

General Plan Annual Progress Report

Calendar Year 2017

City of Riverside, California
3900 Main Street, Riverside, CA 92522

Submitted to:
Governor's Office of Planning and Research (OPR) and
California Department of Housing and Community Development (HCD)

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Pursuant to Government Code § 65400

Table of Contents

Introduction -----	1
Legislative Review -----	2
General Plan Implementation Measures -----	2
Housing Element Reporting Requirements -----	6
OPR General Plan Guidelines -----	8
General Plan Updates -----	10
Appendix A -----	11
Appendix B -----	42
Appendix C -----	112
Appendix D -----	118
Appendix E -----	134
Appendix F -----	150
Appendix G -----	161

Introduction.

The City of Riverside has prepared this annual progress report (APR) for submission to the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). This report has been prepared to satisfy Government Code Section 65400(a)(2), and reflects the programs and actions undertaken to implement the City's General Plan between January 1, 2017 and December 31, 2017.

Referred to as "General Plan 2025", The City's current general plan was initially adopted in 2007, and contains a thorough accounting of past and current (2007) conditions, and the vision of the future (2025). General Plan 2025 is accessible on-line at <https://www.riversideca.gov/planning/gp2025/program/general-plan.asp>. As shown in Figure 1 below, General Plan 2025 contains twelve (12) elements, two (2) neighborhood plans, 191 objectives and 982 policies. A list of objectives from 2007, listed by element, is contained within the General Plan's Executive Summary (see Appendix A).

Figure 1 Contents of General Plan 2025		
Element	Number of Objectives	Number of Policies
Land Use and Urban Design	89	286
Circulation and Community Mobility	13	88
Housing	4**	27**
Arts and Culture	7	66
Education	5	33
Public Safety	11	85
Noise	4	22
Open Space and Conservation	10	76
Air Quality	8	139
Public Facilities and Infrastructure	10	46
Park and Recreation	3	18
Historic Preservation	7	24
*University Neighborhood Plan	7	30
*Eastside Neighborhood Plan	13	42
Total	191	982

** Appendices of the General Plan*

*** Housing Element prior to October 10, 2017.*

Much of the City Planning Division efforts in 2017 focused on the completion and adoption of the 5th Cycle Housing Element. Additionally, City staff focused on the processing of the Housing Element's Implementation Program, which included the rezoning of nearly 300 properties and significant Zoning Code revisions.

Looking forward, the City is currently in the process of preparing a comprehensive update to General Plan 2025, and expects to solicit planning consultant firms in May, 2018. A budget of approximately \$5M has been set aside to streamline and update the existing General Plan, traffic models, specific plans, the Zoning Code and design guidelines. The underlying theme of the update is the removal of barriers to development, aligning City priorities with government processes, reducing administrative/government redundancies, and identifying implementation programs that enhance key public services. The funding for the General Plan update is principally from Measure Z, a one-cent transaction and use tax adopted in November 2016 to help pay for critical unfunded city programs and services.

Legislative Review.

The City Council is scheduled to review and file the Annual Progress Report (APR) at their April 10, 2018 meeting. Government Code Section 65400(a)(2) requires the APR to be provided to the City Council prior to April 1, 2018; as such the Council agenda and staff report for the APR were delivered to the Councilmembers and made available to the public on March 29, 2018 (<https://riversideca.legistar.com/Calendar.aspx>). The report has been scheduled as a discussion item, which provides the public an opportunity for oral testimony and written comment.

General Plan Implementation Measures.

The General Plan 2025 contains an Implementation Program, which is comprised of “tools” that will achieving the objectives and policies of each general plan element. Staff has provided the Implementation Program for reference, which was last amended in October 2017 to include programs and policies added by the 5th Cycle 2013-2021 Housing Element (see Appendix B).

Figure 2 below identifies accomplishments in 2017 that correlate with specific tools within the General Plan 2025 Implementation Program. The list of tools below is not all-inclusive, as a number of implementation tools were addressed in 2017 as “on-going” efforts, or rely on standardized processes (such as California Environmental Quality Act (CEQA) compliance). The list of tools below is intended to provide a snap-shot of significant programs or targeted efforts.

Figure 2 Specific Implementation Tools for 2017			
Tool #	Abbreviated Description	Objectives / Policies	2017 Accomplishments
15	Amend the Airport Protection Overlay Zone to address airport land use compatibility policies and requirements.	LU-22 LU-23 CCM-11 PS-4 N-2 N-3	General Plan and Zoning Code Amendments were processed through the RCALUC and the Planning Commission to create ALUCP consistency with the March Air Reserve Base/Inland Port. The Code amendments better correlate land use compatibility criteria for land development proposals within Airport Influence Areas. City Council adopted the revisions in early 2018.

Figure 2 (continued)
Specific Implementation Tools for 2017

Tool #	Abbreviated Description	Objectives / Policies	2017 Accomplishments
17	Prepare a plan for updating each of the Neighborhood Plans.	LU-30.1 LU-30.7	The Neighborhoods Division completed its initial Our Neighborhoods program, which established an Asset Based Community Development (ABCD) approach. The program trained and initiated Neighborhood Champions in assessing and developing ABCD plans; who in turn train community leaders in each of the City's 26 residential neighborhoods. In 2017 the City completed its Our Neighborhoods training for the Northside Neighborhood, and initiated neighborhood engagement in the Woods Street Neighborhood.
38	The City will explore funding mechanisms to support the standards identified in the Library's 2000 Strategic Plan as appropriate.	ED-5	In 2017 the City initiated efforts to relocate the main Downtown Library from its current location on Mission Inn Ave. between Lemon & Orange Streets, to a new location on University Avenue, westerly of Market Street. The library would be housed in a new state of the art facility, yet to be approved and constructed (opening day estimated in 2020).
42	The Parks, Recreation and Community Services Department shall revisit the Parks Master Plan.	PR-1 PR-3	In 2017 Park Department Staff initiated an update to the Parks Master Plan. A consultant was selected, and work is underway. An updated master plan is expected in 2018.
44	Revise the University Avenue Specific Plan to reflect the General Plan 2025 Program.	LU-14	The 5 th Cycle 2013-2021 Housing Element Rezoning Program was prepared and approved in 2017, which included the rezoning of properties that were designated as mixed-use in the General Plan, but had inconsistent zoning.
AQ 6	Promote the Good Neighbor Guidelines to reduce emissions exposure of neighbors in proximity to a warehouses.	AQ-1.3 AQ-2.11 (MM Air 6)	In 2017 the Planning staff analyzed the City's Good Neighbor Guidelines adopted in 2008, and prepared an outline of potential revisions for Council's consideration. The proposal is to integrate the guidelines into the Zoning Code, to make the current guidelines more enforceable. Additional criteria is under consideration, including enhanced setbacks, tiered height limits, and screening.
AQ 15	Provide City representation on Western Riverside Council of Government's (WRCOG) Air Quality Task Force.	AQ-1.21 AQ-2.5 AQ-7.1	The WRCOG Air Quality Task Force was disband; however, the City staff continues to provide representation on WRCOG's Planning Director's Committee, which discusses and provides input on regional air quality issues and initiatives.
AQ 23	Implement and construct the Riverside Recycled Water Project to use highly treated wastewater to irrigate parks, golf courses, and public facilities.	AQ-8.40 AQ-8.41 AQ-8.42	The City's \$192 million dollar Water Quality Control Plant expansion was completed in December, 2017. The expansion and modernization increased the plant's capacity from 40 million gallons of wastewater per day to 46 million gallons per day, and incorporates various new technologies designed to produce high-quality effluent water that can be reused throughout the region.
CCM 1	Work with Riverside County Transportation Commission and Caltrans to identify an appropriate alignment for the Mid-County Parkway.	CCM-1 CCM-5	In 2015, RCTC approved an EIR and EIS for the Mid-County Parkway. Legal challenges have/are being addressed by RCTC. As of July, 2017, RCTC was proceeding with final design for the first construction contract, which consists of the I-215/Placentia Interchange. RCTC is in the process of acquiring right-of-way for this portion of the MCP. RCTC continues to move forward with meeting the environmental mitigation requirement and necessary permits for construction.

Figure 2 (continued)
Specific Implementation Tools for 2017

Tool #	Abbreviated Description	Objectives / Policies	2017 Accomplishments
CCM 7	Explore various traffic calming measures where needed (i.e., curb extensions, traffic diverters, entrance treatments, etc.).	CCM-1 CCM-3 CCM-7 CCM-8	Public Works reviews and proceeds with these projects as requested by neighborhoods. Roundabouts and other traffic calming measures have been proposed in neighborhoods of the City in 2017. The use of HAWK signals and flashing yellow left turn arrow signals have been increasingly used to enhance pedestrian and vehicle safety.
CCM 14	Implement a Bus Rapid Transit (BRT) system.	CCM-1 CCM-2 CCM-3 CCM-6 CCM-9 CCM-9.2	In August of 2017, the Riverside Transit Agency launched Rapid Link, a limited-stop bus service on Route 1 between the University of California, Riverside (UCR) and the Corona Transit Center along the University and Magnolia avenues corridor.
CCM 16	Support efforts to create a multimodal transportation center within the Marketplace Specific Plan area.	CCM-9 CCM-9.1 H-17 AQ-1.12 AQ-1.15 AQ-2.3 AQ-2.4 AQ-2.8 AQ-2.9	In 2017 the City was awarded a grant from WRCOG which will contribute to a Marketplace Specific Plan update. Additionally, in 2017 the City was awarded a High Quality Transit Area (HQTa) Pilot Project grant from SCAG, which will provide a land use and mobility vision for development surrounding the Downtown Metrolink Station. The HQTa visioning was initiated in November, has solicited comments from our transit partners, will include a framework for a multi-modal transit station, and will be incorporated into the Marketplace Specific Plan update.
CCM 17	Analyze ways to enhance the pedestrian connection between Downtown Metrolink Station and the Administrative Justice Center/Downtown.	CCM-9 CCM-9.1 CCM-9.7 CCM-9.9 H-17 PS-5 AQ-1.12 AQ-1.15 AQ-2.3 AQ-2.4	See CCM-16 above. The visioning and Specific Plan update will evaluate the pedestrian and bicycle connectivity of the Marketplace Specific Plan area and Downtown.
CCM 28	Prepare a parking study to explore increasing parking in the Downtown Specific Plan area.	CCM-13	Public Works conducted a Downtown Parking Study in 2016, which resulted in short and long term recommendations. Short term recommendations, such as changes in fees and time limits were implemented in 2017.
CCM 30	Protect flight paths from development encroachment by using the Riverside County Airport Land Use Compatibility Plan (ALUCP).	CCM-5 CCM-11	Amendments to the RCALUCP in 2014 caused the City's General Plan to be inconsistent with the March Airport Land Use Compatibility Plan. The City processed General Plan and Zoning Code amendments in 2017 to better align the City's regulations with the Riverside County Airport Land Use Compatibility Plan. The revisions were adopted in early 2018.
CCM 31	Implement quiet zones along the BNSF and UP rail lines.	CCM-12	In 2017 the City identified funding to implement two quiet zone projects, including the UP Quiet Zone at Brockton & Palm, and the BNSF/UP Quiet Zone at Panorama and Cridge.

Figure 2 (continued)
Specific Implementation Tools for 2017

Tool #	Abbreviated Description	Objectives/ Policies	2017 Accomplishments
H 21	Accommodate the RHNA housing need for 4,767 units affordable to lower-income households. Rezoning includes sites identified in Appendix D of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right.	H-2 H-2.2	Appendix D - Rezoning Program of the 2014-2021 Housing Element was adopted in October, 2017. The program identifies 66 sites (a total of 395 acres) for General Plan Amendments/Zone changes. The revision have a development potential of as many as 7,509 dwelling units, which exceeds the housing need of 4,767 units. The program provided a minimum of 16 units per site, permits multi-family residential uses by-right throughout the city. At least 50 percent of the required 4,767 units (2,384 units) will be accommodated on sites zoned exclusively for residential uses. On December 12, 2017, the City Council approved Housing Element Implementation Program, which included rezoning of sites to implement the Rezoning Program. This effort included: • Adoption of Resolution No. 23252 on December 12, 2017 to amend the City's General Plan land use map for 31 Rezone Program sites to High Density Residential, Very High Density Residential, and Mixed Use. • Approval of Ordinance No. 7407 on December 12, 2017 amending the City's Zoning Map rezoning to allow for multiple-family residential units. (Second reading was January 9, 2018)
H 24	Implement Streamline Riverside to reduced entitlement and building permit review times, and costs for customers.		In mid-2017 the City launched its "One-Stop Shop". This commitment to customer service brings together, on one floor, all City departments that are part of the development process. The OSS established an "exclusive use" express elevator to development services, cell phone charging stations and a concierge-type system that helps organize customer queuing, shorten wait times and define service needs, allowing customers to obtain permits and approvals faster than ever.
H 26	Consider Code incentives that promote diversity in housing types, sustainability and affordability, such as: • Consider amendments to the Second Unit ordinance to allow second units for creative projects. • Encourage lot consolidation of smaller, multiple-family parcels to include quality lower income housing on smaller multiple-family parcels.	H-2 H-2.7	• On January 9, 2017, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to comply with State legislation related to second dwelling units (AB 2299 and SB 1069). • On January 9, 2018, the City Council adopted Resolution No. 23254 amending the City's fees and charges schedule in Resolution No. 21960, as amended, to provide for a fee waiver for lot merger/lot consolidations of Housing Element rezone sites. The waiver facilitates the combining of small residential parcels into larger, developable parcels, for the purpose of providing affordable housing opportunities.
H 47	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in all zones pursuant to the requirements of SB 2.	H-4 H-4.4	On January 9, 2018, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to define single-room occupancy (SRO) units and permit them with a conditional use permit in the Mixed-Use Urban (MU-U) Zone, in compliance with AB 2634.

Figure 2 (continued) Specific Implementation Tools for 2017			
Tool #	Abbreviated Description	Objectives/ Policies	2017 Accomplishments
H 52	To create additional opportunities for affordable housing, facilitate lot consolidations that combine small residential lots into larger developable lots.	H-2	See above, H-26, second bullet.
H 53	Process an amendment to define single-room occupancy (SRO) units and permit them with a conditional use permit in an appropriate zones in compliance with AB 2634.	H-4 H-4.4	On January 9, 2018, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to define single-room occupancy (SRO) units and permit them with a conditional use permit in the Mixed-Use Urban (MU-U) Zone, in compliance with AB 2634.
OS 45	Amend Title 19, to add "night-time sky" regulations to address light pollution, and lighting restrictions of the Mount Palomar Observatory.	OS-2 OS-2.5	In 2017 the Planning Division initiated, in conjunction with a Public Utilities LED Street Light analysis, revisions to the Municipal Code to regulate light pollution. A draft ordinance has been prepared, and will be processed in 2018.

Housing Element Reporting Requirements.

Appendix E of this report includes completed Department of Housing and Community Development (HCD) forms related to the annual reporting of Housing Element implementation. These forms will be submitted to HCD on March 28, 2018 through the State's Housing Element Tracking System portal (<https://casas2prodwlxt2.hcd.ca.gov/APR>), and are only provided in this report as reference.

The City's housing obligation, per the 5th Cycle 2013-2021 Regional Housing Needs Allocation (RHNA), was 8,283 total units, broken down into the following categories:

- 3,338 units affordable to lower-income households
- 1,503 units affordable to moderate income households
- 3,442 units affordable to above-moderate income households

Pursuant to State housing law, the City was required to adopt the 5th Cycle 2013-2021 Housing Element by October 15, 2013, and subsequently implement a Housing Element Implementation Program, including the rezoning of properties to accommodate any unmet RHNA. The City failed to adopt the 5th Cycle housing element by the State deadline, which ultimately resulted in a lawsuit being filed against the City in December 2016. A settlement agreement was reached shortly thereafter, which stipulated that the City would adopt a revised Housing Element by October 15, 2017, and the Implementation Program by December 15, 2017. The City subsequently met the settlement dates.

In addition to the City's 5th Cycle RHNA obligation of 8,283 units, the City also had a carry-over of low income units from the 4th Cycle RHNA, as the City had failed to rezone properties as specified in the 4th

Cycle Housing Element. After considering land available for multifamily development, affordable dwellings in production, and the 4th Cycle carry-over, the City identified a RHNA shortfall of 4,767 dwelling units.

In October 2017 the City adopted a Housing Element that contained a rezoning program that, if implemented, would address the City's RHNA shortfall. The rezoning program identified 300 vacant or underutilized properties that could be rezoned to multifamily residential or mixed-use. If all the properties were rezoned, it could accommodate more than 9,000 new housing units.

On December 12, 2017 the City Council adopted a rezoning program that accommodated the 4,767 housing units needed to meet the City's RHNA shortfall. In addition to the rezoning of properties, the City also made amendments to the Zoning Code to reduce or eliminate barriers to residential development. A significant revision was the elimination of discretionary review for housing in multi-family residential zones. Now multi-family residential is permitted by right in corresponding higher density residential zones, which reduces development costs, uncertainty and time. Additional revisions included adjustments to parking standards, open space requirements, setbacks and other criteria that made it difficult to accomplish the maximum densities specified by the Zoning Code. Appendix F contains the City Council staff report for the Housing Element Implementation Program, which provides more details regarding the changes to the Zoning Ordinance.

Planning staff is currently working to complete the City's mid-cycle housing element, which was due to HCD on October 15, 2017. A mid-cycle housing element was not submitted by the deadline because the City was still finalizing the 5th Cycle Housing Element at that time. As of the time of this report, a draft of the mid-cycle housing element has been prepared, and will soon be submitted to HCD for their review. City staff is currently scheduling a meeting before the Riverside County Airport Land Use Commission and City Planning Commission, and expects the mid-cycle housing element to be adopted by the City Council in June, 2018.

It is important to note that the changes to the Zoning Code that were implemented last year are the beginning of the City's efforts to streamline housing production. Specific Plan efforts underway in the Northside Neighborhood and the Riverside Marketplace will provide additional opportunities to streamline residential development, and the upcoming General Plan update and associated Code revisions will focus on eliminating additional barriers to development.

The need to reduce barriers to housing is readily apparent when reviewing 2017 housing production numbers. For calendar year 2017, there were only eighty-two (82) new units that were granted building permits (i.e., new units constructed). Seventy (70) of those units were single family residences at above moderate income levels; and the remaining twelve (12) were part of a multifamily project that accommodates moderate income households. While the number of new units in 2017 is very low, it is important to note that the entitlement process for new construction has historically been lengthy, and therefore the 82 units reflect project applications that were submitted years earlier. In spite of the low production in 2017, it is worthwhile to note that the City currently has more than 700 new dwelling units approved or under construction in the Downtown, which includes an 89 unit project (Imperial Hardware) initiated in late 2016, and other projects that received zoning entitlements in 2017.

OPR General Plan Guidelines Compliance.

The following overview addresses topics specified by the Governor's Office of Planning and Research's (OPR's) General Plan Annual Progress Report Guidance (2016).

Collaborative Planning with Military Lands and Facilities:

The City maintains a strong relationship with the Air Force Reserve Command staff and the 452nd Air Mobility Wing stationed at March Air Reserve Base (MARB). The City recognizes that MARB provides an economic benefit for the region, and takes strides to limit impacts to military operations. Planning Division activities in 2017 that relate to military operations include the following:

- The Department of the Air Force prepared an updated AICUZ Study in 2017 to address recent changes in aircraft operations. City staff attended an orientation meeting with the Air Forces consultant early in the process, and provided input as needed to ensure accuracy. The final study was forwarded to the City for review and comment in early 2018.
- In 2017 the City and Command staff arranged for a MARB tour for City staff. The objective was to enforce the positive working relationships between City and Air Force staff, and to educate city staff on the operations, facilities, routines and needs of the Air Force and other MARB entities.
- City staff from the Planning Division and City Manager's office participated in a consultation meeting with staff from the Governor's Office of Planning and Research (OPR) and representatives of military facilities throughout Southern California.
- The Planning Division's land use and project entitlement procedures were reviewed for compliance with Government Code Sections 63532(a)(6), 65940, and 65944(d)(1).
- Updates to the City's General Plan and Zoning Code were processed to comply with Riverside County's March Airport Land Use Compatibility Plan (RCALICP). The City included within the proposed revisions, which were adopted in February 2018, criteria from the Department of Defense Instruction (DODI) that is more restrictive than what is included in the RCALUCP.

Consultation with Native American Tribes:

The City has established positive relationships with Native American tribes in the area, particularly after the Stated Legislature adopted Assembly Bill 52. Today the City regularly coordinates with nine (9) tribes, including:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Soboba Band of Luiseno Indians
- San Manuel Band of Mission Indians
- San Gabriel Band of Mission Indians
- Rincon Band of Luiseno Indians
- Pechanga Band of Luiseno Indians
- Morongo Band of Mission Indians
- Cahuilla Band of Indians
- Agua Caliente Band of Cahuilla Indians

In reviewing the Planning Commission agendas for 2017, there were at least ten (10) projects that would have involved consultation with Native American tribes. A review of project files indicates that all tribes listed above were notified of these projects, and most responded within the timelines stipulated by CEQA.

General Plan 2025 contains within it an Historic Preservation Element, which includes policies and programs related to the preservation of cultural resources, and consultation with Native American tribes. Specific objectives that correlate with the preservation of Native American cultural resources include the following:

Objective HP-2: To continue an active program to identify, interpret and designate the City's cultural resources.

Objective HP-3: To promote the City's cultural resources as a means to enhance the City's identity as an important center of Southern California history.

Objective HP-4: To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting and development activities.

Policy HP-4.3: The City shall work with the appropriate tribes to identify and address, in a culturally appropriate manner, cultural resources and tribal sacred sites through the development review process

Additionally, the City has policies and regulations that protect the natural condition of six natural arroyos that drain from the foothills into the Santa Ana River; as well as a grading and development restrictions that preserve natural slopes and hilltops. These development restrictions often indirectly protect sensitive Native American sites, as many of the tribes historically located near waterways and rock outcroppings.

Environmental Justice Considerations:

The term "environmental justice" has traditionally been used to define a need to provide equity and protect lower income communities from the impacts of pollution. Within this context, General Plan 2025 currently contains specific environmental justice policies within its Air Quality Element:

Policy AQ-1.1: Ensure that all land use decisions, including enforcement actions, are made in an equitable fashion to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status or geographic location, from the health effects of air pollution.

Policy AQ-1.2: Consider potential environmental justice issues in reviewing impacts (including cumulative impacts for each project proposed).

Other policies within the Air Quality Element address inequities experienced by lower income communities, including the creation of jobs in job poor areas, promotion of alternative modes of travel, protecting sensitive land uses, and open communication regarding air quality issues. Consistent with OPR's 2003 General Plan Guidelines, General Plan 2025 included policies throughout other elements that address the challenges faced by lower income neighborhoods.

In 2016 the State Legislature adopted Senate Bill (SB) 1000, which mandates the inclusion of environmental justice policies and programs within general plans. Additionally, SB 1000 expands the meaning of environmental justice to include a broader context of community health, as the legislation requires cities to promote public facilities, food access, safe and sanitary homes, and physical activities.

It also requires the promotion of civil engagement in the public decision making processes, and requires that specific improvement and programs be identified to address the needs of disadvantaged communities.

Revisions to the General Plan to expand and implement environmental justice policies and programs will be incorporated in the General Plan update, which will “kick off” in 2018. This includes, but is not limited to, revisions to the existing Air Quality Element, Housing Element, Safety Element, creation of a Health Element (or integrated policies) and Sustainability-Resiliency Element (or integrated policies).

General Plan Updates.

The adoption of the City’s 5th Cycle Housing Element and Housing Element Implementation Plan are the most significant revisions to the General Plan in 2017. The Housing Element itself was adopted on October 15, 2017. The subsequent Implementation Program was adopted on December 12, 2017. The Implementation Program included amendments to the General Plan Land Use Map, which coincided with the rezoning of properties to higher density residential or mixed-uses zones.

Appendix G lists all amendments to the City’s General Plan since 2007. The amendments that occurred in 2017 are summarized as follows:

P16-0101 – *Circulation & Community Mobility Element*

Removal of planned (not constructed) collector street within the Sycamore Canyon Industrial Park

P09-0113 – *Land Use & Urban Design Element*

Change land use designation from Medium Density Residential (MDR) to Business/Office Park (B/OP) within the existing Citrus Business Park Specific Plan

P15-0842 – *Housing Element*

Adoption of the 5th Cycle 2013-2021 Housing Element

P16-0497 – *Land Use & Urban Design Element*

Change land use designation from Commercial (C) to Canyon Springs Healthcare Campus Specific Plan (CSHCSP) to accommodate a 50.85 acre medical facility

P16-0112 – *Land Use & Urban Design Element*

Change land use designation from Business/Office Park (B/OP) to Medium Density Residential (MDR) on a 6.85 acre site for a 54 unit single family planned unit development.

P17-0096 – *Land Use & Urban Design Element*

Change the land use designations for 31 sites citywide pursuant to the Housing Element Implementation Program. Sites were reclassified as either High Density Residential (HDR), Very High Density Residential (VHDR), Mixed Use – Urban (MU-U), or Mixed Use – Village (MU-V).

Appendix A

General Plan 2025 Executive Summary (v 2007)

RIVERSIDE

GENERAL PLAN 2025 EXECUTIVE SUMMARY



GENERAL PLAN 2025

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November 2007



Riverside Future

As with most journeys, the General Plan 2025 started with a vision; a vision that reflects the heart and soul of the community; a vision that is grounded in the shared values of the residents, the business community and the spiritual leaders; a vision that will help chart the City's future course and reflect our shared aspirations.

In 2002, hundreds of Riversiders, representing the diversity of the community, came together to share their dreams and creative ideas and to create a vision for the future of Riverside. This vision can be found in a document entitled "*Visioning Riverside: A Report From the Community.*" Following is a summary of the vision that resulted from that effort.

A Brief Overview of Riverside's Future¹

Riverside has fulfilled its promise as the city of potential – the place where the American Dream is realized. Home ownership and well-paying jobs are the norm. Employers have relocated from other cities into infill development areas created to accommodate compatible industries while maintaining the visual and community-centered character of the City.

People come to Riverside for the schools, from preschool through university-level. The schools are a focal point for involvement by parents, members of the business community and Riverside's extensive volunteer network. The educational system – from preschool through advanced degrees – ensures that young people are prepared for the high-paying skilled and professional jobs that have proliferated in the City. The nature of these jobs reflects the diversity and entrepreneurial spirit of the City, with a special focus on micro-enterprise and local business.

The City is a destination in itself – people come from all over Southern California to enjoy the physical beauty and historic architecture. The City has a sense of coolness and freshness that makes it an oasis. Forested parks and streets, arts and culture, fountains and pools, and a lively, interesting downtown are the focal point for activity, providing refreshing places to relax and play.

Quality, uniqueness and diversity distinguish Riverside from other cities that have experienced similar growth. Industry is compatible with the community. Design guidelines and code enforcement maintain the visual quality of the City. The City has preserved and built on the rich history of the area's citrus and educational heritage.

Regardless of income level, people are able to find distinctive, special places to live. Each neighborhood is a safe, family-oriented place. Distinct neighborhoods, each with

¹ *Visioning Riverside: A Report from the Community.* October 2002



General Plan 2025



its own history, are able to function independently with nearby parks, playing fields, shopping and services. While each neighborhood had a unique feel and voice, they support each other and people travel freely among the neighborhoods to access unique shopping, dining and cultural activities.

Because people are able to live and work in Riverside – often within their own neighborhoods – traffic congestion has been reduced. Since people find that they can forego the two and four hours of daily commute time that they used to spend traveling to jobs outside of Riverside, they have been able to recapture time for their families and community. In these and so many other ways, the City has preserved the best of its past, while also pursuing new dreams for an even better future.

This vision, representing the consensus of people within the entire community, naturally evolves into five themes:

HOW WE WORK (Economic and Workforce Development):

Riversiders pursue the American Dream. We focus on creating economic development opportunities that provide high skilled, high paid employment for all members of our community.

HOW WE PLAY (Arts/Culture/Entertainment/Parks/Recreation/Libraries/Physical Amenities):

Riverside is an oasis. This City combines trees, water and the arts to create a distinctive comfortable gathering place that enriches the lives of residents and visitors alike.

HOW WE LIVE (Housing):

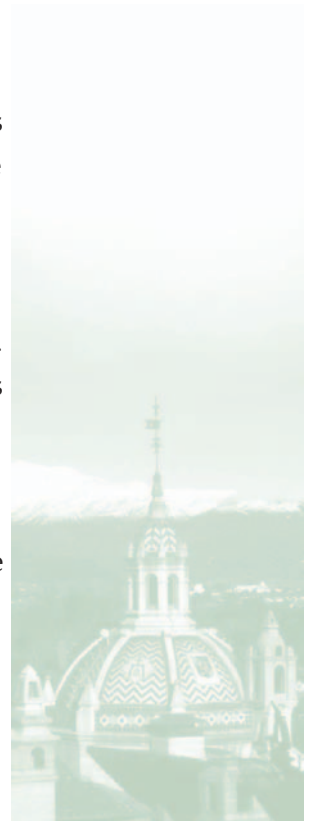
We empower neighborhoods. We listen to each other and pay attention to the details because it matters. Neighborhoods enable the City and residents to work together to solve the needs of all.

HOW WE GET AROUND (Transportation and Land Use):

Riverside has responded to the traffic challenge by becoming a more self-contained city. Residents have easy access to an efficient, multi-option transportation system that enables them to meet their needs within the community.

HOW WE LEARN (K-12 Education: Parental, Community and Business Involvement):

Excellence in education is the key to economic growth. Riversiders work together to achieve quality education at all levels.





General Plan 2025

What Is the Basis for this General Plan & How Will it Be Implemented?

These five vision themes became the springboard for the General Plan 2025 Program, and the level of community participation became the blueprint for public involvement in the General Plan process. This General Plan is intended to implement the community's vision for what Riverside can be in the next 20 years. Riverside is a fast-growing, progressive community whose time has come. We are on the brink of greatness. Our citizens are enthused about the City's potential and engaged in shaping its priorities. The General Plan 2025 provides us with the resources we need to carve out our place in history, to define our future, and to guide our actions so we can become the city of our vision.

This General Plan belongs to the community. In effect, it has been designed by the community and reflects the values of the community. Beginning with the Vision, the community has participated in the development of this Plan.

The objectives and policies are based on input received from broad segments of the population, including the Citizens' Advisory Committee, Technical Advisory Committee, Education Subcommittee, Arts and Culture Subcommittee, Magnolia/Market Subcommittee, 13 Topic Group meetings, the citizens of Riverside who shared their ideas at two community-wide Citizens' Congresses attended by over 600 persons, 18 City Planning Commission Hearings and six City Council Hearings. Our citizens were engaged in this process. This engagement can be seen in the way our citizens participated in the General Plan 2025 Program. Over 4,300 residents attended 145 meetings providing over 10,000 comments that have been incorporated into the program where applicable.



Although certain elements in the General Plan are mandated by State law, this plan is unique to Riverside. Based upon the community's vision for Riverside, a number of elements have been added to reflect the spirit of Riverside. For instance, we have added an Arts and Culture Element, which recognizes the future of Riverside as a thriving arts, culture and entertainment center. We have added an Education Element, which recognizes Riverside, with its three universities and community college, as a premier educational center. We have added an Air Quality Element, which recognizes Riverside as a leader in clean air and a healthy environment. We continue to include a Parks and Recreation Element and Historic Preservation Element, which reflect the values and priorities of the community. Taken in part or as a whole, the General Plan 2025 has been customized based on the City's vision.

The General Plan 2025 truly is a document "of and for the people." As such, it will have practical application for all residents, the City Council and Boards and Commissions, City departments and outside agencies.

The Plan will be used to guide decisions and actions. As a decision maker for the City of Riverside, either a City Council member or Board or Commission member, you will use this document to guide land use decisions and shape priorities to allow the City to grow into the City we have envisioned.

The Plan will also be used for strategic planning. City Departments will use this Plan and its Implementation Tools, designed to help us achieve the objectives and policies of the General Plan, to develop their strategic plans and prioritize their commitments.

The Plan will be used to guide development. Either we will shape the growth of the City or the growth will shape us. Everyone from decision makers to developers and residents will use this plan for development guidance for projects within the City, as well as to coordinate with the County of Riverside for projects within our sphere of influence.

The Plan will be used as a means to achieve a vision, a vision defined by the citizens of Riverside. Together, we can become the city of our future.



Table of Contents

	Page
Land Use and Urban Design Element	7-19
b. LU-3 – Riverside Park.....	10
a. LU-2 – Urban Design Framework	11
d. LU-9 – Neighborhoods	18
c. LU-6 – Tying the Connections	19
 Circulation and Community Mobility Element	 21-22
 Housing Element	 23
 Public Safety Element.....	 24
 Education Element	 25
a. E-1 – Education Facilities	26
 a. AC-1 – Arts & Cultural Facilities	 27
Arts and Culture Element	28
 Air Quality Element	 29
 Noise Element	 30
 Public Facilities Element	 31
 Open Space Conservation Element.....	 32
 Parks and Recreation Element	 33
a. PR-1 – Parks, Open Space and Trails	34
Table PR-1 Park and Recreation Facilities.....	35
 Historic Preservation Element.....	 36
 LU-10 – Land Use Policy Map	
CCM-4 – Master Plan of Roadways	

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WE COULD NOT HAVE DONE IT WITHOUT YOU

Many people played a part in preparing this General Plan. The City wishes to give special acknowledgement to the contributions of individuals noted below, as well as countless others who provided support.

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Land Use and Urban Design Element

Riverside has long been the Inland Empire's one true "big city." Riverside brims with a bounty of natural, cultural and historic assets: a temperate climate, a compact and diverse downtown, orange groves, and other tangible links to the City's agricultural background, unblemished hillsides, cooling trees, water and institutions of higher learning, including a University of California campus. These and other features give Riverside an identity and soul distinct from the relatively undifferentiated Southern California urban landscape.

This type of urban framework has allowed Riverside to mature taking its rightful place among California's great cities, all the while retaining and enhancing its signature attractive characteristics.

This Land Use and Urban Design Element describes present and planned land uses and their relationship to Riverside's visionary goals. In addition to constituting an action plan for implementation of Riverside's vision, this element complies with all requirements for General Plan Elements set forth in California Law.

Protecting Riverside's Natural Elements

Objective 1 - Increase the prominence of the Santa Ana River by providing better connections and increased recreational opportunities.

Objective 2 - Recognize and enhance the Santa Ana River's multiple functions: a place of natural habitat, a place for recreation and a conveyance for stormwater runoff.

Objective 3 - Preserve prominent ridgelines and hillsides as important community visual, recreational and biological assets.

Objective 4 - Minimize the extent of urban development in the hillsides, and mitigate any adverse impacts associated with urbanization.

Objective 5 - reserve and protect the natural integrity of Riverside's arroyos.

Objective 6 - Retain functional agricultural areas within Riverside, particularly within the greenbelt area, while allowing for sensitive, low intensity residential uses.

Objective 7 - Preserve and protect significant areas of native wildlife and plant habitat, including endangered species.

The Built Environment

Objective 8 - Emphasize smart growth principles through all steps of the land development process.

Objective 9 - Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.

Objective 10 - Provide for appropriate timing of development in accordance with the future land uses designated in this Land Use Element.

Objective 11 - Create a network of parkways to establish stronger linkages between Riverside's neighborhoods, major elements of its natural environment and neighborhood parks and schools.



Objective 12 - Restore the Magnolia/Market Corridor to its historical role as a scenic “showcase roadway” that spans the City of Riverside while updating its function as a key transit corridor to support future growth.

Objective 13 - Protect Victoria Avenue from any development or other potential changes contrary to its status as a major historic and community asset.

Objective 14 - Recognize that University Avenue serves as a parkway linking neighborhoods with such major components of “Riverside Park” as UCR open space areas, Box Springs Mountain Regional Park, the Main Street Pedestrian Mall, White Park, Mt. Rubidoux Park and Fairmount Park.

Objective 15 - Recognize Van Buren Boulevard as a significant parkway, linking neighborhoods along its path to the Santa Ana River, the Arlington Heights Greenbelt, Victoria Avenue and the California Citrus State Historic Park.

Objective 16 - Make Riverwalk Parkway a vital link between neighborhoods and open space features in the western end of the City.

Objective 17 - Identify the completed Overlook Parkway as an important parkway connection between the Arlington Heights Greenbelt and Sycamore Canyon Park.

Objective 18 - Recognize Canyon Crest Drive as a vital parkway connection for the eastern portion of the City.

Objective 19 - Designate La Sierra Avenue as a City Parkway, providing links to major northern and southern open space areas.

Objective 20 - Recognize and enhance Arlington Avenue as a cross-city roadway that connects east to west.

Objective 21 - Attractively develop the City's major gateways to create a stronger sense of City identity.

