



Riverside County Housing Element

Temescal Valley MAC

September 14, 2016



Why Are We Here?

- State requires County to accommodate its “fair share” of regional housing needs
- Riverside County (including cities) to accommodate an additional 750,000 people over the next 20 years
- Housing Element one of seven mandated General Plan elements
- Existing and projected housing needs for *all* economic segments of the community
- New economic and demographic factors driving housing choices

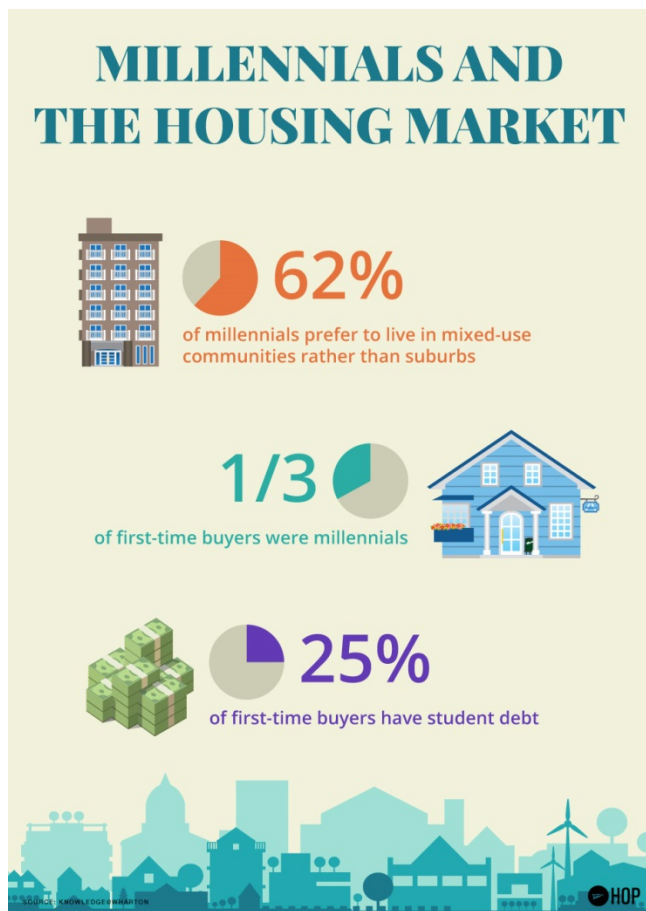


Why Are We Here?





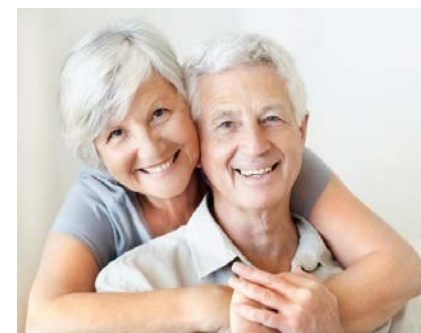
Market Trends: 75M Millennials + 76M Baby Boomers



**Housing Data Reveals:
Millennials Flock to Markets With
High Density & Walkability** (By
[Nicholas Brown](#) on February 19, 2015 [Market
Trends, News & Commentary](#))

Density and walkability appeal to both Millennials and retiring Baby Boomers, who combine to create an incredible pocket of demand.

“Density...involves infrastructure designed for a higher population, such as public transit, communal meeting spaces, and mixed land uses. A key metric tied to successful high-density spaces is walkability — the ability for residents to run errands, get coffee or lunch, and get to work with little or no need for an automobile.”





Project Outreach

- Documents and notices posted on Planning Department's web site and County Planning offices in Riverside and Palm Desert
- Countywide Community Workshops: 3
- Public Hearings/Workshops/Updates
 - Planning Commission Workshop: 2
 - Planning Commission Hearing: 1
 - Airport Land Use Commission Hearing: 1
- Tribal Consultation
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation mailed to more than 700 individuals: 1
 - Notice of Draft EIR No. 548 Availability mailed to more than 700 individuals: 1
 - Documents posted in 22 libraries
 - Newspaper Notices: 15





Project Outreach (cont.)

