



Required and Optional Findings

Findings must be commensurate with the significance of the amendment decision sought. In addition to information submitted by applicants or initiators of proposed amendments, findings will be informed by information generated by the General Plan Monitoring Program. This data will be updated periodically with the intent of enabling decision-makers to understand the status of the General Plan and the implications of proposed changes to it. The following findings are associated with the proposed amendment categories.

1. **Technical Amendment Findings.** The first finding and any one or more of the subsequent findings would justify a technical amendment:
 - a. The proposed amendment would not change any policy direction or intent of the General Plan.
 - b. An error or omission needs to be corrected.
 - c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
 - d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
 - e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

2. **Entitlement/Policy Amendment Findings.** The first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment:
 - a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or
 - (3) Any Foundation Component designation in the General Plan.
 - b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
 - c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
 - e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
 - f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
 - g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

3. **Foundation Amendment Findings.** The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the Riverside County Vision and its implementation. A Foundation Amendment may occur in two ways. The first would be as part of a regular five-year comprehensive



review. The first finding is required for this type of amendment. The second means of making a Foundation Amendment would be as a result of extraordinary events. The first two and any one or more of the subsequent findings will be necessary to justify an Extraordinary Amendment, which does not have to comply with the General Plan Review cycle:

- a. The foundation change is based on ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
- b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.
- c. An unconstitutional taking of property would occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.
- d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.
- e. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
- f. A component change is required to comply with an update of the Housing Element or change in State Housing Element law.
- g. A General Plan component amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
- h. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.
- i. *An amendment from a Rural Community Foundation Component is necessary to facilitate the extension of sewer service and to alleviate the potential for ground water pollution and other public health dangers. This amendment is only applicable to properties located within a City's sphere of influence Area. This amendment is considered only in conjunction with the following circumstances:*
 1. *Area is located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.*
 2. *There is a Memorandum of Understanding between the County and the City that requires sewer services for the establishment of lots smaller than one acre.*
 3. *A tract or parcel map is processed concurrently and approved with a condition of approval that requires the extension of a sewer line.*
 4. *The proposed project is located within two hundred (200) feet of an existing sewer line.*