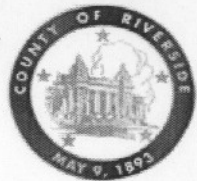


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

273A



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 10, 2007

SUBJECT: Establish and Appoint Representatives and Their Alternates to the County of Riverside Agricultural Task Forces

RECOMMENDED MOTIONS:

1. That the Board of Supervisors establish and appoint two (2) members and one (1) alternate for each of the following districts: First, Second, Third and Fifth who represent the farming community; and, that the Chairman of the Board appoint one (1) at-large member and their alternate to the Western Region Agricultural Task Force.
2. That the Fourth Supervisorial District establish and appoint five (5) members and their alternates who represent the farming community and who are nominated by Supervisor Roy Wilson to the Eastern Region Agricultural Task Force; and, modify the Coachella Valley Region Agricultural Task Force, which was established by Board motion on April 3, 2007 as Item No. 3.49, by appointing alternates for each member.
3. That the Board of Supervisors establish a Countywide Master Task Force and appoint the elected chairperson of the Western Region, the Coachella Valley Region, and the Eastern Region Agricultural Task Forces to serve as members, for the purpose of providing a forum to discuss and reconcile regional and/or Countywide policies pertaining to the development and preservation of agriculture lands.
4. Direct Planning Department and Agricultural Commissioner's Office staff to assist with the functions of the Task Forces as non-voting members.

Continued on next page

[Signature]
 Damian Meins for
 Assistant Planning Director
 Ron Goldman
 Planning Director

RG:kb

REVIEWED BY EXECUTIVE OFFICE
 DATE 9/12/07
 Department Tina Grande

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

COUNTY OF RIVERSIDE
 01 SEP 15 4:10:13

0001 SEP 15 4:15:30
 RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref. 3.49 4/3/07

District: All

Agenda Number:

3.62

BACKGROUND:

On April 3, 2007 (Item 3.49), the Board of Supervisors established the Coachella Valley Region Agricultural Task Force, the first of three regional Agricultural Task Forces to be established in accordance with the administration policies of the General Plan (**Attachment A**). These policies recognize that consideration towards the unique nature of agricultural lands is required in land use planning and that the 5-year cycle for land use designation changes between land use foundation components may not be appropriate for lands designated Agriculture (AG). As a result, an allowance was made for the agriculture industry by permitting up to 7% of all lands designated as Agriculture (AG) to change to other foundation components and land use designations in 2½-year cycles.

Additionally, these policies recommend that the Board of Supervisors review and consider at the end of each 2½-year period whether or not this allowance or a 5-year amendment cycle, like those for the other foundations, would be more appropriate.

To achieve this task and address the distinct regional characteristics of the County, General Plan policies recommend that the Board of Supervisors establish three regional agricultural task forces to:

- (1) Annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and
- (2) Make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount.

According to these policies, the 7% conversion of Agriculture-designated land is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan (hereafter "Eastern Region");
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans (hereafter "Coachella Valley Region"); and,
- c. The area covered by all other Area Plans (hereafter "Western Region").

Therefore, in accordance with the policies of the General Plan and at the request of the Riverside County Farm Bureau, the Planning Department recommends that the Board of Supervisors now establish the two remaining regional Agricultural Task Forces and a Countywide Master Agricultural Task Force to oversee the need and implementation of regional and/or Countywide policies affecting agriculture lands and to provide direct input to the Board on the aforementioned issues.

ATTACHMENT A



Agriculture Foundation Amendments

Agriculture Foundation Amendment Cycle – General Plan Administrative Element

The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. At the end of the first 2½ year period, properties may only be removed from the Agriculture designation. Properties which are proposed to be added to the Agriculture designation would have to wait until the end of the second 2½ year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2½ year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2½ years or whether a 5 year amendment cycle, like those for the other Foundations, would be more appropriate. The 7% conversion can occur anytime within the 2½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.

An Agricultural Task Force in each of the three areas comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would:

- (1) Annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and
- (2) Make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

Agriculture Foundation General Plan Amendments in Excess of 7%: Should the 7% agricultural conversion amount be met within a period shorter than the 2½-year Agriculture Foundation General Plan Amendment Cycle, any additional requests to file a Foundation Amendment would occur on a case-by-case basis. The request to file a Foundation Amendment would first be submitted to the Agricultural Task Force. After the Agricultural Task Force recommendation, the request to file a Foundation Amendment would proceed to the Board of Supervisors for consideration. The Agricultural Task Force and the Board would consider the following criteria in considering requests to file a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

- Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships;
- The availability of adequate infrastructure to serve the proposed land use designation.

If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing. If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2½ - year General Plan Review cycle.