

Agenda Item: 5.1
Area Plan: All
Supervisory District: All
Planning Commission: July 09, 2008

Applicant: County of Riverside
Project Planner: Mitra Mehta
Project: General Plan Amendment 960
E.A. Number: 41788

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

GENERAL PLAN AMENDMENT 960 – BACKGROUND:

On October 08, 2003, Riverside County adopted a highly innovative General Plan. This document was developed over a number of years and was driven by the vision of the Riverside County Integrated Project (RCIP). One of the most innovative principles of the RCIP Vision is the Certainty System, which provides a balance between clarity and flexibility in the General Plan. On one end, the Certainty System provides clarity regarding the implementation of the General Plan in ongoing decision making process and sustains the plan's policy direction over time. On the other, it recognizes that development patterns in the county will change, events will occur that will require changes, and imperfections will be discovered as the County implements the General Plan.

As a result, the Certainty System requires that the County will initiate a comprehensive review of the General Plan every five years after its adoption to address changes in development patterns, correct imperfections/errors, and streamline implementation of the General Plan (Attachment A). General Plan Amendment 960 (GPA 960) is an amendment that the County has initiated in 2008 after the first five year of the General Plan adoption to comprehensively review its progress.

GENERAL PLAN AMENDMENT 960 – PROJECT DESCRIPTION:

As part of the first comprehensive review cycle of the RCIP General Plan, the Planning Department proposes the following changes for consideration by the County and its stakeholders (Attachment B).

1. **Existing Elements:** Due to existing regulatory requirements, recent changes in the regulatory environment, or the availability of new information, the following elements of the General Plan need review and revisions as deemed necessary:
 - a. Land Use Element
 - b. Circulation Element
 - c. Housing Element
 - d. Administrative Element
 - e. Safety Element
 - f. Multi-purpose Open Space Element
 - g. Air Quality Element
2. **New Element:** A new General Plan Element – Health Element, needs consideration upon the request of the Department of Public Health.
3. **Area Plans:** After assessing the General Plan's progress, issues related to its implementation, and changes in the anticipated needs of various communities, the following policies require consideration at the Area Plan level:
 - a. El Cariso Rural Village Study Area – Elsinore Area Plan
 - b. Lakeland Village – Elsinore Area Plan
 - c. Agriculture/Development Potential Study Area – San Jacinto Valley Area Plan
 - d. Citrus Vineyard Policy Area – Southwest Area Plan
 - e. Aguanga Rural Village Study Area – REMAP

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- f. Anza Rural Village Overlay – REMAP
 - g. Ethanac Corridor – Harvest Valley/Winchester Area Plan
 - h. Vista Santa Rosa Policy Area – Eastern Coachella Valley Area Plan
 - i. South Valley Policy Area – Eastern Coachella Valley Area Plan
 - j. Mecca Community Policy Area – Eastern Coachella Valley Area Plan
 - k. Sky Valley Rural Village Overlay – Western Coachella Valley Area Plan
 - l. Chiriaco Summit Rural Village Overlay – Western Coachella Valley Area Plan
 - m. Meadowbrook Rural Village Study Area – Elsinore Area Plan
 - n. Goodhope Rural Village Study Area – Mead Valley Area Plan
 - o. Northeast Dairies Policy Area – Lakeview Nuevo Area Plan
4. **Parcel Specific:** Over the last five years, Planning Staff has come across parcel specific land use errors that warrant further review. These parcel specific changes fall under one of the following three categories:
- a. Rescinded parcel specific land use changes associated with GPA716
 - b. Other parcel specific land use changes to correct “mapping errors”
 - c. Property owner initiated Foundation Amendment requests (Later Agenda Items)

RECOMMENDATION:

Review and Refine the proposed list of the County Initiated Changes to be considered as part of GPA 960

INFORMATIONAL ITEMS:

- On April 08, 2008, the County Board of Supervisors has approved creation of a General Plan 2008 Advisory Committee (GPAC) which would provide input to Planning Staff in considering proposed changes to the General Plan (Attachment C).
- The Planning Department will internally write a Programmatic Environmental Impact Report (EIR) for GPA 960, which has not been done in more than 20 years.
- Planning Staff has arranged biweekly meetings with the Transportation Department, Information Resources Department and County Counsel to develop the aforementioned project description and to ensure ongoing project coordination and integration of accurate information.
- The Planning Department’s anticipated adoption date for the GPA 960/EIR is December 2009 (Attachment D).