.

(40) Ice sales, not including ice plants.

(41) Interior decorating shops.

(42) Jewelry stores with incidental repairs.

(43) Labor temples.

(44) Laboratories, film, dental, medical, research or testing.

(45) Laundries and laundromats.

(46) Leather goods stores.

(47) (Deleted)

(48) Locksmith shops.

(49) Mail order businesses.

(50) Manufacturer's agent.

(51) Market, food, wholesale or jobber.

(52) Massage parlors, turkish baths, health centers and similar personal service establishments.

(53) Meat markets, not including slaughtering.

(54) Mimeographing and addressograph services.

(55) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use for:

a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.

b) Agricultural worker employment offices for a maximum of 90 days in any calendar year.

c) Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.

(56) Music stores.

(57) News stores.

(58) Notions or novelty stores.

(59) Nurseries and garden supply stores.

(60) Offices, business.

(61) One on-site operator's residence, which may be located in a commercial building.

(62) Paint and wall paper stores, not including paint contractors.

(63) Parking lots and parking structures.

(64) Pawn shops.

(65) Pet shops and pet supply shops.

(66) Photography shops and studios and photo engraving.

(67) Plumbing shops, not including plumbing contractors.

(68) Poultry markets, not including slaughtering or live sales.

(69) Printers or publishers.

(70) Produce markets.

(71) Radio and television broadcasting studios.

(72) Recording studios.

(73) Refreshment stands.

(74) Restaurants and other eating establishments.

(75) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.

(76) Shoe stores and repair shops.

(77) Shoeshine stands.

(78) Signs, on-site advertising.

(79) Sporting goods stores.

(80) Stained glass assembly.

(81) Stationery stores.

(82) Stations, bus, railroad and taxi.

(83) Taxidermist.

(84) Tailor shops.

(85) Telephone exchanges.

(86) Theaters, not including drive-ins.

(87) Tobacco shops..

(88) Tourist information centers.

(89) Toy shops.

(90) Travel agencies.

(91) Typewriter sales and rental and incidental repairs.

(92) Watch repair shops.

(93) Wedding chapels.

(94) Wholesale businesses with samples on the premises, but not to include storage.

(95) Recycling collection facilities.

(96) (Deleted)

(97) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.

(98) Golf cart sales and service.

(99) Hotels, resort hotels and motels.

(100) Day care centers.

(101) Convenience stores, not including the sale of motor vehicle fuel. (102) Churches, temples and other places of religious worship.

Amended Effective:
10-21-99 (Ord. 348.3888)

b. Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:

(1) Automobile repair garages, body shops, spray painting shops.

(2) Automobile sales and rental agencies.

(3) Boat sales, rentals and services.

(4) Car washes.

(5) Drive-in theaters.

(6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment.

(7) Heliports.

(8) Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.

(9) Mortuaries.

(10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.

(11) Animal hospitals.

(12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.

(13) Tire recapping.

(14) Tire sales and services, not including recapping.

(15) Trailer and boat storage.

(16) Travel trailers, mobilehomes and recreational vehicles sales and service.

(17) Truck sales and services.

(18) Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.

(19) Underground bulk fuel storage.

(20) (Deleted)

(21) All uses permitted in Subsection a. that have more than 200 square feet of outside storage of display of materials.

(22) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.

(23) Convenience stores, including the sale of motor vehicle fuel.

(24) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

d. Accessory Uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including but not limited to:

(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:

a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.

b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.

c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d) Accessory uses shall be conducted wholly within a completely enclosed building.

e. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
12-26-85 (Ord. 348.2535)
05-04-89 (Ord. 348.3023)
08-10-89 (Ord. 348.3047)
09-05-89 (Ord. 348.3078)
11-13-90 (Ord. 348.3217)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

SECTION 9.51. PLANNED COMMERCIAL DEVELOPMENT. Planned commercial developments are permitted provided a land division is approved pursuant to the provisions of Ordinance No. 460.

SECTION 9.52. (Deleted)

SECTION 9.53. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-P-S Zones:

a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.

c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure

exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
05-24-01 (Ordinance 348.3990)

d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Added Effective:
07-19-67 (Ord. 348.517)

Amended Effective:
05-30-74 (Ord. 348.1327)
06-20-74 (Ord. 348.1340)
07-25-74 (Ord. 348.1349)
11-13-75 (Ord. 348.1476)
12-10-75 (Ord. 348.1481)
04-21-77 (Ord. 348.1564)
04-12-79 (Ord. 348.1688)
07-26-79 (Ord. 348.1702)
10-23-80 (Ord. 348.1879)
03-05-81 (Ord. 348.1926)

Amended Effective:
09-04-81 (Ord. 348.2000)
08-07-86 (Ord. 348.2591)
09-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)
10-21-99 (Ord. 348.3888)
05-24-01 (Ord. 348.3990)

ARTICLE IXc

C-R ZONE (RURAL COMMERCIAL)

SECTION 9.61. INTENT. The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 21/2 acres.

