

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Transportation Land Management Agency / Planning Dept.

SUBMITTAL DATE:

October 2, 2003

SUBJECT: Riverside County Integrated Project (RCIP) / General Plan - All Supervisorial Districts and Zoning Areas - Adoption of New General Plan for all of the Unincorporated Areas of Riverside County.

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution No. 2003-487 approving the adoption of the Riverside County Integrated Project 2002 General Plan and related findings and that the Board of Supervisors adopts Resolution No. 2003-488 adopting and certifying the Final Environmental Impact Report for the Riverside County Integrated Project 2002 General Plan and related findings.

BACKGROUND: On September 23, 2003 the Board of Supervisors provided staff and the Riverside County Integrated Project (RCIP) consultant team with final direction regarding the content of the proposed new Riverside County General Plan, and directed that staff return to the Board on October 7, 2003 with the necessary documents for the Board of Supervisors to adopt the General Plan and place it into effect. Attached are Resolution No. 2003-487 and Resolution No. 2003-488 and other associated documents that are necessary for the Board to adopt the new General Plan.

(Continued)

Bob Johnson, Director - Planning Department

FINANCIAL DATA	Current F.Y. Total Cost:	\$	In Current Year Budget:	
	Current F.Y. Net County Cost:	\$		Budget Adjustment:
	Annual Net County Cost:	\$		For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

County Executive Office Signature

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Departmental Concurrence

Riverside County Integrated Project (RCIP) / General Plan - All Supervisorial Districts and Zoning Areas - Adoption of New General Plan for all of the Unincorporated Areas of Riverside County.
October 2, 2003

Background – (Continued)

Included in this package are the following documents:

Resolution No. 2003-487 approving and adopting the Riverside County Integrated Project 2002 General Plan and related findings; Resolution No. 2003-488 adopting and certifying the final EIR with attached Exhibit A, CEQA Findings of Fact and Statement of Overriding Considerations; Exhibit 1 – Final Changes to the RCIP General Plan (GPA No. 618) Except Circulation Element; Exhibit II – Riverside County General Plan Circulation Element Revisions, and a compact disk containing Riverside County General Plan area plan maps. Also included for each Board Member is a hard copy set of all the area plan maps that include unincorporated land within each individual Supervisorial district. The General Plan Final Program EIR Volume I and II are included as separate bound documents.

There are two policy matters that staff would like to bring to the Board's attention that relate to the Environmental Impact Report for the General Plan and to the wind energy – related policies contained in the General Plan.

First, development under the terms, land use designations and building intensities set forth in the proposed revised RCIP General Plan will result in the loss of over 60,000 acres of designated farmland. In order to mitigate this significant adverse impact pursuant to the California Environmental Quality Act ("CEQA"), the EIR proposes the creation of an Agricultural Land Mitigation Bank. Development applicants whose projects would convert substantial farmland acreage into non-agricultural uses would be required to purchase credits from the Bank, which would support the preservation of existing designated farmland acreage.

A recent CEQA decision by the California Court of Appeal holds that a mitigation measure of this nature does not actually avoid or reduce the loss of farmland subject to development. (*Friends of the Kangaroo Rat v. California Department of Corrections* (August 18, 2003) Fifth Appellate District Number F040956.) As such, an Agricultural Land Mitigation Bank is not a valid form of mitigation for farmland conversion impacts. Accordingly, staff recommends that EIR Mitigation Measure 4.2.2 be deleted from the EIR. A full discussion of the reasons for this recommendation are contained in the attached memo (attached to this Form 11) on this subject, and is incorporated into this Form 11 by reference.

Second, the proposed General Plan includes a number of policies that may affect the development of Wind Energy Conversion Systems (WECS) in certain areas of the County. An explanation of the WECS policies that the Board of Supervisors is adopting is included in the attached memo (attached to this Form 11) and is incorporated into this Form 11 by reference.

Immediately following the adoption of the General Plan, staff and the RCIP consultant team will produce the final, integrated text and map documents associated with the adopted General Plan. Until the final, integrated documents are available, the documents comprising the adopted General Plan that the Board would adopt on October 7, 2003 will be placed on the County's internet website, RCIP.ORG, for public viewing and printing. Compact disks with the same material will also be made available to the public.