

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

422B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 29, 2005

SUBJECT: GENERAL PLAN AMENDMENT NO. 733 (GPA00733) - Environmental Assessment (E.A.) No. 39960 – Riverside County Initiative - ALL Supervisorial Districts - ALL Area Plans - Countywide - REQUEST: GPA00733 proposes to amend the Riverside County Housing Element, as adopted by the Board of Supervisors on December 4, 2001, in accordance with and incorporating revisions approved by the State of California Department of Housing and Community Development (HCD) on September 21, 2004. The amendment is not a new Housing Element, but simply an amendment to formally include additional and/or revised information not included in the original edition adopted in 2001.

CONTROVERSIAL ISSUES: The Riverside County Airport Land Use Commission found the Housing Element to be consistent with the Airport Land Use Compatibility Plan, but decided that a policy should be added to the Element stating that "No new residential housing shall be built within the noise-impact area of airports in the county as defined in the Riverside County Airport Land Use Compatibility Plan." The Economic Development Agency would prefer that the Element be adopted with only those revisions approved by HCD, in order to expedite the HCD review process upon Board adoption.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a De Minimis finding, based on the determination that the proposed general plan amendment has no potential for an adverse impact on wildlife resources;

Robert C. Johnson
Planning Director

RCJ:JJGJG

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
James Spang
DATE 8/1/05

Departmental Concurrence

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: ALL

Agenda Number:

16.6

ADOPTION of **ENVIRONMENTAL ASSESSMENT NO. 39960** as an **ADDENDUM** to the **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38456**, based on the findings incorporated in the initial study and the conclusion that the proposed project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 733**, also known as GPA00733, Revised Edition of the Housing Element.

BACKGROUND:

The Housing Element adopted by the Board in 2001 through Comprehensive General Plan Amendment No. 596 was not changed at the time of adoption of the Riverside County General Plan in 2003, but the Element as adopted by the Board was not certified by HCD. After a number of revisions were made, a revised document submitted to HCD on July 30, 2004 was determined to address the statutory requirements in a letter from HCD dated September 21, 2004. HCD has advised that the Housing Element, as revised, "will be in full compliance with State housing element law...when adopted and submitted to the Department..." The purpose of this general plan amendment is to substitute the revised document submitted to HCD on July 30, 2004, together with the HCD letter of September 21, 2004, for the Housing Element as adopted in 2001. The Revised Edition does not change the Regional Housing Need Allocation and does not change the requirement for preparation of a new Housing Element for the next planning period. Adoption of the Revised Edition by the Board of Supervisors and submittal to HCD will enable the County to receive funds that are available only to jurisdictions with State-approved Housing Elements.

Jurisdictions in the SCAG region, including the County of Riverside, must adopt new Housing Elements for the next planning period not later than June 30, 2006. Adoption of the Revised Element is intended only to satisfy the requirement for the 1998-2005 period; the County remains responsible for adopting a new Housing Element for the new planning period. The next Housing Element will need to incorporate up-to-date information reflecting the final acreages and categories of the General Plan, as adopted in 2003. As John Mealey, Executive Director of the Coachella Valley Housing Coalition noted in his letter dated April 27, 2005, the new Housing Element will also need to "contain more current data reflecting the extreme changes in the cost of housing and the demographics since the 1998-2005 Housing Element was written." Additionally, as noted by Planning Commissioner John Roth at the April 13, 2005 Planning Commission hearing, the new Housing Element will need to direct higher density projects to areas with adequate infrastructure to accommodate such projects.