SECTION 9.62. USES PERMITTED.

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.

(2) Bakery shops, including baking only when incidental to retail sales on the premises.

(3) Barber and beauty shops.

(4) Bars and cocktail lounges.

(5) Confectionary and candy stores.

(6)Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

(7) Clothing, shoe, shoe repair and leather goods stores.

(8) Delicatessens.

(9) Drug stores.

(10) Dwelling, bed and breakfast.

(11) Feed and grain sales, including outside storage.

(12) Florist shops.

(13) Gift, antique, curio, and art supply shops.

(14) Grocery, dry goods, health food, and variety stores.

(15) Hardware stores.

(16) Hotels and motels, with no more than 25 guest rooms.

(17) Ice cream shops.

(18) Laundries, laundromats and dry cleaning shops.

(19) Libraries.

(20) Convenience stores, not including the sale of motor vehicle fuel.

(21) Meat and poultry markets, not including slaughtering or live sales.

(22) Meeting, fraternal lodge, and community halls.

(23) Museums.

(24) Nurseries and garden supply stores, including outside storage.

(25) Pet and pet supply shops.

(26) Post offices.

(27) Produce markets.

(28) Professional offices.

(29) Real estate offices.

(30) Restaurants, drive-in restaurants and refreshment stands.

(31) Signs, on-site advertising only.

(32) Sporting equipment, gun, bait and tackle, and equestrian shops.

(33) Taxidermist.

(34) Tourist information centers.

(35) One on-site operator's residence, which may be located in a commercial building.

(36) Mobilehomes, provided they are kept mobile and licensed pursuant to state law for use for:

a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located; or

b) Agricultural worker employment offices for a maximum of 90 days in any calendar year; or

c) Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. No more than one mobilehome shall be allowed for a parcel of land.

(37) Recycling collection facilities.

(38) Child Day Care Center.

Added Effective:	Amended Effective:
03-12-09 (Ord. 348.4596)	09-10-99 (Ord. 348.3883) 10-21-99 (Ord. 348.3888)

b. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

(1) Animal hospitals.

(2) Automobile and truck repair garages, not including body and fender shops or spray painting shops.

(3) Building supply stores and equipment rental, including outside storage.

(4) Liquid petroleum service stations, with or without concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.

(5) Automobile service stations, with the concurrent sale of beer and wine for off-premises consumption.

(6) Convenience stores, including the sale of motor vehicle fuel.

(7) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

d. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
04-04-89 (Ord. 348.3029)
07-11-89 (Ord. 348.3047)
11-13-90 (Ord. 348.3217)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

SECTION 9.63. LOCATIONAL POLICIES.

No zone change to the C-R Zone shall be approved if:

a. Any part of the parcel lies within an approved specific plan of land use; or

b. Any part of the parcel is contiguous to any city or lies within the adopted sphere of influence of any city; provided, however, that a zone change may be approved within the adopted sphere of a city if the Board determines that the zone change will not conflict with the expected development patterns of the area; or

c. Any part of the parcel lies within 300 feet of a freeway.

SECTION 9.64. DEVELOPMENT STANDARDS.

The following shall be the standards of development in the C-R Zone:

a. The minimum lot area shall be 20,000 square feet, unless a different minimum is specifically required in a particular area.

b. The front, side and rear yard setbacks shall be 25 feet. The front setback shall be measured from the existing adjacent street line or the street line as shown on an adopted highway specific plan. The rear setback shall be measured from the rear lot line or any recorded alley or easement. Each side setback shall be measured from the side lot line or from any existing adjacent street line or the street line as shown on an adopted highway specific plan.

c. No buildings or structures shall exceed 40 feet in height.

d.Total building coverage on a single parcel shall not exceed 20 percent of the net lot size.

e.Automobile parking areas and landscaping shall be in accordance with Section 18.12 of this ordinance.

f.Trash areas shall be visually screened with a six-foot high fence or wall and shall have a gate and be inaccessible to wildlife.

g. No outside storage shall be permitted unless specifically allowed in Section 9.62. Any such storage shall be in the rear of the structure and shall be enclosed with a visually screening fence.

h. The following uses shall be required to install an acceptable security system:

(1) Automobile service stations.

(2) Bars and cocktail lounges.

(3) Liquor and convenience stores.

Added Effective:
9-18-86 (Ord. 348.2623)

Amended Effective:
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)
09-10-99 (Ord. 348.3883)

ARTICLE IXd

C-O (COMMERCIAL-OFFICE ZONE)

SECTION 9.71. INTENT. The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses.

SECTION 9.72. USES PERMITTED.

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

(1) Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.

