

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



ITEM: 3.25
(ID # 23963)

MEETING DATE:
Tuesday, January 30, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: 2024
General Plan Foundation Component Amendment Process. ALL DISTRICTS [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **APPROVE** the 2024 Property Owner Initiated General Plan Foundation Component Amendment Process; and,
2. **AUTHORIZE** the Planning Department to commence receiving General Plan Foundation Initiation applications from Monday, February 5, 2024 to Friday, April 5, 2024 (60-days); and,
3. **DIRECT** the Planning Department to work with each Supervisorial District office to identify potential County initiated General Plan Foundation Component Amendments, during the same application period; and,
4. **DIRECT** Planning Department to coordinate with each Supervisorial District office to select one (1) representative for the General Plan Advisory Committee (GPAC).


ACTION:Policy


John Hildebrand, Planning Director 1/29/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 30, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% Deposit Based Fees (DBF)			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Administration Element of the Riverside County General Plan includes a Certainty System that provides clarity regarding the interpretation and use of the General Plan. The Certainty System also defines General Plan Amendment categories and details steps that are taken to change from one Foundation General Plan Land Use to another, pursuant to the eight (8) year application cycle. General Plan Land Use Designations are aggregated into the following five (5) Foundation components: Agriculture, Rural, Rural Community, Community Development and Open Space. Consideration of a Foundation Component Amendment to change a property from one foundation category to another, may occur only once every eight (8) years during a General Plan Review Cycle.

Previous cycles occurred in 2008 and 2016, with the next cycle opening in 2024. It is planned to open the Foundation Component Amendment application cycle for 2024 on Monday, February 5th, 2024 and remain open for approximately 60-days, closing on Friday, April 5th, 2024. For reference, the County received 156 Foundation Amendment applications during the 2008 cycle and 32 during the 2016 cycle.

Property Owner Initiated Foundation Amendments

Application review for the property owner initiated General Plan Foundation Component Amendment (FGPA) process is divided into two (2) process phases. The first phase includes the General Plan Initiation Proceedings (GPIP) for the FGPA, which consists of application submittal, staff review, General Plan Advisory Committee (GPAC) review/recommendation, Planning Commission comments, and a Board decision to either adopt or decline to adopt an order initiating proceedings for the proposed FGPA. The second phase focuses on processing the FGPA in conjunction with an implementing project such as a plot plan, conditional use permit or subdivision map. Should a Foundation Amendment request obtain Board initiation, an implementing project shall be submitted within 6-months of the action, unless there is a compelling reason discussed during the initiation process.

Formation of the 2024 GPAC will occur upon opening the 2024 application cycle and will be comprised of one (1) representative from each of the Supervisorial Districts, for a total of five (5)

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members. The GPAC will be a working group and recommending body to the Planning Commission.

County Initiated Foundation Amendments

The Planning Department will coordinate with each of the five (5) District offices to discuss potential County initiated Foundation Amendments and subsequently bring their requests forward. Similar to the property owner initiated FGPA's, the County's proposed FGPA's will be presented to the GPAC for initial consideration and follow the same process whereby the item will be presented to Planning Commission and ultimately the Board of Supervisors for initiation.

Impact on Residents and Businesses

The Process provides clarity and transparency at the earliest possible time regarding the submission of property owner initiated FGPA's and how the Planning Department will assess and process the proposed amendments within the 2024 General Plan Review Cycle.

Additional Fiscal Information

Each property owner initiated Foundation Amendment, is subject to the General Plan Amendment fees outlined in Ordinance No. 671 – Consolidated Fees for Land Use and Related Functions. These are deposit based fees (DBF), with no net county costs.

ATTACHMENTS

- Exhibit A: General Plan Land Use Matrix
- Exhibit B: 2024 Foundation Cycle Notice – English
- Exhibit C: 2024 Foundation Cycle Notice – Spanish

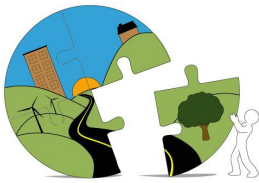

Douglas Ordóñez Jr. 1/24/2024


Aaron Gettis, Deputy County Counsel 1/23/2024

Riverside County

General Plan Land Use Matrix

Foundation Component	Land Use Designation
Agriculture:	Agriculture (AG)
Rural:	Rural Residential (RR) (5 acre minimum)
	Rural Mountainous (RM) (10 acre minimum)
	Rural Desert (RD) (10 acre minimum)
Rural Community:	Estate Density Residential (EDR) (2 acre minimum)
	Very Low Density Residential (VLDR) (1 acre minimum)
	Low Density Residential (LDR) (1/2 acre minimum)
Open Space:	Conservation (C)
	Conservation Habitat (CH)
	Recreation (R)
	Rural (RUR)
	Water (W)
	Mineral Resources (MR)
Community Development:	Estate Density Residential (EDR) (2 acre minimum)
	Very Low Density Residential (VLDR) (1 acre minimum)
	Low Density Residential (LDR) (1/2 acre minimum)
	Medium Density Residential (MDR) (2-5 units per acre)
	Medium High Density Residential (MHDR) (5-8 units per acre)
	High Density Residential (HDR) (8-14 units per acre)
	Very High Density Residential (VHDR) (14-20 units per acre)
	Highest Density Residential (HDR) (20-plus units per acre)
	Commercial Retail (CR)
	Commercial Tourist (CT)
	Commercial Office (CO)
	Community Center (CC)
	Light Industrial (LI)
	Heavy Industrial (HI)
	Business Park (BP)
	Public Facilities (PF)
Mixed Use Area (MUA)	



