

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



FROM: Supervisor Stone

SUBMITTAL DATE:
May 15, 2014

SUBJECT: General Plan Initiation Proceeding ("GPIP")

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Article II of Ordinance No. 348 to modify the initiation of General Plan Amendment Proceedings in light of the attached Planning Commission letter dated May 15, 2014; and
2. Direct the Planning Department and County Counsel to prepare and process this amendment.

(page 1 of 2)

Jeff Stone Chairman
Third District Supervisor

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 5,000.	\$	\$ 5,000.	\$	Consent <input type="checkbox"/> Policy X <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: Planning Department Budget				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: all

Agenda Number:

3-43

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

FORM 11: GPIIP

DATE: May 15, 2014

PAGE: 2 of 2

BACKGROUND:

The General Plan Initiation Proceeding (GPIP) process has served the purpose of giving the applicant a sense of the level of support based on minimal information for the requested general plan amendment application without granting an approval or biasing the ultimate land use decision; however, the process for the GPIP has become convoluted and very costly for applicants as well as time consuming for staff.

During workshops the Planning Commission reviewed the process and developed specific recommendations for streamlining for the purpose of effectiveness and efficiency in the process. The need to make changes to streamline the process has been evidenced in the many inconsistencies and time delays in the process which have resulted in frustrations and a less than customer friendly process. For this reason it is also necessary to initiate an ordinance amendment to Ordinance 348 to effectuate the needed changes. In order to provide relief from the fees and the loss of time, it is imperative that the amendment be brought back for Board action within 90 days.

Impact on Citizens and Businesses

Cost savings to an applicant of a general plan amendment.

Additional Fiscal Information

Estimated cost for processing ordinance amendment \$5,000.

ATTACHMENTS

Riverside County Planning Commission Letter dated May 15, 2014.

Contract History and Price Reasonableness

n/a



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

May 15, 2014

**PLANNING
COMMISSIONERS
2014**

1st District
Charissa Leach

2nd District
Edward Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

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951 955-3200

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951 955-1811

Supervisor Jeff Stone, Chairman
Riverside County Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, California 92501

Re: General Plan Initiation Process ("GPIP")

Dear Chairman Stone:

We believe that the idea of requiring a certain level of review prior to an applicant initiating a General Plan Amendment is a good one. Unfortunately, it is our experience that the County's GPIP has resulted in several unintended consequences and is not fulfilling the desired intent that you and the Board had envisioned when it was first adopted.

Last year, the County Planning Commission held several hearings on the effectiveness of the current GPIP, and we have made the following findings:

1. The GPIP application has often become too cumbersome and expensive for many applicants.
2. No legal notice of a GPIP hearing is provided to surrounding property owners and this has resulted in very few members of the public providing meaningful input at GPIP hearings.
3. While the GPIP application usually involves a site specific project, the Planning Commission is prevented from hearing or discussing any information having to do with the merits of the specific project that has actually generated the GPIP.
4. The level of review is so minimal that most of the GPIP applications are referred to the Board by the Commission with very few comments.

Again, we believe in the concept of meeting with a GPA applicant early in the process. All parties are better served if a particular applicant has the opportunity of receiving a preliminary read regarding the viability of a proposed General Plan Amendment. To that end, we would offer the following recommendations:

- a) Terminate the requirement to process a GPA utilizing the current GPIP.

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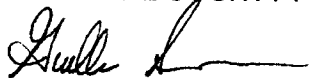
Desert Office · 77-588 El Duna Court, Suite H
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- b) Institute a process where an applicant, prior to filing an application for a GPA, is required to meet with the Planning Commissioner of the applicable district as well as the respective Board Member or Member's designee, to discuss the viability of the particular application. A representative of the Planning Department would also be included. Meetings to review a proposed GPA would be held on an as needed basis.
- c) The applicant would be required to complete a basic land information application and deposit sufficient funds to enable the Planning Department to perform the level of research necessary in order to properly advise the Commission and Board representatives. For most projects, we would think that the amount would be less than \$1,000.
- d) Before an applicant could file an application for a General Plan Amendment, the Planning Director would need to receive a memorandum from the Board Member in whose District the property is located, confirming that the preliminary meeting(s) had been held, and the applicant is cleared to file the GPA application.
- e) In the event GPA application permission is granted to a particular applicant, the same type of disclaimers currently in force, e.g., that permission to file an application in no way represents any type of disposition or approval of the particular GPA, and the applicant would be required to acknowledge such disclaimers as a condition of filing.
- f) All GPIIP applicants with applications currently in process shall have the option of immediately terminating their current applications and refileing under the revised GPIIP process. Such applicants shall not be required to pay any new GPIIP fees if Planning Staff makes the determination that sufficient information has been generated to allow the required GPIIP meetings to take place. Any unused amounts on deposit shall be refunded to the applicant.

Again, the Commission believes in the concept of the GPIIP. We offer the recommendations above in an attempt to make the process faster, more efficient, and less costly.

Respectfully submitted,

RIVERSIDE COUNTY PLANNING COMMISSION



Guillermo "Bill" Sanchez
Chairman

cc: Planning Commissioners
Juan Perez
Shellie Clack