



Population Growth

There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer than it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.

Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.

1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.
2. Growth focus in this County is on quality, not on frustrating efforts to halt growth.
3. Population growth continues and is focused where it can best be accommodated.
4. Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities.

Our Communities and Their Neighborhoods

Each community in the County is identified uniquely as a special place. This includes incorporated cities, unincorporated communities, new communities, and tribal holdings. The combination of multipurpose open space systems, transportation networks, and land suitable for development distinguishes those areas that logically fit into future expansion of cities, creation of new communities, and preservation of rural enclaves.

Cooperative policies and programs are now in place that closely coordinate cities, the County of Riverside, and the Local Agency Formation Commission in concentrating development where it is most appropriate and still allowing considerable choice in location for individual property owners, developers and future residents. This collaboration is widely respected as a means of assuring the integrity of communities within the County, whether they are incorporated, unincorporated, or tribal in status.

Earlier problems clearly associated with leapfrog development (development that “skips over” developable land and establishes inefficient development patterns) have virtually disappeared. Areas slated for development are clearly



identified and mapped. Areas not acceptable for development, based on cause, within the time frame of the General Plan are also clearly identified and mapped. Development proposed at some distance from existing communities occurs because of a conscious commitment to a new community there, and it must demonstrate its self-sufficiency in terms of public facilities and services. This may eventually facilitate infill development where that is clearly consistent with planning policy and mapped designations. New communities are demonstrating methods for achieving efficient development and building a sense of community from the very beginning.

The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively. As a result, the initial components of a transit system are in place, and the capability for expansion is preserved through rights-of-ways that can be brought on line as service needs dictate and financial resources permit.

Not only are multipurpose open space areas permanently protected, but also numerous rural areas are likewise assured a continuation of that lifestyle. Limitations on the erosion of this lifestyle are well respected because of the clarity and strength of commitment by the County and other agencies, and because extensive opportunities for more urban and suburban development exist which are not vulnerable to successful legal challenge regarding their appropriateness.

1. A high degree of consistency now exists between County and city land use and transportation planning within city spheres of influence, resulting in a reduction in development policy conflicts and confusion. In some cases this has been driven by city initiatives, in others by County policy direction, and in still others through a negotiated blend of city/county preferences.
2. Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.
3. Incentives and the competitive need to “raise the bar” in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards.
4. The regulatory system consistently rewards implementation of concepts that contribute to achievement of the Riverside County vision.
5. All communities in the County have complied with legal requirements for universal access to public buildings, sidewalks, and public spaces. Many have established an incentive system to expand similar access in buildings and spaces not covered by legal requirements.
6. Incentives to achieve development efficiency often results in reduced fee costs.
7. The financial implications of implementing the RCIP are well documented and understood.



County of Riverside General Plan - *Hearing Draft*

Vision Statement

8. The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained.
9. The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP.
10. Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities.
11. Some rural residential development and support uses are accommodated in open space preserves where the type of development and sensitivity of the natural resource are mutually compatible.
12. Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.
13. Major backbone infrastructure systems are funded in a number of locations by grants, ongoing funding programs and supplemental mechanisms supported by the public.
14. Local infrastructure systems to improve levels of service and the quality of life in existing communities and to support new growth are being installed and expanded, with costs paid by those who benefit directly from these improvements. Cooperative and equitable arrangements to accomplish this continue to be crafted to respond to specific local situations.
15. Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.

Housing

Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families. Our housing choices also cover the complete spectrum of housing costs and include rental as well as for sale units. People are now seeking housing here, not because it costs less than more developed counties, but because the quality housing choices are attractive as a place to live. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate.

1. The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various forms of ownership housing. This is being satisfied through a combination