

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
Ordinance 348.4729**

Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rcplma.org, 951-955-8514, Fax: 955-0923.

Commissioner John Petty: Planning Commission
Contact his Secretary Mary Stark
mestark@rcplma.org, 951-955-7436, fax: 955-1811, and to the four other Planning Commissioners

Bob Buster, Dist. 1

bbuster@rcbos.org, ph: 951-955-1010, fax: 955-1019

John Tavaglione, Dist. 2

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Jeff Stone, Dist.3

jestone@rcbos.org, ph: 951-955-1030, fax: 955-2194

John Benoit, Dist. 4

district4@rcbos.org, ph: 951-955-1040, fax: 955-2194

Marion Ashley, Dist. 5

mashley@rcbos.org, ph: 951-955-1050, no fax given

C Luna: cluna@rcbos.org

Clerk of the County Board of Supervisors, Located at
4080 Lemon St.

Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

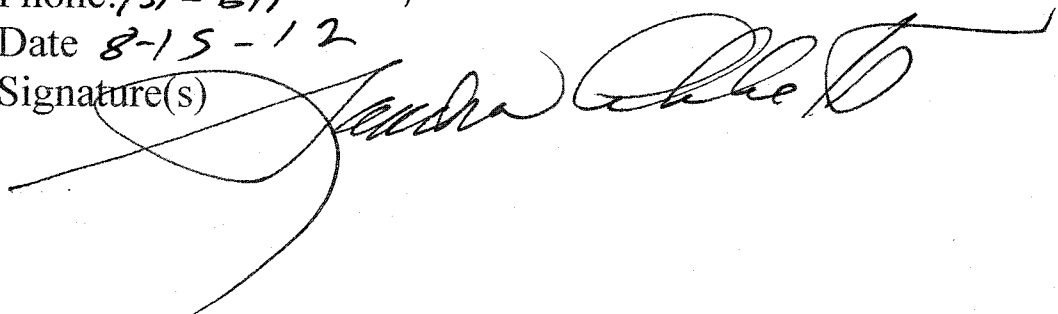
Riverside Co. Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

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Please place my letter as a Public Statement into Public Record re: Amendment 1077, Ordinance No. 348.4729, and the EIR.

Name (s) *SANDRA ABBOTT*
Address *40350 CAMINO DEL VINO*
Phone: *951-699-5101*
Date *8-15-12*
Signature(s) 

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Name (s)

David Perez

Address

Temecula 35550


Phone:

Glenoaks

Date

8.15.12

Signature(s)



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Name (s) *Allen Reyes*
Address *37000 Buck Rd. Tem CA 92592*
Phone: *(951) 694-1122*
Date *8.12.12*
Signature(s) *Allen Reyes*

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Name (s) Justin Reyes
Address 37000 Buck Rd. Tem CA 92592
Phone: 951 694-1122
Date 8-15-12
Signature(s) 

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Name (s) *Laura Reyes*
Address *37000 Buck Rd. Tem 92592*
Phone: *(951) 694-3541*
Date *8.12.12*
Signature(s) *Laura Reyes*

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Name(s) *Carlos Reyes*
Address *37000 Buck Rd. Tem 92592*
Phone: *(951) 694-1122*
Date *8.11.12*
Signature(s) 

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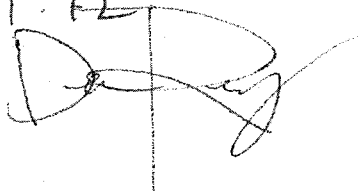
Name (s) *Desiree Reyes*

Address *37000 BUCK Rd. Tem. CA 92592*

Phone: *(951) 694-1122*

Date *8.11.12*

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Name (s) Rodrigo Martinez

Address 39570 Calle Anita Temecula, CA 92592

Phone: _____

Date 8/17/12

Signature(s)

Rodr. Martinez

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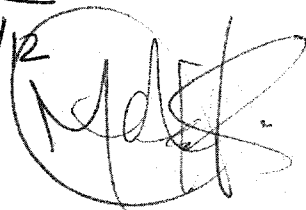
Name (s) *Melissa Heredia*

Address ~~XXXX~~ *36550 Glen Oaks Rd. Temecula, CA 92592*

Phone: _____

Date *8/17/12*

Signature(s)



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Name (s) Lindsey Higgins

Address 33175 Temecula Parkway Suite A 200, Temecula CA

Phone: 951-233-6369

92517

Date July 29 2012

Signature(s) Lindsey Higgins

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Name (s) Kara Brandt

Address 45521 Birch Ct Temecula, CA 92592

Phone: 702-813-9527

Date 7/31/12

Signature(s)

Kara Brandt

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Name (s) Julie Eardly
Address 30853 Loma Linda Rd. Temecula CA 92592
Phone: 951 297-0640
Date 7-31-12
Signature(s) Julie A. Eardly

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Name (s) *Elizabeth Douth*

Address *45157 Callesita Ordones Temecula 92592*

Phone: *951-302-5494*

Date *8-4-12*

Signature(s) *[Handwritten Signature]*

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Name (s) *Jane Sutton*
Address *42594 Rivera Dr. Temecula 92592*
Phone: *714-2671167*
Date *July 31 - 2012*
Signature(s) *Jane Sutton*

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Clerk of the County Board of Supervisors, Located at
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Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

Riverside Co. Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

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Name (s) PEGGY SANCHEZ
Address 40541 calle Katherine, Temecula, 92591
Phone: 951-699-1368
Date 7-29-12
Signature(s) Peggy Sanchez

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rcplma.org, 951-955-8514, Fax: 955-0923.

