



# **INFORMATION AND GUIDELINES FOR THE GENERAL PLAN ADVISORY COMMITTEE**

The General Plan Advisory Committee (GPAC) will serve as one of the primary channels for making recommendations to the Riverside County Board of Supervisors on the 2016 General Plan Foundation Amendment Cycle. The following represent general guidelines for GPAC operating procedures.

1. The purpose of GPAC is to provide recommendations on milestone decisions to the County Board of Supervisors and to provide guidance to County Planning staff and consultants preparing technical studies where warranted for matters pertaining to a full General Plan update should the County move forward with one.
2. The Foundation General Plan Amendment (FGPA) process is intended to be big picture evaluation or an early read of the overall appropriateness of the proposed Foundation Changes (See GPAC role in the General Plan Foundation Amendment Process below). At this juncture, the FGPA applications contain no specific implementing project or technical studies. Following an initial review by the GPAC and then the Planning Commission, the FGPAs will move to the Board for an initiation determination. Staff's report to the Board will include the GPAC's and PC's recommendation along with a staff recommended action.

A table of Foundation Component categories and their corresponding Land Use Designations is attached at the end of this document to facilitate the 2016 GPAC deliberations.

3. The Foundation General Plan Amendment process is a decision-making process under a constrained time schedule (est. August – September 2016). Advisory Committee members need to have done their homework for each meeting and be prepared for making committee decisions in a timely manner that allows for the process to move forward according to the adopted schedule. Staff will make every effort to ensure that the materials are provided to the GPAC in a timely manner prior to each meeting.
4. Committee members speak for the agencies, organizations, community or interest groups they represent. We hope that absences will be rare. If members representing organizations expect to be absent, they may send their designated alternate who can speak for their organization. The Advisory Committee member representing a specific organization is responsible for making sure their alternate/proxy has the information needed prior to the meeting that the alternate is attending. Members who are appointed by the Board specifically by name, do not have the flexibility of sending a proxy.
5. Stakeholder input is a very important element of the GPAC process. Advisory Committee members will need to carefully consider input from a wide range of stakeholders. Planning staff will keep



## General Plan Advisory Committee

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### *Guidelines and Principles*

members updated on stakeholder issues and comments. Advisory Committee members may bring other stakeholder comments to the table, as appropriate.

6. It is hoped that agreement can be reached by the full Committee for as many issues as possible. Where consensus cannot be reached on major decisions by the full Committee, majority and minority opinions will be documented in the minutes or in other appropriate ways.
7. Where a Committee member does not agree with the direction being taken by the Committee, he or she is expected to offer a constructive alternative approach or approaches. Concerns and issues need to be brought up as early in the process as possible so that the Committee can deal with them to the extent possible. It will be difficult to retrace steps once major decisions have been made. Lack of comment will be considered as agreement with the majority opinion.
8. GPAC meetings will be subject to the Brown Act, will be posted and will be open to the public.

### **GPAC Role in General Plan Foundation Amendment Process**

The 8-year General Plan Review Cycle includes amendments proposed by the County of Riverside or by private property owners. Prior to Board initiation, proposed amendments shall be submitted in a comprehensive manner for review and comment to a general plan community advisory committee appointed by the Board. Comments received from the Committee shall be included in subsequent initiation proceedings before the Planning Commission and the Board.

Is the only time, other than a declared extraordinary amendment or an Agriculture Foundation Component amendment, that a Foundation Component of the General Plan may be considered for change.



