

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

706B



FROM: TLMA - Planning Department

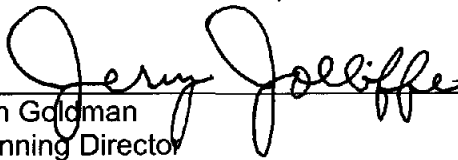
SUBMITTAL DATE:
April 7, 2008

SUBJECT: Density Transfer and Density Bonus Guidelines.

RECOMMENDED MOTION: That the Board of Supervisors Direct the Planning Director to:
1) return to the Board within one year with a comprehensive Density Transfer/Density Bonus Program for implementation in the County, that includes the following components: proposed updated General Plan policies for both the Density Transfer and Incentives Programs of the General Plan, a proposed Board Policy for the goals, objectives, and administration of those programs, and a proposed ordinance governing their day-to-day administration; and 2) return to the Board in six (6) months with an interim report regarding the progress achieved at that time toward accomplishing the directive above.

BACKGROUND: In July 2007, and again in December 2007, the Board discussed the need for the County to move forward with the development of detailed guidelines for the implementation of the Density Transfer Program of the General Plan, to assist the County in setting aside open space for the implementation of the County's Multiple Species Habitat Conservation Plans, to protect the public from wild land fire hazards in urban/rural fringe areas, and for a variety of other public purposes. The Board directed the Planning Department to coordinate the production of the program, which included a proposal to establish an ad-hoc advisory committee to advise the Planning Director regarding the project.

The ad-hoc committee has been formed, and conducted its first meeting on April 3, 2008. Participating in the committee meeting were: Cindy Ferry, representing rural living concerns, Barry Burnell and Geoff Scott of T&B Planning, Dan Silver of the Endangered Habitats League, Scot Oldham of Developers Research, Olivia Barnes and Darcy Kuenzi, representing, respectively, the Third and Fifth District Supervisors, and George Johnson, Ron Goldman, Damian Meins, Mark Balys, and Jerry Jolliffe of the TLMA-Transportation and Planning


Jerry Jolliffe for
Ron Goldman
Planning Director

initials

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE

4/10/08
Tina Grande

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District:

Agenda Number:

3.26

The Honorable Board of Supervisors
RE: Density Transfer and Density Bonus Guidelines.
April 7, 2008
Page 2 of 2

Department staffs.

The committee identified many issues that would need to be addressed and resolved in order to develop a successful *Density Bonus Program*, and developed a list of work products that would be needed to be produced to facilitate the program's development. The committee also agreed to form multiple subcommittees, to convene on an as-needed basis, to focus smaller, more workable groups of members on specific tasks, to more effectively handle different aspects of program development. The first subcommittee, a Steering Committee, was formed, consisting of Dan Silver, Geoff Scott, and Darcy Kuenzi. With staff support, the Steering Committee will meet in three to four weeks to determine what specific work products are needed. The full committee will convene again in about 60 to 90 days.

Overall, the committee agreed that the development of the Density Transfer/Density Bonus Program would be very complicated, with many issues needing to be resolved, and felt that the program would take about a year to fully complete. A General Plan Amendment to update the program's policies in the General Plan is expected to be completed early next year. At that time, it is expected that the Density Transfer/Density Bonus Program GPA could either be incorporated into the County's major 2008/09 General Plan Update, or processed as a separate amendment to the General Plan.