Objective 22 - Avoid land use/transportation decisions that would adversely impact the long-term viability of the March Air Reserve Base/March Inland Port, Riverside Municipal and Flabob Airports.

Objective 23 - Enhance and ensure the long-term viability of Riverside Municipal Airport by developing facilities that efficiently serve present and anticipated future needs and encouraging increased business and corporate usage.

Objective 24 - Maximize the economic impact of Riverside's industrial land by careful use of industrial land by careful use of industrial properties, giving priority to clean enterprises that yield large numbers of highly skilled, high-paying jobs relative to site size.

Objective 25 - Add to the City's industrial land base where logically and physically possible to do so.

Objective 26 - Ensure that a network of modern, effective and adequate community facilities are equitably distributed across the entire City.

Objective 27 - Enhance, maintain and grow Riverside's inventory of street trees.

Objective 28 - Preserve and enhance the quality and character of Riverside by ensuring compliance with all relevant codes and regulations.

Objective 29 - Minimize the visual impact of aerial facilities on the City's landscape.

Objectives 30-89 can be found under “Our Neighborhoods”









Land Use and Urban Design Element

Our Neighborhoods

Of these features, Riverside's neighborhoods are the fundamental building blocks of the community. With only a few exceptions, many of Riverside's neighborhoods include areas for living, working, education and cultural activities. These neighborhoods carry a sound interrelationship between the natural and human-made environments.

Objective 30 - Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Objective 31 - Attract high-quality, job-producing businesses to the industrial areas surrounding the Airport.

Objective 32 - Preserve existing residential areas within the Airport Neighborhood.

Alessandro Heights

Objective 33 - Protect and preserve the natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area.

Arlanza

Objective 34 - Enhance and improve the Arlanza neighborhood and its quality of life through careful land use planning that both builds upon the neighborhood's historic development patterns of urban, suburban, and semi-rural development while protecting and preserving the neighborhood's natural features.

Arlington

Objective 35 - Maintain Arlington's sense of community through careful and coordinated planning that builds upon the neighborhood's key assets and reinforces its historic development patterns.

Objective 36 - Restore, strengthen and maintain the unique community character and identity of the Arlington Neighborhood.

Objective 37 - Spur the economic revitalization of the Arlington Neighborhood.

Arlington Heights

Objective 38 - Preserve and enhance Arlington Heights' major cultural-historical and environmental amenities, including citriculture, arroyos, hillsides, Victoria Avenue and the Gage Canal, while providing opportunities for residential development that is sensitive to the neighborhood's heritage.

Objective 39 - Provide citywide access to and use of Arlington Heights' cultural and environmental amenities.



Arlington South

Objective 40 - Reinforce Arlington South's historic development patterns, conserving the predominant single family residential character.

Objective 41 - Spur the economic revitalization of the neighborhood.

Canyon Crest

Objective 42 - Maintain the diverse and lively character of Canyon Crests' residential and commercial areas.

Casa Blanca

Objective 43 - Perpetuate the development and redevelopment of Casa Blanca as a single-family residential community, providing decent housing in a price range affordable for ownership by present residents and future families.

Objective 44 - Improve the quality and economic viability of Casa Blanca's commercial development that keeps within the special character and needs of Casa Blanca.

Objective 45 - Improve Casa Blanca's existing industrial areas, while encouraging new industrial development that does not result in the degradation of air, noise, or water quality or generate other negative environmental impacts such as hazardous wastes.

Objective 46 - Provide modern, effective public support facilities within the Casa Blanca Neighborhood and establish a partnership between community representatives and the City to attain the Neighborhood's shared goals.

Downtown

Objective 47 - Make Downtown Riverside a regional employment, governmental, arts and entertainment center with unique and interrelated districts offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, learning, culture and the arts.

Objective 48 - Strengthen the identity and character of Downtown using the existing historic and architectural urban character of the community, while allowing for new structures that are architecturally compatible with the complementary to the existing architectural and historic fabric.

Objective 49 - Preserve and enhance Downtown's single-family neighborhoods.

Eastside

Objective 50 - Reinvigorate the Eastside's residential and commercial neighborhoods consistent with the environmental and social objectives and needs and desires of its residents and complementary to the growth and change of adjacent neighborhoods.

Objective 51 - Create adequate employment opportunities for residents in the Eastside area.

Grand

Objective 52 - Establish improved connections and public access between the Grand neighborhood and the Santa Ana River.





Land Use and Urban Design Element

Hawarden Hills

Objective 53 - To preserve the unique environmental, cultural and aesthetic character of Hawarden Drive Special Design Area, generally located between Anna Street and the Alessandro Arroyo, including the Hawarden Hills and its ridgeline.

Objective 54 - Preserve the low-density, hillside character of the Hawarden Hills neighborhood.

Hunter Industrial Park

Objective 55 - Make Hunter Industrial Park into a major employment center by creating a high-quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.

Objective 56 - Enhance Hunter Business Park's competitive position in the region.

Objective 57 - Protect the existing planned single family residential neighborhood within the Hunter Business Park.

La Sierra

Objective 58 - Enhance the role of La Sierra as a major employment center in the City, with complementary residential and mixed-use development.

Objective 59 - Maintain and enhance the quality of life in the La Sierra neighborhood.

Objective 60 - Reinforce the role of the Galleria at Tyler and its surrounding area as the premier retailing destination in the City and region.

Objective 61 - Enhance the economic vitality of the neighborhood and rejuvenate older commercial centers.

La Sierra Acres

Objective 62 - Enhance the quality of life by providing continued opportunities for a quality semi-rural lifestyle which includes animal husbandry.

Objective 63 - Support the development of the Rancho La Sierra River Ranch property consistent with Proposition R and Measure C requirements and with maximum sensitivity to its unique surroundings.

La Sierra Hills

Objective 64 - Enhance the quality of life in the La Sierra Hills neighborhood by creating an environment in which both traditional urban/suburban and a semi-rural lifestyle including animal husbandry may be accomplished and nurtured.

La Sierra South

Objective 65 - Improve the La Sierra South neighborhood balancing the needs and interests of residents and businesses.

Objective 66 - Optimize development opportunities on underutilized and undeveloped parcels near the La Sierra Metrolink station to create appropriately scaled developments that enhance and protect nearby neighborhoods while benefiting the community at large.



Magnolia Center

Objective 67 - Revitalize Magnolia Center in its role as a subregional retail and business center, while maintaining and preserving the low-scale character of surrounding residential uses.

Objective 68 - Preserve Magnolia Center's established residential neighborhoods and historic landmarks.

Mission Grove

Objective 69 - Complete buildout of the Mission Grove Specific Plan, encouraging development that can harmoniously co-exist near the March Airport facility.

Northside

Objective 70 - Provide a balanced community with sufficient office, commercial, and industrial uses while preserving the single family residential preeminence of the community.

Objective 71 - Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.

Objective 72 - Provide for steady change and improvement to an upgraded model community with a distinct identity.

Objective 73 - Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.

Objective 74 - Preserve and promote the lower density charm of the Northside Community.

Orangecrest

Objective 75 - Manage continued growth of the Orangecrest neighborhood in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops.

Presidential Park

Objective 76 - Ensure the long-term viability of the Riverside Auto Center.

Objective 77 - Enhance the non-automotive areas of Presidential Park, including the residential and industrial areas, maintaining long-term compatibility among the neighborhood's diverse uses.

Ramona

Objective 78 - Maintain Ramona's established residential character while allowing for higher-intensity, transit-oriented residential and mixed residential-commercial development on opportunity sites, particularly along Magnolia and California Avenues.

Sycamore Canyon Park

Objective 79 - Preserve and enhance the natural character and qualities of Sycamore Canyon Wilderness Park.

Sycamore Canyon Business Park-Canyon Springs

Objective 80 - Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.





Land Use and Urban Design Element

University

Objective 81 - Allow for the growth and expansion of the University of California, Riverside while ensuring preservation and enhancement of surrounding residential neighborhoods.

Objective 82 - Provide a diversity of housing opportunities throughout the University neighborhood.

Objective 83 - Ensure coordinated development along University Avenue in recognition of the street's importance as a key route between the University and the Downtown Core, a center for the hospitality industry and a source of commercial services for surrounding residential neighborhoods.

Objective 84 - Recognize and preserve existing rural lifestyles within the University Neighborhood by recognizing topographical constraints to conventional urban development.

Victoria

Objective 85 - Preserve and enhance the largely residential character of the Victoria Neighborhood.

Wood Streets

Objective 86 - Maintain and enhance the single-family residential character of Wood Streets and preserve the historic housing stock.

Sphere of Influence

Objective 87 - Maintain a Sphere of Influence limited to lands to which the extension of City of Riverside services is reasonably foreseeable.

Objective 88 - Plan for the City's growth in light of the proposed regional growth, including reviewing and planning for jobs-housing balance, traffic, air quality and other related planning issues facing the region.

Land Use Designations

Objective 89- Accommodate flexible design to provide for superior development in single family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment.







Circulation Community Mobility Element

The Circulation and Community Mobility Element recognizes the ability of our transportation network to serve our needs and shape our community in positive ways. Riverside's growth over the past seventy years has resulted in many beneficial effects, principally the development of industries and businesses that provide jobs and economic stability, creation of housing units affordable to a broad range of household incomes, and the growth of educational opportunities and institutions. Those elements have created a vibrancy which can be attributed in part to the multiple forms of transportation that connect the many communities within the City itself. The freeways, streets, bike paths, railways, buses and airports not only provide circulation within the City but also offer access to points beyond. This intricate transportation 'web' has enabled Riverside to transform from a relatively isolated agricultural community to a major city that serves as the hub of the Inland Empire.



Transportation Master Plan

Objective 1 - Facilitate freeway and regional roadway improvements and construction to alleviate congestion and air pollution and to minimize regional cut-through traffic within Riverside.

Objective 2 - Build and maintain a transportation system that combines a mix of transportation modes and transportation system management techniques, and that is designed to meet the needs of Riverside's residential system's impacts on air quality, the environment and adjacent development.

Objective 3 - Design the Magnolia Avenue/Market Street Corridor as a transit-and pedestrian-oriented Mixed Use Boulevard.

Objective 4 - Provide a connection between Washington Boulevard and SR-91 via an extension of Overlook Parkway.

Objective 5 - Cooperate in the implementation of regional and inter-jurisdictional transportation plans and improvements to the regional transportation system.

Objective 6 - Reduce peak-hour trips, roadway congestion and air pollution.

Objective 7 - Minimize or eliminate cut-through traffic within Riverside's residential neighborhoods.

Objective 8 - Protect neighborhoods and reduce the risk posed to young children and other residents by vehicular traffic on local roadways.

Objective 9 - Promote and support an efficient public multi-modal transportation network that connects activity centers in Riverside to each other and to the region.

Objective 10 - Provide an extensive and regionally linked public bicycle, pedestrian and equestrian trails system.

Objective 11 - Promote improved air transportation for Riverside in a manner that benefits the City.



Objective 12 - Facilitate goods movement as a means of economic expansion, while protecting residents and visitors from the negative effects typically associated with truck operations and rail service.

Objective 13 - Ensure that adequate on- and off-street parking is provided throughout Riverside.





Housing Element

Balancing housing goals with other City goals and policies is an important component of the housing element. Thus, this element consists of numerous criteria which was put together after Riverside conducted an extensive outreach program to involve the community, organizations, and elected officials in the creation of the Housing Element. These include analyzing the City's demographic, housing, and special needs characteristics and trends; the City's housing opportunities and the potential market, governmental, and environmental constraints impacting the City's residential needs; and a housing plan with goals, policies, and programs to direct the City's housing requirements.

As mandated by California Government Code, State Law requires the housing element identify adequate sites to facilitate and encourage housing for households of all economic levels, including persons with disabilities; remove, as legally feasible and appropriate, governmental constraints to housing production, maintenance, and improvement; assist in the development of adequate housing for low- and moderate-income households; conserve and improve the condition of housing, including existing affordable housing; and promote housing opportunities for all persons.

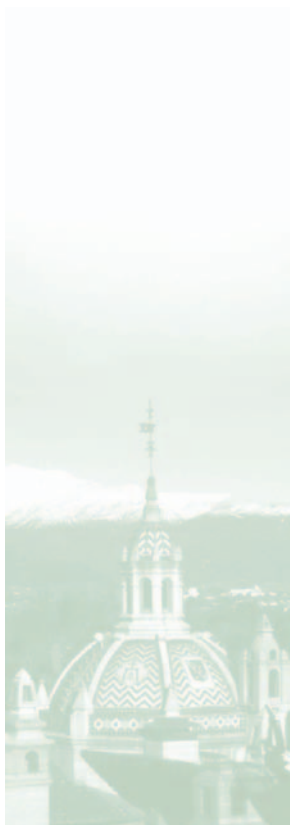
Housing Plan

Goal 1 - To provide livable neighborhoods evidenced by well maintained housing, ample public services, and open space which provide a high-quality living environment and instill community pride.

Goal 2 - To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability and promote an inclusive community.

Goal 3 - To increase and improve opportunities for low- and moderate-income residents to rent or purchase homes.

Goal 4 - To provide adequate housing and supportive services for Riverside residents with special needs.



Public Safety Element



Protecting the public's safety is the most critical mission of any local government. Building codes, insurance programs, airport plans and hazardous materials management efforts are all crucial programs that protect life and safety. This Public Safety Element identifies public safety issues and needs anticipated to be of ongoing concern to Riverside during the planning period.

The overall purpose of this Element is to ensure that the City takes all necessary proactive measures to reduce the risk of hazards and adequately, expediently and efficiently respond to immediate safety threats. Public Safety concerns can typically be divided into two broad categories: Natural hazards and human-caused threats.

Natural Disasters such as flooding, wildfires, mudslides and/or earthquakes can strike at anytime. Much is the same for human-made disasters on the transportation network of roads, freeways, rail lines and airports.

If such an event were to occur the Public Safety Element sets forth a proactive and coordinated program of protection for all foreseeable natural and human-caused hazards.

Understanding Natural Hazards

Objective 1 - Minimize the potential damage to existing and new structures and loss of life that may result from geologic and seismic hazards.

Objective 2 - Reduce potential flood hazards within Riverside.

Managing Potential Man-Made Hazards

Objective 3 - Minimize risks associated with the storage, transport and disposal of hazardous materials.

Objective 4 - Protect the community from hazards related to air and ground transportation.

Objective 5 - Provide safe pedestrian and bicyclist environments Citywide.

Fire and Police Services

Objective 6 - Protect property in urbanized and non-urbanized areas from fire hazards.

Objective 7 - Provide high-quality police services to all residents and businesses in Riverside.

Objective 8 - Improve community safety and reduce opportunities for criminal activity through appropriate physical design.

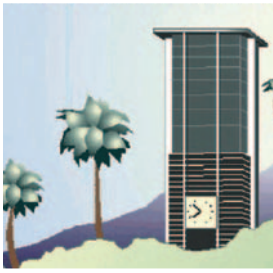
Objective 9 - Minimize the effects from natural and urban disasters by providing adequate levels of emergency response services to all residents in Riverside.

Objective 10 - Improve the communities ability to respond effectively to emergencies.

Special Considerations for Historic Resources

Objective 11 - Preserve the historic resources of the City from demolition, destruction and/or severe damage in the event of natural and human-caused disasters such as seismic events.





Education Element

Educational centers are the cornerstones of a community and provide the knowledge, skills and resources that foster a thriving economic and harmonious community. Education for all increases the likelihood of getting and keeping a satisfying job, enjoying good relationships with family, living a rewarding life and getting involved in community activities.



As a result, the Education element looks at moving toward a more flexible educational system that integrates an abundance of educational opportunities, both traditional and non-traditional. Riverside's education system aims to serve both the youth of the community as well as skilled, experienced workers. Life skills, work related skills, and training services all combine to give those receiving an education a better chance at a quality of life in which one has the benefit of not only advancing their own potential but the potential of their community as well.

To meet the needs of experienced workers, current students and future residents, Riverside must continue to provide a comprehensive and flexible education system in which all sectors, from pre-kindergarten through post secondary education, offer the resources and services to provide a rigorous and quality education.

With nearly 50,000 students Riverside's colleges and universities already have a profound role of offering expertise with cultural, economic and neighborhood development.

Educational Resources

Objective 1 - Accommodate the growth of all educational facilities.

Objective 2 - Capitalize upon the opportunities offered by the educational community.

Objective 3 - Plan proactively for all education needs.

Objective 4 - Maintain a safe environment at all campus facilities and on route to school.

Objective 5 - Ensure that the library system remains a premier information and independent learning resource for the Riverside residents and a complement to formal education.



Arts & Culture Element



Riverside has a proud history as a regional center for arts, culture and related education programs that are central to the essence and character of the City. While, the City of Riverside is home to a well-developed cultural environment, where diversity of art is created, performed, taught and exhibited, the community has expressed the desire to increase art and culture related venues and activities within their neighborhoods.



Therefore, the goal is to foster a civic environment where artistic expression and cultural diversity can flourish. Where the influence of arts on the local economy is recognized, and where local government and City leaders legitimize the arts as an essential component of civic support, funding and decision making.

This element will be guided by the impetus and the commitment to the shared principles that the arts and culture form the heart and soul of a civil society and contribute to the high- quality of life in Riverside, while also facilitating the forward and open-thought process that is commonly associated with the arts.



Focusing on Arts and Culture

Objective 1 - Capitalize upon the arts and culture opportunities offered by the educational community.

Objective 2 - Celebrate the diversity of Riverside's neighborhoods and residents, using arts and cultural programs to build neighborhood identity and mutual acceptance.

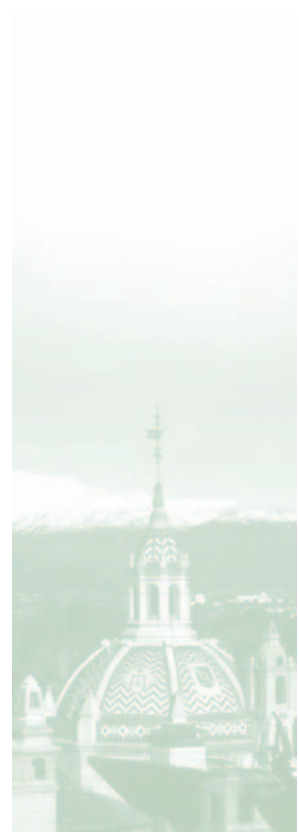
Objective 3 - Continue to explore the Cultural Village concept for one or more neighborhoods in Riverside.

Objective 4 - Strengthen Riverside's identity as the cultural and arts center for the Inland Empire.

Objective 5 - Comprehensively promote and market Riverside's arts and cultural attractions.

Objective 6 - Ensure that all museums in the City are supported in order to provide inclusive organizations and authentic, tangible and accessible resources that respond to the diverse and changing needs of Riverside's dynamic community of learners.

Objective 7 - Ensure that the City's Riverside Metropolitan Museum also remains an inclusive organization and provides authentic, tangible and accessible resources that respond to the diverse and changing needs of Riverside's dynamic community learners.





Air Quality Element

As we work toward improving local and regional air quality, we recognize that air quality is a community-wide and regional issue that does not respect neighborhood or jurisdictional boundaries. Each resident and every community throughout the region must accept a portion of responsibility for addressing air quality problems.

Riverside recognizes the importance of air quality not only to public health and safety, but to the economic vitality of the region. In 2004 the City was the recipient of a Clean Air Award in the category of Model Community Achievement from the South Coast Air Quality Management District. Riverside has made air quality one of its top priorities over the past thirty-five years, and in doing so has integrated air quality concerns and measures throughout the General Plan, not just in the Air Quality Element section.

As such this Element identifies the role the City can play in helping the South Coast Air Basin attain the goal of meeting Federal and State air quality standards, as well as the function the City has in protecting its own residents and businesses from the impacts of harmful air contaminants. To achieve these goals, the Air Quality Element sets forth a number of provisions and programs to reduce current air pollution emissions, while requiring new development to include measures to comply with air quality requirements and to address new stringent air quality standards.

Air Quality Strategies

Objective 1 - Adopt land use policies that site polluting facilities away from sensitive receptors and vice versa; improve job-housing balance; reduce vehicle miles traveled and length of work trips; and improve the flow of traffic.

Objective 2 - Reduce air pollution by reducing emissions from mobile sources.

Objective 3 - Prevent and reduce pollution from stationary sources, including point sources (such as power plants and refinery boilers) and area sources (including small emission sources such as residential water heaters and architectural coatings).

Objective 4 - Reduce particulate matter, as defined by the Environmental Protection Agency (EPA), as either airborne photochemical precipitates air pollution.

Objective 5 - Increase energy efficiency and conservation in an effort to reduce air pollution.

Objective 6 - Develop a public education program committed to educating the general public on the issues of air pollution and mitigation measures that can be undertaken by businesses and residents to improve air quality.

Objective 7 - Support a regional approach to improving air quality through multi-jurisdictional cooperation.



Noise Element



Noise affects how we think. It affects how we respond to and perceive the quality of the places in which we live, work and play. For those reasons, noise requires careful consideration in the community planning process. Toward these ends, the Noise Element takes into account the following four issues:

- Understanding Noise and How It Affects Us
- Sources of Noise in Riverside
- Future Noise Conditions
- Minimizing Noise Impacts

The Noise Element examines noise sources in the City with a view toward identifying and appraising the potential for noise conflicts and problems and identifies ways to reduce existing and potential noise impacts. In particular, the Noise Element contains policies and programs to achieve and maintain noise levels compatible with various types of land uses.

Although, this element addresses noise which affects the community at large, rather than noise associated with site-specific conditions, this element also addresses effective strategies to reduce, eliminate and limit community exposure to loud noise sources.



Guidelines put forth by the State of California include requirements for defining projected future noise conditions in the form of noise exposure contours. These contours serve as the basis for developing guidelines for identifying compatible land uses.

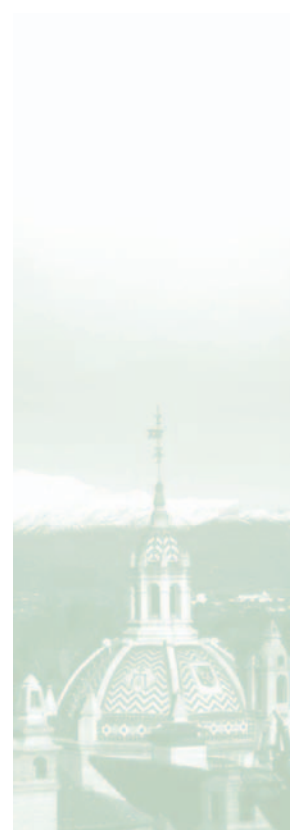
Minimizing Noise Impact

Objective 1 - Minimize noise levels from point sources throughout the community and, wherever possible, mitigate the effects of noise to provide a safe and healthful environment.

Objective 2 - Minimize the adverse effects of airport-related noise through proper land use planning.

Objective 3 - Ensure the viability of March Air Reserve Base/March Inland Port.

Objective 4 - Minimize ground transportation-related noise Impacts.



Public Facilities Element



Public Facilities and Infrastructure represent Riverside's hidden support network. This well designed and maintained network provides residents and business owners with:

- Water service and supply
- Wastewater
- Stormwater Control
- Solid Waste
- Electrical Power
- Telecommunications
- Medical Facilities
- Community Centers



The infrastructure is crucial to the community's economic development goals. Infrastructure such as sewer and water lines, broadband communication networks and solid waste collection and disposal must be sufficient to accommodate the present and future needs in the community. Providing quality public facilities such as libraries, hospitals and community centers are also of vital importance, as they contribute to the health, education and quality of life for all residents.

Infrastructure Network

Objective 1 - Provide superior water service to customers.

Objective 2 - Find new and expanded uses for recycled wastewater.

Objective 3 - Maintain sufficient levels of wastewater service throughout the community.

Objective 4 - Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

Objective 5 - Minimize the volume of waste materials entering regional landfills.

Objective 6 - Provide affordable, reliable, practical, environmentally sensitive energy resources to residents and businesses.

Telecommunications

Objective 7 - Ensure that Riverside residents, the business community and educational institutions have easy access to state-of-the-art internet services and modern telecommunications technology.

Objective 8 - Expand the accessibility of internet and similar communications services throughout the community.

Health Care Facilities

Objective 9 - Make Riverside the central location for quality and diverse health care services in the Inland Empire.

Objective 10 - Meet the varied recreational and service needs of Riverside's diverse population.

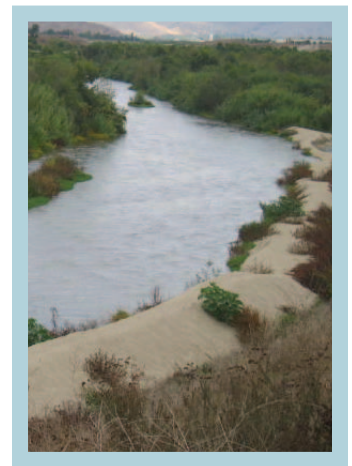


Open Space & Conservation Element



Riverside's abundant land resources and plentiful housing stock make it one of the fastest growing cities in Southern California. To that end Riverside will need to work on preserving and protecting its existing resources, while also capturing new resources as they become available. Expanding and capturing new resources will enable the City to enhance the scenic quality of open spaces which not only attract visitors to the region, but allow residents to enjoy and live amongst natural landforms not found in many urban areas. Unique natural landforms circle the City and create natural divisions of land uses creating a greenbelt that acts as a buffer between urban and rural land uses.

The hillsides, arroyos, Santa Ana River and other open space areas support an abundance of wildlife species and plant communities, including some which have protected status under the federal Endangered Species Act and various California statutes. Diverse biological resources are an essential part of a healthy ecosystem and make Riverside a more attractive place to live, play and learn.



Overarching Objectives

Objective 1 - Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

Objective 2 - Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.

Agricultural Preservation

Agricultural Preservation Proposition R and Measure C

Objective 3 - Preserve designated agricultural lands in recognition of their economic, historic and open space benefits and their importance to the character of the City of Riverside.

Objective 4 - Preserve designated buffers between urban and rural uses for their open space and aesthetic benefits.

Our Natural Resources

Objective 5 - Protect biotic communities and critical habitats for endangered species throughout the General Plan area.

Objective 6 - Preserve and maintain wildlife movement corridors.

Objective 7 - Turn the Santa Ana River Task Force "Vision" into reality.

Objective 8 - Encourage the efficient use of energy resources by residential and commercial users.

Objective 9 - Encourage the efficient use of energy resources by the City of Riverside.

Objective 10 - Preserve the quantity and quality of all water resources throughout Riverside.





Park and Recreation Element

As Riverside continues to expand and grow, parks and open space will play a vital role in the community. The fifty-two parks, numerous trails and vast open space can provide Riverside with:



- Active recreational pursuits
- Passive enjoyment
- Enhanced quality of life
- Enhanced community image

Active community parks can provide neighborhoods with a variety of recreational facilities. Baseball/softball fields, basketball courts, football and soccer fields, as well as playgrounds and aquatic centers can be beneficial in increasing health and activity throughout the City.

Passive community parks can bring a source of solitude and health in an entirely different way. Passive/Casual parks usually lack many

facilities associated with active parks in place of public green spaces where city dwellers can escape from the hustle and bustle of urban life. Passive parks may include large open spaces, meadows, meandering tree lined pathways, ponds and gardens.

Parks and open spaces not only provide an escape for city-dwellers but also provide habitat and protection for threatened and endangered species, unique natural and cultural resources and critical habitat links. Parks contribute to the network of open spaces and enhance the quality of life for Riversiders in numerous ways. Green spaces provide healthy trees and a multitude of plant life, while park facilities enable residents to be active and engaged in a plethora of recreation activities.

Park and Recreation Master Plan

Objective 1 - Provide a diverse range of park and recreational facilities that are responsive to the needs of Riverside residents.

Objective 2 - Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.

Objective 3 - Engage Riverside residents and the business community in planning for recreational and service needs.



Historic Preservation Element

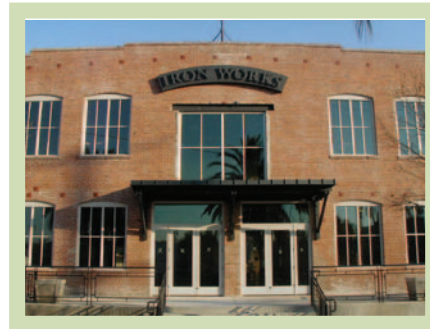


Historic Preservation plays a vital role in maintaining Riverside's character and identity. This element provides guidance in developing and implementing activities that ensure that the identification, designation and protection of cultural resources are part of the City's community planning, development and permitting processes. As a community effort, the preservation of cultural resources is a responsibility of all, whether the interest is for economic, aesthetic, cultural or environmental reasons.

The State Office of Historic Preservation has recognized Riverside's historic preservation program with its designation as a Certified Local Government (CLG). This program has been prepared to meet the current and long-term goals of the City's historic preservation program.

Vital information came from the community in preparing the Preservation Element of the General Plan. Workshop participants identified numerous historic preservation issues and concerns. A few of which are listed below:

- Promoting the economic and community benefits of preservation.
- Supporting incentives and programs that encourage preservation.
- Identifying and designating cultural resources.
- Providing adequate protective procedures for cultural resources.



Historic Preservation in Riverside

Objective 1 - To use historic preservation principles as an equal component in the planning and development process.

Objective 2 - To continue an active program to identify, interpret and designate the City's cultural resources.

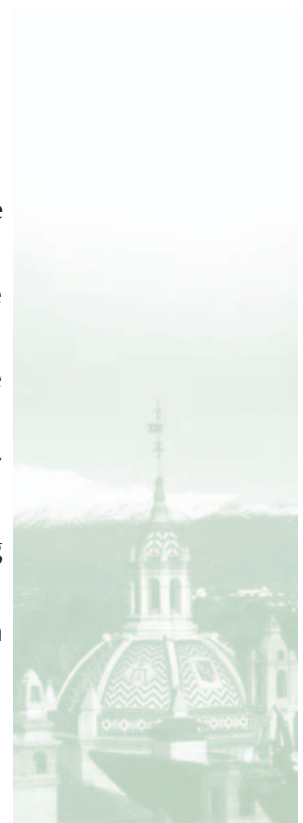
Objective 3 - To promote the City's cultural resources as a means to enhance the City's identity as an important center of Southern California history.

Objective 4 - To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting and development activities.

Objective 5 - To ensure compatibility between new development and existing cultural resources.

Objective 6 - To actively pursue funding for a first-class historic preservation program, including money needed for educational materials, studies, surveys, staffing, and incentives for preservation by private property owners.

Objective 7 - To encourage both public and private stewardship of the City's cultural resources.





Appendix B

General Plan 2025 – Appendix A, Implementation Program



OVERARCHING IMPLEMENTATION TOOLS TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025

Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
1	Implement the requirements of the Municipal Code. In particular implement Titles: - 7 - Noise Code - 16 - Building Code - 16.32 - Fire Prevention Code - 17 - Grading Code - 18 - Subdivision Code - 19 - Zoning Code - 20 - Historic Preservation Code	All Departments	On-going	All	On-going - The City continuously implements its Codes.
2	Adopt the proposed new versions of Title 18 (Subdivision Code) and Title 19 (Zoning Code).	City Council	Completed	All	Completed - The General Plan 2025 Program adopted November 2007 completed this task.
3	Adopt the proposed Citywide Design Guidelines.	City Council	Completed	All	Completed - The General Plan 2025 Program adopted November 2007 completed this task.
4	Continue to enforce all County, State and Federal regulations as they apply, including but not limited to: - California Environmental Quality Act (CEQA) - Multi-Species Habitat Conservation Plan (MSHCP) - Transportation Uniform Mitigation Fee (TUMF) Program - National Pollutant Discharge Elimination System (NPDES) - Williamson Act - South Coast Air Quality Management Plan (AQMP) - Inter-Regional Partnership (IRP) Program - Riverside County Airport Land Use Compatibility Plan (RCALUCP)	All Departments	On-going	All	On-going - The City continuously enforces all County, State and Federal regulations.
5	Continue to implement the recommendations, as appropriate, of various City and joint local agency Task Forces and Committees, including but not limited to:	All Departments	On-going	All	On-going - The City implements the recommendations, as appropriate, of all various City and joint local Task Forces and Committees. For example, SmartRiverside reached 4,000 families with Digital inclusion that provides free training, PCs, wireless internet and Microsoft Office software to low income

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined		

OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	- Model Clean Air - Senior Housing - Washington/Alessandro Committee (WAC) - Home Ownership - Santa Ana River - High Tech - GoRiverside - Walkable Communities - Neighborhood Governance - View Through the Windshield - City/County Arroyo Group				households. In addition, in 2010 a SmartRiverside Strategic Plan was approved and is in the early stages of implementation. On May 25, 2010, a "Neighborhood Governance Initiative" was approved by the City Council. The initiative calls for the ratification of Neighborhood Councils within each of the 26 residential neighborhoods through an application process developed by the Development Department in partnership with the Riverside Neighborhood Partnership. The Neighborhood Councils will act as a vehicle for City Departments to share information relevant to neighborhoods that will then be disseminated by the councils into the neighborhood. The councils will also provide an opportunity for a greater level of neighborhood communication between local groups and build social capital. (See Housing Element Section relative to update on Senior Housing and Home Ownership) On-going – The second annual review of the General Plan 2025 Program was adopted by the City Council on January 4, 2011. On April 20, 2010, the City Council adopted the first addition to the Implementation Plan, the Circulation and Community Mobility Element Implementation Plan that was added as part of a Workshop on the Element given on April 20th. This review will add the second addition to the Implementation Plan, the Air Quality Element Implementation Plan. In September of 2012, the State Department of Housing and Community Development certified the updated Housing Element and Implementation Plan. After the City Council adopted the Element on July 24, 2012. As such, the approved Housing Element Implementation Tools are incorporated into this Implementation Plan. .
6	Regularly review the General Plan and recommend needed changes to the Plan and the Implementation Plan for City Council consideration. In addition, conduct bi-monthly or regular workshops with the City Council on the General Plan reviewing the document, element by element, and give updated reports on the progress of the Implementation Plan items. In this regard, the Planning Commission has offered to appoint two members to sit on an advisory committee with the City Council to hear and act on status and progress reports of the Implementation Plan.	Planning Division	On-going	I-1.1	
7	Continue to schedule amendments to the General Plan quarterly (January, April, July and December).	Planning Division	On-going	I-2.1	On-going – The City processes General Plan amendments quarterly.
8	Annually review the Capital Improvement	All Departments	On-going	I-1.2	On-going – The Planning Division reviews the Capital Improvement Program

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency.		
TBD = To Be Determined		

OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Program of the City and local public works projects of other local agencies within the corporate boundaries of Riverside for consistency with the General Plan, pursuant to 19,050.030 B 6 (of revised Zoning Code) in accordance with State Law.			LU-10.2	annually for consistency with the General Plan 2025 and presents its findings to the City Planning Commission for their concurrence.
9	Establish regular coordination meetings with the County to review ideas of mutual interest, including development proposals, design guidelines, City sphere land use designations and annexations.	Planning Division County of Riverside	On-going	LU-4.3 LU-87.2 LU-87.3 LU-87.4	On-going – City staff has met several times with County staff as they prepare their General Plan update, to address coordination issues between the two General Plans.
10	Coordinate the General Plan land use designations within City's sphere plan with the County's RCIP. Particular emphasis should be placed on the Highgrove area including community meetings with the Highgrove Community Services Area Committee.	Planning Division County of Riverside	On-going	LU-87.4	On-going – City staff has met several times with County staff as they prepare their General Plan update, to address coordination issues between the two General Plans.
11	Continue to expedite annexations in the City's sphere of influence.	Planning Division County of Riverside LAFCO	Ongoing	LU-87.2 LU-87.3	On-going – The City continues to expedite applicant driven annexations; however, due to shift in City Council priorities other annexations are not being actively pursued at this time.
12	Adopt an Overlay Zone for Victoria Avenue that will implement the Design and Development Standards for development on Victoria Avenue as approved by City Council. ¹	Planning Division	On-going	LU-13 LU-39.1 LU-85.3 CCM-2.14 CCM-4.3	On-going – On January 30, 2012 staff presented the concept of a Scenic Corridor Overlay Zone to the Utility Services/Land Use/Energy Committee. The Committee unanimously directed staff to proceed with the necessary Code Amendment as outlined the staff report as time allows. These changes will cover such special boulevard as Victoria Avenue as well as the City's rail and freeway corridors.
13	Designate Victoria Avenue, excluding the traveled roadway, as a City Park per City Council approval. ²	Public Works Parks, Recreation and Community Services Planning Division	TBD	LU-13 LU-39.1 LU-85.4	Since the City Council proposed the designation of Victoria Avenue as a park site, the responsibility for maintenance of the parkway and median landscapes along the Avenue have been assumed by the Public Works Department, which has been working cooperatively with "Victoria Avenue Forever" and other interested citizens groups to preserve the historic landscapes along the Avenue. Consequently, it is recommended that Public Works be assigned to

¹ City Council Report – Recommendations of the Victoria Avenue Ad Hoc Committee, November 12, 2003, Item 24.