## General Plan Land Use Designations and Foundation Components

Foundation Component	Land Use Designation (LUD)	Building Intensity Range (du/ac or FAR) <sup>1,2</sup>	Selected Notes <sup>3,4</sup>
AGRICULTURE (AG)	Agriculture (AG)	10 ac min.	One single-family residence allowed per 10 acres, except as otherwise specified.
RURAL (RUR)	Rural Residential (RR)	5 ac min.	Allows limited animal-keeping and agricultural, recreational and other uses.
	Rural Mountainous (RM)	10 ac min.	Also allows compatible resource development (including mining with SMP).
	Rural Desert (RD)	10 ac min.	Also allows renewable energy & utilities.
RURAL COMMUNITY (RC)	Estate Density Resi. (RC-EDR)	2 ac min.	Single-family detached residences. Limited agriculture, intensive equestrian and animal-keeping uses expected and encouraged.
	Very Low Density Resi. (RC-VLDR)	1 ac min.	
	Low Density Residential (RC-LDR)	0.5 ac min.	
COMMUNITY DEVELOPMENT (CD)	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences. Limited agriculture and animal-keeping permitted, however, intensive animal-keeping discouraged.
	Very Low Density Resi. (VLDR)	1 ac min.	
	Low Density Residential (LDR)	0.5 ac min.	
	Medium Density Residential (MDR)	2 – 5 du/ac	Single-family attached and detached residences. Lot sizes range from 5,500 to 20,000 square feet, typical 7,200-sq. ft. lots allowed.
	Medium-High Density Residential (MHDR)	5 – 8 du/ac	Single-family attached and detached. Lot sizes range from 4,000 to 6,500 sq. feet.
	High Density Residential (HDR)	8 – 14 du/ac	Single-family attached and detached, including townhouses and patio homes.
	Very High Density Residential (VHDR)	14 – 20 du/ac	Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	Multi-family dwellings, including apartments and condos. 3-plus stories allowed.
	Commercial Retail (CR)	0.20 – 0.35 FAR	Local and regional retail uses. CR designated exceeds CR needed to serve population. <sup>5</sup>
	Commercial Tourist (CT)	0.20 – 0.35 FAR	Includes hotel, golf course, rec & amusement.
	Commercial Office (CO)	0.35 – 1.0 FAR	Includes financial, legal, insurance, etc.
	Light Industrial (LI)	0.25 – 0.60 FAR	E.g., warehouse/distribution, assembly, light manufacturing, repair facilities and supporting retail uses.
	Heavy Industrial (HI)	0.15 – 0.50 FAR	More intense industry generating significant effects, i.e., excessive noise, dust and other nuisances.
Business Park (BP)	0.25 – 0.60 FAR	Employee-intensive uses, i.e. R&D, tech centers, corp. offices, "clean" industry & supporting retail.	
Public Facilities (PF)	≤ 0.60 FAR	Civic uses, such as Riverside County administrative buildings and schools.	
	Community Center (CC)	5 – 40 du/ac 0.20 – 0.35 FAR	Includes combo of small-lot SFR, MFR, CR, office, BP & civic uses, transit facilities and rec open space in a planned development area. Including CCs in adopted Specific Plans.
	Mixed Use Planning Area (MUPA)	Varies	Applied to where a mix of uses is planned outside of Community Centers, where specific uses and ratios are not identified up front to provide flexibility.
OPEN SPACE (OS)	Conservation (OS-C)	N/A	Protection of open space for natural hazard avoidance, cultural preservation and natural and scenic resource preservation. Existing agri. permitted.
	Conservation Habitat (OS-CH)	N/A	Public and private lands conserved and managed in accordance with adopted MSHCPs or other conservation plans.
	Water (OS-W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Mineral extraction allowed conditionally.



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Foundation Component	Land Use Designation (LUD)	Building Intensity Range (du/ac or FAR) <sup>1,2</sup>	Selected Notes <sup>3,4</sup>
OPEN SPACE (OS), <i>continued</i>	Recreation (OS-R)	N/A	Uses include parks, trails, athletic fields, golf courses and other such recreational uses.
	Rural (OS-RUR)	20 ac min.	One SFR allowed per 20 acres. Mineral extraction per Surface Mining Permit permitted in some cases.
	Mineral Resources (OS-M)	N/A	Mineral extraction and processing facilities; areas held in reserve for future mineral uses.

Footnotes:

1. FAR = Floor Area Ratio, the measurement of the amount of non-residential building square footage in relation to the size of the lot. DU/AC = Dwelling units per acre, the amount of residential units in a given area (acre).
2. The building intensity ranges are exclusive, e.g., the ranges are the minimum and maximum building intensities.
3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation (LUD) may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural and Rural Community Foundations, as well as the Rural Designation of the Open Space Foundation, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. However, for sites adjacent to Community Development Foundation areas, 10,000-square-foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and/or Rural Foundation Component areas.
4. Selected notes roughly paraphrased from General Plan Table LU-3. See that table for specific standards and details.
5. Since the amount of land designated CR exceeds the amount anticipated to be necessary at build out, once CR becomes 40% built out in an Area Plan, additional studies will be required before additional CR will be permitted.

Source: Riverside County, RCIP General Plan, Table LU-3, 2008.