- 2015 public workshops mailing sent to 1,700+ property owners
- July 2015 Airport Land Use Committee hearing mailing sent to 600+ individuals
- August 2016 Public Hearing:
 - Notices sent to 1,700+ property owners
 - Notices sent to 700+ interested parties
 - Notices with DERI/FEIR and CEQA transmittal letter sent to all EIR commenters
 - Notices published in 3 newspapers
- October 2016 Planning Commission Meeting
 - Same as above
 - Notices to all who provided written and oral testimony on August 3rd





Outline of Project Components

- General Plan Amendment No. 1122 (GPA No. 1122):
 - 2013-2021 5th Cycle Housing Element
 - Revision to 9 Area Plans
 - Revision to Land Use and Safety Elements
 - Revision to the Mixed-Use land use designation
 - Re-designation of approx. 5,400 acres within existing Community Development Foundation to MUA or HHDR
- Zoning Update (Ord. No. 348):
 - New MU and HHDR zone
 - New zoning maps
- Environmental Impact Report (EIR)





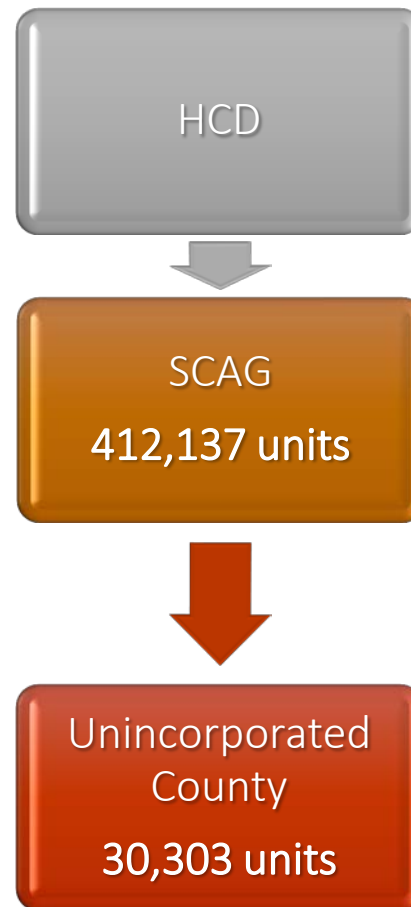
Environmental Impact Report No. 548

- Notice of Preparation Public Review Period –
 - 1st public review period: Jun. 26, 2015 to Aug. 10, 2015
 - 2nd public review period for revised Project Description - Oct. 9, 2015 to Nov. 8, 2015
- Public Scoping Meetings
 - Western County – Apr. 10, 2015
 - Eastern County – October 19, 2015
- Draft Environmental Impact Report No. 548
 - 45-day comment period – Apr. 14, 2016 – May 30, 2016
 - 18 Comment Letters



2013-2021 Regional Housing Needs Assessment (RHNA)

- Helps communities to anticipate growth
- State law requires the State Housing and Community Development Dpt. (HCD) to determine total regional housing needs.
- In Riverside County, the Southern Calif. Assn. of Governments (SCAG) provides allocations for each jurisdiction.
- Allocation is distributed among 5 standard income categories





Approach to Meeting the State's Requirements

- Review of existing land use designations and zoning classifications
- Focus on areas that are planned for Community Development with existing public services
- Highest Density Residential (HHDR) and Mixed-Use Area (MUA) land use designations are suitable to accommodate RHNA
 - Not all our workforce and senior housing can be met with MUA
 - County required to provide approx. 11,800 new HHDR units
- Creation of new R-7 Zone to implement the HHDR designation
- Creation of new MU Zone to allow residential and a rich mixture of commercial uses, public facilities, light industrial, and recreation



Example of Highest Density Residential Development

Fenton North – San Diego





Mixed Use Development

- The Mixed-Use Area (MUA) designation is intended to allow flexibility in land usage for land owners and developers to make efficient use of the land with a mixture of uses to accommodate the community's needs
- Walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs
- Potential to become town centers, more sustainable and efficient structures, combine several uses, reduced costs due to shared utilities and more customers
- MUAs are designed to be sensitive to existing neighborhoods
- Only 50% of our State housing obligations can be met through MUA