² Ibid.

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
14	Prepare a specific plan type study for the connection of Overlook Parkway from Alessandro Boulevard on the east to the 91 Freeway, on the west. The study will address crossing of the Alessandro Arroyo, possible traffic calming measures to protect adjoining local streets, protection of Victoria Avenue and the specific connection route to the 91 freeway westerly of Washington Street.	Public Works Planning Division	On-going	LU-17 CCM-4.1 CCM-4.2	take the lead on this proposal and revisit the proposal with City Council. No action On-going – On December 14, 2010 the City Council initiated an environmental impact report (EIR) to be prepared for the opening of the gates at Crystal View Terrace and Green Orchard Place in relationship to the Overlook Parkway Crossing. Work is commencing on this EIR at this time. The second screencheck draft of the document is under review now.
15	Amend the Airport Protection Overlay Zone to adequately address the Riverside County Airport Land Use Compatibility policies and requirements for new development, redevelopment and the handling of tenant improvements for speculation buildings where uses will be limited due to the proximity to the airport. Rezone underutilized and vacant single family residential and all multi-family residential, commercial and industrial zoned properties within the influence area of RMA and Flabob Airports to add the AP – Airport Protection Overlay Zone.	Planning Division	TBD	LU-22 LU-23 CCM-11 PS-4 N-2 N-3	
16	Consider rezoning properties in the airport area to include the AI Zone.	Planning Division	TBD	LU-22 LU-23	Discussions have been initiated with the Development staff to consider how and when to best proceed with this tool. A recommendation will be forwarded to the Land Use Committee for their consideration.
17	Prepare a plan for updating each of the Neighborhood Plans for City Planning Commission and City Council approval. The plan will establish a schedule with priority assignments, completing one or two neighborhoods per year.	Planning Division Development Department/ Housing & Neighborhoods Division	Completed	LU-30.1 LU-30.7	Completed – The University Neighborhood Plan was adopted on June 17, 2008 and the Eastside Neighborhood Plan will be before the City Council June 9, 2009. In addition, on October 6, 2008 the Riverside Neighborhood Partnership established the following recommendation for upcoming neighborhood plans in the following order, La Sierra Hills/La Sierra Acres, Arlanza, Northside and Magnolia Center. Due to budget consideration and staff reductions no time table has been established for the preparation of neighborhood plans.

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
18	Revise General Plan documents to separate Sycamore Canyon Business Park from Canyon Springs Business Park neighborhood.	Planning Division Development/ Housing & Neighborhoods Division	Completed	LU-30.1 LU-30.7	Completed -- After some discussions with the Development Department/Housing & Neighborhoods Division and Mayor's staff it was determined that, these two areas do not need to be split apart into separate neighborhoods.
19	Implement zoning consistency cases as a means of stabilizing and improving neighborhoods.	Planning Division	On-going	LU-30	On-going -- The City has been actively pursuing this goal since the adoption of the General Plan 2025.
20	Reference the Design Guidelines of the 2001 Arlington Community Plan that have now been incorporated into the Magnolia Avenue Specific Plan, in reviewing new development and remodeling work.	Planning Division	On-going	LU-36.7	On-going -- The City uses these Design Guidelines when working on projects in the Arlington Community area.
21	Deleted as it repeated 22				See 22
22	Implement the Rancho La Sierra Specific Plan pursuant to Proposition R and Measure C with the following criteria: - Housing shall be clustered to protect the riverbottom wildlife refuge, the agricultural lands along the river bluffs and the open-space character of the areas; - Natural open space areas shall be preserved to protect the natural features of the site such as significant natural hills, steep slopes, rock outcroppings and arroyos; - The wildlife refuge, agricultural land and open space character of the river shall be preserved; - Any future roads/or utility service shall be located so as to protect the wildlife refuge;	Property Owner Planning Division	TBD	LU-63	At such time as plans are submitted for the development of this land, Planning Division staff will ensure that development is in concurrence with the Rancho La Sierra Specific Plan.

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	and — Public trail access along the river corridor compatible with protection of the wildlife refuge shall be maintained and provide for hiking, bicycling and equestrian use.				
23	Review the feasibility of preparing a Regional Planning Element.	Planning Division	TBD	LU-88.3	No action taken.
24	Implement and regularly review the Mitigation Monitoring Program of the General Plan 2025 Program for compliance and completion.	Planning Division	On-going	All	On-going – The City Planning Division regularly uses the Mitigation Monitoring and Reporting Program (MMRP) when reviewing Planning cases.
25	Begin meeting with the Technical Advisory Committee of the General Plan 2025 Program to review, add to and prioritize the draft tools prepared for the General Plan 2025 Program to further supplement this Implementation Plan.	All Departments	On-going	All	On-going – With the update of this Implementation Plan for this third General Plan 2025 Program Update, Planning Division staff has received input from all of the Technical Advisory Committee (TAC) members who have a stake in the Implementation Plan to ensure that the updated information being provided in this plan is accurate. In the future, the TAC will be reconvened to update the Implementation Plan as needed.
26	Use the General Plan as basis for future strategic planning and prioritization.	All Departments	On-going	All	On-going – The General Plan 2025 is used regularly for strategic planning and the prioritization of programs.
27	Consider the creation of a Freeway Overlay Zone to protect and improve the appearance of the City along the freeway corridors.	Planning Division	On-going	All	On-going – On January 30, 2012 staff presented the concept of a Scenic Corridor Overlay Zone to the Utility Services/Land Use/Energy Committee. The Committee unanimously directed staff to proceed with the necessary Code Amendment as outlined the staff report as time allows. These changes will cover such special boulevard as Victoria Avenue as well as the City's rail and freeway corridors.
28	Create a center based child care ordinance.	Planning Division	TBD	LU-26 All	This case has been assigned and will be completed as time permits.
29	Continue to solicit comments from registered neighborhood groups on land use proposals.	Planning Division Development/ Housing & Neighborhoods Division	On-going	LU-30	On-going – The Planning Division routes planning cases to the Office of Neighborhoods for reviews with registered neighborhoods groups as part of the planning process. On May 25, 2010, a "Neighborhood Governance Initiative" was approved by the City Council. The initiative calls for the ratification of Neighborhood Councils within each of the 26 residential neighborhoods through an application process developed by the Development Department in partnership with the Riverside Neighborhood Partnership. The Neighborhood

Completed **On-going** **In Progress**

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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
30	Create an interdisciplinary Parkway Planning Team to develop an overall, General Parkways Plan and Parkway Guidelines for how public and private right-of-way and setback adjacent to the rights-of-ways are treated relative to the parkway functions and policies noted in the General Plan.	Planning Division Public Works Public Utilities Development	TBD	LU-11 LU-12 LU-13 LU-14 LU-15 LU-16 LU-17 LU-18 LU-19 LU-20 LU-21	Councils will act as a vehicle for City Departments to share information relevant to neighborhoods that will then be disseminated by the councils into the neighborhood. The councils will also provide an opportunity for a greater level of neighborhood communication between local groups and build social capital. No action taken.
31	Place a high priority on having the trails on Figure PR-1 - Parks, Open Space and Trails Map placed into GIS for accuracy.	Parks, Recreation and Community Services Information Technology Planning Division	On-going	All	On-going - City staff will continue to work on verifying and adjusting the master plan alignments for feasibility for future construction.
32	Review the need and feasibility of creating fuel modification zones for fire breaks in areas where needed, preserving natural open spaces. Any fuel modification areas will generally be on property proposed for development and not placed on neighboring properties.	Fire Department Planning Division	On-going	PS-6	On-going - Under State law, the California Department of Forestry and Fire Protection, in conjunction with the City of Riverside Fire Department, have identified Fire Severity Zones within the City of Riverside. The Very High Fire Severity Zone (VHFSZ) areas are subject to Title 24 Building and Fire Code Requirements.
33	Place all Metropolitan Water District properties located within the City and the sphere in the PF - Public Facilities/Institutional General Plan designation as requested by the Metropolitan Water District (Implementation Plan Figure B - Metropolitan Water District Letter).	Planning Division Information Technology	On-Hold	All	Staff is ready to process the rezoning and General Plan amendment cases when they are submitted by the MWD.

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
34	Amend the Subdivision Code, upon adoption, to add street and trail standards to Chapter 18.210 "Development Standards" (Pages V-59 - V-67).	Planning Division Public Works Trails Coordinator	TBD	All	Development standards are currently being created by the Trails Coordinator and when complete they will be added to the Subdivision Code. Street standards are completed and are ready for insertion.
35	Prepare guidelines for cultural villages for the Citywide Design Guidelines.	Planning Division	TBD	All	No action taken.
36	In addition to complying with any applicable rules and regulations, including all Executive Orders related to GhG reduction and climate change, the City, working through its Customer Relations / Marketing Manager and Sustainability Officer or any other similarly qualified staff, will consult with the California Air Resources Board (CARB) and any other appropriate agencies to identify any additional ways the City can assist CARB and other appropriate agencies in reducing statewide greenhouse gas emissions as provided in AB 32, including but not limited to, measures identified in the U.S. Mayors Climate Protection Agreement such as study and make recommendations on participating in an emissions inventory and reduction program.	Customer Relations / Marketing Manager and Sustainability Officer Planning Division	On-going	AQ-7	On-going - The City of Riverside has completed a Greenhouse Gas Emission baseline for all Municipal Facilities and community GhG Emission Baseline., Riverside will receive reports providing methodologies in which the City can reduce municipal and community emissions to reach its goal of 7% below 1990 levels noted in the Mayor's Climate Protection Agreement. As a side partnership, Riverside is working with the Department of Conservation with the pilot Emerald Cities Program. Riverside has established 'stretch goals' to expand the original Green Action Plan items to further assist with air quality and overall emission levels throughout the community. Lastly, the City is working with the Western Riverside Council of Governments to prepare a Regional Climate Action Plan template that can be used by the City.
37	The City will adopt an updated Water System Master Plan, following appropriate environmental review pursuant to the California Environmental Quality Act (CEQA), addressing issues such as, but not limited to, the capacity of the water system in relation to the implementation of the General Plan 2025.	Public Utilities Water	Second Quarter 2013	PF-1	Contract for the preparation of an Integrated Water Management Plan and Program EIR awarded by the Board of Public Utilities on July 1, 2011. The IWMP will incorporate and prioritize recommendations from all system master plans (supply, distribution, recycled, etc) into a single comprehensive document.
38	The City will explore funding mechanisms to support the standards identified in the Library's 2000 Strategic Plan as appropriate.	Library	2012	ED-5	Completed - Funds have been secured to: - Construct the Arlington Library - Arlington remodel and expansion completed June, 2008 (Old facility was 4,000 square feet and the new facility is 13, 000 square feet). - New Arlanza Library completed November 2010. Facility is 10,000 square feet. Marcy was relocated into the 9,100 square foot facility May, 2011

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
					increasing the facility size by 120% from the prior 4,200 square-foot facility. The Casa Blanca branch renovation was completed in 2009 with a 100%+ increase in technology access.
39	The City will adopt an updated Wastewater Master Plan, following appropriate environmental review pursuant to the California Environmental Quality Act (CEQA) addressing issues such as, but not limited to, the capacity of the wastewater system in relation to the implementation of the General Plan 2025.	Public Works	Completed	PF-3	Completed – Wastewater Master Plan EIR was certified on October 26, 2010.
40	The City will adopt an updated Electric System Master Plan, following appropriate environmental review pursuant to the California Environmental Quality Act (CEQA) addressing issues such as, but not limited to, the capacity of the electric system in relation to the implementation of the General Plan 2025.	Public Utilities Electric	Completed	PF-6	Completed – The Electric System Master Plan (ESMP) was presented to the Board of Public Utilities in the last quarter of 2009 and elements were included in the 2010/2014 Electric Capital Improvement Plan.
41	The Library Department shall revisit their 2000 Strategic Plan to determine if existing standards for Library services are still appropriate and reflect public needs for library services given the evolution of technology, public use of the internet, and other relevant factors.	Library	2012	ED-5	Recent computer usage statistics show a continued increase in demand for technology and public access computers. The Library System continues to expand access to computers as it redevelops and builds new libraries in the City. Utilizing current library statistics, the programs and services continue to evolve to better meet the needs of the community. The Library Staff is working with the Library Board of Trustees on developing library programs and services that meet the identified needs.
42	The Parks, Recreation and Community Services Department shall revisit the Parks Master Plan and the standards set within it to determine whether its standards appropriately reflect the recommendation of the 2003 Parks Master Plan and evolving public needs and preferences for recreational facilities and services.	Parks, Recreation and Community Services Department	End of 2013	PR-1 PR-3	Parks Staff is recommending that the Parks System Master Plan be updated on a 10-year cycle with the next update scheduled for 2013. With the Renaissance Program currently winding down, there will be resources available to undertake the Park System Master Plan.

Completed	On-going	In Progress
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OVERARCHING IMPLEMENTATION TOOLS

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
43	The City's Code Enforcement Division will work with South Coast Air Quality Management District SCAQMD, City Attorney's Office and the Fire Department regarding updating and codifying the City's practices and requirements in regard to weed abatement. Through this process the City will evaluate ways to educate landowners about the SCAQMD's Rule 403 requirements.	Code Compliance City Attorney's Office Fire Department	Completed	AQ-4 & AQ-6	Completed – As part of the Settlement on the General Plan 2025 Program, the weed abatement contracts and notices have been changed to reflect AQMD requirements.
44	Revise the University Avenue Specific Plan to reflect the new expanded role of this thoroughfare as envisioned in the General Plan 2025 Program.	Planning Division	Last Quarter 2012	LU-14	This case has been assigned and is currently being processed by the Planning Division. With the completion of the Eastside Neighborhood Plan, a concerted effort can now be made to update both the University Avenue and Market Place Specific Plans. The Planning Division received monies for this undertaking through the American Recovery and Reinvestment Act of 2009 Grant to incorporate green and sustainable incentives into the Specific Plans.

Completed	On-going	In Progress
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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
AQ 1	Analyze construction-related air quality and greenhouse gas related impacts of development projects using the most current estimation software module including URBEMIS, CalEEMod, or other methods sanctioned by the South Coast Air Quality Management District (SCAQMD), and require further analysis and mitigation as necessary to ensure air quality thresholds are not exceeded. Ensure that development projects implement emission reduction measures for construction-related activities consistent with SCAQMD's Rule 403 Best Management Practices. Measures may include:	Planning Division All Departments preparing environmental documents	On-going	AQ-3.3 AQ-3.4 AQ-4.2 AQ-4.3 (MM Air 1) (MM Air 7)	On-going – the Planning Division has begun to use the recently developed CalEEMod program to analyze air quality and GhG emissions. A training session was held in April 2011 to educate staff on the use of the program.
AQ 2	- Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site; - Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads; - Wash off trucks and other equipment leaving the site; - Replace ground cover in disturbed areas immediately after construction; - Keep disturbed/loose soil moist at all times; - Suspend all grading activities when wind speeds exceed 25 miles per hour; - Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.	Planning Division Building and Safety Public Works	On-going	AQ-4.2 AQ-4.3 AQ-4.5 (MM Air 2)	On-going – As part of the California Environmental Quality Act review of a project, each project construction activities are evaluated using tools like CalEEMod to determine the best available implementation measures are applied to the project to ensure that air quality emissions are reduced to the lowest extent possible.

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined		

AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
AQ 3	Implement Best Available Control Technologies and Best Available Retrofit Control Technology, as defined by SCAQMD, in the City's practices, including but not limited to advanced diesel particulate traps on City vehicles and purchase and use of aqueous diesel fuel vehicles.	General Services	On-going	AQ-4.1 AQ-4.2 AQ-4.3 (MM Air 3)	On-going – Particulate traps have been installed on all required vehicles in the City's fleet. Fleet does not have any plans to purchase aqueous fueled vehicles and instead is focusing on the current alternative fueling platforms we currently have in place (ie, CNG, LPG). Our next phase will be to install particulate traps which will be required for off-road construction equipment over 50 horsepower in the next few years.
AQ 4	To reduce diesel emissions associated with construction, require that construction contractors provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.	Planning Division	On-going	AQ-4.3 (MM Air 4)	On-going – This measure is required wherever feasible.
AQ 5	To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required: 1. The generation of dust shall be controlled as required by the AQMD; 2. Grading activities shall cease during periods of high winds (greater than 25 mph); 3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and 4. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall	Planning Division Public Works	On-going	AQ-4.2 AQ-4.3 (MM Air 5)	On-going – This tool is applied to projects as appropriate.

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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
	be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.				
AQ 6	Continue to promote and enforce the adopted Citywide Good Neighbor Guidelines to minimize exposure of diesel emissions to neighbors in close proximity to a warehouse/distribution center by eliminating unnecessary diesel truck trips through residential neighborhoods and reducing diesel idling periods within the Warehouse/distribution centers.	Planning Division Public Works	On-going	AQ-1.3 AQ-2.11 (MM Air 6)	On-going - The Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities was adopted on October 14, 2008 and the policies are applied to projects as appropriate.
AQ 7	To reduce greenhouse gas (GhG) emissions through reduced energy consumption and the procurement of lower-emission resources, Riverside Public Utilities (RPU) shall join the California Climate Action Registry (www.climateregistry.org) and comply with GhG regulations developed by the California Air Resources Board (CARB) and the California Energy Commission (CEC) pursuant to AB 32. RPU shall perform yearly GhG inventories according to the Power/Utility Protocol to identify and implement conservation measures and resource procurement practices that will reduce its GhG emissions.	Riverside Public Utilities	On-going	(MM Air 8)	On-going
AQ 8	To reduce GhG emissions, the City's Environmental Relations Manager, working in conjunction with RPU shall develop, enhance, and/or implement programs to reduce energy consumption. Some examples of programs may be, but are not limited to: • Replacing incandescent light bulbs with	Public Utilities	On-going	AQ-8.6 AQ-8.8 AQ-8.9 (MM Air 9)	On-going

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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
	- compact fluorescent lamps (CFLs) or light-emitting diodes (LEDs); - Participating in the Energy Star Programs; - Promotion of the use of energy efficient equipment and vehicles; - Promotion of commercial and residential solar energy rebate programs; and - Performance based commercial/industrial energy efficiency rebate program.				
AQ 9	The City will implement an incentive based program, Green Builder Program, by the end of 2008 to reduce ChG emissions through the energy consumption of proposed new development. A Riverside Green Builder home must meet five criteria: - Energy Efficiency – built to exceed California Title 24 energy efficiency standards by 15%; - Water Conservation – conserving 20,000 gallons of water per home per year; - Waste Reduction – at least 50% of construction waste diverted from landfills; - Wood Conservation – wood must be from a certified sustainable source and engineered wood products must be used; and - Indoor Air Quality - Heating, Ventilating and Air Conditioning (HVAC) designed by a licensed engineer to Air Conditioning Contractors of America (ACCA) manual J, S and D or equivalent Sheet Metal and Air Conditioning Contractor's National Association (SMACNA) or American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standards.	Building and Safety Planning Division	Completed	AQ-3.5 AQ-3.6 AQ-4.4 AQ-8.17 AQ-8-21 <i>(MM Air 10)</i>	Completed – On June 12, 2007 the City Council adopted the Voluntary Residential Green Building Program (Riverside Green Builder), the Smart Home Incentive Program (SHIP) and the Community Energy Efficiency Program (CEEP). While these programs are still available the requirements of the 2011 California Green Building Code that went into effect on January 1, 2011 make these incentive based programs more of a requirement.

Completed	On-going	In Progress
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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
AQ 10	For all new residential projects located within 1,000-feet of any freeway, implement a process by which full disclosure shall be provided on all rental, lease and sale documents to future tenants and/or buyers of a potential increased cancer risk due to the proximity of the freeway.	Planning Division	On-going	AQ-1.3 <i>(MM Air 11)</i>	On-going – This measure is applied to projects as appropriate.
AQ 11	Continue to enforce the requirement that all new truck terminals, warehouses and other shipping facilities requiring the use of refrigerated trucks and with more than 50 truck trips per day shall provide electrical hookups for the refrigerated units to reduce idling and its associated air quality pollutants. Additionally, future tenant improvements involving conversion of a warehouse for refrigeration storage shall include electrical hookups for refrigerated units.	Planning Division Building and Safety	On-going	AQ-2.11 <i>(MM Air 12)</i>	On-going – This measure is applied to projects as appropriate.
AQ 12	Require projects to mitigate, to the extent feasible, anticipated emissions which exceed AQMP Guidelines.	Planning Division	On-going	AQ-1.21 AQ-3.4 AQ-3.7 AQ-7.10 <i>(MM Air 13)</i>	On-going – As part of the California Environmental Quality Act review of a project, each project construction activities are evaluated using tools like CALEEMOD to determine the best available implementation measures are applied to the project to ensure that air quality emissions are reduced to the lowest extent possible.
AQ 13	Develop and incorporate policies to support Neighborhood Electric Vehicles (NEVs) and Western Riverside Council of Government's (WRCOG) 4-City NEV Plan in the Circulation and Community Mobility Element of the General Plan 2025.	Planning Division Public Works	Completed	AQ-1.24 AQ-2.24 AQ-8.35	Completed – On November 9, 2010 the City Council supported WRCOG's 4-City NEV Plan for incorporation into the Circulation and Community Mobility Element of the General Plan 2025 with the 2012 annual review of the General Plan.
AQ 14	Adopt and implement Western Riverside Council of Government's (WRCOG) Non-Motorized Transportation Plan to provide an enhanced network of bicycle and pedestrian options that begin to play a role in reducing congestion, emissions, and vehicle trips while benefiting public health.	Public Works Planning Division	Completed	AQ-1.19 AQ-1.20 AQ-2.10	Completed – March 2011 the Executive Committee of WRCOG voted to encourage member agencies to use the Western Riverside County Non-Motorized Transportation Plan as a policy or reference document for coordinating the development of a regional network of bicycle routes throughout Western Riverside County.
Completed		On-going		In Progress	
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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
	and livability.				
AQ 15	Continue to provide City representation on Western Riverside Council of Government's (WRCOG) Air Quality Task Force, now part of the WRCOG's Planning Director's Technical Advisory Committee.	Planning Division	On-going	AQ-1.21 AQ-2.5 AQ-7.1	On-going – Currently a planner of the CDD-Planning Division serves as a member of this Task Force and attends these meetings every other month.
AQ 16	Utilize the California Environmental Quality Act (CEQA) through the Initial Study Process (Appendix G) to adequately assess project impacts with regard to air quality, greenhouse gas emissions, and transportation impacts related to project construction and operation.	Planning Division	On-going	AQ-1.22	On-going – Appendix G of the CEQA Statutes and Guidelines is used regularly to assess projects for their impacts to the environment.
AQ 17	Evaluate projects for consistency with Riverside County Transportation Commission's (RCTC) Congestion Management Program (CMP).	Planning Division	On-going	AQ-1.22	On-going – As part of the Appendix G review of CEQA projects are evaluated for their compliance with RCTC's CMP.
AQ 18	Continue to evaluate all development and construction projects for consistency with the California Green Building Code.	Building and Safety Planning Division	On-going	AQ-3.6 AQ-8.20 AQ-8.21	On-going – Through the Planning and Building Divisions all projects are reviewed for compliance with the recently adopted 2011 California Green Building Code.
AQ 19	Continue to support and implement the City's Green Building Policies for Municipal Buildings in accordance with the Sustainable Riverside Policy Statement to meet a minimum of Leadership in Energy and Environmental Design (LEED) or equivalent building standard for new City buildings in excess of 5,000 square feet.	General Services	On-going	AQ-5.2 AQ-5.7 AQ-8.20	On-going – On August 28, 2007 the City Council adopted a policy requiring all new City buildings over 5,000 square feet to be built to a minimum of Leadership in Energy and Environmental Design (LEED) standard. As part a General Plan Amendment to add Air Quality Element Implementation tools (including this tool - Tool AQ 19) to the Implementation Plan of the General Plan 2025, on September 20, 2012, the City Planning Commission Recommended, a change to the City Council for this requirement to allow flexibility meet a minimum of LEED or equivalent building standard.
AQ 20	Complete an assessment of existing City buildings to identify opportunities to make more efficient use of natural resources.	General Services	Completed	AQ-3.5 AQ-4.4 AQ-6.4 AQ-8.21	Completed
AQ 21	Continue to encourage homebuilders to participate in the voluntary California Green Builder Program to conserve resources, preserve the environment, and measure the related impacts.	Building and Safety	Completed		Completed – On June 12, 2007 the City Council adopted the Voluntary Residential Green Building Program (Riverside Green Builder), the Smart Home Incentive Program (SHIP) and the Community Energy Efficiency Program (CEEP). While these programs are still available the requirements of the 2011 California Green Building Code that went into effect on January 1, 2011 make these incentive based programs more of a requirement.

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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
AQ 22	Continue to implement the traffic light synchronization program and seek funding sources for future activities. <i>(Also see Tools CCM 11 and CCM 24)</i>	Public Works	Spring 2013	AQ-2.15 AQ-2.27 AQ-8.30 CCM-2 CCM-3 CCM-6	Complete – Traffic Signal Synchronization complete for the following arterials: • Arlington Ave. from La Sierra Ave. to Van Buren Blvd. • Arlington Ave. from Airport Dr. to SR91 Fwy. • Jurupa Ave. from Van Buren Blvd. to Magnolia Ave. • Central Ave. from Van Buren Blvd. to Magnolia Ave. • Brockton Ave. from Tenth St. to Jurupa Ave. • Indiana Ave. from Tyler St. to Arlington Ave. • Tyler St. from California Ave. to Arlington Ave. • California Ave. from Arlington Ave. to Harrison Ave. • Adams St. from Arlington Ave. to Briarwood Dr. • Central Ave. from Chicago Ave. to Sycamore Canyon Blvd. • Chicago Ave. from Alessandro Blvd. to Columbia Ave. • Market St./Magnolia Ave. • Alessandro Blvd./Central Ave. • Van Buren Blvd. from Orange Terrace Pkwy. to Jurupa Ave. • Magnolia Ave. from Van Buren Blvd. to 14th St. Traffic Signal Synchronization funding is provided by a Multiple Source Air Reduction Review Committee (MSRC) grant. Traffic Signal Synchronization is underway for the following arterial with an anticipated completion of Spring 2013: • Magnolia Ave. from Van Buren Blvd. to 14th St.
AQ 23	Implement and construct the approved Riverside Recycled Water Project to use highly treated wastewater rather than high quality potable water to irrigate parks, golf courses, and other public use facilities.	Public Works Riverside Public Utilities	On-going	AQ-8.40 AQ-8.41 AQ-8.42	On-going – estimated completion 2014 for the WQCP portion
AQ 24	In compliance with Senate Bill 375, coordinate with the Southern California Association of Governments (SCAG) to develop a Sustainable Community Strategy (SCS) to reduce GHG emissions related to vehicle miles traveled (VMTs) through land use and transportation planning policies.	Planning Division Public Works	Completed	AQ-2	Completed – On April 4, 2012, the Regional Council of SCAG adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy. The City participated in this process.
AQ 25	Continue to support the Clean Air Advisory Committee to address and monitor air-quality-related recommendations and strategies.	Public Works General Services	On-going	AQ-6.5	On-going – On November 19, 2002, the City Council approved the formation of the Riverside Model Clean Air City Advisory Committee. Hosted by the Mayor, this Committee meets once a quarter to address strategic actions to make Riverside a Model Clean Air City.

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AIR QUALITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives	Progress
AQ 26	Support efforts to facilitate the expansion of public electric vehicle charging stations and facilitate installation of personal charging stations in residential properties.	General Services Building and Safety Public Utilities	On-going	AQ-6.6	On-going - City Council recently approved the installation of 11 electric vehicle charging stations at seven City facilities. Work is progressing. Building and Safety Division has streamlined the permitting process on residential installations.
AQ 27	The Green Action Plan/Emerald City Plan implements Air Quality Element Objective 8 and its policies.	Customer Relations / Marketing Manager and Sustainability Officer	On-going	AQ-8	On-going - See Green Action Plan.

Completed	On-going	In Progress
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CIRCULATION & COMMUNITY MOBILITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
CCM-1	Continue working with Riverside County Transportation Commission and Caltrans to identify an appropriate alignment for the Mid-County Parkway.	Public Works Planning Division RCTC	2014 & beyond	CCM-1 CCM-5	RCTC released the Draft EIR/EIS in 2008 and after review of the public comments the RCTC Board voted to refocus the project to I-215 to SR-79. Preparations of supplemental and revised technical studies are currently underway and a revised Draft EIR and Supplemental Draft EIS are expected in 2011. Draft EIR not released yet
CCM-2	Support the implementation of an HOV lane on the SR-91 and other improvement projects.	Public Works Planning Division RCTC	2015	CCM-1 CCM-5 CCM-6	RCTC is expected to bid construction of the HOV lanes in early 2011. Project on hold due to State budget
CCM-3	Support the I-215 North improvement project (between SR-60 and I-10).	Public Works Planning Division RCTC	2020 & beyond	CCM-1 CCM-5	This project is on hold, but when it resumes the City will work with Caltrans to approve the design for congestion relief measures and improvements to interchanges in Riverside.
CCM-4	Coordinate with Caltrans and RCTC to develop a plan for systematic interchange improvements including SR-91 interchanges at Van Buren Boulevard, Tyler Street and Adams Street.	Public Works Caltrans RCTC	2015	CCM-1 CCM-2 CCM-5 CCM-1.4 LU-15	Van Buren interchange will be completed in Summer 2011. The modification of the other interchanges will be part of the widening of the SR-91 to implement the HOV lanes as noted in Tool CCM-2 above.
CCM-5	Support the widening of the I-215 between SR-60 and Van Buren Boulevard.	Public Works Planning Division RCTC	2015 & beyond	CCM-1 CCM-5	Unfunded project at this time. May be reconsidered as HOV lanes only.
CCM-6	Support efforts by Riverside County to widen Cajalco Road to six lanes.	Public Works Planning Division	2015	CCM-1 CCM-5	Project not fully funded by the County at this time.
CCM-7	Explore various traffic calming measures where needed (i.e., curb extensions, traffic diverters, entrance treatments, etc.).	Public Works Planning Division	On-going	CCM-1 CCM-3 CCM-7 CCM-8	On-going – Public Works and Planning reviews and proceeds with these projects as requested by neighborhoods.
CCM-8	Continue to formally review development proposals impacting the City to ensure traffic impacts are effectively mitigated by measures such as raised medians and other physical barriers.	Public Works Planning Division	On-going	CCM-1 CCM-2 CCM-5 CCM-8 CCM-12	On-going – Public Works and Planning reviews development proposals as they are submitted for hearings to ensure all traffic impacts are effectively mitigated.
CCM-9	Utilize weigh-in-motion scales to protect local streets and reduce maintenance costs from the impacts of overweight truck traffic from both local truck traffic and regional cut through truck traffic.	Public Works Planning Division	2013	CCM-1 CCM-12	This is new technology that is being explored as potential conditions of approval to mitigate impacts of new development. Technology is being evaluated

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
CCM-10	Maintain the traffic operation center to monitor traffic and modify signal timing as necessary to alleviate traffic congestion and improve air quality.	Public Works	On-going	CCM-6 AQ-2	On-going – The traffic operation center is staffed to monitor traffic and modify signal timing as required.
CCM-11	Synchronize signals and utilize traffic counts to maintain adequate level of service on all arterials.	Public Works	On-going	CCM-2 CCM-3 CCM-6 AQ-2.15 AQ-2.27 AQ-8.30	On-going – A phasing plan is in place to bring on the next 22 arterials by the end of 2010 for synchronization and staff utilizes traffic counts to maintain adequate level of service on all arterials.
CCM-12	Actively participate with other jurisdictions and agencies such as the County, RCTC, RTA, SCAG, WRCOG, and CALTRANS to facilitate regionally integrated transportation networks.	Public Works Planning Division	On-going	CCM-1 CCM-2 CCM-5 CCM-5.4	On-going – The City continuously participates with other agencies to facilitate an integrated transportation network. An example would be the City's participation in WRCOG – Four city Neighborhood Electric Vehicle (NEV) Program and WRCOG Non-Motorized Transportation Plan Update.
CCM-13	Work with Southern California Association of Governments (SCAG) and Western Riverside Council of Governments to implement policies related to SB 375.	Public Works Planning Division	2012	CCM-1 CCM-5 CCM-5.2 CCM-5.4	The City is currently working with WRCOG and SCAG to prepare the Sustainable Community Strategy (SCS) in compliance with SB 375.
CCM-14	Implement a Bus Rapid Transit (BRT) system.	Public Works Planning Division	Spring 2011	CCM-1 CCM-2 CCM-3 CCM-6 CCM-9 CCM-9.2	A modified BRT proposal is proposed to be implemented by Winter 2011 along University Avenue, Magnolia Avenue and Alessandro Boulevard.
CCM-15	Continue working with RCTC and the California High Speed Rail Authority to support High Speed Rail along the I-215 corridor with a station in Riverside.	Public Works Planning Division RCTC HSR Authority	2020	CCM-1 CCM-2 CCM-6 CCM-9 CCM-9.4	On July 14, 2009 the City Council voted to endorse High Speed Rail with the I-215 alignment through the City of Riverside. In addition, the Council recommended that the HSR Authority study and environmentally review three possible corridor alignments through Riverside with a station on one of those alignments. Coordination is on-going.
CCM-16	Support efforts to create a multimodal transportation center within the Marketplace Specific Plan area.	Development Public Works Planning Division	Last Quarter 2012	CCM-9 CCM-9.1 H-17 AQ-1.12 AQ-1.15 AQ-2.3	The City has received an American Reinvestment and Recovery Act Grant to revise the Marketplace Specific Plan to include a multimodal transportation center near the Metrolink Station. A multimodal feasibility assessment was funded through Redevelopment in 2010 and is underway. It is anticipated to be completed shortly.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
				AQ-2.4 AQ-2.8 AQ-2.9	
CCM-17	Analyze ways to enhance the pedestrian connection between the multimodal transportation center in the Marketplace Specific Plan area (Downtown Metrolink Station) and the Administrative Justice Center/Downtown with regard to safety and walkability.	Development Public Works Planning Division	Last Quarter 2012	CCM-9 CCM-9.1 CCM-9.7 CCM-9.9 H-17 PS-5 AQ-1.12 AQ-1.15 AQ-2.3 AQ-2.4	The City has received an American Reinvestment and Recovery Act Grant to revise the Marketplace Specific Plan to include greater opportunities for mixed use and transit-oriented development tied into the existing Metrolink Station and the proposed Bus Rapid Transit line along University Avenue. The Specific Plan update will include analyzing ways to enhance pedestrian connections between a multimodal transportation center near the Metrolink Station and the Downtown.
CCM-18	Encourage RTA to continue a shuttle bus service between the Downtown Metrolink Station and Downtown, consistent with General Plan 2025 Policy CCM 9.9.	Public Works Planning Division	On-going	CCM-9 CCM-9.9	On-going – The City continues to work with RTA to ensure shuttle bus service is maintained between the Downtown Metrolink Station and Downtown.
CCM-19	Continue implementation of Transportation Demand Management (TDM) ordinance (Chapter 19.880 of Title 19) for new projects when applicable.	Planning Division	On-going	CCM-1 CCM-2 CCM-6 AQ-2.1 AQ-2.2 AQ-2.6 AQ-2.7	On-going – The Planning Division implements the TDM ordinance for new projects where it is applicable.
CCM-20	Expand the City's Wi-Fi system to include all areas of the City and work with the Greater Riverside Chambers of Commerce to encourage telecommuting through use of incubator spaces and home offices.	IT Planning Division	On-going	CCM-2 CCM-6	On-going – The City Wi-Fi system now spans 78% across all of the developed areas of the City. In 2010, the Wi-Fi network was transferred from AT&T to the City and the City contracted with US Internet for ongoing maintenance and support.
CCM-21	Implement efficient pedestrian connectivity within shopping centers and to existing City right-of-ways and RTA bus facilities.	Public Works Planning Division	On-going	CCM-3 CCM-9.7 CCM-10 CCM-10.6 CCM-10.8	On-going – As new development for shopping centers are proposed Public Works and Planning Division staff will review the project to ensure that efficient pedestrian connectivity is created within the shopping center and to existing City rights-of-ways and RTA bus facilities.

