



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



of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed.

2. Regional forecasts of housing needs are well coordinated within Riverside county and are accepted by regional and state agencies.
3. Census data is well-integrated into housing needs forecasts.
4. There is now a balance between the residential development capacities of the County and city general plans within the County and regional housing needs.
5. Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses.
6. All housing projects required by law to provide access to people with disabilities now do so.
7. Universal access guidelines are adopted and a system of incentives is in place to include them as a key feature of residential development projects.
8. Because of the clarity of direction now provided by the General Plan and the cooperative arrangements with most of the cities, constraints on providing affordable housing attributable to excessive local regulations have been eliminated.
9. Adequate housing for farm laborers is now provided.
10. Housing plans are well-integrated throughout the County at four levels:
 - a. Subregionally at the Area Plan level;
 - b. Within cities and unincorporated communities;
 - c. Within large-scale development projects; and
 - d. At the project site planning level where housing is involved.

Transportation

Our transportation system has more than kept pace with the growth in population, employment and tourism and their demands for mobility. New and expanded transportation corridors connect growth centers at key locations throughout the County. Several corridors have built-in transit service and all have expansion capability to accommodate various forms of transit. Some are now providing express bus service to Metrolink stations. These same corridors are designed with a high regard for the environment, including provision of critical wildlife corridor crossings so that our open spaces can sustain their habitat value. Air travel access by our residents and businesses is convenient