

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
July 10, 2007

SUBJECT: Density Transfer and/or Density Bonus Guidelines

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Direct TLMA staff, working with appropriate departments and, seeking input from interested parties, develop density transfer and density bonus guidelines; and,
- 2) Direct TLMA staff to return to the Board within 120 days with such guidelines for Board consideration.

BACKGROUND: The Riverside County General Plan states "Density transfers for residential units are an important tool for implementing several goals of the county's General Plan including open space preservation, the provision of community separators, and rural lands preservation."


Continued on next page


 Ron Goldman
 Planning Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	07/08

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

C.E.O. RECOMMENDATION: APPROVE

BY 
 Tina Grande

County Executive Office Signature

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

However, to date, the county has not developed or adopted any policies or guidelines necessary to implement that General Plan provision. There have also been discussions about using density bonuses as incentive to implement other related objectives of the county's General Plan.

The county has received inquiries from Board members, the development community, and environmental groups as to the status of such programs. These inquiries have centered on the potential transfer of development rights, density transfers and/or density bonuses and how they might be coupled with tradeoffs such as habitat or open space land dedications. Also, there is interest in how such incentive programs may be useful in new large community planning efforts that are now underway such as the Lakeview-Nuevo Area Plan, and potentially, the Eastern Coachella Valley area. Following Board approval of this Form 11, TLMA staff (including the Planning, Environmental Programs, and Transportation Departments) will begin formulating guidelines for Board consideration and possible implementation of a density transfer program.

TLMA staff intends to consult with County Counsel, environmental groups, the building industry, and other governmental entities that may have experience in density bonus and transfer issues during the formulation of the incentives and guidelines.