(2) Art gallery, library, reading room, museum.

(3) Banks and financial institutions.

(4) Employment agencies.

(5) Parking lots and parking structures.

(6) Prescription pharmacy when related and incidental to a professional office building.

(7) Tourist information centers.

(8) Travel agencies.

(9) Day care centers.

(10) Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

b. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

(1) Clinics, including but not limited to medical, dental and chiropractic.

(2) (Deleted)

(3) Health and exercise centers, provided all facilities are located within an enclosed building.

(4) Hotels, resort hotels and motels.

(5) Laboratories, film, dental, medical, research or testing.

(6) Restaurants, not including drive-in or take-out restaurants.

(7) Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)

d. Any use that is not specifically listed in Subsections a. or b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
05-05-92 (Ord. 348-3420)
03-01-94 (Ord. 348.3584)

SECTION 9.73. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-O Zone:

a. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

b. Setbacks.

(1) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the right-of-way line. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be 25 feet from the property line.

(2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback.

(3) Setback areas may be used for driveways, parking, and landscaping.

c. Height Requirements. The height of structures, including buildings, shall be as follows:

(1) Structures shall not exceed 40 feet at the yard setback line.

(2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this ordinance.

d. Masonry Wall. Prior to occupancy of any use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.

e. Landscaping.

(1) A minimum of 15 percent of the site proposed for development shall be landscaped and irrigated.

(2) Not less than five feet of the front yard setback shall be landscaped.

f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance.

g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

h. Outside Storage Areas. Outside storage areas are prohibited.

i. Utilities. Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.

j. Mechanical Equipment. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

l. On-site Signs.

(1) Not more than one freestanding sign shall be permitted on a project site, except that if a project has frontage on two or more streets, the project shall be permitted two freestanding signs, provided that the two signs are not located on the same street.

(2) Freestanding signs shall refer only to the permitted uses conducted on the premises, shall be located outside of the road right-of-way, shall not exceed a height of six feet and the maximum surface area of the sign shall not exceed 32 square feet.

(3) Signs affixed to building walls and stating the name of the structure, use or institution, shall not exceed five percent of the surface area of the wall upon which the sign is located, and shall not be illuminated when facing any parcel specifically zoned for residential use.

(4) A building directory with letters not exceeding two inches in height and containing only the name of the occupant, the suite or office number, and the nature of the use or service rendered, shall be permitted.

(5) No on-site sign shall be affixed on, above or over the roof of any building, and no on-site sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard style roof shall be considered a parapet.

m. Access. No access shall be allowed from residential streets.

SECTION 9.74. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that waiver or modification of the standard will not be contrary to the public health and safety.

Added Effective:
03-14-89 (Ord. 348.3010)
05-05-92 (Ord. 348.3420)
03-01-94 (Ord. 348.3584)

Amended Effective:
09-10-99 (Ord. 348.3883)

Go To Section Two

RIVERSIDE COUNTY TLMA

RIVERSIDE COUNTY GENERAL PLAN

TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

RIVERSIDE COUNTY GENERAL PLAN

1. GENERAL PLAN

Chapter 1: Introduction

Chapter 2: Vision Statement

Chapter 3: Land Use Element

Chapter 4: Circulation Element

Chapter 5: Multipurpose Open Space Element

Chapter 6: Safety Element

Chapter 7: Noise Element

Chapter 8: Housing Element [See Links Below]

- **Adopted Housing Element (1.2 MB PDF)**
- **State of California Housing & Community Development Review Letter dated 9/21/2004 (269KB PDF)**

Chapter 9: Air Quality Element

Chapter 10: Administration Element

2. AREA PLANS VOLUME 1

Eastvale Area Plan

Jurupa Area Plan

Highgrove Area Plan

Temescal Canyon Area Plan

Elsinore Area Plan

Southwest Area Plan

Lake Mathews/Woodcrest Area Plan

Mead Valley Area Plan

Sun City/Menifee Valley Area Plan

Harvest Valley/Winchester Area Plan

3. AREA PLANS VOLUME 2

Reche Canyon/Badlands Area Plan

Lakeview/Nuevo Area Plan

San Jacinto Valley Area Plan

The Pass Area Plan

Riverside Extended Mountain (REMAP) Area Plan

Western Coachella Valley Area Plan

Eastern Coachella Valley Area Plan

Desert Center Area Plan

Palo Verde Area Plan

4. TECHNICAL APPENDICES

A. Glossary
B. General Planning Principles
C. Public Opinion Survey
D. Summary of Community Workshops
E. Buildout Assumptions & Methodology
F. Population & Employment Forecasts
G. Fiscal Analysis
H. Geotechnical Report
I. Noise Element Technical Data
J. Community Center Design Guidelines
K. Implementation Program
L. Airport Land Use Compatibility Plans