



General Plan. The second is a more extensive list of actions organized by General Plan Element, derived from the policies in each element. Taken together, these commitments respond to the intent of the California Government Code that implementation is a logical and necessary obligation of public policy.

The structure of this appendix sets up a process to be expanded and maintained by the County. This process will require completion of the implementation matrices described above, dealing with target date(s) for completion, funding sources, designation of the entity with primary responsibility for carrying out the action, and identification of support responsibilities. The process also entails annually reviewing the Implementation Plan and updating it based on accomplishments achieved, work not yet completed, and new initiatives stimulated by changing conditions and circumstances.

The focus here is on initiatives to be taken by the County in creating, updating or facilitating tools needed to enable the County to achieve its Vision. This focus is predicated on the fact that most of the General Plan policies will be implemented on an incremental basis as part of the ongoing project review process for public and private development/preservation projects. In other words, these policies are designed to influence how development and preservation occur through the normal land use management procedures conducted by the County.

The Environmental Impact Report

While this document is not an integral part of the policy document, it is a valuable and critical resource in administering the General Plan. It contains a wealth of information that will help anyone proposing or reviewing a project do a better job of analysis. Moreover, it specifies an extensive list of mitigation measures and monitoring requirements that may apply to a particular project.

INTERPRETING THE GENERAL PLAN'S INTENT (DETERMINING CONSISTENCY)

Because of the straightforward structure of the General Plan, the process of interpreting its intent is relative simple. As with any general plan that encompasses a huge territory characterized by a remarkable diversity of conditions and aspirations, this document contains a great deal of information and policy direction. Despite this, the following steps are aimed at defining a path that will lead to a clear understanding of the General Plan's intent.

Note that this discussion does not address zoning. The focus here is strictly on understanding the General Plan direction. Zoning designations and regulations are required by law to be consistent with the General Plan. Determining the zoning should be a first step to see what current regulations apply, but this should always be followed up by referring to the General Plan to confirm that the zoning is consistent. If the zoning is inconsistent with the General Plan, as required, then it needs to be changed or the General Plan needs to be amended (or sometimes both, depending on the situation and the uses being proposed).



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Administration Element

1. Read the Summary Vision for Riverside County to understand the essence of the General Plan's intent. Refer to the complete version at a later stage in the analysis as noted below.
2. Determine the Foundation Component in the General Plan Land Use Element and read its description to understand the basic direction for development.
3. Be familiar with the countywide policies that relate to that designation because they apply in all area plans.
4. Determine the land use designation(s) from the area plan (or Land Use Element if not in an area plan).
5. Read the description of the designation(s) in the Land Use Element. This establishes the basic guidance regarding the General Plan's intent.
6. Read the policies of the area plan to understand the applicable local guidance.
7. Determine if the property in question is covered by other policies than those applicable throughout the area plan. Some area plans have such policies and others do not.
8. If the Community Center Guidelines apply, read those and determine a strategy for responding to them as thoroughly as possible.
9. At this point sufficient knowledge of General Plan direction should be assembled to determine if further reference to the full Vision (Chapter 2) or the General Planning Principles (Appendix B) is required to add dimensions to guidance for the proposed project.
10. Determine if background in the Safety Element Technical Background Report (Appendix H), Traffic Report, or the Environmental Impact Report applies to the proposed project. Note: It may be possible to tier off of the General Plan EIR and reduce the scope of project-related environmental documentation.

MONITORING OF DEVELOPMENT AND CONSERVATION

Proper administration of the General Plan requires a contemporary and consistently maintained monitoring system to provide an ongoing understanding of the progress being made in implementing the General Plan. Given the solid GIS-generated, property-based mapping system and documentation of the General Plan's land use designations, this should not be a technically challenging process. The purpose of this discussion is to provide general guidance for the monitoring system, not to design it in detail. Complete design, initiation and operation of the monitoring system is a critical task identified in the Implementation Program, Appendix K.

These numbers can and should be aggregated in any General Plan amendment package that encompasses several amendment proposals to facilitate an understanding of their cumulative effect. The County will need to prepare appropriate procedural materials to enable the proper information to be developed in conjunction with General Plan amendment applications.