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TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
CCM-22	Implement countdown timers on crosswalk signals at street intersections.	Public Works	2013	CCM-2 CCM-3 CCM-10	213 intersections have been completed to date, and the remainder of the intersections of the City will be completed as funding permits.
CCM-23	Explore opportunities to link walkways and bike paths with parks, schools and employment centers.	Public Works Planning Division Parks, Recreation and Community Services Department	2016	CCM-2 CCM-3 CCM-6 CCM-10 AQ-1.18 AQ-1.19 AQ-1.20 AQ-2.10	The Bicycle Advisory Committee was formed on September 29, 2009 to date: - The City has added over 25 miles of bike lanes since May 2007 bringing the total number of class 2 bike lanes to over 80 miles throughout the City. - The City was recently approved for BTA funding to add bicycle lanes creating a Corridor connecting two major bikeway facilities in the area. The City will continue to submit application for funding for bicycle improvements. - A Downtown bicycle loop was recently implemented. Signs were specifically designed to identify the loop which is composed of class I, II, III bikeways. The Downtown Bike Loop is a six mile loop that will take riders through downtown Riverside, Fairmount Park and the Santa Ana River Trail.
CCM-24	Continue to enhance arterials to ensure efficiency to reduce reliance on local streets.	Public Works	On-going	CCM-2 CCM-3 CCM-7 CCM-8 AQ-2.15 AQ-2.22	On-going - Capital improvement projects are reviewed annually dependent upon funding.
CCM-25	Give priority to sidewalk and curb construction to areas near schools with pedestrian traffic in support of Safe Routes to School efforts.	Public Works	On-going	CCM-2 CCM-8 ED-4.8	On-going - Staff submits for grants annually and projects are reviewed annually dependent upon funding.
CCM-26	Establish a bicycle advisory committee to review and advise on the implementation of the Bicycle Master Plan.	Public Works	Completed	CCM-2 CCM-10 ED-4.3 ED-4.6 AQ-1.15 AQ-1.20 AQ-2.10 AQ-8.34	Completed - In 2009 the Bicycle Advisory Committee (BAC) was formed with the first meeting held on July 22, 2009. On April 29, 2011, the Riverside Model Clean Air City Advisory Committee conceptually approved the funding for a consultant to act as a bicycling advocate to assist in implementation of the Bicycle Master Plan. The position is to be funded under AB 2766 and would report to the Public Works Director. The item is scheduled for the May 24, 2011 City Council hearing for consideration.

Completed **On-going** **In Progress**

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CIRCULATION & COMMUNITY MOBILITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
CCM-27	Complete the necessary improvements of Phase I of the Airport Master Plan.	Airport Planning	Third Quarter 2013	CCM-11	The Airport Master Plan was completed August 25, 2009. Currently an environmental assessment is being prepared on the Northside development portion of the Phase I improvement to the Mater Plan for both the NEPA and CEQA processes.
CCM-28	Prepare a parking study to explore increasing parking in the Downtown Specific Plan area.	Public Works Planning	Completed	CCM-13	Public Works completed a Downtown Parking Study in August 2011.
CCM-29	Coordinate with March Joint Powers Authority (MJPA) on their general plan update and Meridian Specific Plan update to ensure traffic, noise and air quality impacts are adequately mitigated.	Planning Public Works	On-going	CCM-5 CCM-11 AQ-2 N-3 N-4.1 N-4.5 AQ-7.1 AQ-7.5 AQ-7.6 AQ-7.11	On-going – Over the last year City staff and two Planning Commissioners have served on a General Plan Advisory Committee attending monthly meeting for the MJPA General Plan update. City representatives have expressed a desire to mitigate traffic, noise and air quality impacts on the City. A draft General Plan is anticipated to be presented at public workshops in each of the member jurisdictions in the Spring of 2010. An Environmental Impact Report will be prepared in the next few months and will be reviewed by City staff to ensure traffic, noise & air quality impacts have been adequately addressed. The General Plan update is anticipated to go to the March JPA Commission and Board sometime in the Summer of 2010. In addition, over the last year, City staff has served on a Technical Advisory Committee for the Meridian Specific Plan update. Comments expressing the City's concerns about mitigating traffic, noise and air quality have been communicated to the MJPA and forwarded on to the Master Developer who is now revising the Specific Plan. A revised specific plan and an Environmental Impact Report are anticipated in the next few months.
CCM-30	Protect flight paths from encroachment by inappropriate development by using the Riverside County Airport Land Use Compatibility Plan (RCALUCP) when reviewing all development near airports.	Planning	On-going	CCM-5 CCM-11	On-going – Planning reviews all projects within the RCALUCP jurisdictional areas for consistency with the requirements of the RCALUCP.
CCM-31	Explore the feasibility of implementing quiet zones along the BNSF and UP rail lines.	Public Works	Third Quarter 2013	CCM-12	The Quiet Zone is in progress. The City filed the Notice of Intent (NOI) in August 2010 and provided funding. The project was funded in early 2011 and is under construction.

Completed	On-going	In Progress
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CIRCULATION & COMMUNITY MOBILITY ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
CCM-32	Promote existing and new rail safety education programs for all residents including but not limited to Operation Life Saver.	Public Works	On-going	CCM-12	On-going - In the Summer of 2009, the City partnered with RCTC and Operation Life Safety to develop the Operation Lifesaver program and the City Council designated September as Rail Safety Month. Operation Lifesaver has made multiple presentations to schools, bus companies, and private organizations already. In addition, the City has conducted "train the trainer" sessions where City employees have become certified Operation Lifesaver trainers to conduct employee training.
CCM-33	Explore alternative pedestrian and vehicular grade crossing technologies and systems, evaluate the feasibility of safety upgrades at railroad crossings, and identify funding sources.	Public Works	2016	CCM-12 PS-5.5	The City has evaluated safety upgrades for the rail crossing on the BNSF line between Cridge and Buchanan Streets and is proceeding with identifying crossings, finding appropriate technologies and implementing the project
CCM-34	Prioritize at-grade crossings for implementation of necessary safety upgrades.	Public Works	2016	CCM-12 PS-5.5	See Tool CCM-33.
CCM-35	Coordinate with Riverside County to complete the connection of "Street A" between Van Buren Boulevard and McAllister Parkway to alleviate the impacts of cut-through traffic on City streets while providing the necessary circulation for County residents.	Public Works	On-going	CCM-7 CCM-7.2 CCM-7.4	On-going - Construction of "A" Street is contingent upon further development south of the City in the County. Timing for the project is unknown.

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing Conditions					
H-1	Continue to provide rehabilitation assistance to single family residential and mobile home owners through the Housing Rehabilitation Programs which help extremely low- to low-income households rehabilitate their homes. Low interest loans and a number of grants are available to finance housing repairs for income eligible homeowners. Programs include: Rehabilitation Loans – These loans provide up to \$40,000 for rehabilitation. They are available at 3% simple interest and are repayable over 20 years. A Deed of Trust is used to secure the loan (as a lien on the property). Senior and Disability Grants – Grants up to \$5,000 are available to seniors and persons with disabilities to make necessary housing repairs or modifications that allow disabled access. Mobile Home Grants – Grants up to \$8,000 for mobile home owners to make necessary housing repairs	Housing Authority	On-going	H-1 H-1.1	The City was awarded a \$1 million grant in 2014 to provide \$500,000 in mortgage assistance loans and \$500,000 in owner-occupied rehabilitation loans. Through the City's 2012 CalHome Grant, the City was able to assist nine low income homeowners with eliminating health and safety issues on their property and make general improvements.
		Housing Authority	On-going	H-1 H-1.1	Assist up to 20 households with eliminating health and safety concerns and code violations during the planning period. In 2016, To make the rehabilitation loans more attractive to homeowners, the City eliminated the 3% interest rate.
		Housing Authority	On-going	H-1 H-1.1 H-4	Assist up to 10 households annually with eliminating health and safety concerns and code violations or repairs to provide access for individuals with disabilities.
		Housing Authority	On-going		Assist up to 10 households annually with annually with eliminating health and safety concerns and code violations.

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Property Assessed Clean Energy (PACE) Program: This Program makes conservation enhancements more affordable by creating a property based financing tool that offers little or no upfront cost. The cost of improvements are placed on the property tax rolls and repaid through the property tax bill for the term of the loan, not to exceed the useful life of the improvements installed. Examples of some conservation enhancements include: solar panels, home solar batteries, solar pool and water heaters, heating and air conditioning units, windows, skylights, duct and ventilation fans, lighting and control systems, artificial turf, irrigations systems, rainwater catchment systems, high-efficiency faucets, toilets and showerheads and more.	Public Utilities	On-going		Riverside has authorized 11 PACE lenders to provide PACE financing on properties in the City of Riverside.
H-2	Continue to perform analysis on at-risk housing units that are in need of rehabilitation as well as substandard multi-family housing units. Provide assistance to very low, low, and moderate-income multi-family residential home owners as funding is available.	Housing Authority	Ongoing	H-1 H-1.1	• Sierra Woods: Per the property owner, the following units will indefinitely remain affordable. - 68 one bedrooms - 74 two bedrooms - 48 three bedrooms • Whispering Fountains: Covenants were due expire in 2013 but this 55+ community continues to provide affordable units at \$675 to \$725 per month for 460 sq. ft. 1 bedroom units and \$825 to \$ 875 per month for 670 sq. ft 2 bedroom units. • Cambridge Gardens: Receiving annual renewals of HUD 202 funds • Tyler Springs: Due to bond financing, 28 units will remain affordable indefinitely

Completed **On-going** **In Progress**

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-3	Continue implementing the Multi-family Development Program for new construction as funding is available.	Housing Authority	On-going	H-1 H-1.1	In FY 2013-14, the Housing Authority released two RFPs for the following developments: - 3.75 acres of undeveloped land at 4350 La Sierra; and - The northwest corner of 7th Street and Chicago Avenue. The Housing Authority received three responses to the 4350 La Sierra RFP, which was not supported by the community. The Housing Authority then released a RFP for the development of a single-family houses. The only responder had submitted a proposal that had a project funding gap that could not be filled. The Housing Authority anticipates releasing a new RFP in the Summer 2018 for an affordable housing development coupled with a vocational school. The Housing Authority received two responses to the 7th Street and Chicago Avenue RFP. The Housing Authority awarded the RFP to Wakeland Housing & Development Corporation who proposed a 60-unit affordable housing community. The Housing Authority entered into an Exclusive Negotiating Agreement with Wakeland to begin acquiring adjacent parcels for the development and to conduct community groups. Wakeland is requesting \$3 million in Housing Authority funds to fill the project's financial gap. The Housing Authority received a proposal from Wakeland and Fair Housing Council of Riverside County to develop a 70-units affordable housing community coupled with new Fair Housing offices, and a Civil Rights Institute. Wakeland is requesting \$3 million to fill the project's financial gap. The project will be presented to the City's Development Committee on June 22, 2017 and then to City Council/Housing Authority for consideration in August 2017. The City has conducted interviews and the selected developers will be required to conduct community meetings to obtain input on their proposed affordable housing projects.
H-4	Continue to perform lead & mold abatement on homes. Through a grant provided by the U.S. Department of Housing and Urban Development (HUD), the County of Riverside,	RHDC Riverside County Department of	On-going	H-1 H-1.1	The County of Riverside operates a Lead-Based Paint Abatement Program countywide. Therefore, the City's Housing Rehabilitation Program refers applicants to their Lead-Based Paint Abatement Program if the property has LBP and meets the program's eligibility requirements; otherwise, the City's
				In Progress	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Department of Public Health has developed a program to help fight lead paint poisoning in the County. This program offers free, or low cost, lead-based paint service to qualified families.	Public Health			program removes the LBP.
Code Enforcement					
H-5	Continue implementation of Code Enforcement services including the following programs: Neighborhood Livability Program (NLP) – In conjunction with other City departments, Code Enforcement coordinates and investigates neighborhood livability concerns related to illegal group homes, parolee boarding houses, unlicensed massage parlors, non-permitted homeless encampments, and other severe public nuisance violations in the community. Foreclosed or Vacant Properties Program – Code Enforcement addresses all complaints of vacant and foreclosed homes where the property is not being maintained to the neighborhood standards. Neglected Property Team – Code Enforcement actively addresses vacant, neglected and foreclosed homes through a comprehensive enforcement program aimed at eliminating the blight associated with these properties and working with property owners to have properties rehabilitated and re-occupied.	Code Enforcement Division Code Enforcement Division City Attorney Office Police Department Planning Division Code Enforcement Division City Attorney Office Code Enforcement Division City Attorney Office	On-going On-going On-going On-going	H-1 H-1.2 H-1 H-1.2 H-1 H-1.2 H-1 H-1.2	

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Warrants, Abatements, Receiverships, and Demolitions (WARD) Team - Code Enforcement Officers on the WARD Team specialize in obtaining warrants, conducting abatements, coordinating receivership actions, and demolishing hazardous structures.	Code Enforcement Division City Attorney's Office	On-going	H-1 H-1.2	
Historic Preservation					
H-6	Continue to implement the Historic Preservation Program and future amendments to Title 20.	Planning Division	On-going	H-1 H-1.3 Historic Preservation Element	The City continues to implement Title 20.
Park and Recreation					
H-7	See Tools OS-1, OS-4, OS-5, OS-6, OS-9, OS-10, OS-11, OS-13, OS-14, OS-15, and OS-19 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-1.4.	City Manager's Office Parks, Recreation and Community Services Department Planning Division Public Works Department Public Utilities	On-going	H-1 H-1.4 OS-1 OS-3 OS-5 OS-6 LU-5 LU-6 AQ-1.9	
H-8	Continue to implement the Crime Free Multi-Housing Program. Participation in the program is a condition of approval of entitlement of new multiple-family residential development. This program is designed to reduce crime, drugs, and gangs on apartment properties.	Police Department Planning Division	On-going	H-1 H-1.5	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-9	Continue to implement the Neighborhood Watch Program and Academy. Neighborhood Watch is the added eyes, ears, and awareness on the city streets. It is critically important to reducing crime and improving the quality of life in each of the neighborhoods.	Police Department	On-going	H-1 H-1.5	
H-10	Require all new projects with a Home Owner's Association (HOA) to participate in the Crime Free Multi-Housing Program.	Police Department Planning Division	On-going	H-1 H-1.5	
Neighborhood Identity					
H-11	Riverside's neighborhoods are the fundamental building blocks of the overall community. Updating the neighborhood plans with the involvement of the community will ensure that a more detailed design and policy direction is available for each neighborhood for which new development projects can be measured. (See Overarching Tool 17)	Planning Division Historic Preservation, Neighborhoods and Urban Design Division	Ongoing	H-1 H-1.6 LU-30.1 LU-30.7	The University Neighborhood Plan was adopted on June 17, 2008 and the Eastside Neighborhood Plan was adopted June 9, 2009. In addition, on October 6, 2008 the Riverside Neighborhood Partnership established the following recommendation for upcoming neighborhood plans in the following order, La Sierra Hills/La Sierra Acres, Arlanza, Northside, and Magnolia Center. Due to budget consideration and staff reductions no time table has been established for the preparation of neighborhood plans. Since that time a new citizen-led visioning and action-oriented neighborhood planning approach "Our Riverside/Our Neighborhood" was developed. Our Riverside/Our Neighborhood is described further under Tool H-15.

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-12	Consider reopening the Neighborhood Improvement Program in the Chicago/Linden Neighborhood and if successful rolling the program out to other neighborhoods.	Housing Authority Police Department Planning Division	TBD	H-1 H-1.7	In FY 2013-14, the Housing Authority and City adopted the Chicago/Linden Strategic Plan that improves the quality of life for residents within the Chicago-Linden neighborhood. Since the cost to complete the activities in the Plan is approximately \$19 million, the Plan will be completed in phases. The Housing Authority owns and operates 66 affordable units within the neighborhood. To implement Phase I of the Plan, the Housing Authority demolished two substandard apartment complexes located at 1705 and 1733 7th Street and released a RFP to facilitate the development of housing that is safe and affordable for families accompanied with onsite amenities. The Housing Authority received two responses to this RFP and awarded this RFP to Wakeland Housing & Development Corporation who proposed a 60-unit affordable housing community. The Housing Authority entered into an Exclusive Negotiating Agreement with Wakeland to begin acquiring adjacent parcels for the development and to conduct community groups. Wakeland is requesting \$3 million in Housing Authority funds to fill the project's financial gap. The Housing Authority has a grant writer on staff to seek grant opportunities to fund the activities identified in the Chicago/Linden Strategic Plan.
H-13	Continue the City's efforts with neighborhood organizing, including such programs as: Riverside Neighborhood Partnership – The Riverside Neighborhood Partnership (RNP) is a community group whose mission is to encourage and facilitate the formation of neighborhood associations city-wide and to act as a clearinghouse for neighborhood concerns. It is the Partnership's belief that by being organized, neighborhoods are better equipped to tackle problems that periodically arise.	Historic Preservation, Neighborhoods and Urban Design Division Historic Preservation, Neighborhoods and Urban Design Division	On-going On-going	H-1 H-1.7 H-1 H-1.7	The Riverside Neighborhood Partnership meets on a monthly basis

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Neighborhood Leadership Academy – Critical to the success of any neighborhood improvement effort is the effective leadership of key residents who can guide their neighbors in community-wide decision-making. Selected applicants develop the skills and networks essential to neighborhood improvement at this free academy.	Historic Preservation, Neighborhoods and Urban Design Division	Ongoing	H-1 H-1.7	The Neighborhood Leadership Academy is offered each year and includes 6 sessions (12 hours of training). Topics include Asset-Based Community Development, Leadership Style, Working with Diverse Groups, Presentation Skills and Meeting Management, City Hall 101 and Conflict Management. Sessions are offered in both English and Spanish. At the last Leadership Academy, held in Fall of 2014, 42 participants successfully completed the training earning their certificate of completion.
	Our Riverside, Our Neighborhood - The Our Riverside, Our Neighborhood Initiative is a citizen-led visioning and action-oriented planning process where Riverside residents will create unique neighborhood strategies for each of Riverside's 26 neighborhoods in a 26 month time frame.	Historic Preservation, Neighborhoods and Urban Design Division	Last Quarter 2017	H-1 H-1.7	Riverside Neighborhood Partnership (RNP) members and City of Riverside Neighborhoods staff have developed a public process through which neighbors can work together to create a neighborhood strategy meant to help each neighborhood maintain or advance towards its full potential.
	Neighbor Fest! Created from the Our Riverside, Our Neighborhood effort, this neighborhood event provides the opportunity for people to learn about how to use Asset-Based Community Development to affect positive change in their neighborhoods. Out of this event, leaders who wish to take the next step and begin a "Neighborhood Hospitality Team" will go home and gather with neighbors to share their hopes and dreams for their neighborhood and come up with creative ways that they can work together to make a difference in their communities.	Historic Preservation, Neighborhoods and Urban Design Division	Ongoing	H-1 H-1.7	The first Neighborhood Celebration and Kick-Off "Neighbor Fest!" event occurred on Saturday, October 18th, 2014 at Bobby Bonds Park in the Eastside Neighborhood. This was the first of 5 Neighborhood Celebrations that will each include music, activities for kids, and interactive learning activities for all ages on how to tap into their natural gifts, skills, talents, and networks to help make a difference in their communities. Other Neighbor Fest! Celebrations have been held since 2014, with the most recent being the June 2017 celebration in the Wood Streets Neighborhood,

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Neighborhood Spirit Awards – Seven neighborhood groups, one for each ward in the city, are recognized for their extraordinary commitment, accomplishments, creativity, and resourcefulness as organized neighborhood groups. Jack B. Clarke Award – This award was established in 1996 to commemorate the late Councilman Jack B. Clarke, Sr.'s vision of building neighborhood relationships and bringing neighborhoods together for the betterment of the City of Riverside. Healthy Neighborhood Assessment – On April 17, 2007 the City Council approved the Healthy Neighborhood Assessment report which provides a framework for developing a diagnostic model to assess the effective quality life in each neighborhood. The Council has requested that the Development Department evaluate the Healthy Neighborhood Assessment report and report to the Community Services and Youth Committee with a plan to proceed with drafting a neighborhood diagnostic analysis.	Historic Preservation, Neighborhoods and Urban Design Division Historic Preservation, Neighborhoods and Urban Design Division Historic Preservation, Neighborhoods and Urban Design Division	On-going On-going On-going	H-1 H-1.7 H-1 H-1.7 H-1 H-1.7	
H-14	Continue to support Keep Riverside Clean and Beautiful (KRCB). This organization strives to instill a sense of community pride and leadership within Riverside by creating partnerships that work toward the beautification of the city.	Keep Riverside Clean & Beautiful	On-going	H-1 H-1.7	
Smart Growth					

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-15	Continue to seek new partnerships with non-profit developers and continue on with existing partnerships to assist in the development of affordable housing projects for extremely low- to low-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. Based on funding resources, the City will select a non-profit developer to pursue developments, including leveraging the local housing trust fund, assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards.	Housing Authority Planning Division	Ongoing	H-2 H-2.2	The City and Housing Authority continue to partner with affordable housing developers such as Riverside Housing Development Corporation, Habitat for Humanity Riverside, Wakeland Housing and Development Corporation, National CORE, and Meta Housing to facilitate the development of affordable housing and the acquisition and rehabilitation of substandard housing that have been long neglected and are crime ridden as a result of poor property management. See additional progress reported in Tool H-3.
H-16	Continue to provide the voluntary Riverside Green Builder (RGB) program. This program is primarily for production builders. RGB is based on the California Green Builder Program that is recognized by the California Public Utilities Commission, the California Energy Commission, and California League of Cities, and is the largest residential green builder program in California.	Building Division	On going	H-2 H-2.3 OS-8 OS-8.2 OS-8.6	
H-17	Continue to offer "Energy Saving," "Green Power" and "Water" Rebates to residential customers and their contractors (both for rehabilitation and new construction) for energy conservation found at http://www.riversideca.gov/utilities/residents.a sd .	Public Utilities	On going	H-2 H-2.3 OS-8 OS-8.8	These programs continue to be implemented by the City's Public Utilities Department.
H-18	Continue to offer Energy Efficiency Loans which provide improvement financing for	Public Utilities	Ongoing	H-2	
		Completed	On-going	In Progress	
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency.					

HOUSING ELEMENT TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	energy efficiency projects.			H-2.3 OS-8 OS-8.8	
H-19	Continue to offer the Residential Photovoltaic System Rebate Program.	Public Utilities	On-going	H-2 H-2.3 OS-8 OS-8.4 OS-8.8 OS-8.9	The City's Public Utilities Department continues to offer the Residential Photovoltaic System Rebate
H-20	Continue to offer SHARE. SHARE is a Riverside Public Utilities (RPU) program that assists qualified, low-income residential customers with their electric utility bills and deposits. Administered by Riverside County's Community Action Partnership, this program is supported by voluntary customer contributions, and state-mandated Public Benefits Charge.	Public Utilities	On-going.	H-2 H-2.3 OS-8 OS-8.8	The SHARE program continues to be implemented by the City's Public Utilities Department.
H-21	Rezoning Program To accommodate the housing need for the remaining 4,767 units affordable to lower-income households, the City will rezone a minimum of 191 acres at achieving at least an average density allowing a minimum of 24 units per acre. Further, the program will provide for a minimum of 16 units per site. Candidate sites for rezoning include sites identified in Appendix D of the Technical Report of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right (without a conditional	Planning Division	By December 2017	H-2 H-2.2	After accounting for projects-in-the-pipeline and currently identified available sites zoned for residential development, the City has a remaining RHNA need of 4,767 units for lower-income households. To accommodate the housing need for the remaining 4,767 units affordable to lower-income households, the City will rezone at least 191 acres of undeveloped or underutilized developed land achieving at least an average density of 24 units per acre. The City has identified 395 acres that will have General Plan Amendments/Zone changes. As many as 66 sites would be developed, with a development potential of as many as 7,509 dwelling units, which exceeds the City's housing need of 4,767 units. Further, the program will provide a minimum of 16 units per site. Appendix D of the Technical Report of the Housing Element identifies candidate sites which will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action), pursuant to Government Code Section 65583.2(h). At least 50 percent of the remaining 4,767 units (or 2,384 units) will be accommodated on sites zoned exclusively for residential

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining units (2,384 units) will be accommodated on sites zoned for exclusively residential uses.				uses.
H-22	Coordinate outreach to the public, development community, and stakeholders regarding land use, design, and development standards	Planning Division	Ongoing	H-2.3 H-2.4 H-2.5	
H-23	See Tools OS-30, OS-31, OS-35, and OS-38 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-2.3.	Public Utilities Public Works Building Division Planning Division	Ongoing	H-2 H-2.3 OS-8 OS-9 OS-10	
H-24	Streamline Riverside – Streamline Riverside is a program developed by a collaboration of multiple City departments and key stakeholders such as design professionals, developers and business owners on a strategy to reduced entitlement and building permit review times, as well as costs for customers. This program includes: - Uniform Plan Review - Expedited Plan Check - Streamline Zoning Code Amendment - Establishment of a Development Review Committee - Preliminary Development Meeting - One-Stop-Shop – Central location on 3rd Floor of City Hall for all permitting needs	Planning Division Public Works Building Division Fire Department Public Utilities	Ongoing		- Uniform Plan Review Aligns plan review times for all departments & reduced time to review plans by 1 week - Implemented April 7, 2016 - Expedited Plan Check implemented in July, 2016 – Cuts timelines in half at the request of applicant. - July, 2016 - Completed Streamline Zoning Code Amendment which reduced the time, cost and uncertainty by right-sizing the final review authority for certain land use entitlements, changed certain standards to reduce variances, updated and simplified standards and processes. Implemented July 2016. - Established the Development Review Committee in April 2016. The Committee includes representatives from all City Departments involved in the review of projects to improve lines of communication with internal and external customers. - Established the Predevelopment Meeting process in June 2016 providing opportunity for applicants to meet with all Departments for detailed analysis and review of new development before formally submitting to

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	(Planning, Bldg. & Safety, Fire, Public Works, Business License & Public Utilities) • Computronix - Implementation of development permitting software centered around GIS technology. • On-line business license • Streamline Residential Solar Permitting • Advanced Planning - Public Utilities				the City.
Housing Incentives					
H-25	Continue to provide financial incentives to facilitate the production of a variety of housing types including the following programs: Residential Infill Incentive Program – Infill is defined as the development, redevelopment or reuse of less than five undeveloped or underutilized developed R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% of land uses within a half mile radius) where the proposed project is consistent with General Plan designations and applicable Zoning. For such, infill projects fees are adjusted, avoided, and/or waived as an incentive. To keep this program current, an update of the lot inventory on the City's website should be completed.	Planning Division Planning Division	On-going On-going	H-2 H-2.7 H-2 H-2.7	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Age-Restricted Senior Housing Program – On August 23, 2005, the City Council authorized a 60% reduction in all City Permit, Plan Check, and City Impact Mitigation Fees for age-restricted senior housing projects in order to promote such development.	Planning Division	On-going	H-2 H-2.7 H-4	
H-26	Consider the feasibility of the certain Zoning Code incentives that would promote diversity in housing types, sustainability and affordability such as: Universal Design/Visibility – Investigate the feasibility of a universal design/visibility program to expand the range of housing available for the needs of seniors. (See Tool H-47 – Recommendation #10)	Planning Division	Last Quarter 2015	H-2 H-2.7	
	Second Units – Consider an amendment to the Second Unit ordinance that would permit second units for creative projects that take advantage of corner lots, housing above garage units, units on alleyways, or are designed into the project with the unit already considered in terms of parking and open space requirements.	Planning Division	Last Quarter 2015	H-2 H-2.7 H-4	
		Planning Division	First Quarter 2018	H-2 H-2.7	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Eastside Infill Program – Consider creating an infill program for undeveloped lots in the Eastside neighborhood. This program would include an inventory of properties with an opportunity for infill development, continued implementation and promotion of the Riverside Infill Development Incentives Program encouraging owners of undeveloped properties to build compatible residential development. In addition, a component of the program could include standardized house plans pre-approved for use on infill lots to alleviate the cost associated with architecture and plan check fees.	Housing Authority	Consider feasibility of an infill program by First Quarter 2018.	H-2 H-2.7	

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined		

HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Encourage Lot Consolidation – The City will play an active role in facilitating the consolidation of smaller, multiple-family parcels as follows: - The City will publicize the undeveloped and underutilized developed sites land inventory on the City's website. - Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives. - To encourage development of quality housing at prices lower income households can afford on smaller multiple-family parcels, the City will meet with developers, including non-profit sponsors, to promote strategies and incentives within one year of adoption of the Housing Element. Further, the City will undertake the following strategies to support the use of State and Federal affordable housing funds on consolidated parcels: - Create an on-line directory of funding sources with links to State and Federal application websites. - Assist in providing information to complete funding applications including identifying types of projects that maximize funding points, e.g. projects that support large families and/or special housing needs.	Planning Division Housing Authority	Last Quarter 2019, and as projects are processed through the Planning Division.	H-2 H-2.7 H-2 H-2.4 H-2.5 H-2.6 H-2.7	
	Completed Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined	On-going	In Progress		
	RIVERSIDE GENERAL PLAN AMENDED October 2017				PAGE APPENDIX A - 40

HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	- As appropriate, provide available local funds as leverage. - Consider feasibility of expedited review for lot consolidation requests. Lot consolidation applications are processed administratively.				
H-27	Provide down payment assistance to first time home buyers. When funding has been exhausted, seek additional funds to continue the program.	Housing Authority	On-going Fund 8 loans by end of 2014/2015 FY plus 10 more by 2021	H-3 H-3.1 H-4	In 2014, the City received a \$1 million CalHome grant to provide up to \$500,000 in down payment assistance loans. To-date, the City has funded ten down payment assistance loans helping low income households achieve their dream of homeownership, three households have been prequalified and have located a house to purchase, and two households have been prequalified and are searching for a home to purchase.
H-28	Continue to promote the County of Riverside Economic Development Agency Mortgage Credit Certificate Program on the City's Housing & Neighborhoods Development's webpage. Mortgage Credit Certificate (MCC) – This program entitles qualified homebuyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a fifteen percent (15%) rate that can be applied to the interest paid on the mortgage loan.	Housing Authority County of Riverside Economic Development Agency	On-going	H-3 H-3.1 H-4	The City continues to promote the MCC program on the Housing Authority's website along with the City's Down Payment Assistance Program.

Completed **On-going** **In Progress**

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TBD = To Be Determined

HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Homeownership Preservation					
H-29	Continue to market homebuyer preservation tools, including foreclosure prevention & financial management programs, on the Housing Authority's website including the following programs: Fair Housing Council of Riverside County, Inc. – is a non-profit agency that offers confidential counseling to help those with financial problems. FHCRC will review individuals' financial situation and develop a financial plan to meet their financial needs. HOPE NOW – is staffed with HUD-approved credit counselors to assist with foreclosure prevention. Counselors are trained to set up a plan of action designed just for the situation. Counselors provide in-depth debt management, credit counseling, and overall foreclosure counseling. Springboard Nonprofit Consumer Credit Management – is a non-profit community service agency that offers personal financial education and assistance with money, credit, and debt management through confidential counseling. Springboard provides homeownership preservation and foreclosure prevention counseling. Springboard also provides pre-bankruptcy counseling and debtor education.	Housing Authority Fair Housing Council of Riverside County, Inc. HOPE NOW Springboard Nonprofit Consumer Credit Management	On-going On-going On-going On-going	H-3 H-3.2 H-1 H-4 H-3 H-3.2 H-1 H-4 H-3 H-3.2 H-1 H-4 H-3 H-3.2 H-1 H-4	The City continues to market homebuyer preservation tools and financial management programs offered by Fair Housing Council of Riverside County, Inc., HOPE NOW, and Springboard Nonprofit Consumer Credit Management on the City's housing web page at http://riversideca.gov/housing/foreclosure.asp. The City also participates in Fair Housing's homebuyer's workshops and program presentations at community groups.
H-30	Periodically provide and/or market Foreclosure Prevention Seminars similar to	Housing Authority	On-going	H-3	On April 16, 2014, the City helped Fair Housing Council of Riverside County, Inc. promote a Foreclosure Prevention Workshop that covered the following
Completed		On-going		In Progress	
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	those held in the past that covered such topics as: • Foreclosure rescue scams - What to look out for • Can my home be saved from foreclosure? • Where do I go from here - what are my options? • How should I talk to my lender? • Who can I trust? • How can I access available federal programs?			H-3.2 H-1 H-4	topics: - Foreclosure rescue scams - Save your home from foreclosure - What programs are available to help me avoid foreclosure? - How to talk to your lender
H-31	The City of Riverside maintains more than a significant stock of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some which is at risk of conversion and/or needs significant renovation and improvement. As the City remains committed to preserving its affordable housing, the City will monitor the status of publicly subsidized affordable projects, provide technical and financial assistance where feasible, and consider appropriate actions should these projects become at imminent risk of conversion.	Housing Authority	Ongoing	H-3 H-3.2	See progress under H-2.

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Rental Assistance					
H-32	Continue to implement the City's mobile home park rent stabilization policy (Chapter 5.75 of the Municipal Code) to preserve the City's mobile home parks. The policy is updated on an annual basis. The rents may be increased in accordance with the Los Angeles-Riverside-Orange County Consumer Price Index for the twelve-month period ending August 31 st of the prior year. A public hearing is held in September to announce the allowed rental increase, if any.	Housing Authority City Attorney Office	On-going Annual public hearings	H-3 H-3.3	Annually the City holds a public hearing in September to announce the rent increase in mobile home parks where tenants have annual leases. Notifications are also sent to mobile home park owners, managers and mobile home tenant advocacy groups. The rental increases go into effect in January following the public hearing.
H-33	Continue to participate and promote the Housing Authority of the County of Riverside rental assistance programs on the City's Housing Authority Community Development's webpage. They offer programs to extremely low- to low-income renters, including the following: Housing Choice Voucher Program - The Section 8 rental voucher program provides rental assistance to help extremely low- to low-income families afford decent, safe, and sanitary rental housing. Section 8 Project Based Moderate Rehabilitation Housing Assistance Programs - These Programs were developed to increase the number of affordable housing units to low-income families. Housing assistance is offered to eligible families who wish to live in privately owned multi-family developments that were upgraded or rehabilitated.	Housing Authority Housing Authority of the County of Riverside Housing Authority of the County of Riverside	On-going On-going On-going	H-3 H-3.3 H-3 H-3.3 H-4 H-3 H-3.3 H-4	The City and County's rental assistance programs are advertised on the City's homeless website at www.endhomeless.info . These programs offer up to 12 months of rental assistance to help homeless individuals and families exit life from the streets. Program participants receive ongoing case management to address barriers preventing clients from becoming self-sufficient. The City allocated \$600,000 of HOME Investment Partnerships Program funds towards the Tenant Based Rental Assistance program to help homeless individuals and families exit life from the streets. Case management is provided to help households achieve self-sufficiency.

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Bond Financed Rental Housing – The Riverside County Housing Authority owns several bond financed multi-family rental housing developments in the City of Riverside. The Family Self-Sufficiency (FSS) Program – This is a program that assists families receiving federal rental assistance move to economic independence so they are free of any governmental assistance.	Housing Authority of the County of Riverside Housing Authority of the County of Riverside	On-going On-going	H-3 H-3.3 H-4 H-3 H-3.3 H-4	
H-34	Encourage rental property owners to register their units for participation in the Housing Authority of the County of Riverside rental assistance programs and the City's Rapid Re-housing Program.	Housing Authority	First Quarter 2015	H-3 H-3.3 H-4	The City held two landlord workshops in the first quarter of 2015 to encourage landlords to participate in the 25 Cities Program by dedicating a number of apartment units to program participants who will receive ongoing case management to ensure that clients achieve self-sufficiency. The 25 Cities Program uses a questionnaire to determine a homeless individuals' vulnerability index and then matches that individual to the appropriate housing intervention program (Permanent Supportive Housing Program, Rapid Re-Housing, and Affordable Housing Program).
H-35	Continue to maintain the list of affordable rental units on the Housing Authority's webpage.	Housing Authority	On-going	H-3 H-3.3 H-4	The City continues to maintain a list of affordable rental units on the Housing Authority's webpage at http://riversideca.gov/housing/rental.asp .
H-36	Provide rental assistance to 120 extremely low-income families.	Housing Authority	Winter Quarter 2021	H-3 H-3.3	Since 2014, the City has provided rental assistance to 60 households that were homeless or at-risk of becoming homeless. To-date, the City has also provided rental assistance to 22 families under the City's Rapid Re-Housing Program that is funded through the federal Continuum of Care grant.

