



Issues and Policies

The following issues and policies are organized under the headings of “General” - those that apply to all natural hazards and “Hazard Specific” - those that only apply to a specific hazard type (i.e., flood or seismic).

Those policies that are “General” are subcategorized by types of policies: code conformance, special development regulations, or hazard reduction. Following the general policies are those that are categorized by specific hazard types.

Additional safety policies that only apply to a specific geographical area of the County may be found in any of the General Plan’s 19 area plans.

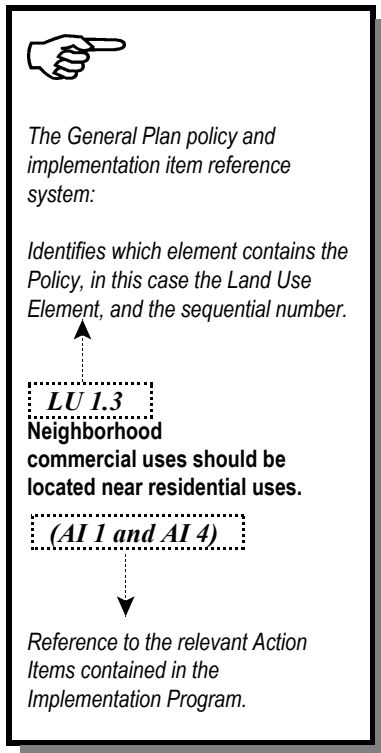
In addition to this Safety Element, land use and development in Riverside County are regulated by the other elements and area plans of the General Plan, County Building and Grading Ordinances, the California Environmental Quality Act (CEQA), and specific resolutions adopted by the County Board of Supervisors.

GENERAL ISSUES & POLICIES

Code Conformance & Development Regulations

The County Department of Building and Safety provides technical expertise in reviewing and enforcing the County Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety and welfare of the public. Every three years, the County's Building and Fire Codes are adapted from the Uniform Building and Fire Codes. They contain baseline minimum standards to guard against unsafe development. As discussed in the Technical Background Report, project variables may modify the implementation of a particular standard.

At a minimum, it is imperative to enforce the most recently adopted regulatory codes for new development and significant redevelopment, including the County’s Land Use Ordinance and Land Division Ordinance, which support the Building and Fire Codes. The California Environmental Quality Act (CEQA) adds another level of safety review, requiring that environmental constraints be considered prior to approval of significant projects. Additional guidelines and standards are introduced through the Safety Element. Table 1.1, Multi-Hazard Safety Actions, identifies the relationship between these various regulatory and planning tools and the hazards that they address.



County of Riverside General Plan - Hearing Draft

Safety Element



**Table S-1
Multi-Hazard Safety Actions**

Hazards		Risk			Scope of Risk*	Code Conformance and Hazard Management#			
		Low	Moderate	High		Building	Fire	Special Development	Hazard Reduction
EARTHQUAKE DAMAGE	Strong Ground Motion			X	Countywide/Regional	X	X	X	X
	Fault Rupture			X	Local			X	X
	Liquefaction		X	X	Local			X	X
	Settlement/Subsidence		X		Local	X		X	X
	Landslide		X		Local	X		X	X
	Dam/Reservoir Inundation	X			Local			X	X
	Building Damage		X	X	Countywide/Regional	X	X	X	X
Infrastructure/Utilities Damage		X	X	Countywide/Regional	X	X	X	X	
SLOPE AND FOUNDATION STABILITY	Deep-Seated Landslide	X			Local	X		X	X
	Soil Slumps		X		Local	X		X	X
	Settlement/Subsidence		X		Local	X		X	X
INUNDATION	Stream Flooding			X	Local			X	X
	Dam/Reservoir Inundation	X			Local			X	X
FIRE	Wildland Fire			X	Local/Countywide	X	X	X	X
	Industrial Fire		X		Local	X	X	X	
	Residential Fire		X		Local	X	X		

***Scope of Risk:**

- Local - Hazard impacts localized or site-specific portion of County.
- Local/Countywide - Hazard impacts a significant portion or all of County.
- Countywide/Regional - Hazard affects large multi-jurisdictional area.

#Code Conformance and Hazard Management Options:

- Special Development Regulations reinforce and augment existing codes.
- Hazard Reduction Programs are designed to improve the safety of existing development.
- Special Development Regulations and Hazard Reduction policies exceed current code requirements and are implemented by this Safety Element.



Special development regulations can reinforce and augment existing code standards by raising the level of hazard-conscious project design and mitigation engineering. Examples include additional geologic/geotechnical investigation and additional reinforcement of foundations in areas of potential ground failure. While foundation investigations are required by the County's Building Code, it is important to emphasize expected levels of investigation and protection. Furthermore, some requirements that may only apply to critical facilities, such as detailed seismic analyses, could be expanded to include other structures and lifelines. Where engineering methods cannot mitigate the hazards, avoidance of the hazard is appropriate, such as where ground rupture along active or potentially active fault traces are identified during project investigation. Special minimum setbacks away from active faults, which are already required for critical facilities, can also be defined for other structures and lifelines.

Policies:

- S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
- S 1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

Hazard Reduction

Hazard reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly persuaded to upgrade, or be required to do so. Additional examples of hazard reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the County;
- Conducting regular fire safety inspections and fire flow tests to identify areas with cracked or damaged water lines;
- Encouraging the construction of auxiliary water systems to supplement existing water lines. This will help ensure adequate water flow for fire suppression even if main water lines are damaged. Gravity-fed or generator-operated pumps for swimming pools and tanks can also supplement flow;
- Planning for emergency response at the government and individual level to reduce the risk to the public from hazards; and
- Identifying unsafe structures and posting public notices.

To reduce hazards in areas mapped as hazard zones, the County of Riverside uses a combination of methods:

- Special investigation and reporting requirements;
- Land use planning;
- Real-estate disclosure;
- Incentives to encourage mitigation;