



County of Riverside General Plan - *Hearing Draft*

Administration Element

Plans in addition to the localized policies contained in them, but do not have to be duplicated in the area plan documents.

A new feature of this General Plan in comparison to past versions is that only four categories of land use apply at the countywide scale:

- Multipurpose Open Space;
- Agriculture;
- Rural; and
- Community Development.

These are defined as Foundation Components. They are basic to the entire process of land management in the County. Each foundation component is intended to accommodate a prescribed array of uses, with Multipurpose Open Space being the least intensive, followed by Agriculture, then Rural, and finally, Community Development. Please see Chapter 3, Land Use Element, for more extensive description of the components. The designation that is intended to accommodate the greatest amount of anticipated growth is the Community Development component, with the Multipurpose Open Space component providing most of the "remarkable environmental setting" that encompasses Riverside County's "family of special communities", as reflected in the Vision for Riverside County.

Area Plan land use designations are based on a consistent system of land use definitions that specify desired and undesired uses. These are the land use designations to be used in evaluating proposed development or conservation projects. Rules for considering land use changes at both the countywide and area plan levels are specified below in the General Plan Certainty System.

Community Center Guidelines

One of the central concepts in this General Plan is the selective identification of community centers: focal points for a number of the unincorporated communities found within the system of area plans. These locales are intended to be compact, self-sufficient combinations of uses that share a distinct identity and function with a powerful synergy.

The closest example to this idea is the small, traditional downtown or focused, highly urban neighborhood in which living, working and recreation/entertainment all flourish in close proximity to each other. Certainly not all essential services and functions occur in such places, but they typically enable residents and employees to satisfy a significant number of their daily needs without having to leave the area. This typically involves the ability to walk or bicycle within the community center core and does not depend exclusively on the automobile for mobility.

In some cases transit opportunities are also a part of the mix, making mobility options even more diverse. Particularly in community centers served by transit, the degree of compactness and attraction of the area to more remote visitors becomes even greater. However, the key point is that these are not envisioned solely as major commercial or employment centers to which the only means of access is an automobile commute.



The Community Center Guidelines (Appendix J) are designed to aid in the translation of this key planning concept into reality. The most important factor to keep in mind regarding these interpretive ideas is that they are guidelines, not regulations. In other words, their purpose is to aid in achieving vibrant community centers but not to mandate certain solutions. A key ingredient in the success of community centers is to open them up to maximum creativity in their mix of uses and physical design for accommodating those uses. Artificial constraint would therefore be counterproductive. These guidelines, then, are to be used as a source of positive ideas to achieve optimum results from development activity in these locales.

Application of reasonable judgement and balance in applying these guidelines cannot be reduced to a formula: their use is a matter of judgement and, as with all matters involving reasoning, many different interpretations are possible. However, they do provide a rich resource for use in planning for these areas, and judicious use of them will contribute toward their attraction for the kind of investment and living experience envisioned in the General Plan.

Appendices

The Appendices to the General Plan are important tools in its administration. The following points illustrate how that is so.

Appendix A Glossary of Terms/Acronyms

This is a comprehensive reference for General Plan terminology. Even though acronyms are fully defined within the text the first time a particular acronym is encountered, this is a simple, alphabetical source for such information.

Appendix B General Planning Principles

These principles, as noted above, take the Vision a step further in providing guidance as to the General Plan's intent. These principles should be used in combination with the Vision to establish a comprehensive understanding of how policies should be interpreted.

Appendix C Public Opinion Survey Report

During the early stages of the RCIP, a public opinion survey was conducted involving several hundred Riverside County residents. The purpose of this survey was to assess residents' attitudes concerning growth and related issues in the County. The results of this survey were compiled into a report, which helped serve as the basis for the subsequent preparation of the Riverside County Vision.

Appendix D Summary of Community Workshops

The first series of community workshops was held in June/July of 1999 at selected locations throughout the County. The purpose of these workshops was to engage the public in dialog with the County about issues relating to the County's future and to introduce them to the RCIP planning process. Workshop discussion and comments were captured in a report, which also served to aid in the creation of the Vision and provide some focus to the policy direction contained in this General Plan.