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-37	Continue to support the Mayor's Commission on Aging whose mission is to "... enhance the quality of life for seniors in our community. We study local senior issues to learn about current programs, define future needs, and reference Best Practices. We then make recommendations to the Mayor and City Council on ways we think the City of Riverside can maintain and improve its status as a Senior-Friendly Community."	Mayor's Office	On-going	H-4 H-4.1	The Mayor's Commission on Aging continues to meet on a regular basis and make recommendations to the Mayor and City Council.
H-38	Continue to pursue the 10 recommendations of the "Seniors' Housing Task Force Report" approved by City Council on October 26, 2004 that are on-going including: Recommendation #1 – Make Seniors Housing a priority in the Housing Element (HE) of the General Plan. Recommendation #2 – Create a Seniors' Housing category in the Zoning Code. The Zoning Code shall include standards for senior housing.	Housing Authority Planning Division Planning Division	On-going On-going With the Certification of each new HE Last Quarter 2021	H-4 H-4.1 H-4 H-4.1 H-4 H-4.1	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Recommendation #10 – Recommend Universal standards in new construction. (See Tool H-30)	Planning Division	Last Quarter 2021	H-4 H-4.1 H-2	
Family Housing					
H-39	Actively seek additional partnerships with service organizations to provide supportive services for residents.	Housing Authority	First Quarter 2018	H-4 H-4.2	The City of Riverside's Outreach Workers and Inspire Foundation continue to provide supportive services for residents. The City has created a resource guide of services offered to homeless individuals throughout the City and continues to update it on a quarterly basis at www.endhomeless.info . The City is working with local Universities' students to identify community resources to update the 211 Volunteer Centers system and the City's resource guide.
H-40	Continue to implement the Density Bonus provisions of the Zoning Code for projects providing affordable housing units.	Planning Division	On-going	H-4 H-4.2	The City continues to implement the Density Bonus provisions of the Zoning Code for affordable housing projects such as: - Cedar Glenn approved in June 2012 - Camp Anza Veteran's Housing approved in November 2013
H-41	Continue to permit second units in compliance with the Zoning Code as a means of providing affordable units throughout the City.	Planning Division	On-going	H-4 H-4.2	The City continues to implement the second unit provisions of the Zoning Code.
H-42	Continue providing fair housing services and publicize these efforts. Prepare an update to the Analysis of Impediments (AI) to Fair Housing in time for the submission of the Consolidated Plan.	Housing Authority	Ongoing	H-4 H-4.2	The City contracts annually with Fair Housing Council of Riverside, Inc. to provide fair housing services. In 2015/16 the City updated its AI to Fair Housing, which was submitted along with the City's HUD Five Year Consolidated Plan.

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	The Fair Housing Council of Riverside County has provided a comprehensive fair housing program to further equal housing opportunity for all residents and households in the City of Riverside. The mission of the Fair Housing Council is to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, sex, familial status, presence of children, disability, ancestry, marital status, or other arbitrary factors.	Fair Housing Council of Riverside County Housing Authority	Ongoing		
Educational Housing					
H-43	Facilitate and encourage the development of student housing oriented to the local universities and college campuses.	Planning Division Housing Authority	Ongoing	H-4 H-4.3	The Planning Division has encouraged the development of student housing. In 2014, UCR began construction of the GlenMore 2 student apartments. This project consists of 232 on-campus units.

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing for Homeless People (Extremely Low-Income Population)					
H-44	Continue to carry out the Homeless Reduction and Prevention Strategy Five-Year Plan (Homeless Plan) that set the following top three priorities to improve and increase availability of services for homeless individuals or those at-risk of becoming homeless. ❖ Priority #1 ○ Basic Needs and Services ○ Community Education ❖ Priority #2 ○ Preventive Services ○ Outreach ❖ Priority #3 ○ Employment Services ○ Permanent Housing	Housing Authority	On-going	H-4 H-4.4	In 2015, the City of Riverside ended veteran homelessness and is continuing to sustain our efforts. The City is working with the Riverside County Continuum of Care to end chronic homelessness by the end of 2017. The City released a Request for Proposals to secure an operator and developer to rehabilitate the Drop in Day Center that will provide a laundry and shower facility, life skills training, case management to help link individuals to housing and services, and a community meal program. The City will also be relocating the Riverside Access Center to a newly acquired building across the street at 2881 Hulen Place that consist of office spaces and a warehouse that will be used to store household items donated by the community for homeless individuals moving directly into housing. The medical clinic at 2880 Hulen Place will be expanded to include respite care and behavior health for homeless individuals. Property located at 2801 Hulen Place will be rehabilitated to provide a drop in day center where homeless individuals can shower, do their laundry, meet with a case manager to be linked to housing and services and participate in life skill workshops. The City is meeting with community and business groups to present on Housing First and why it is needed in our community to address homelessness. The City is also working with faith-based organizations who have identified land available for the development of housing first units coupled with case management and supportive services.
H-45	Aggressively work to address homelessness in the community in partnership with a wide-range of non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community through such programs as:	Housing Authority	On-going	H-4 H-4.4	The Riverside Homeless Care Network meets once a month to share homeless resources and concerns and to identify gaps in programs and services. The network is made up of government agencies, nonprofit agencies, faith-based organizations, social service agencies and community groups,

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	City of Riverside Rapid Re-Housing Program (RP) – Continue to provide financial assistance to those who qualify through this program. This program provides temporary financial assistance and services to help those who are experiencing homelessness to be quickly re-housed and stabilized. Homeless Street Outreach Program – The City of Riverside Homeless Street Outreach Team will continue to provide daily mobile outreach and client service engagement focused on the “hardest-to-reach” and “service-resistant” populations on the streets, in service venues, and other locations where they can be found.	Housing Authority	2014 and On-going	H-4 H-4.4	This was previously accomplished with the Homeless Prevention Program which ended in 2012. The Riverside County Housing Authority began implementing the Rapid Re-Housing program in 2014.
	Housing First Initiative/Tenant-Based Rental Assistance Program (TBRA) – The Housing Authority of County of Riverside will continue to implement the TBRA program. This provides eligible homeless individuals and families as well as those at-risk to homelessness in Riverside with short-term rental subsidies coupled with home-based case management. Permanent Supportive Housing Program – Continue the operation of the fifteen permanent supportive housing units the City acquired through the HUD Continuum of Care Supportive Housing Program (SHP) which supported the acquisition, development, and operations of the housing projects.	Housing Authority of County of Riverside	On-going Annually	H-4 H-4.4	During FY 2013-14, the Outreach Team made contact with 1,478 homeless individuals and engaged 365 homeless individuals. The Outreach Team also worked with community partners to connect people to a range of assistance including shelter, housing, employment, benefits assistance, behavioral health services, medical services, reconnected homeless individuals with their families, and other assistance they needed. For FY 2014-15 and annually thereafter it is anticipated that the Outreach Team will continue to make contact with and engage approximately the same number of individuals. In FY 2013/14, the Riverside County Housing Authority has provided rental assistance to 44 households that were homeless or at-risk of becoming homeless. For FY 2014-2015 and annually thereafter it is anticipated that the Riverside County Housing Authority will continue to provide rental assistance to approximately the same number of households.
		Housing Authority	On-going	H-4 H-4.4	The City continues to operate fifteen permanent supportive housing units, which 7 units are located at 1725 and 1833 7th Street and 8 units are located at the Autumn Ridge Apartments located on Indiana Avenue;

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Riverside Access Center – Continue to operate and expand Riverside Access Center, the centralized environment of housing and supportive services designed to assist homeless individuals and families to address their issues and achieve housing stability.	Housing Authority	On-going	H-4 H-4.4	The Riverside Community Access Center serves as the entry point and service hub of the City's homeless continuum of care. At the Access Center there are a range of services under-one-roof including street outreach, rental assistance, client stabilization resources, employment development, health care, veterans' services, life skills training, legal services, computer resources and phones, housing placement, and homeless prevention resources. Referrals are available such as: mental health services, benefits enrollment, substance abuse recovery, education services, and financial counseling. Transportation is available on a case by case basis. All services are coordinated through a centralized data management system and collaborative team case management. The following courses are also offered at the Access Center: <u>Presentations</u> ❖ Parenting ❖ Nutrition Classes ❖ Stroke Prevention ❖ Smoking Cessation ❖ Proper Care for Asthma ❖ Veterans Housing Support ❖ Legal Aid Assistance. Topics including, but not limited to: 1. Mainstream benefits 2. Veterans benefits 3. Family Services 4. Tenant/Landlord issues <u>Other Services Provided</u> ❖ HIV 101 and testing (Health in Motion) ❖ One-on-One financial counseling ❖ Internet job search and readiness ❖ Veterans Administration
	Path of Life Ministries (POLM) – Continue to support Emergency and Family Shelter services provided by Path of Life Ministries in the City of Riverside.	Housing Authority & CDBG	On-going	H-4 H-4.4	POLM continues to operate the Year-Round Emergency Shelter Program, which provides 64 beds on a year-round basis connected with case management services for homeless men and women for up to 30 continuous days. In FY 2013/14 a total of 420 unduplicated homeless individuals received assistance through the shelter. .

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
					The Cold Weather Shelter Program, also operated by POLM, operates from December through mid-April, provides an additional 72 beds on a night-by-night basis under the federal cold weather shelter initiative to prevent hypothermia. During the FY 2013/14 cold weather season, 569 additional unduplicated homeless individuals were served through the cold weather program.
H-46	Continue to support the Building Industry Association's (BIA) program HomeAid Inland Empire. HomeAid is a leading national non-profit provider of housing for today's homeless. The organization builds and renovates multi-unit shelters for the temporarily homeless families and individuals, many of whom are children, while they rebuild their lives.	Building Industry Association of the Inland Empire	On-going	H-4 H-4.4	
H-47	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the requirements of SB 2.	Planning Division	Concurrently with the rezone program, December 2017.	H-4 H-4.4	
Housing for People with Disabilities					
H-48	Continue to support the Mayor's Model Deaf Community Committee which promotes unity between Riverside's deaf and hearing community, promoting access, advocacy, education, and inclusion.	Mayor's Office	On-going	H-4 H-4.5	
H-49	Continue to support the Commission on Disabilities whose members advise the Mayor and City Council on all matters affecting persons with disabilities in the community. The Commission reviews community policies, programs, and actions that affect persons with disabilities and make appropriate	General Services Department City Attorney Office	On-going	H-4 H-4.5	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-50	recommendations to the City Council. Continue to provide expert analysis of the disabled access requirements of the Building Code during the plan review process so that developers will have clear directions on how to construct their projects. Such expert analysis, provided early in the development process will limit conflicts in the field during construction, saving the developer time, money, and resources by avoiding unnecessary changes.	Building Division Planning Division	Ongoing	H-4 H-4.5	
H-51	Support the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Riverside residents with developmental disabilities, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.	Housing Authority Planning Division Building Division	Ongoing	H-4 H-4.5, H-4.6	
H-52	In an effort to create additional opportunities for affordable housing, the City will facilitate lot consolidation to combine small residential lots into larger developable lots. Eligible lots must meet the following criteria: ❖ Small lots must be contiguous with other lots that create the opportunity for development of at least 16 units on the site (all combined parcels). ❖ The small lot must have the same owner as one or more of other parcels it is aggregated with (enough of the parcels	Planning Division	Concurrent with rezoning (Implementation Tool H-21)/ December 2017	H-2	

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



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	to create the opportunity for 16 units on the small parcel combined with the other parcel or parcels). The City will allow lot consolidation without discretionary review on the eligible sites and will waive fees for lot consolidation. Table D-2 in Appendix D shows small sites eligible for application of these regulations bolded and in <i>italics</i>.				
H-53	Process an amendment to the Zoning Code (Title 19) and/or any applicable specific plans, to define single-room occupancy (SRO) units and permit them with a conditional use permit in an appropriate zone or zones near transit stations, and along high quality transit corridors in compliance with AB 2634	Planning Division	First Quarter 2018	H-4 H-4.4	

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NOISE ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
N-1	Review development proposals to ensure that the noise standards and compatibility set forth in the Noise Element are met to the maximum extent practicable. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown in the Noise Element and for all proposed residential projects within the vicinity of existing and proposed commercial and industrial areas. Require mitigation, where necessary, to reduce noise levels to meet standards and construction methods.	Planning Division	On-going	N-1 N-2 N-3 N-4	On-going – This review is completed as part of each development application.
N-2	Implement CEQA during the development review process for new projects. Assess future development projects’ potential for noise and ground-borne vibration impacts related to noise-land use compatibility, construction-related noise, on-site stationary noise sources, and vehicular-related noise.	Planning Division	On-going	N-1 N-2 N-3 N-4	On-going – CEQA is implemented as required for all appropriate projects and noise impacts are adequately addressed.
N-3	Continue to enforce City noise regulations to protect residents from excessive noise levels associated with nuisance and stationary noise sources (Title 7 of the City of Riverside Municipal Code). Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.	Planning Division Code Enforcement Police	On-going	N-1 N-2 N-3 N-4	On-going – City noise regulations are enforced.
N-4	Ensure proposed development meets Title 24 Noise Insulation Standards for construction.	Building Division Planning Division	On-going	N-1 N-2 N-3 N-4	On-going – Building Division ensures that all Title 24 regulations are met.
N-5	Provide information packets and information on the City website regarding procedures about controlling interior and exterior acoustic	Building Division Planning Division	On-going	N-1	On-going – The new Cal Green Code, Chapter 11 of Title 24 of the Building Code, went into effect on January 1, 2011, and it has new requirements concerning sound insulation that will now be applicable to non-residential
Completed		On-going		In Progress	
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NOISE ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	environments such as sound insulation, double-pane glass window, sound walls, berming and other measures.				buildings where exterior noise levels exceed 65 decibels. This is but yet another requirement for sound insulation. City staff will continue to monitor all requirements for sound insulation and will ensure that information is appropriately distributed.
N-6	Refer noise complaints to the Code Enforcement Division.	Code Enforcement	On-going	N-1	On-going – Noise complaints are referred to the Code Enforcement Division.
N-7	Maintain City vehicles and equipment in good condition, with appropriate muffler devices to minimize noise emissions.	Public Works	On-going	N-4	On-going – Fleet Management maintains City vehicles in good working order.
N-8	Implement applicable portions of City Code that restrict routes where vehicles are limited by weight to reduce transportation-related noise impacts on sensitive land uses.	Public Works	On-going	N-4	On-going – Weight restrictions are applied to City streets as needed to reduce noise and other traffic related impacts to City streets.
N-9	Enforce vehicle speed limits on City roadways as a means of reducing vehicle noise.	Police	On-going	N-4	On-going – Speed limits are enforced throughout the City.
N-10	Where appropriate use electronic alternatives to train whistles at grade crossings such as automated horn systems.	Public Works	On-going	N-4	On-going – In 2004 wayside horns were installed on the Union Pacific line between Streeter Avenue and Panorama Road and have been successful at reducing train horn noise. In addition, the Public Works Department is implementing a quiet zone that includes: - the Burlington Northern Santa Fe line between Magnolia Avenue (in the County) and Jane Street - the Union Pacific line between at Gridge Street and Panorama Road Completion is anticipated in 2012.
N-11	Coordinate with RCTC and commercial railway operators in identifying and prioritizing grade separation projects and construction of sound walls along train routes.	Public Works Planning Division	Completed	N-4 AQ-7.1 AQ-8.31	Completed – This is a major City priority. Eight grade separation projects were prioritized in 2005. They are as follows: - Columbia – under construction – Complete February 2010 - Magnolia – under construction, expected completion summer 2011 - Third – under environmental review, scheduled for construction in 2013 - Mary – not funded - Iowa – under design, scheduled for construction 9/2010 pending state funding – in right-of-way acquisition, anticipated construction summer 2011

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined		

NOISE ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
					• Tyler – not feasible • Streeter – Currently undergoing environmental review – in right-of-way acquisition phase • Riverside – Currently undergoing environmental review – in right-of-way acquisition phase

Completed	On-going	In Progress
Under "Responsible Agency" the first Agency listed in bold is the Lead Agency. TBD = To Be Determined		

OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
OS-1	Complete the City's open space system. Key remaining areas to complete the City's open space system include: land acquisition, preservation of and public access to the La Sierra/Norco Hills, the Springbrook, Alessandro and Prenda Arroyos and completion of wildlife corridors between existing preserved open spaces system.	City Manager Parks, Recreation and Community Services	On-going	OS-1 AQ-1.9 AQ-8.26 AQ-8.27	On-going – City Trails Coordinator routinely confers with County Parks trails staff on an on-going basis with respect to trail connections.
OS-2	Work with the County toward preservation of Box Springs Mountains significant open space areas.	City Manager Parks, Recreation and Community Services Planning Division	On-going	OS-1	On-going – Box Springs Mountain is a County Park and owned by Riverside County Parks. Through the City's development review process, City's Parks Department recently facilitated the dedication of additional property to the Box Springs Mountain open space preserve on the northwestern side of the mountain where located within the City Limits. This dedication not only provides for a trail opportunity, but has added valuable open space at the foot of Box Springs Mountain, that places additional open space land in Public Ownership.
OS-3	Develop and support policies to ensure designated public open spaces have adequate public access, appropriate uses and activities, and provisions to prevent illegal encroachment. These open spaces include Sycamore Canyon Park, Mount Rubidoux, the Santa Ana River and other joint-use facilities.	City Council Parks, Recreation and Community Services Planning Division	On-going	OS-1	On-going – In conjunction with the County RCHCA, the City's Parks Department is currently working to update the Sycamore Canyon Wilderness Park's Management Plan to reflect its current designation as a Multi-Species Habitat Preservation site. Various improvements are currently being made to Mt. Rubidoux using the \$1.4 M in funding identified as a part of the Riverside Renaissance program. The Santa Ana River Strategic Plan has been completed to guide further development along the river (See OS-27 for additional comments).
OS-4	Ensure that areas acquired as part of the City's municipal park system Multi-Purpose Recreational trails and Bikeways are developed, operated and maintained to provide the City with a permanent, publicly accessible open space system.	Parks, Recreation and Community Services Planning Division Public Works	On-going	OS-1	On-going – This is routinely reviewed and monitored by Parks, Recreations and Community Services.
OS-5	Create Capital Improvement Program projects which affect identified open space areas to support these areas' value as open space.	City Manager Parks, Recreation and Community Services	On-going	OS-1	On-going – The Riverside Renaissance Program has directed in excess of \$150M in funds to improvements for the City's Municipal Park system. Initiated in October 2006, this 5 year program has contributed significantly to the public open space amenities available to the City's residents. At the mid-

Completed	On-going	In Progress
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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
		Public Works Public Utilities			point in the Renaissance's 5 year implementation schedule, the Parks Department has completed more than half of the defined projects and has the balance well underway. A brief sampling of projects include: Fairmount Lakes Dredging; Carlson Park Restoration; Bonds Youth Opportunity Center; Bordwell Senior Addition; Bordwell Childcare Facility; Bonds Skate Park; Andulka Park construction; Shamel Park Ballfield Renovation; Playground Renovation at Rancho Loma, Mt. View, Fairmount, and Shamel Parks; Sycamore Canyon Wilderness Park; Orange Terrace Community Center and library; Orange Terrace Phase II park site construction; Arlington Heights Sports Park; Arlington Childcare Facilities; Hunt Park Gymnasium and Community Center; Bryant Fitness Center; La Sierra Park Rehab- Phases I and II; La Sierra Senior Center; and many others.
OS-6	Establish an on-going needs assessment program to solicit feedback for users to identify changing needs and standards for the Open Space system.	Parks, Recreation and Community Services	On-going	OS-1	On-going – The Parks Department periodically includes customer satisfaction surveys on the Department's website, in conjunction with its facility rental and recreation programs. Moreover, as a part of the 10 year Park System Master Plan update, a formal survey is typically conducted to identify user needs. In addition, the Department participates in the California Parks and Recreation Society's annual conference, and District workshops on an ongoing basis to stay abreast of changing recreational needs and to identify new trends in public recreation facilities and programming.
OS-7	Create a selection system for open space preservation incorporating the following criteria: connectivity, buffer zones, natural landforms, sensitive areas, and recreational opportunities.	Planning Division Parks, Recreation and Community Services	Complete	OS-1	Completed – Through the adoption of the General Plan 2025 Program, including the specific General Plan policies and Zoning Code requirements and the implementation of the Grading Ordinance this tool has been substantially met. In addition, City staff is preparing an open space map which will graphically illustrate the open space network to help monitor and implement the General Plan policies.
OS-8	Implement CEQA when reviewing future development projects to evaluate potential impacts on agricultural resources, biological resources, energy supply, scenic resources, water resources, mineral resources, and water quality.	Planning Division Parks, Recreation and Community Services	On-going	OS-1 OS-3	On-going – CEQA is implemented as appropriate and projects are evaluated for potential impacts to agricultural resources, biological resources, energy supply, scenic resources, mineral resources, water resources, and water quality. As a part of normal project management, the Park Planning and Design

Completed	On-going	In Progress
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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
OS-9	Preserve agricultural resources, open space and natural habitat through the following methods: - Negotiation with property owners during the development process - Application of appropriate provisions of the City's Zoning Code (Title 19) to encourage residential clustering - Acquisition of private lands using City funds, State and Federal funds, grants, bonds, or assessment districts - Mitigation banking - Transfer of development rights - Application of provisions of Measure C and Proposition R	Planning Division	On-going	OS-1 OS-3 LU-6	division prepares and processes all required CEQA documentation for the Department's own projects which are then reviewed for adoption by the City Council. On-going - These methods are employed as appropriate through the development review process.
OS-10	Coordinate with the Public Works Department to establish linkages between community and regional park sites and to accommodate multi-purpose recreational trail staging areas within community parks where appropriate	Parks, Recreation and Community Services Public Works Planning Division	On-going	OS-1	On-going - The City's Multi-Purpose Recreational Trails Plan provides linkage to the "four corners" of the City, specifically, the Santa Ana River, Box Springs Mountain and Sycamore Canyon, the California Citrus State Historic Park, and the La Sierra/Norco Hills. The plan designates various trail staging areas in different regions of the City. The City's system of streets, parkways and bikeways provides linkages between all open space areas, (including all public parks and the Multi-Purpose Trails system) within the City.
OS-11	Manage and develop Sycamore Canyon Wilderness Park in accordance with the adopted Master Plan and the SKR Maintenance Management plan.	Parks, Recreation and Community Services	On-going	OS-1	On-going - See comments at OS-3, OS-5 and OS-14.
OS-12	Prepare a master plan for the creation of an overall Open Space and Wildlife Corridor System, fully linked, within the City and Sphere of Influence using a variety of mechanisms to ensure preservation of connected open spaces.	Parks, Recreation and Community Services Public Works Planning Division County of Riverside	TBD	OS-1	See comments at 42 & OS-7

Completed	On-going	In Progress
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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
OS-13	Coordinate with County, State and Federal agencies and private conservation organizations in their efforts to acquire properties for open space and conservation uses to ensure linkages are provided.	Planning Division Parks, Recreation and Community Services Public Works	On-going	OS-1	On-going – The City regularly works with other agencies and conservation organizations to acquire properties and conservation easements. For instance, two properties near the Tequesquite Park site along the Santa Ana River have recently been acquired and will be conserved as open space. In another instance land was recently added to Sycamore Canyon Park as part of a recent subdivision approval. In addition, the Planning Division coordinates with all appropriate agencies through the development process to ensure opportunities for the preservation of open space at the appropriate times in the development review process.
OS-14	Ensure that open space areas that are acquired in fee title as a part of the City's Park System are operated and maintained as permanent publicly accessible open spaces	Parks, Recreation and Community Services	On-going	OS-1	On-going – All public park lands are operated and maintained as permanent open spaces available to the public. However, by their nature, not all open space sites are “accessible” due to either the terrain or management requirements. For example, not all trails can be made fully accessible. Selected areas within Sycamore Canyon Park must be closed to public access during certain seasons of the year to protect native vegetation and/or wildlife.
OS-15	Ensure that open space areas that are preserved via open space easements are protected and maintained as publicly accessible open spaces.	Parks, Recreation and Community Services Planning Division	On-going	OS-1	On-going – This proposal to provide public access to open space easement areas may be problematic. In many cases, the easements are located on private property behind someone's residence or business. Typically these areas are being placed in an Open Space Easement to ensure the native vegetation is preserved and wildlife is free to move about in such areas. Fish & Game and Fish & Wildlife have frequently indicated that public access to such areas would be detrimental to the vegetation and native species. This objective may need to be re-evaluated and brought back to City Council for clarification and/or re-definition of the objective to address and resolve these apparent conflicts in intent.
OS-16	Work cooperatively between the City and the County to acquire the following wildlife corridors : - Between Sycamore Canyon Park and Box Springs Mountain Reserve - Between Box Springs Mountain Reserve and the Santa Ana River via Springbrook Wash - Between the Santa Ana River and La	Parks, Recreation and Community Services Public Utilities County of Riverside	On-going	OS-1 OS-2	On-going – Implementation of this unfunded mandate will require additional discussion and study. The Department believes that a wildlife corridor does not necessarily need to be fee title, and could perhaps be handled with Open Space Easements with conditions that preclude fencing or any other improvements that would impede the movement of wildlife. Likewise, opportunities may exist where additional rights of way dedications could be required that might meet the need for wildlife movement. If the only option pursued is fee title ownership by either the City or the County – other opportunities to implement this objective

Completed	On-going	In Progress
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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Sierra/Norco Hills				at a lower cost may be missed. Another option that should be considered may be the purchase of development rights by groups such as the Land Conservancy and other similar organizations to prevent development of properties that could otherwise function as wildlife corridors. City Utility owned rights of way, as well as the MWD's Box Springs Feeder Corridor right of way also need to be reviewed for their potential to meet this objective.
OS-17	Participate with the County, State, and Federal Governments in developing and implementing both a long-term Habitat Conservation Plan for the Stephens' Kangaroo Rat and a county-wide multi-species Habitat Conservation Plan.	Planning Division Parks, Recreation and Community Services Department	On-going	OS-1 OS-5 OS-6	On-going – The Planning Division participates with the Riverside Conservation Agency (RCA) and the Riverside County Habitat Conservation Agency (RCHCA) as an active participant in the Multiple Species Habitat Conservation Plan (MSHCP) and the Habitat Conservation Plan (HCP) for the Stephens' Kangaroo Rat.
OS-18	Identify, map and monitor the habitat of sensitive species, or other species on the State or Federal listings of rare, threatened, or endangered species periodically. Require focused biological surveys for future development within areas of known or potential biological resources.	Planning Division Parks, Recreation and Community Services Department	On-going	OS-1 OS-5 OS-6	On-going – The Planning Division participates with the Riverside Conservation Agency (RCA) and the Riverside County Habitat Conservation Agency (RCHCA) as an active participant in the Multiple Species Habitat Conservation Plan (MSHCP) and the Habitat Conservation Plan (HCP) for the Stephens' Kangaroo Rat. These plans are updated regularly with the data that is provided each time burrowing owl surveys and other biological survey work is forwarded to the RCA for inclusion into the MSHCP. In addition, the Division requires biological surveys for development projects where biological resources exist and these surveys must be current of all listed State and Federal species.
OS-19	Secure easements to preserve and/or create public access along the City's arroyos.	Planning Division Public Works Parks, Recreation and Community Services	On-going	OS-1 OS-5 OS-6 LU-5	Prior to any development activity, all appropriate biological surveys are conducted as required for proper CEQA processing for all park projects. On-going – Easements are secured along arroyos for public access, as appropriate, as part of development permit processes. The Parks Department routinely reviews development projects to implement trail easements through the arroyos in conformance with the adopted Multi-Purpose Recreational Trails Plan.
OS-20	Implement applicable Hillside/Arroyo standards of the City's Grading Ordinance (Title 17) to preserve and enhance existing native riparian habitat and prevent obstruction	Planning Division Public Works	On-going	OS-5 OS-6 LU-3 LU-4	On-going – The provisions of the Grading Ordinance are implemented to preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses.

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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	of natural watercourses.				
OS-21	Implement applicable sections of the City's Zoning Code (Title 19) and Design Guidelines to regulate building height, spacing of structures, and preservation of native plants in landscaping to preserve ridgelines to the maximum extent practicable.	Planning Division	On-going	LU-5 OS-2 LU-3 LU-4	On-going – These provisions are implemented as necessary to preserve ridgelines.
OS-22	Continue to study the Alessandro Arroyo, the Springbrook Wash, the Prenda Arroyo and the Woodcrest Arroyo to identify resources and methods of protection, and other arroyos as appropriate.	Planning Division Public Utilities Parks, Recreation and Community Services Department	On-going	OS-2 OS-5 OS-6 LU-5	On-going – The City maintains an on-going effort to preserve the City arroyos through a variety of mechanisms including the City/County Arroyo Committee, Grading Code (Title 17), and the General Plan 2025.
OS-23	Acquire parklands within the Historic Citrus Greenbelt and preserve multiple rows of citrus plantings around the perimeter to preserve the aesthetic character along important corridors such as Van Buren Blvd. and Victoria Avenue.	Parks, Recreation and Community Services Planning Division	On-going	OS-3	On-going – The Parks, Recreation & Community Services Department completed the acquisition of the “Goldenstar” property in the City's Greenbelt. The Parks, Recreation & Community Services Department completed construction of Arlington Heights Sports Park located at the corner of Van Buren Boulevard and Victoria Avenue. The park included three rows of citrus trees around the perimeter of the park. No further municipal park sites are currently contemplated within the Green belt.
OS-24	Consider tree protection/tree replacement ordinances to mitigate development-related tree removal in historic citricultural areas.	Public Works Planning Division	Completed	OS-3 LU-6	This assignment has been researched by the Urban Forester and it has been determined that along Victoria Avenue, the area where citrus trees need to be protected, citrus trees are adequately protected under by the Urban Forestry Manual, Victoria Avenue Forever, and the National Registry of Historic Places.
OS-25	Apply applicable provisions of Proposition R and Measure C as they apply to agricultural lands.	Planning Division	On-going	OS-3 OS-4 LU-6	On-going – These provisions are applied to agricultural lands as appropriate.
OS-26	Through the City/County trails group, form a partnership with educational institutions, such as UCR, to provide assistance with investigating approaches to preservation of the arroyos.	Parks, Recreation and Community Services Public Works City/County Trails	Completed	OS-5 OS-6 LU-5	Completed – Staff and students from UC Riverside and Mt. San Jacinto College partnered with multiple public agencies including the City of Riverside to complete the Riverside Arroyo Watershed Policy Study, which will be used as reference to guide development and preservation of land adjacent to arroyos.

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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
OS-27	Prepare a strategic plan for implementing the Santa Ana River Task Force Committee Recommendations.	Group Planning Division Parks, Recreation and Community Services Mayor	Completed	OS-7 LU-1 LU-2	Completed – The Santa Ana River Strategic Plan has been completed. Since its completion, a collaborative consisting of the 3 Counties and various Cities along the river has been formed. Through their efforts funding has been secured which will be available to various agencies for projects along the river.
OS-28	Public Works will cooperate with Public Utilities on the implementation of renewable resources and energy programs related to trees.	Public Works Public Utilities	On-going	OS-8 OS-9	On-going – The Forestry and Landscape Division of Public Works is working closely with Public Utilities staff on an on-going basis to implement programs related to renewable resources and energy programs related to trees. Currently Public Works is working with Utilities on securing reliable delivery of electricity to residents through proper lines clearance practices of trees. Replacement trees planted in the proper area are also offered to customers through this program to help mitigate energy consumption.
OS-29	Continue to implement innovative solar energy projects such as the photovoltaic carport at the La Sierra Metrolink station and the Autumn Ridge Apartments.	Public Utilities	On-going	OS-8 OS-9	On-going – Solar generation projects continue to grow in Riverside. There are currently 434.91 kW of residential, 81.86 kW of commercial, and 740.39 kW of Utilities funded solar projects producing 1257.16 kW of clean energy every day. The Solar City Map at http://www.riversidepublicutilities.com/solar/ pinpoints the current projects in the City.
OS-30	Promote the <i>Community Energy Efficiency Program (CEEP)</i> . This voluntary program encourages residential building practices that conserve energy and resources 15% above Title 24 energy efficient requirements.	Public Utilities Building Division Planning Division	On-going	OS-8 OS-9	On-going – This program is currently promoted on the Building Division's website at http://www.riversideca.gov/building/programs.asp
OS-31	Encourage residents to participate in various energy conservation programs, including the Cool Cash, Cool Returns, WE CARE, and SHARE.	Public Utilities	On-going	OS-8 OS-9	On-going – The Public Utilities Department has and entire website GreenRiverside.com devoted to encouraging residents to participate in many different programs to conserve energy.
OS-32	Engage the local business community in the effort to reduce energy consumption. Examples of existing programs include Tree power, Electrical Equipment and Machinery Incentive, and Energy Efficient Construction Incentive programs.	Public Utilities	On-going	OS-8 OS-9	On-going – The Public Utilities Department's website GreenRiverside.com includes a Business and Commercial Programs page with programs to reduce energy consumption.
OS-33	Continue to work with researchers at the University of Riverside to accelerate the	Public Utilities Economic	On-going	OS-8 OS-9	On-going –

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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	development of new technology that could benefit Riverside and the rest of the country.	Development			
OS-34	Parks, Recreation and Community Services will cooperate with Public Utilities on the implementation of renewable energy projects within Park facilities where feasible.	Parks, Recreation and Community Services Public Utilities	On-going	OS-8 OS-9	On-going – Photo-voltaics have been built-in to the new Orange Terrace Community Park Recreation Center that was completed in September '08. The Goeske Center Parking Lot has been enhanced with Parking Shade Shelters that carry photo-voltaic panels. Solar panels have also been installed at the swimming pools at Hunt, Islander and Shamel parks to offset the cost of operation of the pool pumps. Pool equipment at various park pools have been converted to variable speed pumps to reduce operational costs and electrical consumption during off peak periods where little to no use of the pool is occurring. In addition Parks continues to work with Utilities and IT in development of alternative control systems for lighting, irrigation and electrical systems to reduce consumption. Current park standards include MUSCO "Sports Green" light systems for all lit sports facilities being built in future parks Parks, Recreation & Community Services worked cooperatively with Riverside Public Utilities on the new Arlington Heights Sports Pak to provide non-potable water and utilize the non-potable water source for irrigation. All park irrigation systems are now being installed with "purple pipe" to facilitate future use of non-potable water sources as they become available. All irrigation systems are being equipped with the CalSense Irrigation Controllers to better manage water application and reduce water consumption due to over-watering. Where funding is available, various new park buildings are being designed to be LEED certifiable.
OS-35	Continue water conservation education and incentive programs for residential and business water users, such as the Pool and Spa Pump Incentive Program, Ultra Low Flush Toilet Conservation Program, and Pool Saver	Public Utilities	On-going	OS-10	On-going – These programs are on-going. New agricultural water conservation programs are being considered. Staff participated on several state-wide conservation panels and initiatives.

Completed	On-going	In Progress
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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	Program.				
OS-36	Continue community water conservation programs including Energy and Water School Education Program, and Splash into Cash Program.	Public Utilities	On-going	OS-10	On-going – This program is on-going with school visits continuing.
OS-37	Ensure that public parks and public landscape projects minimize the use of high-water-demand vegetation for decorative uses.	Parks, Recreation and Community Services Public Works Planning Division	On-going	OS-10	On-going – All park plantings are typically selected for low water consumption among the various plants commercially available for use for a specific purpose. Turfs are generally selected for their drought tolerance as well as their sustainability under the heavy use they're subjected to at various sports venues. The Department consults with turf specialists at UCR and other industry turf experts to ensure the most suitable species are being used. Where feasible, low water consuming shrubbery is used in lieu of decorative turf. Due to security and sustainability concerns, use of shrubbery is limited in most park settings to areas that are not conducive to foot traffic.
OS-38	Offer reduced water and wastewater connection fees as incentives for the use of water-conserving site design and construction.	Public Works Public Utilities	On-going	OS-10	On-going – City staff is currently reviewing the legal implications of this type of incentive.
OS-39	Parks, Recreation and Community Services will cooperate with Public Utilities in the implementation of recycled water and/or agricultural water programs, particularly where such water sources can substitute for current potable water sources within parks.	Parks, Recreation and Community Services Public Utilities Public Works	On-going	OS-10	On-going – See OS-34
OS-40	Regularly assess the cost of providing potable water for non-potable uses versus the cost providing reclaimed water, including associated infrastructure and facilities costs. Implement a reclaimed water system at the time it becomes cost effective to do so.	Public Utilities – Water Public Works	On-going	OS-10	On-going – City Council adopted the conceptual plan for recycled water use. The recycled water facilities plan is under development.
OS-41	Work with other regional water service providers to determine the feasibility of a broader-based reclaimed water system.	Public Utilities – Water Public Works Parks, Recreation and Community Services Department	On-going	OS-10	On-going – Work with Western Municipal Water District is ongoing. The Parks, Recreation and Community Services Department's contact with regional water service providers is generally limited to the Western Municipal Water District which serves several of the City's park sites. The Department continues to work cooperatively with this agency, and has been working to ensure all future park sites are designed to accept non-potable water for

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OPEN SPACE & CONSERVATION ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
OS-42	Comply with all provisions of the City's National Pollution Discharge Elimination System (NPDES) permit, and support regional efforts by the Regional Water Quality Control Board (Santa Ana Region #8) to improve and protect water quality.	Public Works Planning Division Parks, Recreation and Community Services Department	On-going	OS-10	On-going – This review is completed as part of each development application as appropriate. NPDES requirements are now routinely incorporated into Parks Department standard project specifications. In addition, Park Planning & Design Division design staff and Parks Division maintenance staff attend annual training sessions as appropriate regarding NPDES permit, design and maintenance requirements.
OS-43	Amend Titles 18 and 19 to reflect the new submittal requirements needed to comply with the NPDES requirements.	Planning Division Public Works	Completed	OS-10	Completed – Adopted November 2007
OS-44	Add a figure to the Open Space Element that will, to the extent possible, delineate areas where waters of the State, and possibly waters of the U.S., would be impacted or lost by any projects involving dredge and fill activities.	Planning Division	TBD	All	No action taken.
OS-45	Amend Title 19, to add “night-time sky” regulations to address light pollution, and lighting restrictions of the Mount Palomar Observatory.	Planning Division Parks, Recreation and Community Services	TBD	OS-2 OS-2.5	This case has been assigned and will be completed as time permits.
OS-46	Review Table 6-2, “Plants That should be Avoided Adjacent to the MSHCP Conservation Area”, in the MSHCP to determine if these same plants should be avoided around the City's arroyos. Determine how to apply this “no-plant” plant list to the City's arroyos and establish the needed policies/procedures using the appropriate Codes or Guidelines.	Planning Division	Completed	OS-6.3	Completed – On November 20, 2009, the City adopted the new Water Efficient Landscape Ordinance (WELO). Within this ordinance, the provisions of the MSHCP Table 6-2 “Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area” were incorporated to insure that these provisions were maintained throughout the City as appropriate.

