

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

936



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 7, 2016

SUBJECT: 2016 General Plan Advisory Committee [All Districts];[\$15,000 total Cost]; Deposit Based Fees (DBF) Funded 75%, General Fund 25%

RECOMMENDED MOTION: That the Board of Supervisors approve the membership for the 2016 General Plan Advisory Committee (GPAC)

BACKGROUND:
Summary

The General Plan Advisory Committee (GPAC) is tasked with providing recommendations to the Board, Planning Commission, and staff on the processing of General Plan Foundation level changes. The GPAC was first created to frame the County's Comprehensive General Plan that was adopted in 2003, and was then revived in 2008 to review the first General Plan Review Cycle including Foundation Amendments to the General Plan. Pursuant to the General Plan Administration Element, the General Plan Review Cycle

(Continued on next page)



Steve Weiss, AICP
Planning Director



Juan C. Perez, Director
Transportation and Land
Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 15,000	\$ 15,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 3,750	\$ 3,750	\$ 0	

SOURCE OF FUNDS: \$15,000, 75% DBF, 25% General Fund
Planning Department Budget FY 16/17

Budget Adjustment: N/A
For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 03/08/16 Item 3-18 | **District:** ALL | **Agenda Number:**

3-68

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: 2016 General Plan Advisory Committee [All Districts];[\$15,000 total Cost]; Deposit Based Fees
(DBF) Funded 75%, General Fund 25%
DATE: June 7, 2016
PAGE: Page 2 of 2

occurs every eight years after 2008; therefore, this year the County has initiated the second General Plan Review Cycle and has accepted Foundation Component General Plan Amendments (FGPAs) initiated by private property owners.

General Plan Land Use Designations are aggregated into the following five Foundation Components: Agriculture, Rural, Rural Community, Community Development and Open Space (Attachment A). The General Plan Review Cycle provides an opportunity for private property owners and the Planning Department to propose FGPAs changes within the foundation components, the most significant level of changes to the General Plan Land Uses, only every eight years. The General Plan Advisory Committee (GPAC) will review all FGPAs and refinements that are a part of the second General Plan Review Cycle and provide their recommendations.

In preparation for the second General Plan Review Cycle, the Planning Department has worked with each Supervisorial District to identify members for the 2016 GPAC. The roster includes three members nominated from each District. The members are knowledgeable of the characteristics and needs of the communities within their District. In addition, the Planning Department is requesting representation from key community organizations to help foster a balanced discussion on community and regional planning. The proposed 2016 GPAC roster and tentative schedule are provided in Attachment B.

The GPAC will first convene in August 2016 and meet twice a month through September 2016 to discuss the FGPAs, and reconvene as necessary after that.

Impact on Citizens and Businesses

The General Plan Review Cycle includes proposed Foundation Component Amendments that will modify a community's development pattern. The General Plan Advisory Committee will review each landowner initiated or County initiated proposed changes to the foundation component. Their comments will be submitted to the Planning Commission and Board of Supervisors for consideration as individual proposals move forward through the Planning process.

ATTACHMENT:

- A.** General Plan Land Use Designations Summary
- B.** 2016 General Plan Advisory Committee Roster and Tentative Schedule

ATTACHMENT A

General Plan Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (Min)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2, 3, 4	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

**ATTACHMENT B: 2016 General Plan Advisory Committee Member Roster and
Tentative Schedule**

First District

Kim Cousins
Diana Martin
Sandy Isom

Fourth District

Ellen Trover
Marvin Roos
Conner Limont

Second District

Baxter Miller
Tony Mize
Debbie Melvin

Fifth District

Bob Botts
Darcy Kuenzi
Eric Kroenke

Third District

Hennie Montelone
Howard Rosenthal
Cindy Domenigoni

Organizations

Endangered Habitats League
Building Industry Association
Riverside County Farm Bureau

Tentative Meeting Schedule:

- August 11, 2016
- August 25, 2016
- September 8, 2016