

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

329 b



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 10, 2007

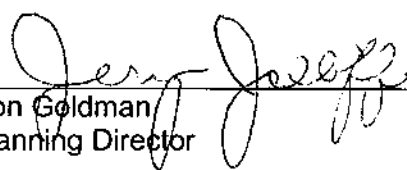
SUBJECT: Density Transfer and/or Density Bonus Guidelines

RECOMMENDED MOTION: That the Board of Supervisors: 1) Direct the Planning Director to return to the Board of Supervisors within three months with an interim report on the progress of preparing the guidelines and an outline for both the proposed guidelines and an accompanying implementing ordinance, and 2) Return to the Board in six months with the proposed guidelines and implementing ordinance for the Board to consider adopting.

BACKGROUND: In July 2007, the Board of Supervisors directed TLMA staff to develop density transfer and density bonus guidelines for the Board to consider adopting in order to assist Riverside County in implementing its General Plan. The General Plan, adopted in 2003, includes a Density Transfer program that requires the County to prepare such guidelines for possible incorporation into the General Plan. The program, which is contained in the Land Use Element, 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." The density transfer program is anticipated to be very useful in assisting the County in setting aside habitat land in support of the both the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Coachella Valley MSHCP, and for other important open space management purposes, such as establishing community separators, and protecting the public in floodplain and high fire hazard areas. It should be noted that in addition to incorporating density transfer/density bonus guidelines into the General Plan, an ordinance should also be adopted to establish specific provisions for the administration of the program.

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/07
Tina Grande
Departmental Concurrence


Jerry Jolliffe for
Deputy Planning Director
Ron Goldman
Planning Director

JJ:dkl

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

3.57

The Honorable Board of Supervisors
RE: Density Transfer and/or Density Bonus Guidelines
December 10, 2007
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When the proposal to proceed with crafting density transfer/density bonus guidelines was presented to the Board in July, Cindy Ferry, a member of the public from the Lake Mathews area, requested that citizen representatives be invited to work with staff on the guidelines, to ensure that rural residents' concerns with the potential use of such guidelines in rural communities are adequately addressed. Supervisor Buster supported the idea of citizen guidance, and indicated Ms. Ferry would participate. Supervisor Ashley also stated his support for public participation in the crafting of the guidelines, and suggested that representation from both a conservation organization and the building industry should also occur. The full Board voted to support the concept of developing the Density Transfer/Density Bonus Guidelines, along with the concept of public participation to assist staff in developing the program.

The Planning Director is in the process of establishing the committee to advise staff in this effort. Staff would like to get Board concurrence on the objectives for the products that staff, with the committee's assistance, will be producing. Staff proposes that the Planning Director establish a small, workable, ad hoc committee consisting of both community and building industry stakeholders and other persons with relevant background expertise, to assist staff in preparing the guidelines. The committee would consist of the following: Cindy Ferry (rural community perspective), one person associated with a conservation organization, one representative from each of the County's two Building Industry Association Chapters (Riverside County and Desert), Barry Burnell (expertise with large, complex project land use planning), and two persons familiar with with the economics of development, one with particular expertise at the project-specific level, and one with expertise at the broader, market-oriented level, to assist staff in ensuring that the density transfer program will be workable in the marketplace.

The Planning Director would convene the ad hoc committee several times, as needed, to provide the necessary guidance to County staff in preparing the guidelines. Staff will return to the Board in about three months with both the outlines for the proposed guidelines and ordinance, and with an interim project status report, and in six months staff would return to the Board with the proposed final guidelines and ordinance products. It should be noted that, consistent with the intent of the Density Transfer program contained in the General Plan, upon their completion, the guidelines would be proposed for incorporation as County policy into the General Plan. That additional step, which would include public hearings held before the Planning Commission and Board of Supervisors, would occur immediately following Board authorization once the guidelines have been completed. The density transfer ordinance would also track along with the General Plan Amendment, including the public hearings, toward adoption to put into effect the County's density transfer program.