Completed	On-going	In Progress
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Appendix C

FY 2016-18 Two Year Budget in Brief

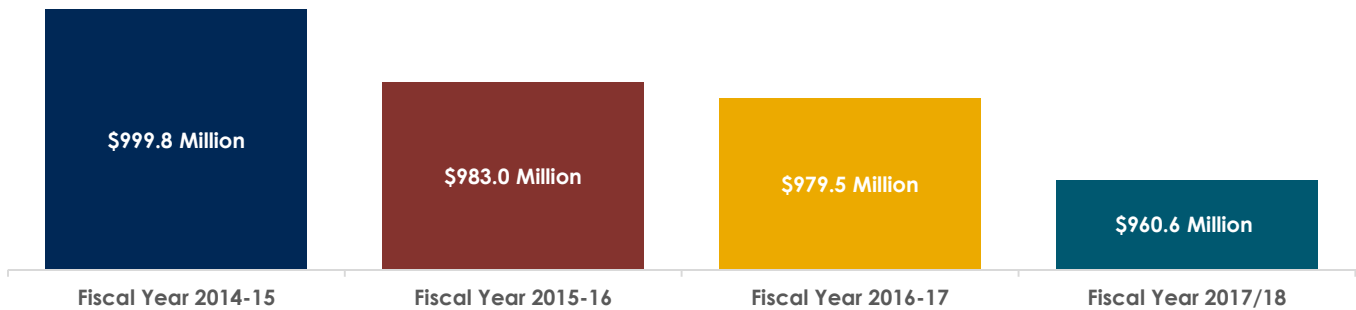


CITY OF RIVERSIDE, CALIFORNIA

2016-2018 BIENNIAL BUDGET IN BRIEF

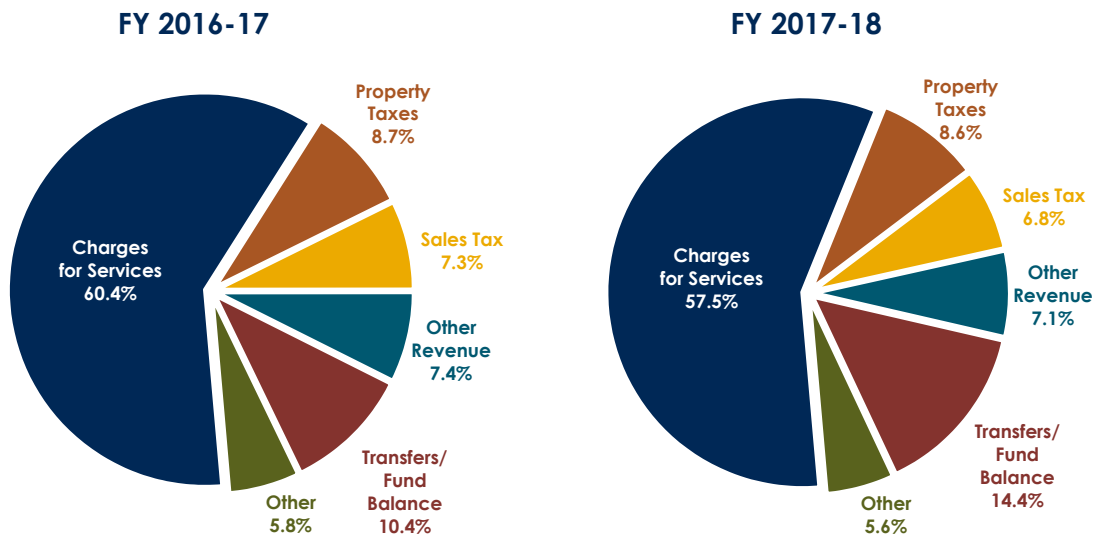
BIENNIAL BUDGET OVERVIEW

The City's originally adopted budget is \$979.5 million for Fiscal Year 2016/17 and \$960.6 million for Fiscal Year 2017/18. This reflects a decrease in spending from previous fiscal years mainly due to budget reductions and savings in personnel and non-personnel costs.



HOW IS THE BIENNIAL BUDGET FUNDED?

More than 76% of the 2016-17 budget and 73% of the 2017-18 budget is funded with Charges for Services and Taxes



HOW IS THE MONEY SPENT?

Most of the money budgeted for spending for FYs 2016-17 and 2017-18 will be for operating Public Utilities (51.9%), Public Works/Community Development (23.5%), and Public Safety (17.0%). The balance will be for general government services.



IMPORTANT CHANGES IN THE BIENNIAL BUDGET PROCESS



Basic theme for two-year budget is "Taking Care of Essential Services and Infrastructure"



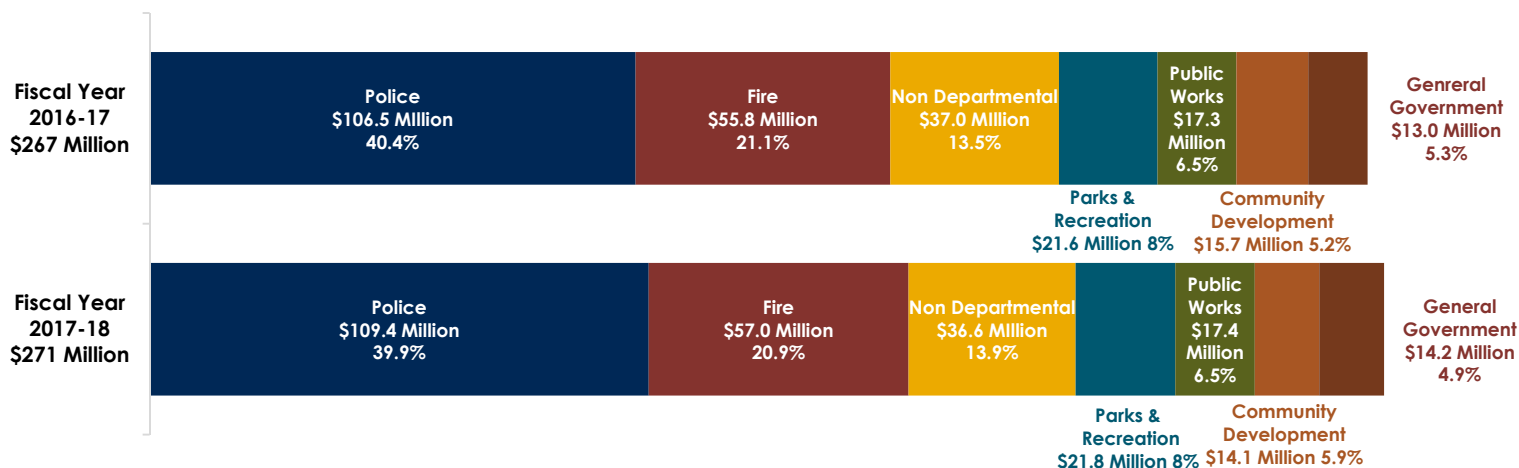
Five-year financial plan was developed to identify and address financial challenges



Transparency and community participation incorporated into the budget development process

GENERAL FUND SPENDING

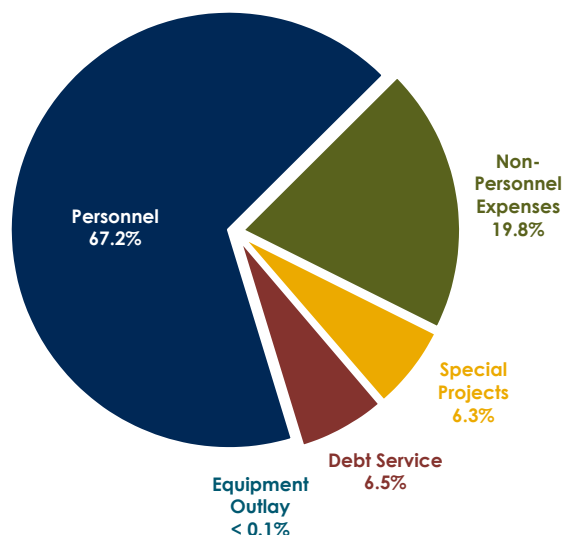
The most complex City fund is the General Fund. It receives most of the City's taxes (such as Property and Sales taxes), and pays for services provided by 16 different departments. Some of the core services paid using the General Fund are police, fire, parks, recreation, libraries, and street maintenance. Riverside Public Utilities and other business enterprises of the City have their own distinct revenue sources and are accounted for in other funds. Total budgeted spending for the General Fund is \$267.6 million for fiscal year 2016-17 and \$270.2 million for 2017-18. The Police and Fire department budgets reflect more than 60% of General Fund spending. The Non Departmental section of the budget reflects activities that are associated with multiple departments or that serve the entire city. Some examples of Non Departmental activities are Riverside Convention Center and Municipal Auditorium operations.



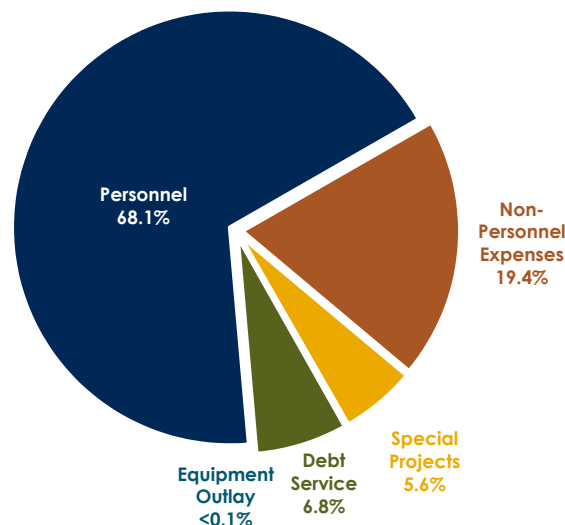
COST CATEGORIES FOR GENERAL FUND SPENDING

Personnel expenses (comprised of salary and benefits) make up more than 67% of the budgeted costs for 2016-17 and 68% for 2017-18. Non-Personnel cost such as contract services and supplies reflect the next largest spending category with about 20% of the budget.

FY 2016-17

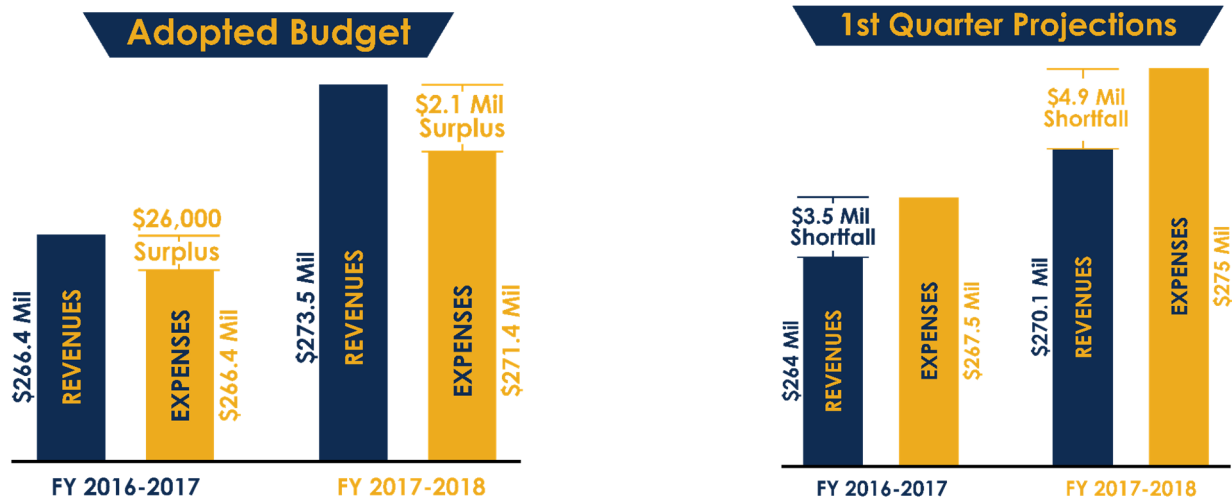


FY 2017-18



FISCAL YEAR 2016-2017 FIRST QUARTER UPDATE

Below is an overview of impacts to the FY 2016-2018 Two Year Budget, based on the General Fund First Quarter Financial Update for FY 2016-17.

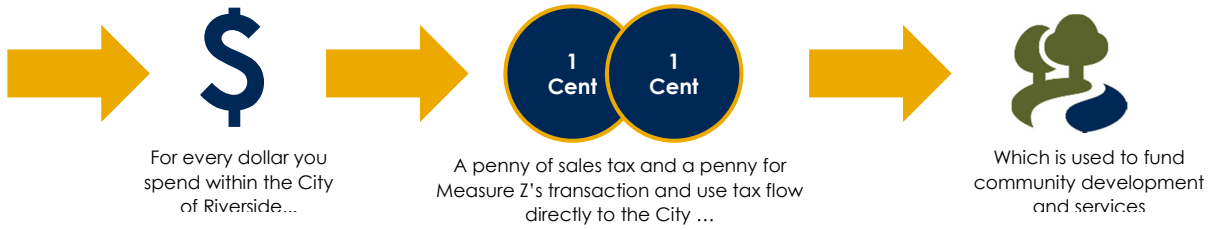


		FY 2016-2017	FY 2017-2018
Adopted Surplus		\$26,530	\$2,078,014
Union Contracts	\$(819,081)		\$(3,396,309)
Lower Revenues	\$(2,426,858)		\$(3,395,908)
Insufficient Funds for Parks Debt	\$(600,000)		\$(600,000)
Transfers for Sewer Claims		\$900,000	\$900,000
Other	\$(52,004)		
Fire Department Maintenance	\$(500,000)		\$(500,000)
Estimated Shortfall	\$(3,471,413)		\$(4,914,203)

General Fund Reserve Outlook (Based on 1st Quarter Projections)

15% Reserve	\$39.1 Mil	\$40.1 Mil	\$41.3 Mil
Projected Gap	\$5.9 Mil	\$10.4 Mil	\$16.5 Mil
Projected Reserve	\$33.2 Mil (12.7%)	\$29.7 Mil (11.1%)	\$24.8 Mil (9%)
	FY 2015-2016 Actual	FY 2016-2017 1st Quarter Projection	FY 2017-2018 1st Quarter Projection

YOUR TAX DOLLARS AT WORK



THE CAPITAL IMPROVEMENT PROGRAM (CIP) AND THE BIENNIAL BUDGET

The CIP is developed separately from the City's annual budget and serves as a planning instrument for infrastructure development. CIP approval does not appropriate funds for CIP projects. Appropriations for these projects are approved with the Biennial Budget. Total spending budgeted for the next two fiscal years total more than \$157 million.

Department	FY 2016/17	FY 2017/18	Funded Total
General Services	\$935,556	\$1,442,333	\$2,377,889
Parks Recreation, and Community Services	\$4,627,300	-	\$4,627,300
Public Utilities	\$61,375,000	\$43,038,000	\$104,413,000
Public Works	\$25,511,130	\$20,288,600	\$45,799,730
Fiscal Year Total	\$92,448,986	\$64,768,933	\$157,217,919



Imperial Lofts Project



Chow Alley Demolition



KEY FINANCIAL CHALLENGES ADDRESSED IN FINANCIAL PLANNING



Lack of funding for the City's basic infrastructure needs

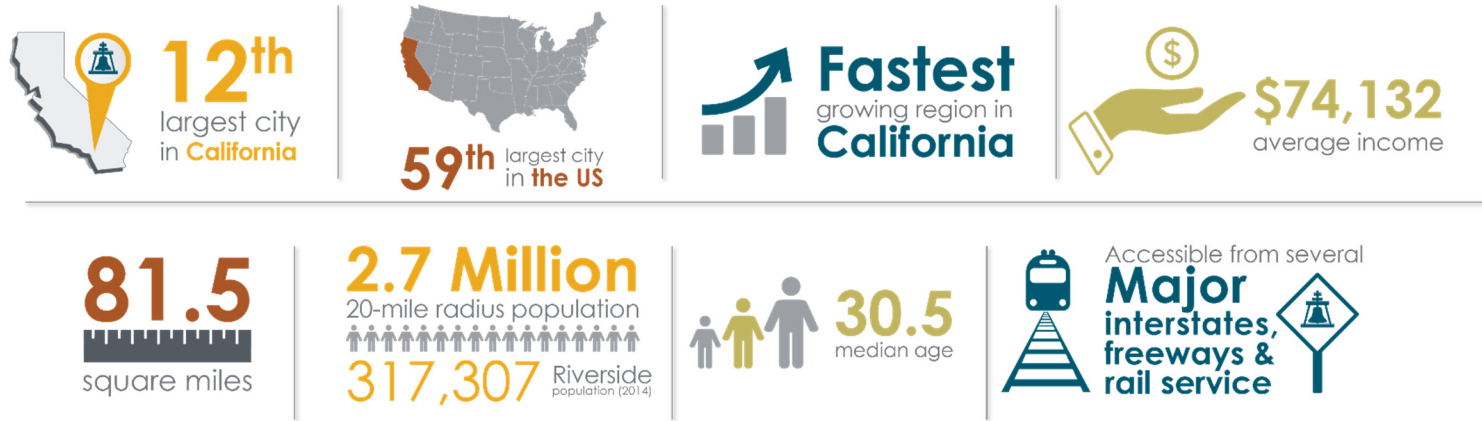


Lack of funding for new essential programs

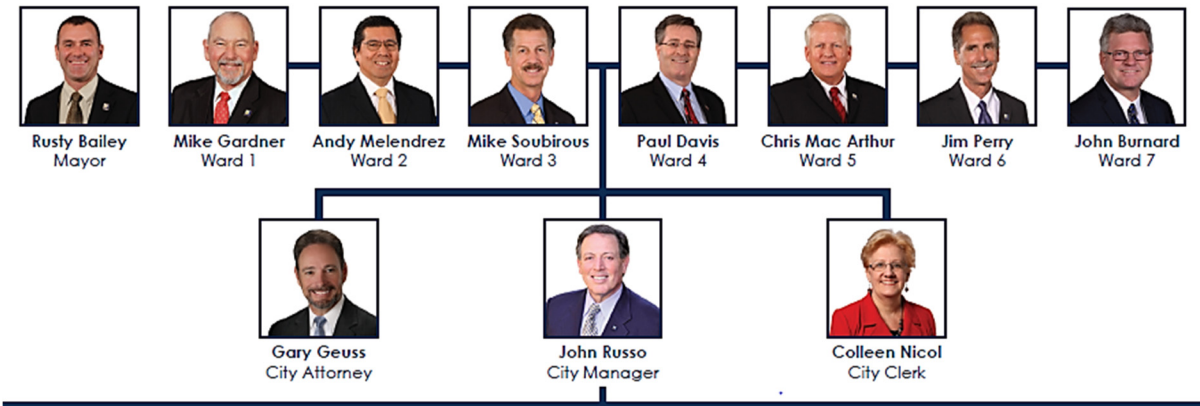


Lack of reserves for legal claims and settlements

COMMUNITY PROFILE: RIVERSIDE, CALIFORNIA



CITY LEADERSHIP



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Appendix D

FY 2017-18 Capital Improvement Program (CIP)

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2016-2021

FY 2016-2018 Mid-Cycle Update

Mayor

Honorable
William R. Bailey

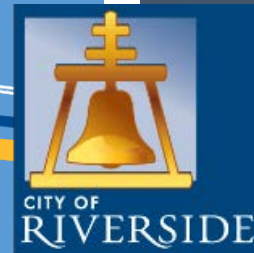
City Council

Mike Gardner
Andy Melendrez
Mike Soubirous
Chuck Conder
Chris Mac Arthur
Jim Perry

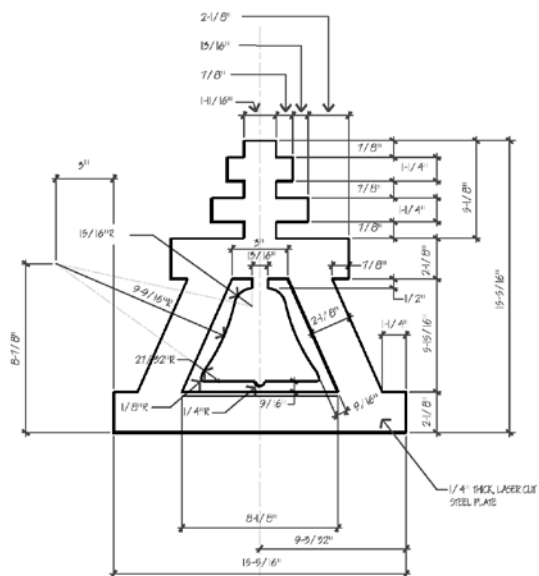
Submitted to the
City Council by:

John A. Russo

City Manager



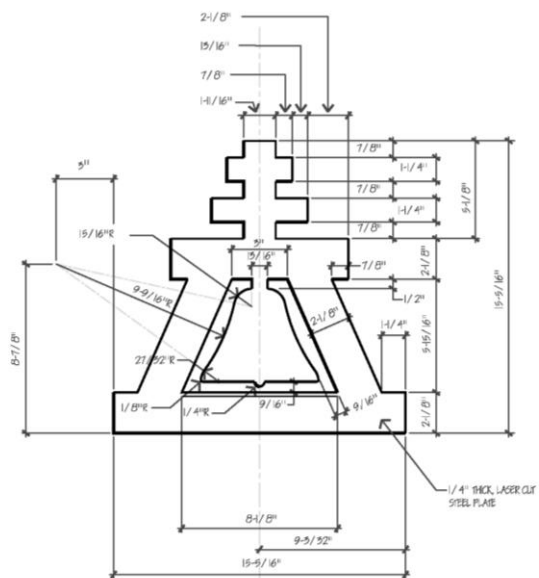
NOTES



CAPITAL IMPROVEMENT PROGRAM FINANCIAL SUMMARY



NOTES



Capital Improvement Program Two-Year Budget and Five-Year Plan

The CIP and the City's Biennial Operating Budget

Fiscal Year 2016/17 marked the transition of the CIP from a one-year budget to a two-year budget to parallel the City's Biennial Budget process. Both the City's Biennial Operating Budget and the CIP are accompanied by a Five-Year Financial Plan that further identifies the funded and unfunded needs of the City. Although the two budgets are similar, the approval of the CIP Plan does not signify appropriation of funds. Rather, the CIP Plan serves as a planning instrument for both budgeting and infrastructure development. The actual appropriations are made for capital projects when the City Council approves the City's biennial budget.

The CIP Plan's first two years reflect the highest priority capital projects that are included in the City's Biennial Budget for FY 2016/17 and 2017/18. The remaining three fiscal years (2018/19 through 2020/21) reflect staff's recommendation to fund higher priority projects and/or are a continuation of projects that span more than one year. These projects are subject to review and revision every two years by the City Council as part of the biennial budget process.

The CIP Mid-Cycle Update

Updates to the CIP plan, which includes the two-year CIP budget and five-year plan, are made on an annual basis to reflect changes in funding, changes in project priorities, and the addition of new projects occurring during the two-year budget cycle. Similar to the biennial budget, the CIP update is submitted to City Council for approval and appropriation of funds in the operating budget. This occurs at the end of the first year of the two-year budget.

Measure Z

On November 8, 2016, Riverside voters approved Measure Z, a general transaction and use tax of 1%, to help pay for critical unfunded City programs and services. Measure Z revenues are anticipated to be \$10 million in FY 16/17 and \$51.6 million in FY 17/18. Of these amounts, \$1.1 million are earmarked for CIP projects in FY 2017/18, and a total of \$31.6 million for fiscal years 2018/19 through 2020/21.

Some of the CIP projects to be funded by Measure Z funds include the site selection for the Eastside Library, parking garage, a new Downtown Library, new Police Headquarters, annual deferred maintenance for City facilities,

Capital Improvement Program Two-Year Budget and Five-Year Plan

data network upgrades and an enterprise resource planning system replacement.

Funding Sources

The City employs a combination of approaches to fund its capital projects. For many smaller improvement projects, funds are appropriated from cash on hand. Large-scale capital projects are funded through a variety of methods including long-term financing, user fees, proceeds from bond issues, grants, assessments, impact fees, and certificates of participation (COPs). Since the City's various departments are budgeted within numerous funds, each potentially with multiple revenue streams, the CIP departments are responsible for managing the revenue and expenditure budgets of their CIP projects.

The funds in which capital improvements are budgeted and the various funding sources that provide revenue to these funds are described below by CIP program section. General Fund revenue sources are not described due to the complex nature of sources providing revenue to the General Fund. The General Fund's major funding sources include sales tax, property tax, fees for services, utility user's tax, and transfers from the Electric and Water Funds. With the passing of Measure Z by the voters, the collection of an additional one-cent sales tax began on April 1, 2017, and will fund some capital projects as previously approved by the City Council.

Airport

Capital expenditures for the Riverside Municipal Airport are budgeted in the Airport Fund (530), which is an enterprise fund. The Federal Aviation Administration (FAA) generally funds up to 95 percent of eligible projects. Under the California Department of Transportation (CALTRANS) Division of Aeronautics' grant program, the City may apply for 2.5 percent matching funds for FAA-approved projects. Additional revenue sources include:

- Lease Revenues – revenue from leased airport property.
- Landing & Tie Down Fees – fees assessed on aircraft operating at and based at the Airport.
- Fuel Sales – revenue from the sale of fuel purchased from the Airport.
- Fuel Flowage Fees – fees charged on fuel purchased at the Airport.
- Non-Commercial Aircraft Tax – funds generated from taxes imposed on non-commercial aircraft.

Capital Improvement Program Two-Year Budget and Five-Year Plan

Electric

Capital expenditures for the City's Electric Utility are budgeted in the Electric Fund (510), which is an enterprise fund. Revenue sources include:

- Electric Rates – revenue from rate payers.
- Contributions in Aid of Construction – funding contributions by private parties.
- Bond Proceeds – proceeds from the sale of revenue bonds.

Innovation and Technology

Projects included in this section are funded by Measure Z.

Municipal Buildings and Facilities

Projects included in the Municipal Buildings and Facilities CIP are funded primarily from the General Fund (101) and Measure Z (110). In certain cases, projects are funded from other funds when a project impacts a non-General Fund Department (such as Public Utilities).

Parks, Recreation, and Community Services

Capital expenditures for the Parks, Recreation, and Community Services Department are budgeted in the General Fund (101), the Local Parks Fund (411), and the Regional Parks Fund (413). Neighborhood park improvements are funded through the Local Parks Fund, while regional park improvements are funded through the Regional Parks Fund. Major revenue sources include:

- General Fund Revenues.
- Development Fees – portions of fees charged when property is developed that are dedicated to the funding of local and regional parks and recreation facilities.

Local Park Fee and Regional Park Fee revenues are dependent on development. Therefore, the CIP only shows projects as funded when fee revenues are available and/or annual funding obligations exist. As funding becomes available, the Parks, Recreation, and Community Services Department will request that the City Council appropriate funds for projects on the Unfunded Capital Projects list.

Capital Improvement Program Two-Year Budget and Five-Year Plan

Public Parking

Capital expenditures for the City's Public Parking facilities are budgeted in the Public Parking Fund (570), which is an enterprise fund. Revenue sources include:

- Rent Revenues – revenue from rented facilities.
- Garage, Lot and Meter Fees – fees charged for parking.
- Parking Fines – fines assessed for parking violations.
- Bond Proceeds – proceeds from the sale of revenue bonds.

Sewer

Capital expenditures for the construction and improvement of the City's sewer system are budgeted in the Sewer Fund (550), which is an enterprise fund. In addition to capital expenditures, operational expenditures related to the operation and maintenance of the City's sewer system are budgeted in the Sewer Fund. Revenue sources include:

- Sewer Connection Fees – fees charged when property is developed that are dedicated to the funding of sewer infrastructure projects.
- Service Charges – funds that are generated from service charges to users of the City's sewer system.
- Community Services District (CSD) Payments – payments from Community Services Districts for which the City provides sewage treatment services.
- State Revolving Loans – low interest loans provided by the State to fund capital improvements.
- Bond Proceeds – proceeds from the sale of revenue bonds.

Storm Drain

Capital expenditures for the construction and improvement of storm drains are budgeted in the Storm Drain Fund (410). Revenue sources include:

- Storm Drain Fees – fees charged when property is developed that are dedicated to the funding of storm drain infrastructure projects.

Transportation & Railroad Related Projects

Capital expenditures for the construction and improvement of transportation infrastructure are budgeted in the General Fund (101), the Special Gas Tax Fund (230), the Capital Outlay Fund (430), the Measure A Fund (432), the

Capital Improvement Program Two-Year Budget and Five-Year Plan

Transportation Development Impact Fees Fund (433), and the Transportation Uniform Mitigation Fees Fund (434). The revenues to the 230, 430, 432, 433, and 434 Funds are restricted and must therefore follow strict spending regulations and reporting guidelines. In the detailed tables found in the Transportation program section of the CIP document, the revenue sources include:

- Signal Mitigation Fees – a City funding source generated from portions of fees charged when property is developed that are dedicated to funding new and upgraded traffic signals.
- Transportation Impact Fees – a City funding source generated from portions of fees charged when property is developed that are dedicated to funding local transportation capacity improvements.
- Measure A Sales Tax Revenue – a City and County funding source generated from Riverside County's half-cent sales tax dedicated to transportation projects that is allocated directly to the City of Riverside through the Riverside County Transportation Commission.
- Transportation Uniform Mitigation Fees (TUMF) – a regional funding source generated from portions of fees charged when property is developed that are dedicated to funding regional transportation capacity improvements.
- State Gas Tax Revenue – revenue generated by the State's tax on gasoline sales that is dedicated to local transportation capacity improvements.
- State Proposition 42 Revenue – revenue generated by additional gas tax revenues allocated to transportation projects by voter initiative.
- State Proposition 1B Revenue – revenue generated by the sale of bonds authorized by voter initiative for transportation improvements.
- Congestion Mitigation and Air Quality (CMAQ) Improvement Program – a Federal funding program authorized by the Intermodal Surface Transportation Efficiency Act (ISTEA) that provides grants primarily for

Capital Improvement Program Two-Year Budget and Five-Year Plan

traffic signal projects, transportation demand management projects, and transit projects.

- Surface Transportation Program (STP) – a Federal funding program authorized by ISTEA that includes two funding mechanisms. One such allocation is a population formula program, where local agencies receive funds for transportation improvement projects according to their respective populations, the second funding mechanism provides grants for projects that reduce traffic congestion, improve transportation circulation, and maintain transportation infrastructure.
- Surface Transportation Program Local (STPL) – STPL is similar to STP, except that funds are dedicated to local street improvements.
- Demonstration (DEMO) Funds – allocations of STP funds for specific projects earmarked by Congress.
- Congressional Earmarks – project-specific appropriations made by Congress to fund transportation capacity improvements.
- California Public Utilities Commission Grade Separation Program – a funding program administered by the California Public Utilities Commission that provides funding for railroad grade separations.
- Railroad Funds – private funding from the Union Pacific and Burlington Northern Santa Fe (BNSF) railroads to assist with the construction of railroad grade separations.

Water

Capital expenditures for the City's Water Utility are budgeted in the Water Fund (520), which is an enterprise fund. Revenue sources include:

- Water Rates – revenue from rate payers.
- Contributions in Aid of Construction – funding contributions by private parties.
- Bond Proceeds – proceeds from the sale of revenue bonds.

Capital Improvement Program Two-Year Budget and Five-Year Plan

Funded Capital Improvement Projects

The Capital Improvement Program covers a five-year period of FY 2016/17 through FY 2020/21. The adopted CIP plan for the first two years, FY 2016/17 and 2017/18, had total budgets of \$92,448,986 and \$64,768,933 respectively, with 87 funded CIP projects in the first year and 70 funded projects in the second year. The highest priority projects are budgeted in FY 2016/17 and 2017/18 and are planned in FY 2018/19 through 2020/21.

The revised mid-cycle five-year CIP plan includes \$377,310,965 in funded capital projects, including \$32,683,883 in projects funded by Measure Z sales tax revenue. The mid-cycle CIP update presents an amended budget for FY 2016/17 of \$93,124,282, a decrease of \$675,296 from the adopted budget amount of \$92,448,986. The amended budget for FY 2017/18 is \$63,735,500, representing a \$1,033,433 decrease from the adopted budget of \$64,768,933. The decreases from the adopted budget to the amended budget are due to changes in project priorities as determined by City departments.

Projects funded by Measure Z include site selection for the Eastside Library, parking garage, Museum expansion and rehabilitation, a new Downtown Library, new Police Headquarters, technology projects, and funding for annual deferred maintenance for facilities.

FUNDED CIP PROJECTS

Department	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	Funded CIP Total 5 Years
General Services	965,613	1,607,000	8,927,177	9,818,353	11,018,353	32,336,496
Innovation and Technology	-	-	1,500,000	-	1,250,000	2,750,000
Parks, Recreation, and Community Services	5,272,539	10,000	-	-	-	5,282,539
Public Utilities	61,375,000	43,038,000	55,549,000	46,435,000	47,807,000	254,204,000
Public Works	25,511,130	19,080,500	18,585,600	11,398,000	8,162,700	82,737,930
Funded CIP Totals	\$93,124,282	\$63,735,500	\$84,561,777	\$67,651,353	\$68,238,053	\$377,310,965

Unfunded Capital Improvement Projects

Projects that are identified, but have no current funding, are categorized as unfunded. The City is currently monitoring more than \$1 billion in unfunded needs.

