



County of Riverside General Plan - *Hearing Draft*

Administration Element

The clientele for this service includes property owners, project proponents, other jurisdictions that have an interest in unincorporated land development, other governmental agencies, and any member of the general public who may have an interest in how General Plan policies are being applied to the land.

Because a number of governmental agencies have a legal and functional interest in facilitating the development of a project once it is approved, a considerable amount of coordination must take place during the project review process. It is not the purpose of this portion of the General Plan to detail how that coordination must take place; it is only to establish the point that this coordination must occur.

A major thrust of this General Plan is that the County of Riverside is involved not just in approving projects, but in community building in the truest sense. That is expressed clearly in the Riverside County Vision that is the foundation for the General Plan. Accordingly, the considerations that must be brought to bear in evaluating proposed development projects and designing implementation programs and actions are numerous and challenging. This perspective is an essential basis for conducting the administrative duties performed by the County.

This chapter provides more specific direction on several aspects of General Plan administration. In addition to this introduction, which sets the stage for the General Plan's administration, further sections deal with:

1. The General Plan Structure;
2. Interpreting the General Plan's Intent;
3. Monitoring Development and Conservation;
4. General Plan Certainty System (Amendment Procedures);
5. Project Processing and Appeal Procedures; and
6. The Incentives System.

GENERAL PLAN STRUCTURE

Because of the unprecedented thoroughness with which this General Plan was prepared and the active involvement of numerous stakeholders in its content, it is essential to appreciate how the special structure of the General Plan contributes to its role in guiding development and conservation of land under authority of the Board of Supervisors. The following topics that make up the key structural ingredients in the General Plan demonstrate this point:

1. A Vision for Riverside County;
2. General Planning Principles;
3. Countywide Elements and Planning Policies;
4. Area Plan Policies; and
5. Appendices (especially the Implementation Program).

Two additional resources merit mention as useful resources in understanding the rationale and intent of the General Plan, even though they are not part of the General Plan structure, per se. The first is a set of Community Center Guidelines, which provide suggestions (not rules) for ways of implementing a key feature of the General Plan: community centers that serve as focal points for unincorporated communities. These guidelines are described more fully below



and are contained in Appendix J to the General Plan. The second is the Environmental Impact Report. This document contains a wealth of information on background data and policy implications that provides a valuable reference for users of the General Plan.

A Vision for Riverside County

A Vision for Riverside County, presented in Chapter 2 of this General Plan, sets the stage for the entire General Plan. It describes the County that is envisioned to exist some 20 years in the future. While it is not policy directly, the Riverside County Vision should be referred to on any General Plan topic as an indication of General Plan intent, and as a description of the context in which any General Plan issue should be considered. The key question to be asked when relating a proposed project to the Vision is: will this proposed action move the County toward the Vision to the maximum extent possible?

General Planning Principles

Considerable effort was expended in deriving a set of planning principles from the Vision. They are presented in Appendix B of this General Plan. These principles reflect extensive deliberation by the General Plan Advisory Committee to translate the Vision ideas into more specific direction for preparation of the General Plan policies. Consequently, reference to these principles will provide further insight into the intent of the General Plan. Moreover, these principles and, in fact the Vision as well, derive from 15 Consensus Planning Principles that were developed by a voluntary coalition of diverse interest groups who invested considerable effort in setting direction for the entire Riverside County Integrated Project, one major portion of which was the preparation of this General Plan. So there is a long history of direction and intent that flows from that original thinking.

Countywide Elements and Planning Policies/Area Plans

The General Plan provides policy direction at two levels: 1) Countywide for the entire unincorporated portion of the County under Board of Supervisors' Authority; and 2) for 19 sectors of the County in the form of Area Plans. The intent of this tiered system of policy direction is to distinguish between policies that apply uniformly everywhere in unincorporated territory and those that apply explicitly in distinct geographic areas. In this version of the General Plan, 19 Area Plans provide this more detailed policy direction. A large portion of the eastern desert area of the County is not covered by area plans and thus falls under direction of the countywide policies. March Air Reserve Base is also excluded from any area plan because the policies guiding the base are contained in a general plan prepared by the March Joint Powers Authority (JPA).

The countywide policy direction is captured in traditional topical elements as depicted in the California Government Code: Land Use, Circulation, Multipurpose Open Space (Open Space and Conservation as specified in the law), Safety, Noise and Housing. An additional optional element, Air Quality, also operates at the countywide level. Policies at this level apply to all Area