

We are not, however, convinced that the directive approach of the existing implementation strategies will be more effective than incentive or outcome based approaches more suitable for the projected development patterns of Riverside County. We believe that there is ample evidence that the market has identified and will promote sustainable development patterns consistent with the goals of AB32. Based on our existing built environment, we believe that there can be a role for large, sustainable "Master Planned" communities outside of existing developed areas to meet our responsibility to the future, despite the external emphasis on infill development alone.

Development, whether new, "infill" or redevelopment is essential for the physical changes needed to meet AB 32s goals. We believe any actions which inhibit or delay the economic recovery of the State and the region are detrimental to that development, and are the basis for the well thought inclusion of the language allowing suspension of the implementation.

The above data clearly point to a condition of extraordinary circumstance within the State of California as contemplated within Assembly Bill 32. Should Assembly Bill 32 be implemented at this time, it is highly likely to lead to significant economic harm in the form of continued adverse economic impacts to employment, housing growth and revenues to State and local governments. Thus, in the interest of hastening an end to the State's recession, limiting stagnation of employment growth and stimulating the State's housing industry and overall economy, it is crucial that the Governor take the recommended action immediately.