Capital Improvement Program 5 - Year Funded Project List
FY 2016/17 - FY 2020/21

Funded CIP Projects by Department and Project	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	Funded CIP Total 5 Years
General Services						
AIM2 Wireless devices for FMU's	50,000	-	-	-	-	50,000
Airport Facilities - Fuel Pit Removal	-	-	100,000	-	-	100,000
Airport Facilities - Sidewalk/Landscaping Airport Dr	-	-	150,000	-	-	150,000
Airport Facilities - Terminal Patio Deck	-	50,000	-	-	-	50,000
Airport Runway Construction - Design Apron Rehab	117,613	-	-	-	-	117,613
Airport Runway Construction - Design Runway 9/27 Rehab	45,000	-	-	-	-	45,000
City Buildings - Americans with Disabilities Act Modifications at Various City Facilities (1 of 2, Funded Portion)	56,000	-	-	-	-	56,000
City Buildings - Automation Systems (Energy Efficiency) (1 of 2, Funded Portion)	15,000	-	-	-	-	15,000
City Buildings - Eastside Restroom Rehab	15,000	-	-	10,000	-	25,000
City Buildings - Fire Station 3 Flooring Replacement (Carpet to Tile) (reprogrammed from Station 2)	10,000	-	-	-	-	10,000
City Buildings - Fire Station 7 Flooring Replacement (Carpet to Tile)	10,000	-	-	-	-	10,000
City Buildings - Fire Station 8 Flooring Replacement (Carpet to Tile)	10,000	-	-	-	-	10,000
City Buildings - Fire Station Improvements (All) (1 of 2, Funded Portion)	-	-	-	50,000	50,000	100,000
City Buildings - Harada House - Robinson House Garage Demo/Rehab	25,000	-	-	-	-	25,000
City Buildings - HVAC Replacement at Various City Facilities	15,000	15,000	15,000	15,000	15,000	75,000
City Buildings - La Sierra Library LED Retrofit Parking Lot Lighting	12,000	-	-	-	-	12,000
City Buildings - Miscellaneous Improvements at City Facilities (1 of 2, Funded Portion)	5,000	7,000	55,000	60,000	50,000	177,000
City Buildings - Orange Terrace Library Replacement Carpet	30,000	-	-	-	-	30,000
City Buildings - Police Department Improvements (1 of 2, Funded Portion)	10,000	10,000	20,000	-	20,000	60,000
City Buildings - La Sierra Library Main Entry Door Replacement	-	25,000	-	-	-	25,000
City Hall Floor Reprogramming (2, 3, 5)	500,000	-	-	-	-	500,000
CNG Dispenser drive-off protection	-	30,000	-	-	-	30,000
Convention Center Minor Facility Repairs (Ongoing)	40,000	50,000	40,000	40,000	40,000	210,000
Fleet Facilities - Fleet Building Lighting Upgrade/Replacement	-	80,000	-	-	-	80,000
Fleet Facilities - Fleet Epoxy Flooring project	-	-	-	-	-	-
Fleet Facilities - Fleet HVAC/Gas Detection System Project	-	-	-	-	-	-
Fleet Facilities - Fleet Install E85 Fueling Station	-	240,000	-	-	-	240,000
Fleet Facilities - Fleet Install EV Charging Stations for City Vehicles (Various Facilities)	-	-	200,000	-	-	200,000
La Sierra Library HVAC / Fans	-	-	-	-	-	-
Subtotal General Services	965,613	507,000	580,000	175,000	175,000	2,402,613
General Services - Measure Z						
Annual Deferred Maintenance (Existing Facilities) - Partial Funding	-	1,000,000	1,500,000	250,000	1,450,000	4,200,000
Downtown Parking Garage	-	-	933,706	1,280,912	1,280,912	3,495,530
Eastside Library Site Selection	-	100,000	-	-	-	100,000
Museum Expansion and Rehabilitation	-	-	1,244,941	1,707,882	1,707,882	4,660,705
New Downtown Library	-	-	1,867,412	2,561,824	2,561,824	6,991,060
Police Headquarters	-	-	2,801,118	3,842,735	3,842,735	10,486,588
Subtotal General Services - Measure Z	-	1,100,000	8,347,177	9,643,353	10,843,353	29,933,883
General Services Total	965,613	1,607,000	8,927,177	9,818,353	11,018,353	32,336,496
Innovation and Technology - Measure Z						
Data Network Upgrades	-	-	250,000	-	-	250,000
Datacenter Capital Improvements	-	-	250,000	-	250,000	500,000
Enterprise Resource Planning System Replacement	-	-	1,000,000	-	1,000,000	2,000,000
Innovation and Technology Total	-	-	1,500,000	-	1,250,000	2,750,000
Parks, Recreation, and Community Services						
Arlanza Community Garden - Community Garden fencing only	18,604	-	-	-	-	18,604
Arlington Park - Youth Innovation Center (AYIC)	3,800,000	-	-	-	-	3,800,000
Arlington Park Renovation	-	-	-	-	-	-
Bergamont Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Bobby Bonds Reader Board	-	-	-	-	-	-
Bordwell Park - Nati Fuentes Centro de Ninos - Playground Poured-in-place surfacing replacement	-	-	-	-	-	-
Bordwell Park - Playground poured-in-place surfacing replacement	128,500	-	-	-	-	128,500
Bryant Park - CDBG 2013 - Design and construction of rehabilitated Playground, HVAC and Kitchen	-	-	-	-	-	-
Bryant Park Tennis and Basketball Renovation	-	-	-	-	-	-
Building Refurbishing Program – Emergency Pole and Netting Repair at FPGC	-	-	-	-	-	-
Building Refurbishing Program – Install new HVAC units at Cesar Chavez CC	-	-	-	-	-	-
Building Refurbishing Program – Paint	-	-	-	-	-	-
Building Refurbishing Program – Pool Filters	-	-	-	-	-	-
Building Refurbishing Program – Roof and Ceiling Repairs	-	-	-	-	-	-
Building Refurbishing Program - Shamel Pool Heater	-	-	-	-	-	-
Building Refurbishing Program – Theft, Vandalism, and Miscellaneous Repairs	-	-	-	-	-	-
Building Refurbishing Program –Annual Floor Refinishing	-	-	-	-	-	-
Castlevue Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
City-wide - Park Master plan Update - Update the 2003 Park Master Plan	350,000	-	-	-	-	350,000
Collett Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Don Derr Park - Playground Poured-in-place surfacing replacement	-	-	-	-	-	-

Capital Improvement Program 5 - Year Funded Project List
FY 2016/17 - FY 2020/21

Funded CIP Projects by Department and Project	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	Funded CIP Total 5 Years
Doty Trust Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
El Dorado Park - Phase I - Design and Construction of Walking/jogging Path 2400l.f.	-	-	-	-	-	-
Fairmount Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Fairmount Park ADA Boat Launch	-	-	-	-	-	-
Fairmount Park Signage	-	10,000	-	-	-	10,000
Goeske Center / Streeter Park Turf Conversion	300,000	-	-	-	-	300,000
Goeske Senior Center - Design and construction to renovate the old restrooms interior and exterior (replacement of tile, paint, partitions, fixtures and signage, ceiling, lights)	50,000	-	-	-	-	50,000
Hunter Park - Design and construction of a Railroad Interpretive Kiosk / signage	68,000	-	-	-	-	68,000
Hunter Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
La Sierra Park - Senior Center Acoustic Improvements	-	-	-	-	-	-
La Sierra Park - ADA pathway (1200 l.f.) from Senior Center Parking lot to ballfield & parking lot, including Decomposed. Granite path w/mow curbs, landscaping & Furniture.	204,077	-	-	-	-	204,077
Lincoln Park Shade Structure – Purchase and Installation of New Playground Shade Structure	-	-	-	-	-	-
Martha McLean Park - Disc Golf Course - Design and Install an 18-hole course with tees, course map, info board and signage,	55,000	-	-	-	-	55,000
Myra Linn Park - Add a shade sail to playground structure at the 5-12 playground. Structure is manufactured by Landscape Structures.	90,000	-	-	-	-	90,000
Myra Linn Park - Install a companion / expression swing at the 5-12 playground	5,000	-	-	-	-	5,000
Myra Linn Park - Install par course / fitness stations (4 total) throughout new sidewalk, including demolition, grading, decomposed granite area with concrete mow curbs, irrigation and planting modifications.	90,000	-	-	-	-	90,000
Myra Linn Park - Provide ADA access to courts - Drainage swale is a tripping hazard	35,000	-	-	-	-	35,000
Myra Linn Park - Turf conversion at west side along Mobley Ave. at \$3/s.f. - turf replaced with drip irrigation and drought tolerant landscaping (195' x 30' = 5850 sf)	14,000	-	-	-	-	14,000
Nichols Park - 2000 s.f. turf replacement at entry sign at \$3/s.f. - turf replaced with drip irrigation and draught tolerant landscaping.	-	-	-	-	-	-
Nichols Park - Design and Construction of Community Center Renovation	-	-	-	-	-	-
Patterson Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Rancho Loma Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Riverwalk - Flat Rock Pocket Park - Playground Poured-in-place surfacing replacement	19,679	-	-	-	-	19,679
Riverwalk - Golden/Schuyler Pock Park - Playground Poured-in-place surfacing replacement	19,679	-	-	-	-	19,679
Rutland Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Ryan Bonaminio - Replace Playground wood chips, on-going	-	-	-	-	-	-
Sycamore Highlands Park - Playground Poured-in-place surfacing replacement	-	-	-	-	-	-
Taft Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Thundersky Park - Replace Playground wood chips, on-going	-	-	-	-	-	-
Villegas Park - Brown Room Renovation	-	-	-	-	-	-
Villegas Park - Gym and boxing area wood floor refinish	25,000	-	-	-	-	25,000
Villegas Park ADA Walkway	-	-	-	-	-	-
White Park - Dales Senior Center HVAC	-	-	-	-	-	-
Parks, Recreation, and Community Services Total	5,272,539	10,000	-	-	-	5,282,539
Public Utilities						
Aquifer Storage & Recovery Sys	-	-	-	-	-	-
Asset Management System	900,000	-	-	-	-	900,000
Asset Management System -Electric	-	-	-	-	-	-
Building & Structure Improvements	-	-	-	-	-	-
Cable Replacement	2,335,000	1,358,000	2,984,000	2,027,000	1,891,000	10,595,000
CALTRANS Project	-	-	-	-	-	-
Capacitors-Regulators	50,000	50,000	50,000	50,000	50,000	250,000
CIS Upgrade	-	-	-	-	-	-
City-wide Communications	2,910,000	1,200,000	900,000	900,000	900,000	6,810,000
Development Costs	-	-	-	-	-	-
Distribution Automation/Reliability	950,000	950,000	650,000	750,000	750,000	4,050,000
Distribution Line Extensions	2,500,000	2,600,000	2,700,000	2,800,000	2,900,000	13,500,000
Distribution System Facilities Replacements	1,400,000	1,400,000	1,800,000	1,800,000	1,800,000	8,200,000
Enterprise Oper Data Mgt Sys	-	-	-	-	-	-
Facility Compliance/Upgrades	-	-	-	-	-	-
Facility Rehabilitation	2,244,000	1,751,000	3,100,000	3,100,000	3,100,000	13,295,000
GIS migration/CADME	-	-	-	-	-	-
GO 165 Upgrades /Line Rebuilds / Relocate	3,600,000	1,583,000	3,600,000	3,600,000	3,600,000	15,983,000
Hydrant Check Valves (1 of 2, Funded Portion)	100,000	-	100,000	100,000	100,000	400,000
Ice Bear Units	-	-	-	-	-	-
Lines Rebuilds / Relocate	2,150,000	2,150,000	2,150,000	2,150,000	2,150,000	10,750,000
Main Replacements	7,600,000	3,400,000	8,600,000	8,600,000	8,600,000	36,800,000
Major 4-12 kV Conversion	1,700,000	2,200,000	2,200,000	2,200,000	1,406,000	9,706,000
Major Feeders	2,350,000	1,555,000	1,855,000	2,295,000	1,950,000	10,005,000
Major OH/UG Conversions	400,000	400,000	400,000	400,000	400,000	2,000,000
Major Street Light Projects	4,310,000	8,060,000	4,310,000	560,000	560,000	17,800,000
Major Tract Distribution	471,000	471,000	495,000	495,000	520,000	2,452,000

Capital Improvement Program 5 - Year Funded Project List
FY 2016/17 - FY 2020/21

Funded CIP Projects by Department and Project	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	Funded CIP Total 5 Years
Major Transmission Line Projects	-	250,000	-	250,000	1,700,000	2,200,000
Meter Replacement Program	-	-	-	-	-	-
Meters-Electric	350,000	350,000	350,000	350,000	350,000	1,750,000
Meters-Water	850,000	850,000	850,000	850,000	850,000	4,250,000
Misc Agency Funding - RCTC	-	-	-	-	-	-
Misc Agency Funding - RCTC (MetroLink Station)	-	-	-	-	-	-
Neighborhood Street Light Retrofit	2,300,000	2,300,000	1,100,000	765,000	765,000	7,230,000
New 230 KV Station-Reimb	-	-	-	-	-	-
Other Electric Projects	-	-	-	-	-	-
Pellisier Solar Project	-	-	-	-	-	-
Pump Station Replacements	-	-	-	-	-	-
RCTC - MetroLink	-	-	-	-	-	-
RCTC 91 FWY HOV Electric	-	-	-	-	-	-
Recycled Water (Jackson St. - Phase I)	9,500,000	-	-	-	-	9,500,000
RTRP and STP Project	-	-	-	-	-	-
SANBAG	-	-	-	-	-	-
SCADA	850,000	1,100,000	1,044,000	1,100,000	850,000	4,944,000
SCE Condemnation Costs	200,000	300,000	400,000	500,000	500,000	1,900,000
Services	405,000	405,000	428,000	428,000	450,000	2,116,000
Seven Oaks Dam Conservation - Enhanced Recharge	2,000,000	1,500,000	4,500,000	-	-	8,000,000
Street Improvements	585,000	-	-	-	-	585,000
Street Lighting	300,000	300,000	300,000	300,000	300,000	1,500,000
Substation Bus & Upgrades	2,475,000	2,875,000	3,793,000	3,275,000	4,375,000	16,793,000
Substation Equipment Replacement	-	-	-	-	-	-
Substation Transformer Addition	2,000,000	-	3,000,000	2,800,000	3,000,000	10,800,000
System Expansion (New Customer Construction)	1,300,000	1,300,000	1,500,000	1,500,000	1,500,000	7,100,000
System Substation Modifications	180,000	180,000	180,000	180,000	180,000	900,000
Tequesquite Landfill PV Proj	-	-	-	-	-	-
Transformers	2,100,000	2,200,000	2,200,000	2,300,000	2,300,000	11,100,000
Transmission Mains	-	-	-	-	-	-
Water Stock (1 of 2, Funded Portion)	10,000	-	10,000	10,000	10,000	40,000
Public Utilities Total	61,375,000	43,038,000	55,549,000	46,435,000	47,807,000	254,204,000
Public Works						
Arc-Flash Study	300,000	-	-	-	-	300,000
Arlanza Priority C Sewer Construction - Phase 1	-	-	1,825,000	-	-	1,825,000
Arterial Interconnect Project Program	40,000	40,000	40,000	40,000	40,000	200,000
Bio-Solids Handling Rehabilitation - Phase 1	1,500,000	-	-	-	-	1,500,000
BNSF Quiet Zone - Mission Inn, 3rd, Spruce (1 of 2, Funded Portion)	-	-	20,600	757,500	772,700	1,550,800
BNSF/UP Quiet Zone - Panorama & Cridge	751,100	-	-	-	-	751,100
Canyon Crest Widening - Via Vista to Country Club	2,350,000	2,950,000	-	-	-	5,300,000
CDBG Matching Funds Program	150,000	150,000	150,000	150,000	150,000	750,000
Central/Canyon Crest/Watkins Bike Lanes	1,257,000	-	-	-	-	1,257,000
Collection System Upgrades	-	1,000,000	1,000,000	-	-	2,000,000
Controller Assembly Replacement Program	40,000	40,000	40,000	40,000	40,000	200,000
Curb and Gutter Repair Program	200,000	200,000	200,000	200,000	200,000	1,000,000
Dexter Wastewater	1,200,000	-	-	-	-	1,200,000
Fairgrounds Wastewater	1,200,000	-	-	-	-	1,200,000
High Friction Surface & HAWK Signals	1,293,030	-	-	-	-	1,293,030
LED Signal Lenses Replacement Program	40,000	40,000	40,000	40,000	40,000	200,000
Major Streets Rehabilitation Program	500,000	2,400,000	2,400,000	2,400,000	2,400,000	10,100,000
Minor Streets Preservation (Slurry/ARAM) Program	500,000	500,000	500,000	500,000	500,000	2,500,000
Minor Streets Rehabilitation Program	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Miscellaneous Storm Drain Construction Program	100,000	100,000	100,000	100,000	100,000	500,000
Miscellaneous Street Construction Program	500,000	500,000	500,000	500,000	500,000	2,500,000
Miscellaneous Traffic Projects Program	75,000	75,000	75,000	75,000	75,000	375,000
Mission Boulevard Bridge Replacement at Santa Ana River	100,000	100,000	100,000	500,000	500,000	1,300,000
Monroe Rehab - Lincoln to Arlington	2,400,000	-	-	-	-	2,400,000
Pedestrian Ramps Program	300,000	300,000	300,000	300,000	300,000	1,500,000
Phoenix Priority A, B and C Sewer Construction - Phase 1	3,025,000	-	-	-	-	3,025,000
Plant 2 Activated Sludge Rehabilitation - Phase 1	-	-	400,000	250,500	-	650,500
Plant Support Facilities and Systems Rehabilitation	950,000	-	-	-	-	950,000
Potable/Recycled Water System Pipeline Rehabilitation - Phase 1	-	-	347,000	-	-	347,000
RWQCP and Sewer Collection Master Plan Update	1,500,000	-	-	-	-	1,500,000
RWQCP Rehabilitation - Phase II - Phase 1	-	-	500,000	-	-	500,000
RWQCP Security System Rehabilitation	400,000	-	-	-	-	400,000
Santa Ana Walking Trail-McLean Pk to Fairmount Pk (1 of 2, Funded Portion)	-	-	2,376,000	-	-	2,376,000
Sidewalk / Trail Construction at Various Locations Program	300,000	300,000	300,000	300,000	300,000	1,500,000
Sidewalk Repair Program	300,000	300,000	300,000	300,000	300,000	1,500,000
Signal Revisions Program	100,000	100,000	100,000	100,000	100,000	500,000
Spread Spectrum Radio Replacement Program	10,000	10,000	10,000	10,000	10,000	50,000
Spruce Priority B and C Sewer Construction - Phase 1	-	2,000,000	-	-	-	2,000,000
SR 91 Pedestrian Bridge-MetroLink to Downtown (1 of 2, Funded Portion)	-	637,500	-	-	-	637,500
Tequesquite Priority A, B and C Sewer Construction - Phase 1	-	3,775,000	4,005,000	-	-	7,780,000
Tertiary System Rehabilitation - Phase 1	-	-	400,000	3,000,000	-	3,400,000
Traffic Management Center Program	125,000	50,000	50,000	50,000	50,000	325,000

Capital Improvement Program 5 - Year Funded Project List
FY 2016/17 - FY 2020/21

Funded CIP Projects by Department and Project	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	Funded CIP Total 5 Years
Traffic Signal Loop Replacement Program	35,000	35,000	35,000	35,000	35,000	175,000
Traffic Signals (Prioritized Locations - one per year) Program	250,000	250,000	250,000	250,000	250,000	1,250,000
Union Pacific Quiet Zone - Brockton & Palm	-	728,000	722,000	-	-	1,450,000
Wastewater Lift Station Projects - Phase 1	1,000,000	1,000,000	-	-	-	2,000,000
WQCP - Arlanza Sewer Trunk Rehabilitation	1,220,000	-	-	-	-	1,220,000
Public Works Total	25,511,130	19,080,500	18,585,600	11,398,000	8,162,700	82,737,930
Funded CIP Projects GrandTotals	93,124,282	63,735,500	84,561,777	67,651,353	68,238,053	377,310,965

Appendix E

2017 HCD Annual Progress Report Forms

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	RIVERSIDE
Reporting Period	01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

(CCR Title 25 §6202)

Table A

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
(9) Total of Moderate and Above Moderate from Table A3												
(10) Total by Income Table A/A3			0	0	12	70						
(11) Total Extremely Low-Income Units*			0									

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	RIVERSIDE
Reporting Period	01/01/2017 - 12/31/2017

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	RIVERSIDE
Reporting Period	01/01/2017 - 12/31/2017

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	12	0	0	12	12
No. of Units Permitted for Above Moderate	70	0	0	0	0	70	70

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE

Reporting Period 01/01/2017 - 12/31/2017

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level											
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	2002
	Restricted Non-	0	0	0	0	0	0	0	0	0	0	
Low	Deed	0	0	0	0	0	0	0	0	0	0	1336
	Restricted Non-	0	0	0	0	0	0	0	0	0	0	
Moderate		0	0	0	0	12	0	0	0	0	12	1491
Above Moderate		0	0	0	0	70	0	0	0	-	70	3372
Total RHNA by COG. Enter allocation number:		8283										8201
Total Units		0	0	0	0	82	0	0	0	0	82	
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE

Reporting Period 01/01/2017 - 12/31/2017

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-34	Encourage rental property owners to register their units for participation in the Housing Authority of the County of Riverside rental assistance programs and the City's Rapid Re-housing Program.	Ongoing	The City held two landlord workshops in the first quarter of 2015 to encourage landlords to participate in the 25 Cities Program by dedicating a number of apartment units to program participants who will receive ongoing case management to ensure that clients achieve self-sufficiency. The 25 Cities Program uses a questionnaire to determine a homeless individuals' vulnerability index and then matches that individual to the appropriate housing intervention program (Permanent Supportive Housing Program, Rapid Re-Housing, and Affordable Housing Program). In 2017, the Housing Authority assigned one staff person to fill the role of a housing locator to identify vacant residential units for rental assistance program participants. In the fourth quarter of 2017, the housing locator was able to identify 40 residential units.
H-36	Provide rental assistance to 120 extremely low-income families.	Winter Quarter 2021	In 2017, the Housing Authority was able to assist 54 households with housing through the family reunification program and rental assistance program. At the end of 2017, the City had prequalified 37 households for rental assistance.
H-38	Continue to pursue the 10 recommendations of the "Seniors"	Ongoing	On October 13, 2013, Senate Bill 341 (Redevelopment) was enacted, which restricted housing Successor Housing Agencies from spending funds from the

	Housing Task Force Report" approved by City Council on October 26, 2004 that are on-going. Recommendation #5 - Generate Creative Sources of Financing. Although there are several funding sources available like tax credits there are two additional sources that have not been addressed. These sources are the inclusionary housing ordinance noted in Recommendation #4 and the funds available from HUD to faith based organizations (FBO's) for the development of senior housing. Most FBO's do not have the capacity to apply for the funding and to construct senior projects. The Housing Authority shall work with FBO's to build capacity to successfully apply for the funding.	Low and Moderate Income Housing Fund on senior housing if its host jurisdiction within the previous 10 years exceeded 50% of the aggregate number of deed-restricted rental housing units assisted by the housing successor, its former redevelopment agency, and its host jurisdiction. Over the past 10 years, the Housing Authority of the City of Riverside's deed restricted-units from senior housing projects consist of 63% of its inventory, which means Low and Moderate Income Housing Funds cannot be used to fund affordable housing projects that are age restricted until 191 affordable rental units that are not age restricted have been developed. In 2017, the Mayor's Office reached out to faith-based organizations to assist in the community's efforts to ending homelessness. Two faith-based organizations have identified land that they are willing to develop with affordable housing with a portion set-aside for Housing First.	The City of Riverside's Outreach Workers and Inspire Foundation continue to provide supportive services for residents. The City has created a resource guide of services offered to homeless individuals throughout the City and continues to update it on a quarterly basis at www.endhomeless.info. In 2017, the City executed a partnership agreement with Loma Linda University to partner with Master Social Work students with case managers to gain experience in the field of supportive services and increase the amount of services being provided to the homeless population.	In 2015, the City of Riverside ended veteran homelessness and is continuing to sustain our efforts. The City is working with the Riverside County Continuum of Care to end chronic homelessness by the end of 2017. The City released a Request for Proposals to secure an operator and developer to rehabilitate the Drop in Day Center that will provide a laundry and shower facility, life skills training, case management to help link individuals to housing and services, and a community meal program. The City will also be relocating the Riverside Access Center to a newly acquired building across the street at 2881 Hulen Place that consists of office spaces and a warehouse that will be used to store household items donated by the community for homeless individuals moving directly into housing. The medical clinic at 2880 Hulen Place will be expanded to include respite care and behavior health for homeless individuals. The property located at 2801 Hulen Place will be rehabilitated to provide a drop in day center where homeless individuals can shower, do their laundry, meet with a case manager to be linked to housing
H-39	Actively seek additional partnerships with service organizations to provide supportive services for residents.	First Quarter 2018	The City of Riverside's Outreach Workers and Inspire Foundation continue to provide supportive services for residents. The City has created a resource guide of services offered to homeless individuals throughout the City and continues to update it on a quarterly basis at www.endhomeless.info. In 2017, the City executed a partnership agreement with Loma Linda University to partner with Master Social Work students with case managers to gain experience in the field of supportive services and increase the amount of services being provided to the homeless population.	
H-44	Continue to carry out the Homeless Reduction and Prevention Strategy Five-Year Plan (Homeless Plan) that set the following top three priorities to improve and increase availability of services for homeless individuals or those at-risk of becoming homeless. - Priority #1 - o Basic Needs and Services - o Community Education - Priority #2 - o Preventive Services - o Outreach	Ongoing	The City of Riverside ended veteran homelessness and is continuing to sustain our efforts. The City is working with the Riverside County Continuum of Care to end chronic homelessness by the end of 2017. The City released a Request for Proposals to secure an operator and developer to rehabilitate the Drop in Day Center that will provide a laundry and shower facility, life skills training, case management to help link individuals to housing and services, and a community meal program. The City will also be relocating the Riverside Access Center to a newly acquired building across the street at 2881 Hulen Place that consists of office spaces and a warehouse that will be used to store household items donated by the community for homeless individuals moving directly into housing. The medical clinic at 2880 Hulen Place will be expanded to include respite care and behavior health for homeless individuals. The property located at 2801 Hulen Place will be rehabilitated to provide a drop in day center where homeless individuals can shower, do their laundry, meet with a case manager to be linked to housing	

	- Priority #3 - o Employment Services - o Permanent Housing		and services and participate in life skill workshops. In 2017, the City received one proposal for the operation of the Drop In Day Center which is under review. In 2017, the Office of Homeless Solutions staff met with community and business groups to present on Housing First and why it is the best practice used globally to address homelessness. The City is also working with faith-based organizations who have identified land available for the development of housing first units coupled with case management and supportive services. Staff has identified three lots within each of the seven City Councilmembers Ward for potential Housing First development sites. The Housing First plan and proposed was approved by the City Council on March 13, 2018.
H-12	Consider reopening the Neighborhood Improvement Program in the Chicago/Linden Neighborhood and if successful rolling the program out to other neighborhoods.	2017	In FY 2013-14, the Housing Authority and City adopted the Chicago/Linden Strategic Plan that improves the quality of life for residents within the Chicago-Linden neighborhood. Since the cost to complete the activities in the Plan is approximately \$19 million, the Plan will be completed in phases. The Housing Authority owns and operates 66 affordable units within the neighborhood. To implement Phase I of the Plan, the Housing Authority demolished two substandard apartment complexes located at 1705 and 1733 7th Street and released a Request for Proposals to facilitate the development of housing that is safe and affordable for families accompanied with onsite amenities. The Housing Authority received two responses to this RFP and awarded this RFP to Wakeland Housing & Development Corporation who proposed a 60-unit affordable housing community. The Housing Authority entered into an Exclusive Negotiating Agreement with Wakeland to begin acquiring adjacent parcels for the development and to conduct community groups. Wakeland is requesting \$3 million in Housing Authority funds to fill the project's financial gap. The Housing Authority applied for a Transformative Climate Communities Program - Planning Grant in collaboration with Riverside County to facilitate pathways that maximize neighborhood-level environmental, public health, workforce, and economic benefits over the planning area which includes the Chicago/Linden and Downtown Neighborhoods.
H-21: Rezoning Program	To accommodate the housing need for the remaining 4,767 units affordable to lower-income households, the City will rezone a minimum of 191 acres at achieving at least an average density allowing a minimum of 24 units per acre. Further, the program will provide for a minimum of 16 units per site. Candidate	December 2017	Appendix D-Rezoning Program of the 2014-2021 Housing Element, adopted in October, 2017, identifies 66 sites totaling 395 acres for General Plan Amendments/Zone changes having a development potential of as many as 7,509 dwelling units, which exceeds the City's housing need of 4,767 units. The program provides a minimum of 16 units per site, permits owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action), pursuant to Government Code Section 65583.2(h). At least 50 percent of the

	sites for rezoning include sites identified in Appendix D of the Technical Report of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining units (2,384 units) will be accommodated on sites zoned for exclusively residential uses.		remaining 4,767 units (or 2,384 units) will be accommodated on sites zoned exclusively for residential uses. On December 12, 2017, the City Council approved the rezoning of sites to implement the Housing Element Rezoning Program. This effort included: - Adoption of Resolution No. 23252 on December 12, 2017 to amend the City's General Plan land use map. General Plan Land Use amendments involved changing land uses to High Density Residential, Very High Density Residential, and Mixed Use land use designations. - Adoption of Ordinance No. 7407 on January 9, 2018 amending the City's Zoning Map to multi-family residential and mixed-use zones that allow for multiple-family residential units. The new zoning allows for multi-family residential at densities as high as 40 dwelling units per acre that would accommodate a total of 6,618 units with a RHNA surplus of 1,851 units.
H-45: Rapid Re-Housing Program	Aggressively work to address homelessness in the community in partnership with a wide-range of non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community. City of Riverside Rapid Re-Housing Program (RP) -- Continue to provide financial assistance to those who qualify through this program. This program provides temporary financial assistance and services to help those who are experiencing homelessness to be quickly re-housed and stabilized.	Ongoing	The Riverside Homeless Care Network meets once a month to share homeless resources and concerns and to identify gaps in programs and services. The network is made up of government agencies, nonprofit agencies, faith-based organizations, social service agencies and community groups. City of Riverside Rapid Re-Housing Program: In 2017, the Housing Authority helped 54 homeless individuals obtain housing through the Tenant Based Rental Assistance Program, Rapid Re-Housing Program and Family Reunification Program.
H-45: Homeless Street Outreach Program	Aggressively work to address homelessness in the community in partnership with a wide-range of non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community. The City of Riverside Homeless Street Outreach Team will continue to provide daily mobile outreach and client service	Ongoing	During FY 2016/17, the Homeless Street Outreach staff made contact with 1,381 homeless individuals, which was an increase of 54% from the previous year. The Outreach Team also worked with community partners to connect people to a range of assistance including shelter, housing, employment, benefits assistance, behavioral health services, medical services, reconnected homeless individuals with their families, and other assistance they needed. During the 2017 Homeless Point-in-Time Count, 389 unsheltered homeless individuals were identified in the City of Riverside, which was a 50.8% increase from the previous year.

	engagement focused on the "hardest-to-reach" and "service-resistant" populations on the streets, in service venues, and other locations where they can be found.			
H-45: Housing First Initiative/Tenant-Based Rental Assistance Program (TBRA)	Housing First Initiative/Tenant-Based Rental Assistance Program (TBRA) - The Housing Authority of County of Riverside will continue to implement the TBRA program. This provides eligible homeless individuals and families as well as those at-risk to homelessness in Riverside with short-term rental subsidies coupled with home-based case management.	Ongoing Annually	In 2017, the City of Riverside adopted the Housing First concept and directed staff to identify potential Housing First sites for development. Staff secured LeSar Development Consultants to assist with the drafting of the Housing First Strategy Plan, which included three development sites in each of the seven City Council Wards for Housing First units. In the Plan, the City is proposing to pursue the creation of nearly 400 units of housing to meet the needs of the current unsheltered count of 389 persons highlighted in the 2017 Point-in-Time Count. To achieve this goal, the City has committed to Housing First as a best practice approach to address homelessness, and specifically to use the supportive housing intervention that is characterized as deeply affordable housing paired with wrap-around supportive services targeted at hard-to-serve homeless households with a disability. Supportive housing has proven effective in ensuring housing stability of formerly homeless households and limiting returns to homelessness. Additionally, many studies have demonstrated the cost effectiveness of providing housing and services that lead to decreased utilization of high-cost public systems, including emergency services, health care, and criminal justice. During 2017, the draft plan was presented to community and business groups and released to the general public for public comment. The public comment period closed on February 12, 2018. On March 13, 2018, the City Council approved the Housing First Plan.	
H-45: Permanent Supportive Housing	Permanent Supportive Housing Program - Continue the operation of the sixteen permanent supportive housing units the City acquired through the HUD Continuum of Care Supportive Housing Program (SHP) which supported the acquisition, development, and operations of the housing projects.	Ongoing	The City continues to operate sixteen permanent supportive housing units, of which 3 units are located at 1833 7th Street, 5 units are located at 1740 Loma Vista Street and 3552 Lou Ella Lane, and the remaining 8 units are located at the Autumn Ridge Apartments located on Indiana Avenue.	
H-45: Path of Life Ministries (POLM)	Continue to support Emergency and Family Shelter services provided by Path of Life Ministries in the City of Riverside.	Ongoing	POLM continues to operate the Year-Round Emergency Shelter Program, which provides 64 beds on a year-round basis connected with case management services for homeless men and women for up to 30 continuous days. In Fiscal Year 2016/17 a total of 431 unduplicated homeless individuals received assistance through the shelter. The Cold Weather Shelter Program, also operated by POLM, operates from December through mid-April, provides an additional 64 beds on a night-by-night basis under the federal cold weather shelter initiative to prevent	

			hypothermia. During the Fiscal Year 2016/17 cold weather season, 599 additional unduplicated homeless individuals were served through the cold weather program.
H-24 - Streamline Riverside	Streamline Riverside is a program developed by a collaboration of multiple City departments and key stakeholders such as design professionals, developers and business owners on a strategy to reduced entitlement and building permit review times, as well as costs for customers. This program includes: - Uniform Plan Review - Expedited Plan Check - Streamline Zoning Code Amendment - Establishment of a Development Review Committee - Preliminary Development Meeting - One-Stop-Shop - Central location on 3rd Floor of City Hall for all permitting needs (Planning, Bldg. & Safety, Fire, Public Works, Business License & Public Utilities) - Computronix - Implementation of development permitting software centered around GIS technology. - On-line business license - Streamline Residential Solar Permitting - Advanced Planning - Public Utilities. An initiative for early coordination with the City's Public Utilities Dept. to identify utility design requirements, system upgrades, construction conflicts, and service availability for new development. - Happy or Not - Customers are able to give instant feedback on service provided by pressing a button that corresponds with their experience. Happy or Not device located in One-Stop-Shop lobby.	Ongoing	The City's "One-Stop Shop" was launched in mid-2017. This commitment to customer service brings together, on one floor, all City departments that are part of the development process, with exclusive use of an express elevator, cell phone charging stations and a concierge-type system that helps customers obtain permits and approvals faster than ever. - On-line business license implemented January, 2016. - Express Solar PV permitting for one & two-family dwellings (10kw or less) implemented. -Advanced Planning - Public Utilities implemented August 2017. - Happy or Not implemented February, 2017.
H-26	Zoning Code Incentives. Consider the feasibility of the certain Zoning Code incentives that would promote diversity in	2018	On January 9, 2017, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to remove barriers to housing and provide incentives to promote diversity in housing types, sustainability and affordability. Key

	housing types, sustainability and affordability.	amendments included: - Multiple-family residential by right in Multi-Family & Mixed Use zones. - Reduction in minimum lot size requirements for Multi-Family Zones - Allowing multi-family residential development on non-conforming lots in MFR zones (prior standard required conforming lots to allow for MFR development). - Reduction in setback, open space, and open space amenity requirements for multi-family residential development. - Allow for dwelling units including tiny homes incidental to "Places of Public Assembly - Non-Entertainment" uses with a conditional use permit. - Amending the Accessory Dwelling Unit (ADU) provisions to provide more opportunity for ADU's in compliance with AB 2299 and SB 1069. - Allowing for Single Room Occupancies with a CUP, and - Allowing Supportive & Transitional Housing by right in residential zones in compliance with SB-2. Another incentives that was adopted includes: - Amending City's fee schedule for Lot Consolidation fee waiver to incentivize consolidation of small parcels on Housing Element rezoned sites. For more detail on the lot consolidation fee waiver incentive, see Program H-52	
H-47	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the requirements of SB 2.	On January 9, 2018, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the requirements of SB 2. See Ordinance 7408 at: https://aquarius.riversideca.gov/clerkdb/0/doc/251789/Page1.aspx	December 2017
H-52	In an effort to create additional opportunities for affordable housing, the City will facilitate lot consolidation to combine small residential lots into larger developable lots. Eligible lots must meet the following criteria: - Small lots must be contiguous with other lots that create the opportunity for development of at least 16 units on the site (all combined parcels). - The small lot must have the same owner as one or more of other parcels it is aggregated with (enough of the parcels to create the opportunity for 16 units on the small parcel combined with the other parcel or parcels).	On January 9, 2018, the City Council adopted Resolution No. 23254 amending the City's fees and charges schedule in Resolution No. 21960, as amended, providing for a waiver of lot merger/lot consolidation fees for Housing Element rezoned sites. The waiver is intended to facilitate site consolidation to combine small residential parcels into larger, developable parcels to provide for affordable housing opportunities, Eligible parcels must be contiguous with other parcels that create the opportunity for development of at least 16 units, and the small parcels must have the same owner as one or more of the parcels it is aggregated with. Combined together, the parcels must create the opportunity for 16 units. See Resolution No. 23254 at: https://aquarius.riversideca.gov/clerkdb/0/doc/250524/Page1.aspx	December 2017

	The City will allow lot consolidation without discretionary review on the eligible sites and will waive fees for lot consolidation.			
H-53	Process an amendment to the Zoning Code (Title 19) and/or any applicable specific plans, to define single-room occupancy (SRO) units and permit them with a conditional use permit in an appropriate zone or zones near transit stations, and along high quality transit corridors in compliance with AB 2634	First Quarter 2018	On January 9, 2018, the City Council adopted Ordinance No. 7408 amending the City's Zoning Code to define single-room occupancy (SRO) units and permit them with a conditional use permit in the Mixed-Use Urban (MU-U) Zone in compliance with AB 2634. See Ordinance 7408 at: https://aquarius.riversideca.gov/clerkdb/0/doc/251789/Page1.aspx	
H-3	Continue implementing the Multi-family Development Program for new construction as funding is available.	Ongoing	In FY 2013-14, the Housing Authority released an RFP for the development of 3.75 acres of vacant land at 4350 La Sierra Avenue (third round); The Housing Authority received two proposals, from which National CORE was selected as the most qualified responder. A community meeting was held to present the proposed for-sale 30-unit single-family housing development of which 7 units will be sold to low income households. The Housing Authority will be holding one more community meeting in 2018 to discuss the project. In 2017, the Housing Authority also approved a Loan Agreement with Mission Heritage LP for the development of 72 apartment units, affordable housing community coupled with new Fair Housing offices and Civil Rights Institute. The residential units will be made affordable in the following manner: - 50 units reserved for households earning at or below 60% of AMI; - 21 units reserved for households earning at or below 50% of AMI; and - One manager's unit. The Housing Authority also entered into an Exclusive Negotiating Agreement with Wakeland Housing & Development Corporation to begin acquiring adjacent parcels for the development and to conduct community groups. A Disposition & Development Agreement for a 60-unit affordable housing community which will be presented to the Housing Authority Board in 2018 for approval.	
H-15	Continue to seek new partnerships with non-profit developers and continue on with existing partnerships to assist in the development of affordable housing projects for extremely low- to low-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. Based on funding	Ongoing	The City and Housing Authority continue to partner with affordable housing developers such as Riverside Housing Development Corporation, Habitat for Humanity Riverside, Wakeland Housing and Development Corporation, National CORE, and Meta Housing to facilitate the development of affordable housing and the acquisition and rehabilitation of substandard housing units that have been long neglected and are crime ridden as a result of poor property management. In 2017, the Housing Authority released RFPs for the development of affordable housing on the following properties:	

	resources, the City will select a non-profit developer to pursue developments, including leveraging the local housing trust fund, assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards.		- 10370 Gould Street: 7,841 square feet of vacant land - 11502 Anacapa Place and APN 141-173-036: 8,276 square feet of vacant land - 2719 and 2743 11th Street: 22,651 square feet of vacant land In 2018, Housing Authority staff will present the preferred developments in response to the aforementioned RFPs to neighborhood groups.
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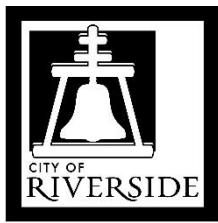
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	RIVERSIDE
Reporting Period	01/01/2017 - 12/31/2017

General Comments:

Appendix F

City Council Staff Report – 5th Cycle Housing Element Implementation Program



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 12, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARDS: ALL
DEPARTMENT

SUBJECT: HOUSING ELEMENT IMPLEMENTATION PROGRAM, INCLUDING PLANNING CASE P17-0096 GENERAL PLAN AMENDMENT, P17-0180 REZONE, P17-0182 ZONING CODE TEXT AMENDMENT, P17-0521 SPECIFIC PLAN AMENDMENT, A FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT, AND AN AMENDMENT TO THE MASTER FEES AND CHARGES RESOLUTION

ISSUES:

Approve the Housing Element Implementation Program, which includes a General Plan Amendment, Zoning Map Amendment - Rezoning, Zoning Code Text Amendment, an Amendment to the University Avenue Specific Plan, certification of a Final Program Environmental Impact Report, and amendment to the Master Fees And Charges Resolution No. 21960.

