

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



719

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2004

SUBJECT: GENERAL PLAN FOUNDATION COMPONENT AMENDMENT PROCESS
- ALL Supervisorial Districts - Countywide

CONTROVERSIAL ISSUES:

Appropriate means for addressing proposals to change the General Plan designation of property from one General Plan Foundation Component to another.

RECOMMENDED MOTION:

The Planning Department recommends that the Board of Supervisors **APPROVE** the process outlined in the attached document as a means of addressing proposals to change the General Plan designation of property from one Foundation Component to another.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/18/04
Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:JJGJG

(Continued On Attached Pages)

Dep't Recomm.: Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: ALL

Agenda Number:

3.26

GENERAL PLAN FOUNDATION COMPONENT AMENDMENT PROCESS

Under the General Plan Certainty System, all land use designations in the General Plan are grouped into five Foundation Components: Community Development, Rural Community, Rural, Agriculture, and Open Space. Foundation Component Amendments are amendments, other than corrections of mapping errors or omissions, that allow properties to move from a designation in one Foundation Component (such as Rural) to a designation in another Foundation Component (such as Community Development). The General Plan clearly allows the Board of Supervisors to initiate Foundation Component Amendments. The General Plan also clearly allows the Board of Supervisors to direct that Foundation Component Amendments requested by individuals be considered. The General Plan does not, however, address how individual amendment requests, whether made by a single Board member or a property owner, reach the Board for action. To avoid future confusion regarding this matter, Planning Staff recommends that the Board of Supervisors approve the following process:

1. Individual Board members and individual property owners shall submit to the Planning Department a written request that sets forth the justification for a Foundation Component Amendment.
2. All requests shall be accompanied by a completed General Plan Amendment application form.
3. Requests submitted by individual property owners shall also be accompanied by the fees set forth in Ordinance No. 671.
4. The Planning Department shall review each request to consider whether it has a degree of urgency that merits immediate consideration of a Foundation Component Amendment and shall make an initial determination as to whether the **Required and Optional Findings** can be made. These findings are set forth in Chapter 10 of the General Plan at pages A-12 to A-13.
5. The Planning Department shall make a recommendation concerning the request, called a **Consideration Recommendation**.
6. The **Consideration Recommendation** shall be submitted to the Board of Supervisors so that it may determine whether consideration of a Foundation Component Amendment is appropriate.
7. If the Board of Supervisors determines that consideration of a Foundation Component Amendment is not appropriate, it shall direct the Planning Department not to accept a Foundation Component Amendment application on the subject property or properties until the County initiates a five-year General Plan Review Cycle.
8. If the Board of Supervisors determines that consideration of a Foundation Component Amendment is appropriate, it shall direct the Planning Department to accept a Foundation Component Amendment application on the subject property or properties and to process the application in the normal manner.
9. At the appropriate time, the Planning Department shall submit the Foundation Component Amendment application to the Planning Commission for the review and recommendation.

10. Upon receipt of the Planning Commission's recommendation, the Clerk of the Board shall set the Foundation Component Amendment application for a public hearing before the Board of Supervisors, which shall either approve or deny it. If the application is approved, the Board shall make the **Required and Optional Findings** in its adopting resolution.

Note: This process shall not apply to requests to change the designation of properties within the Agriculture Foundation Component to another Foundation Component. Such requests shall be processed in accordance with the Agriculture Foundation Amendment provisions of the General Plan.