Example of Mixed Use Development

Harbor Westminster South – Santa Ana



Grosvenor – Vancouver



Mixed Use Development

Catalyst Project: Ontario





How Sites Were Selected

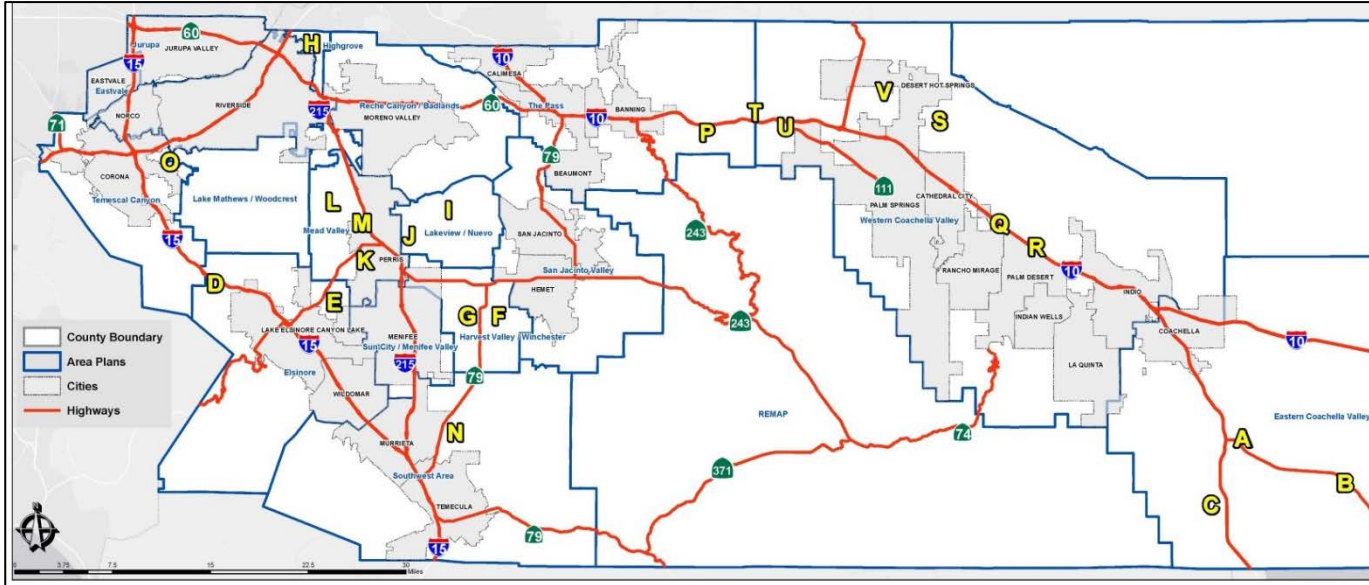
General Categories of Site Selection Criteria

- Countywide evaluation of potential sites within existing Community Development designations
- Availability of local community-supportive facilities and services
- Proximity to intra- and interregional transportation facilities
- Availability of supportive on-site and site-edge land use and environmental characteristics
- Proximity of current and future infrastructure (roads, sewer, and water)
- Flexibility in individual site development options





Proposed HHDR and MUA Sites



Eastern Coachella Valley Area Plan

- A- Mecca
- B- North Shore Town
- C- Oasis Town Center

Elsinore Area Plan

- D- Lee Lake Community
- E- Meadowbrook Town Center

Harvest Valley/Winchester Area Plan

- F- Winchester Town Center
- G- Winchester Community (Western Area)

Highgrove Area Plan

- H- Highgrove Town Center

Lakeview/Nuevo Area Plan

- I- Lakeview Town Center
- J- Nuevo Community (Western Area)

Mead Valley Area Plan

- K- Good Hope Community
- L- Mead Valley Town Center
- M- Mead Valley Community (1-215/Nuevo Rd.) Vicinity)

Southwest Area Plan

- N- French Valley Airport Vicinity

Temescal Canyon Area Plan

- O- Home Gardens Town Center

Pass Area Plan

- P- Cabazon Town Center

Western Coachella Valley Area Plan

- Q- Thousand Palms Town Center
- R- Thousand Palms Community (1-10/Cook St. Vicinity)
- S- Desert Edge/Southeast Desert Hot Springs Communities
- T- Rushmore/Kimdale Community
- U- I-10/Haugen Lehmann Ave. Community
- V- North Palm Springs Community



Next Steps – Public Hearings



- **Planning Commission:**
 - ✓• August 3, 2016
 - October 5, 2016
- **Board of Supervisors:**
 - November 15, 2016



Thank you