RECOMMENDATIONS:

That the City Council:

1. Adopt the attached California Environmental Quality Act Resolution, including the attached Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program;
2. Approve Planning Cases P17-0096 General Plan Amendment, P17-0180 Zoning Map Amendment, P17-0182 Zoning Code Text Amendment, and P17-0521 University Avenue Specific Plan Amendment, based on the findings and recommendations contained herein;
3. Adopt a Resolution amending the General Plan 2025;
4. Adopt a Resolution amending the University Avenue Specific Plan;
5. Introduce and subsequently adopt an Ordinance amending the Zoning Map;
6. Introduce and subsequently adopt an Ordinance amending Title 19 of the Riverside Municipal Code - Zoning Code; and
7. Adopt a Resolution amending the Master Fees & Charges Resolution No. 21960 for lot merger/lot consolidation applications for Housing Element Rezoning Program sites.

PLANNING COMMISSION RECOMMENDATION:

On November 2, 2017 the City Planning Commission unanimously recommended approval of the Housing Element Implementation Program, subject to staff's recommendations, by a vote of 8 ayes and 0 noes. The Commission recommended that the City Council approve 59 sites proposed for rezoning and general plan amendments, and adopt the proposed Zoning Code Text Amendment and University Avenue Specific Plan Amendment. The Commission also took action to deny 10 of the 69 sites originally identified by staff for potential rezoning. The Commission's actions are based on the October 19, 2017 and November 2, 2017 Planning Commission staff reports and are reflected in the Revised Planning Commission Recommendations (Attachment 1).

BACKGROUND:

California Government Code section 65300 et. seq requires all local jurisdictions in the State of California to adopt a General Plan, which establishes the long-range vision and policy framework for future development. The Housing Element is one of 12 elements within the City's General Plan 2025. The Housing Element identifies existing and projected housing needs for all income levels.

The Housing Element requires State approval and must be updated every eight years. Because the City did not adopt its 5th Cycle Housing Element by October 15, 2013, and was not in compliance with State law, a lawsuit against the City (Edwards et al v. City of Riverside) was filed in October 2016. A settlement agreement with the petitioners was reached in January 2017, requiring the City to take the following actions:

- Adopt the 5th Cycle 2014-2021 Housing Element by October 15th, 2017;
- Adopt a Rezoning Plan by December 15, 2017; and
- Complete the rezoning of sites associated with the Housing Element Implementation Program by September 1, 2018.

On October 10, 2017, the City Council approved the 5th Cycle 2014-2021 Housing Element. The Housing Element identifies site that could be rezoned to meet California housing law rezoning criteria, and bring the City into compliance with State law. Adoption of the Housing Element Implementation Program on December 12, 2017 will initiate the rezoning of these sites, and satisfy the Court-approved Settlement Agreement deadline for completion of a Rezoning Plan. The second reading of the rezoning ordinance in January 2018 will satisfy the September 1, 2018 deadline. Failure to adopt the proposed Housing Element Implementation Program exposes the City to a potential Court-ordered moratorium on the issuance of building permits.

Regional Housing Needs Assessment Requirement

California law establishes the City's obligation to accommodate its fair share of regional growth during each of the Housing Element cycles (i.e., every 8 years). The City's obligation is reflected in the Regional Housing Needs Assessment (RHNA). The RHNA is determined by the Southern California Association of Governments (SCAG), and reflects three social economic categories (lower income, moderate income, and above-moderate income).

For the 5th Cycle 2014-2021 Housing Element, the City was allocated a RHNA of 8,283 total units in the following categories:

- 3,338 units affordable to lower-income households
- 1,503 units affordable to moderate income households
- 3,442 units affordable to above-moderate income households

State law obligates the City to provide opportunities for the construction of the lower-income housing units. Specifically, the City must show that it has enough multi-family zoned land that is vacant and available for higher density construction. For the 5th Cycle Housing Element, the City is obligated to accommodate 3,338 lower income households. After computing the land available for higher density development, and subtracting the number of affordable dwellings under construction, there remains an unmet need of 2,028 dwelling units. Because the City does not have enough multiple-family zoned land, State law requires that the City rezone properties to accommodate the shortage.

The City also has an unmet rezoning obligation as part of the 4th Cycle 2006-2014 Housing Element. State law requires the unmet RHNA obligations for the 4th Cycle be added to the 5th Cycle. As a result, the City is now required to rezone enough property to accommodate at least 4,767 units for lower income households.

To be in compliance with state law, the City must identify vacant and underutilized sites, and rezone them to allow multi-family residential development. The amount of land that needs to be rezoned must provide an opportunity to construct a minimum of 4,767 dwelling units. Although the 4,767 units is derived from the fair share of lower-income units in the RHNA, the mandated rezoning does not mean that the properties must be developed with low-income housing. The rezoning merely provides the opportunity for the minimum number of low-income units to be built; what is ultimately constructed is dictated by the free market.

Although the construction of low-income housing is not required, the State encourages affordable housing with the following minimum Rezoning Program criteria:

- The zones must provide for a minimum density of at least 24 units per acre;
- The rezoned properties must be able to accommodate at least 16 units; and
- At least 50 percent of the sites must be zoned exclusively for higher density residential (i.e., less than 50 percent can be mixed-use residential zones).

Public Engagement

The Housing Implementation effort included community outreach and opportunities for public input. On May 18, 2017 staff held a Planning Commission workshop in the morning; and a workshop in the evening for property owners of the potential candidate sites. These workshops were a precursor to the Housing Element effort, and were intended to inform the public about housing law, the City's housing obligations, and the Edwards et al lawsuit. On August 10, 2017 staff held a workshop with the Planning Commission to discuss the specifics of the Rezoning Program, including housing law, the rezoning process, and a list of the candidate sites identified for rezoning. To provide additional opportunities for community participation, a similar Planning Commission workshop was held in the evening on September 14, 2017. Public notices of these meetings were mailed to all property owners within 300 feet of the candidate sites. The Planning Commission reviewed the proposal on October 19, 2017, and continued the meeting to November 2, 2017 to allow staff to refine its recommendation.

PROPOSAL:

The 2014-2021 General Plan Housing Element Implementation Program includes amending the City's Zoning Map, Zoning Code (Title 19), General Plan, and University Avenue Specific Plan (UASP). The Implementation Program also includes a fee waiver for the consolidation of small lots included in the Rezoning Program. A Final Program Environmental Impact Report (FPEIR) has also been prepared for the proposal.

The 2014-2021 Housing Element identifies and analyzes the City's existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing. The following amendments will implement the 2014-2021 General Plan Housing Element by accommodating the City's remaining Regional Housing Needs Assessment (RHNA) allocation and reducing barriers to the construction of housing:

- **Rezoning** – Amendments to accommodate a RHNA of 4,767 DUs for lower-income households. There are a total of 58 sites comprised of 236 individual properties that are proposed for rezoning to Multi-Family Residential or Mixed-Use.
- **General Plan** – Amendments to ensure consistency between land use designations and the proposed Zoning Map amendments. A total of 32 sites comprised of 134 individual properties are proposed to General Plan land use amendments.
- **Zoning Code** – Amendments to promote diversity in housing types, sustainability and affordability, and other land use provisions that support multiple-family residential and other residential uses, including amendments to provisions related to “second units” (accessory dwelling units), tiny homes, supportive and transitional housing, single-room occupancies, non-conformities, and Mixed Use zones.
- **University Avenue Specific Plan (UASP)** – Amendments to Chapter 6, Land Use Regulations (Land Use Table), and other applicable sections of the UASP. These will remove the 15-acre minimum requirement for mixed-use developments, allow stand-alone multiple-family residential by-right for properties zoned MU-V and MU-U, and refer to the mixed-use provisions of the Zoning Code for development standards for mixed-use projects.

DISCUSSION:

The preparation of the 2014-2021 Housing Element Implementation Program required staff to identify rezoning candidate sites that were in compliance with minimum State Housing law criteria. The attached October 19, 2017 Planning Commission Staff report details the challenges of finding adequate candidate sites, and the City's strategy for complying with housing law. Please refer to the attached Planning Commission staff report for further details.

Total RHNA Unit Count

As previously stated, the City's Rezoning Program must yield a minimum of 4,767 dwelling units, and at least half of the units must be zoned exclusively for residential uses. Staff initially identified 69 candidate sites that could meet the minimum rezoning requirements under State Housing Law. On November 2, 2017 the Planning Commission eliminated ten (10) sites, and reduced the size

of other sites by removing certain parcels.

Various factors and constraints led to the elimination of sites and parcels from consideration, as described in the October 19, 2017 Planning Commission staff report. Many of the sites were removed because the properties, which were initially vacant when added to the candidate site list, have subsequently been approved for development, or have applications for development pending. As a result, these sites are no longer available for the construction of housing. Other sites were eliminated because of feedback received from Council, the Planning Commission, and the community.

The sites currently presented to the Council and recommended for rezoning comply with the minimum yield of 4,767 dwelling units. Staff's recommendation leaves a surplus of 734 units for those sites zoned exclusively for residential use (R-3-1500 and R-4), and a surplus of 1,117 units for sites zoned for mixed use (MU-V & MU-U). Table 3 below shows the unit count as recommended:

Unit Count Summary Table Proposed Sites				
Total Number of Units (Initial Count):				9,104
Units deducted for Non-HCD credit parcels:				730
Revised Total:				8,374
	Required Units for RHNA	Credit for 69 Candidate Sites (303 parcels)	Units Lost w/ Elimination of Sites	Remaining Credit/ Surplus
Sites proposed for Multiple-Family Residential (R-3-1500 & R-4 Zones)	2,384	4,513	1,395	3,118/ 734
Sites proposed for Mixed Use (MU-V & MU-U Zones)	2,383	3,861	361	3,500/ 1,117
Total	4,767	8,374	1,756	6,618/ 1,851

Overlay Zones

Fourteen of the sites proposed for rezoning have overlay zones. The proposed rezoning request includes the removal of some of these overlay zones, including the Neighborhood Commercial Overlay (NC), Stories Overlay (S), Setback Overlay (X), and the Residential Protection Overlay (RP), where applicable. The removal of overlay zones is necessary to accommodate the multiple-family residential uses that would be allowed under the proposed Multiple-Family and Mixed-Use zones. Sites that are located in specific plan areas (e.g., Magnolia Avenue and University Avenue Specific Plans) will continue to retain their existing Specific Plan Overlay (SP) designation.

Proposed Zoning Code Text Amendment

The Housing Element Implementation Plan also includes Zoning Code text amendments necessary to achieve compliance with state law, protect property investments, and facilitate alternative types of housing. The Zoning Code text amendments are summarized below:

- **Compliance with New State Laws:**
 - *Senate Bill (SB) 2:* To comply with SB2, the Code is amended to allow for and treat supportive and transitional housing the same as any other residential use in zones where residential uses are permitted.

- *Assembly Bill (AB) 2634 - Single Room Occupancies:* The City must allow for Single Room Occupancies (SRO's) in compliance with Assembly Bill (AB 2634). The Zoning Code is amended to allow SRO's subject to approval of a conditional use permit within the Mixed-Use Urban (MU-U) Zone only and establishes standards for SRO's.
- *Assembly Bill (AB) 2299 & Senate Bill (SB) 1069 - Accessory Dwelling Units:* Chapter 19.525 – *Second Dwelling Units* will be amended to comply with AB 2299 and SB 1069, which went into effect January 1, 2017. The new laws limit how local jurisdictions can regulate Accessory Dwelling Units (formerly called Second Dwelling Units). Specific Amendments include:
 - Modifying standards related to lot size, unit size and parking.
 - Allowing ADU's by right in Single-Family Residential Zones.
- *Design Review:* This amendment establishes an administrative design review procedure to allow stand-alone multi-family residential development “by right” in Multiple-Family Residential and Mixed Use Zones. Allowing “by right” multi-family projects is mandated by Government Code Section 65880 for sites rezoned to comply with the City's RHNA obligation.
- **Protecting Property Investment:** The City must change the Zoning Code to comply with State law, and rezone properties to meet the City's housing obligation. However, staff also recognizes that the candidate sites represent investments by property owners. Therefore, there is a need to provide assurance that existing uses will not be unreasonably burdened by the Rezoning Program. In this spirit, staff took a closer look at the City's current Zoning Code and is proposing amendments to provide clarity and eliminate unnecessary burdens. The following proposed Code amendments pertain to the concerns of existing property owner:
 - Amend the Nonconformities provisions to provide greater flexibility in allowing for expansions, re-establishment and restoration of non-conforming uses, parcels, and structures.
 - Amend the Permitted Uses provisions to:
 - Allow a drive-through restaurant in Mixed Use zones, and
 - Allow construction of one single-family dwelling unit on property zoned for multiple-family residential uses, as long as it is a legal lot prior to January 1, 2018, and is no greater than 0.25 acres in size.
 - Amend current development standards to eliminate barriers to the development of housing, including:
 - Reducing the minimum lot size for Multiple-Family Residential Zones from one (1) acre to 30,000 square feet.
 - Reduce Overlay Zone setback requirements for multi-family residential structures over two stories.
 - Reduce the minimum front yard landscape setback area, and minimum required useable open space (common and private open space) for Multiple-Family Residential Zones.
 - Reduce the minimum required number of open space recreational amenities.
 - Establishing a Studio Unit parking standard of one space per unit and provisions to allow for tandem parking for multi-family residential uses.

- **Opportunities for Alternative Types of Housing:**

- *Assemblies of People Non-Entertainment:* The provisions allowing for Assemblies of People Non-Entertainment uses, such as churches and other faith based & community organizations, would be amended to allow dwelling units as an incidental use to the Assemblies of People Non-Entertainment use, subject to approval of a Conditional Use Permit.
- *Tiny Homes:* Establish new provisions and definitions to allow “Tiny Homes” as follows:
 - As an accessory dwelling unit to a primary residence.
 - As part of a Tiny Home Community (e.g., developments of multiple Tiny Homes).
 - As an incidental residential use in conjunction with an *Assemblies of People, Non-Entertainment* land use.

University Avenue Specific Plan (UASP) Amendment

The Housing Element Implementation Program includes rezoning of properties that are within the University Avenue Specific Plan (UASP). Because the UASP adds an additional layer of regulation, the rezoning of the properties to multiple-family residential and mixed use zones requires correlated edits to the Specific Plan. As proposed, the edits will amend the UASP’s Chapter 6 - *Land Use Regulations* and Land Use Table (see Exhibit 5) to include the following two new land use categories:

- *Mixed Use (5th Cycle Housing Element Rezoning Program Sites with Mixed Use Zoning).* This land use would be allowed with a Site Plan permit in all of the Specific Plan Sub-districts.
- *Multiple-Family Residential (5th Cycle Housing Element Rezoning Program Sites with Mixed Use Zoning).* This land use would be permitted by right in all of the Specific Plan Sub-districts.

In support of the “Protecting Property Investment” Zoning Code Amendments described above, the following additional UASP amendments are proposed:

- Eliminate the 15-acre site requirement for Planned Mixed-Use Commercial/Residential Development.
- Update outdated references to reflect the current zones of the Zoning Code
- Replace outdated and overly restrictive mixed use project development standards of the Specific Plan with language that refers to the Mixed Use Development of the Zoning Code, including allowing restaurant drive-thru lanes subject to a Conditional Use Permit.

Proposed General Plan Amendment

A General Plan Amendment is proposed in conjunction with the rezoning of sites described above. The General Plan Amendment will reclassify 32 of the candidate sites to High Density Residential (HDR), Very High Density Residential (VHDR), Mixed Use – Urban (MU-U) or Mixed Use – Village (MU-V). The specific designation for each property will be based on the zone proposed for that property, which ensures General Plan and Zoning consistency. Attachment 4 includes maps and text depicting the amendments proposed for each of site.

Fee Waiver of Lot Merger/Consolidation Fees

The recently adopted 5th Cycle 2014 – 2021 Housing Element Implementation Plan includes implementation Tool H-52, which states the following:

“In an effort to create additional opportunities for affordable housing, the City will facilitate lot consolidation to combine small residential lots into larger developable lots. Eligible lots must meet the following criteria:

- *Eligible lots must be contiguous with other lots that create the opportunity for development of at least 16 units (all parcels combined).*
- *The small lots must have the same owner as one or more of the other parcels it is aggregated with. Combined together, the parcels must create the opportunity for 16 units.*

The City will allow lot consolidation without discretionary review on the eligible sites and will waive fees for lot consolidation.

Table D-2 in Appendix D shows small sites eligible for application of these regulations bolded and in italics.”

This implementation policy was included in the 5th Cycle 2014 - 2021 Housing Element to encourage the development of quality affordable housing stock. Additionally, the commitment to establish a fee waiver program for sites that meet the 16 unit minimum yield, and are commonly owned, will allow these sites to count towards our RHNA obligation.

Staff proposes a fee waiver for lot consolidations as part of this Rezoning Program to satisfy the State’s RHNA requirement and to implement the City’s General Plan.

The proposed lot line consolidation fee waiver program is subject to California State laws, including Proposition 218 and 26. These laws state that government agencies may recover the estimated reasonable cost of providing services. However, fees collected cannot exceed the cost of the services provided, and they need to be applied equally to all parties. When fees are waived or discounted for a specific purpose, the fees are no longer applied equally to all parties. In order for the City to accommodate a fee waiver, it needs to ensure that the “fee structure” is not compromised. This means an alternative revenue source needs to be identified to cover the subsidy, such as the General Fund Reserve or grant funding.

The current fee for a lot line adjustment, merger, consolidation, and waiver of parcel map is \$3,260.40. Based on the Housing Element Implementation Program Tool H-52, the fee waiver would only apply to small parcels on Housing Element Rezoning Program sites (i.e., a density yield of less than 16 dwelling units). There are approximately 75 of these small parcels. To estimate the cost of the fee waiver subsidy, staff has assumed one small lot per consolidation application; although this is extremely conservative since most of the mergers will include more than one small parcel. Using this conservative approach, the cost of the fee waiver program would not exceed \$244,530 dollars (\$3,260.40 x 75). Also, the number of merger applications taking advantage of the fee waiver in the near future will be very low, since the waiver would only be granted when a proposal for lot consolidation is submitted.

Final Environmental Impact Report

In conjunction with this project, a Final Program Environmental Impact Report (FPEIR) has been completed in accordance with the California Environmental Quality Act (CEQA). Staff received a total of 7 comment letters on the Draft Program Environmental Impact Report (DPEIR), two of which were received after the close of the DPEIR comment period, which ended October 23, 2017. Staff has reviewed all of the submitted comments, and appropriate responses are provided in the Final EIR (Attachment 9). Responses to comments received from public agencies were provided in writing to the commenting agency ten days prior to this meeting. Furthermore, the City's response to clarifications requested by those who commented on the project did not result in significant new information, nor result in additional environmental impacts.

In addition to the comment letters referenced above, Attachment 1, City Planning Commission Report includes all public comments received by the City that were not related to the DEIR. For additional background, please refer to the attached November 2, 2017 and October 19, 2017 City Planning Commission staff reports, and minutes. At the time this staff report was prepared, the City had not received any additional public comments.

FUTURE CONSIDERATIONS:

New Laws

In September 2017, the State adopted 15 new housing bills. SB 166 requires that, if any of the sites required to meet the City's RHNA obligations are developed with something other than affordable housing, the City has 180 days make available other sites that will be sufficient to accommodate the deficit in RHNA units. As a result, should the unit "buffer" currently part of the proposed rezoning be eliminated due to development or other reasons, the City would need to rezone additional sites to ensure "no net loss" of sites.

Regional Housing Needs Assessment

Adoption of the Housing Element Implementation Program will bring the City into compliance with our RHNA obligations. The City is not obligated to accommodate new RHNA dwelling units until the 6th Cycle Housing Element starts in October, 2021. In the meantime, the City's regulatory framework, including the General Plan, Specific Plans and Zoning Code will be updated. It is anticipated that additional housing opportunities will be created as part of this effort to accommodate anticipated 6th Cycle rezoning requirements.

FISCAL IMPACT:

The fiscal impact associated with the proposed fee waiver could be as high as approximately \$245,000. It is anticipated that the fiscal impact could be significantly lower than that estimated, and would be spread out over multiple decades. Approval of the fee waiver will require staff to either identify alternative funding sources (e.g. grant funding) or utilize Reserves in the General Fund and other funds, where applicable, when the fee waiver request is submitted.

Failure to approve the Housing Element Implementation Program exposes the City to a potential Court-ordered moratorium on the issuance of building permits other than for multi-family residential projects. A moratorium would have significant negative effects on the building industry and the local economy, and result in a significant, but unknown, reduction in general fund revenue.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Report – November 2, 2017
2. City Planning Commission Minutes – November 2, 2017
3. Resolution certifying the Final Program Environmental Impact Report prepared for the Housing Element Implementation Program
4. Resolution approving Planning Case No. P17-0096, General Plan Amendments for Rezone Site Consistency
5. Resolution approving Planning Case No. P17-0521, Specific Plan Amendment (University Avenue Specific Plan)
6. Ordinance approving Planning Case No. P17-0180, Rezoning of Housing Element Rezoning Program sites
7. Ordinance approving Planning Case No. P17-0182, Zoning Code Text Amendments
8. Fee Resolution for Waiver of Lot Merger Fees for Housing Element Rezone Sites
9. Final Environmental Impact Report (including DEIR) – Distributed to the City Council and available electronically at <http://riversideca.gov/planning/housing-element.asp>
10. Presentation
11. Site Maps

Appendix G

List of Amendments to General Plan 2025

General Plan Amendment List – Post GP 2025 Program

GP 2025 Program:	Resolution No. 21536 Adopted November 20, 2007
Implementation Plan for the General Plan 2025:	Resolution No. 21537 Adopted November 20, 2007
Final Program EIR for the GP 2025 Program:	Resolution No. 21535 Adopted November 20, 2007

Updated January 4, 2018

No.	Chapter	Date	Reso No.	Case No.	Description
1	Land Use & Urban Design	6-3-08	21645	P07-0686	High Density Residential (HDR) to Medium Density Residential (MDR) for approximately 3.18 acres at 6303 – 6321 Jones Ave. & 10332 - 10393 Gould St.
2	Land Use Appendix C	6-17-08	21655	P06-0401	Adoption of the University Neighborhood Plan
3	Land Use & Urban Design	7-22-08	CC approved-no reso. found	P07-0030	Medium Density Residential (MDR) to Office (O) for 4515 Central Ave.
4	Land Use & Urban Design	7-22-08	21691	P06-0683	Medium Density Residential (MDR) to Commercial (C) for 1 acre at the southerly side of Colorado Ave., easterly of Van Buren Blvd.
5	Land Use & Urban Design	1-27-09	21777	P08-0125	Semi-Rural Residential (SRR) to Public Facilities Institutional (PF) for 2.14 acres at 5392 & 5360 Tyler St.
6	Land Use & Urban Design	1-27-09	21778	P08-0215	High Density Residential (HDR) to Medium Density Residential (MDR) for 21.4 acres at 10035 & 10266 Gould St. & 6010-6082 Crest St.
7	Land Use & Urban Design Air Quality Appendix A	2-24-09	21791	P08-0859	Amendment to the GP 2025 Program per GP Settlement Agreement. Amending Land Use & Urban Design Element Policy No. LU-5.3, adding Air Quality Element Policy No. AQ-8.43, and amending Tools 32, OS-45 and adding OS-46.
8	Land Use & Urban Design	3-24-09	21797	P07-1143	Hunter Business Park Specific Plan Amendment to add the Business Support Retail (BSR) Overlay LU designation for 1.7 acres at 2255 Chicago Ave., 1725-1735 Spruce St., & 2180-2246 Iowa Ave.
9	Land Use & Urban Design	3-24-09	21798	P07-0683	Business/Office Park (B/OP) to Office (O) for 14.09 acres at 1919 Atlas Drive, 4500-4590 Allstate Drive, 1950 & 2000 Market St. & 4300 -4371 Latham St.

No.	Chapter	Date	Reso No.	Case No.	Description
10	Land Use & Urban Design	3-24-09	21799	P07-0728	Medium-High Density Residential (MHDR) & High Density Residential (HDR) to Medium Density Residential (MDR) for 61 parcels totaling 12.08 acres various locations
11	Land Use & Urban Design	5-26-09	CC approved – no reso. found	P09-0113	Medium Density Residential (MDR) to Business/Office Park (B/OP) for 3.3 acres at 3203 Harrison Street
12	Land Use & Urban Design Appendix D	6-16-09	21841	P08-0387	Adoption of the Eastside Neighborhood Plan
13	Land Use & Urban Design	9-8-09	No reso./no proposed amendments	P09-0382	Annual Review of the General Plan 2025 – Recommendation was to receive & file report on the GP with request for comments or direction on future action items
14	Land Use Circulation & Community Mobility	11-10-09	21931	P07-0425 P09-0196	Adoption of Magnolia Avenue Specific Plan & Magnolia Ave. street enhancements per MASP
15	Land Use & Urban Design	11-10-09	CC approved - no reso. found	P08-0398	Hillside Residential (HR) to Medium-High Density Residential (MHDR) for TTM 35620 2.57 acres at the northerly side of Dominion Ave. between McMahon & Division Streets
16	Land Use & Urban Design Public Safety	3-9-10	21977	P09-0109	Establish the Business/Office Park (B/OP) land use designation for 0.35 acres northerly of Garner Rd, easterly of the Santa Ana River, southerly of the Riv. Co. – PIM Annexation 116
17	Land Use & Urban Design	3-9-10	21980	P07-0102	Public Park (P) to Business/Office Park (B/OP) for 6.25 acres at the northeast corner of Alessandro & San Gorgonio Drive
18	Land Use & Urban Design	3-23-10	21988	P07-1388	Establish the Very Low Density Residential (VLDR) land use designation for 4.96 acres southerly of Indiana Ave. & approx. 700 feet easterly of Buchanan St. - Karger Annexation 115
19	Land Use & Urban Design	4-13-10	22005	P10-0124	Adopting & adding the Citrus Business Park Specific Plan to the GP for a 49-acre office/industrial business park
20	Appendix A	4-20-10	22008	P10-0023	Amending Resolution No. 21537 and replacing in its entirety Appendix A - Implementation Plan to the GP 2025
21	Appendix A	1-4-11	22142	P10-0608	Second Annual Review of the GP 2025 Amending Resolution No. 22008 and replacing in its entirety Appendix A - Implementation Plan to the GP 2025

No.	Chapter	Date	Reso No.	Case No.	Description
22	Land Use & Urban Design	5-20-11	22215	P10-0454	Removal of 350.97 acres of land bounded by residences & Tequesquite Ave. on the east, Palm Ave. & residences along Old Ranch Road on the south, vacant land along Rubidoux Ave. on the west, and the Santa Ana River on the north from Potential Specific Plan Boundary (Tequesquite Arroyo area) designation.
23	Land Use & Urban Design	5-20-11	22216	P10-0454	Private Recreation (PR) to Public Park (P) for 43.64 acres at 4825 Tequesquite Ave.
24	Public Safety Open Space & Conservation Public Facilities & Infrastructure	3-20-12	22359	P10-0316	Amendments to comply with AB 162 (Wolk) and other GP updates.
25	Land Use & Urban Design	6-5-12	22385	P12-0021	Commercial (C) to Medium-High Density Residential (MHDR) for 9.7 acres at 3990 Reynolds Rd.
26	Land Use & Urban Design	7-24-12	22435	P11-0596	Office (O) to Public Facilities Institutional (PF) for 0.8 acres at 3375 Arlington Ave.
27	Housing Element	7-24-12	22436	P10-0078	Housing Element update for the 2006 – 2014 RHNA 4 th Cycle
28	Appendix A	11-13-12	22469	P10-0770	Revised Implementation Plan - Implementation Plan Tools for the Air Quality Element
29	Circulation & Community Mobility Historic Preservation Open Space & Conservation Parks & Recreation Public Safety Public Facilities & Infrastructure	11-13-12	22469	P11-0594	Third Annual Review of the GP 2025 Program and associated updates & clean up amendments to several chapters of the GP.
30	Land Use & Urban Design	11-13-12	No reso. found	P12-0184	Medium Density Residential (MDR) to Commercial (C) for 0.2 acres at 9241 Audrey Ave.
31	Land Use & Urban Design	03-26-13	22511	P11-0272	Amendment to add the Cal Baptist University Specific Plan (CBUSP) to the GP & amend the Magnolia Avenue Specific Plan (MASP) to remove CBSP area from the MASP

No.	Chapter	Date	Reso No.	Case No.	Description
32	Land Use & Urban Design	03-26-13	22512	P11-0272	High Density Residential (HDR), Medium Density Residential (MDR), Mixed-Use Urban (MU-U), Mixed-Use Village (MU-V), Public Facilities Institutional (PF) & Very High Density Residential (VHDR) to Cal Baptist University Specific Plan (CBUSP) for approx. 157 acres of CBU property
33	Land Use & Urban Design	05-07-13	22525	P12-0419	High Density Residential (HDR) to Commercial (C) for 0.88 acres at 360 Alessandro Blvd.
34	Land Use & Urban Design	05-14-13	22527	P12-0442	Public Park (P) to Commercial (C) for 0.85 acres of Stater Bros. shopping center redevelopment at 2831-2861 Mary St.
35	Land Use & Urban Design	10-22-13	22580	P12-0334	Medium-High Density Residential (MHDR) to High Density Residential (HDR) for 2.8 acres at 4779 Tequesquite Ave.- GPA associated with 4 TH Cycle HE Rezoning Program
36	Land Use & Urban Design	11-19-13	22594	P13-0198	Medium Density Residential (MDR) to High Density Residential (HDR) for 2.14 acres at 5797 Picker Street
37	Land Use & Urban Design	05-13-14	22681	P13-0607	Commercial (C) to Business/Office Park (B/OP) for 8.07 acres at 6150 Sycamore Canyon Blvd.
38	Land Use & Urban Design	05-20-14	22691	P13-0208	Adopt the Riverside Community Hospital Specific Plan (RCHSP) for 22.5 acres at 4445 Magnolia Ave., and remove the RCHSP area from the Downtown Specific Plan (DTSP)
39	Land Use & Urban Design	08-12-14	22747	P13-0165	Office (O) to Commercial (C) for 1.29 acres at 3280 La Sierra Ave.
40	Land Use & Urban Design	03-17-15	22823	P13-0553 (reso. reflects incorrect case #)	Commercial (C) to Very High Density Residential (VHDR) for 10.26 acres at 5940 & 5980 Sycamore Canyon Blvd.
41	Land Use & Urban Design	07-28-15	22889	P14-1059	Annexation 118 – 16.6 acres at Central Ave. & Sycamore Canyon Blvd.
42	Circulation & Community Mobility	10-27-15	22920	P13-0956	Eliminate planned portion of Columbia Ave., east of Michigan Ave. & relocation of Class 2 bike lane
43	Land Use & Urban Design	12-01-15	22931	P13-0247	Very Low Density Residential (VLDR) to Commercial (C) for 7.7 acres at 18171 Van Buren Blvd.
44	Land Use & Urban Design	12-01-15	22930	P15-0326	Amend the Downtown Specific Plan (DTSP) Prospect Place Office District Height standards

No.	Chapter	Date	Reso No.	Case No.	Description
45	Land Use & Urban Design	01-26-16	22950	P15-0140	Medium Density Residential (MDR) to High Density Residential (HDR) for 8,900 s.f. of land at 6078 Riverside Drive.
46	Land Use & Urban Design	01-26-16	22951	P14-0841	Business/Office Park (B/OP) to Commercial (C) for 3.7 acres at 2620 Alessandro Blvd.
47	Circulation & Community Mobility	05-15-16	22982	P12-0220	Crystal View Terrace/Green Orchard Place/Overlook Pkwy
48	Land Use & Urban Design	06-07-16	23007	P14-0045	Mixed Use-Village (MU-V), Business/Office Park (B/OP), & Industrial (I) to Mixed Use – Urban (MU-U) at 3008 Seventh Street
49	Land Use & Urban Design	07-26-16	23033	P14-0683	Open Space (OS) to Medium-High Density Residential (MHDR) for 11.75 acres at 601 Central Avenue
50	Land Use & Urban Design	12-13-16	23122	P15-0862	Public Facilities Institutional (PF) to Medium-High Density Residential (MHDR) for 2.96 acres at 4104 Jefferson Street
51	Circulation & Community Mobility	02-14-17	23151	P16-0101	Remove planned, but not constructed streets to facilitate warehouse dev. at west side of Lance Drive bet. Dan Kipper Drive & Sierra Ridge Drive
52	Land Use & Urban Design	04-11-17	23164	P09-0113	MDR – Medium Density Residential to B/OP – Business/Office Park for 3.66 vacant acres, located on the east side of Harrison Street between Indiana Avenue and Fox Street within the Citrus Business Park Specific Plan
53	Housing Element	10-10-17	23235 and 23236	P15-0842	Eighth Addendum to the General Plan 2025 Final Program Environmental Impact Report and adoption of a resolution amending the Housing Element of the General Plan 2025 and adoption the 5th Cycle 2014-2021 Housing Element
54	Land Use & Urban Design	11-14-17	23243	P16-0497	C - Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan for 50.85 acres, located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway
55	Land Use & Urban Design	11-14-17	23241	P16-0112	B/OP – Business/Office Park to MDR – Medium Density Residential on 6.85-acres, located at 9170 Indiana Avenue

No.	Chapter	Date	Reso No.	Case No.	Description
56	Land Use & Urban Design	12-12-17	23252	P17-0096	Reclassification of 31 sites to High Density Residential (HDR), Very High Density Residential (VHDR), Mixed Use – Urban (MU-U) or Mixed Use – Village (MU-V). The specific designation for each property is based on the zone proposed for that property, which ensured General Plan and Zoning consistency.

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