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

2024 Property Owner Initiated Foundation General Plan Amendment

Application Period: Monday, February 5th, 2024 – Friday, April 5th, 2024 (60-Days)

What it is:

The Riverside County Planning Department will accept applications for the 2024 Foundation General Plan Amendment (FGPA) cycle, from Monday, February 5th, 2024 to Friday, April 5th, 2024 (60-Days), consistent with the County's eight-year application cycle. During this application period, property owners seeking a change to their property's General Plan Foundation Component are invited to submit a completed application for an FGPA to the Planning Department for consideration.

Process:

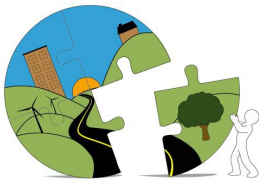
The completed FGPA application will be reviewed by County staff and facilitated in accordance with the 2024 Property Owner Initiated General Plan Foundation Amendment Process, which has two (2) phases. Phase 1 includes a General Plan Initiation Proceeding (GPIP), which consists of application submittal, staff review, General Plan Advisory Committee (GPAC) review and recommendation, Planning Commission review and recommendation, and a Board of Supervisors decision to either **adopt** or **decline to adopt** an order initiating proceedings for the proposed Foundation General Plan Amendment. Phase 2 focuses on processing the Foundation General Plan Amendment through final adoption, in conjunction with an Implementing Project, which is required to be submitted within 6-months of initiation.

Submittal Requirements:

Foundation Amendment initiation requests shall be submitted using the Planning Department's General Application for a General Plan Amendment and submittal of the appropriate Deposit Based Fees (DBF). At a minimum, applicants shall provide an aerial map, any other thematic map that provides additional information, and a detailed written discussion justifying the reason for the proposed change. Discussion should include information related to compatibility, infrastructure, habitat, site constraints / opportunities and any other information unique to the property that supports a Foundation change.

Application:

For further details regarding the application process and for a copy of the application, visit the Riverside County Planning Department website: <http://planning.rctlma.org>



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Enmienda al Plan General de la Fundación Iniciada por el Propietario de 2024

Plazo de presentación de solicitudes: Lunes 5 de Febrero de 2024 – Viernes 5 de Abril de 2024 (60 días)

Que es:

El Departamento de Planificación del Condado de Riverside aceptará solicitudes para el ciclo de Enmienda del Plan General de la Fundación (FGPA) de 2024, desde el lunes 5 de Febrero de 2024 hasta el viernes 5 de Abril de 2024 (60 días), de acuerdo con el ciclo de solicitud de ocho años del Condado. Durante este período de solicitud, se invita a los propietarios que buscan un cambio en el Componente de Fundación del Plan General de su propiedad a presentar una solicitud completa para una FGPA al Departamento de Planificación para su consideración.

Proceso:

La solicitud FGPA completada será revisada por el personal del Condado y facilitada de acuerdo con el Proceso de Enmienda de la Fundación del Plan General Iniciado por el Propietario de 2024, que tiene dos (2) fases. La Fase 1 incluye un Procedimiento de Inicio del Plan General (GPIP), que consiste en la presentación de la solicitud, la revisión y recomendación del personal y el Comité Asesor del Plan General (GPAC), revisión y recomendación de la Comisión de Planificación, y una decisión de la Junta de Supervisores para adoptar o negarse a adoptar una orden que inicie procedimientos para la propuesta de Enmienda al Plan General de la Fundación. La Fase 2 se centra en la tramitación de la Modificación del Plan General de la Fundación hasta su adopción final, junto con un Proyecto de Implementación, que debe presentarse dentro de los 6 meses de su inicio.

Requisitos de presentación:

Las solicitudes de inicio de la Enmienda de la Fundación se presentarán utilizando la Solicitud General de Enmienda al Plan General del Departamento de Planificación y la presentación de las Tarifas Basadas en Depósitos (DBF) correspondientes. Al mínimo, los solicitantes deberán proporcionar un mapa aéreo, cualquier otro mapa temático que proporcione información adicional y una discusión detallada por escrito que justifique la razón del cambio propuesto. La discusión debe incluir información relacionada con la compatibilidad, la infraestructura, el hábitat, las limitaciones o oportunidades del sitio y cualquier detalles únicos de la propiedad que respalde un cambio de la Fundación.

Solicitudes:

Para obtener más detalles sobre el proceso de solicitud y para obtener una copia de la solicitud, visite el sitio web del Departamento de Planificación del Condado de Riverside:

<http://planning.rctlma.org>