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mcstark@rcplma.org, 951-955-7436, fax: 955-1811, and to the four other Planning Commissioners

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bbuster@rcbos.org, ph: 951-955-1010, fax: 955-1019

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Name (s) Antoinette Ramirez
Address 43063 Kensington Pl.
Phone: ~~951-699-9089~~ 951-699-9089
Date 7-29-12
Signature(s) Antoinette Ramirez

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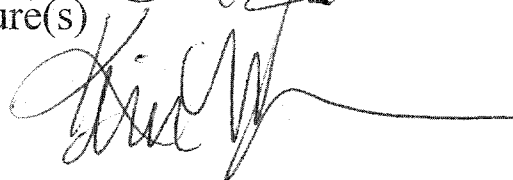
Name (s)

Address

Phone:

Date

Signature(s)

Kim Wilder
28560 Via Santa Rosa, Temecula 92562
(951) 699-3433
7-28-12


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Name (s)	VICTORIA IREDALE
Address	45561 CALLE AYORA, TEMECULA CA. 92592
Phone:	(951) 302-2130
Date	07-29-12
Signature(s)	

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Name (s) DENNIS McCRETOR

Address 34555 MADERA DE PLAYA, TEMECULA, 92592

Phone: 951-551-4207

Date 7-31-12

Signature(s)



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Name (s) Debra G. Moss

Address 36370 Summitville St Temecula 92592

Phone: 951-699-8016

Date 7-27-11

Signature(s) Debra G. Moss

**To: The Attention of the following, regarding the RCIP
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Name (s) A. K. SINHA
Address 41120 CHALABRAL DR, TEMECULA, CA 92592
Phone: 7142311000
Date 7/29/12
Signature(s) 

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Name (s) *Jane Goth*
Address *32969 Adelante St. Temecula CA 92592*
Phone: *951-676-1373*
Date *7/29/12*
Signature(s) *Jane Goth*

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Name (s) *Roy Adams*

Address *38101 Glenoaks Road Temecula, 92592*

Phone: *957-302 8700*

Date *7/30/12*

Signature(s) *R R Adams*

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Name (s)

LOUIS SANCHEZ

Address

40541 CALLE KATHERINE

Temecula 92591

Phone:

(951) 699-1368

Date

7/29/12

Signature(s)

Anna Jandy

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Name (s) *Erin Adams*

Address *40814 Carlena Ln. Temecula CA 92591*

Phone: *951-695-7030*

Date *7/30*

Signature(s)

Erin Adams

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Name (s)

Carl Rushway

Address

41745 ANZA Road Temecula

Phone:

(951) 4400266

Date

Signature(s)

Carl Rushway

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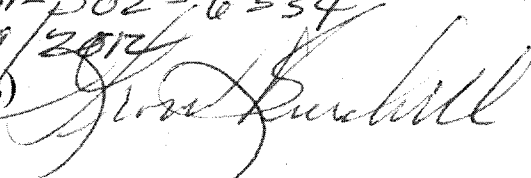
Name (s)

Address

Phone:

Date

Signature(s)

GROVER D. BUCKHILL
42995 VALENTINE CIR
951-302-6334
7/29/2012


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Name (s) *Rafael Telfer Jr.*

Address *41090 Anza road*

Phone: *(951) 970-5151*

Date *07/29/12*

Signature(s) *Rafael Telfer Jr.*

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Name (s)

TRAFLET TOWLER

(OWN 2 Parcels)

Address

41090 ANZEN ROAD

Phone:

951-818-9282

Date

7/29/12

Signature(s)

Robert T. Towler

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district4@rcbos.org, ph: 951-955-1040, fax: 955-2194

Marion Ashley, Dist. 5

mashley@rcbos.org, ph: 951-955-1050, no fax given

C Luna: cluna@rcbos.org

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Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

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P.O. Box 1409

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Name (s) *Scott Donth*

Address *45157 Calle Santa Ordones Temecula 92592*

Phone: *951-302-5494*

Date *8-4-12*

Signature(s) *Scott Donth*

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rctlma.org, 951-955-8514, Fax: 955-0923.

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Name (s) *Adrian J. McGregor*

Address *P.O. Box 894108*

Phone: *951.676.5024*

Date *7/25/12*

Signature(s)

Adrian J. McGregor
July 25, 2012

**To: The Attention of the following, regarding the RCIP
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Name (s)

RAFAEL TELFER

Address

41090 ANZA ROAD

Phone:

951-818-9282

Date

7/29/12

Signature(s)

Rafael Telfer

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Name (s) *Giovanni Telfer*

Address *41090 Anza road*

Phone: *(951) 970-5762*

Date *07/29/12*

Signature(s) *Giovanni Telfer*

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Name (s) *Teresa Schwarz*

Address *30620 Jeddian Smith Rd, Temecula CA 92592*

Phone: *951303-8990*

Date *7/31/12*

Signature(s) *Teresa Schwarz*

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Name (s) *Florence M. White-Cooper*
Address *P.O. Box 893746, Temecula, CA 92589*
Phone:
Date *7/31/12*
Signature(s) *F. White-Cooper*

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Name (s) *JOEL E. PATTON*
Address *35730 PAUBA*
Phone: *303-8245*
Date *7-31-12*
Signature(s) *Joel E. Patton*

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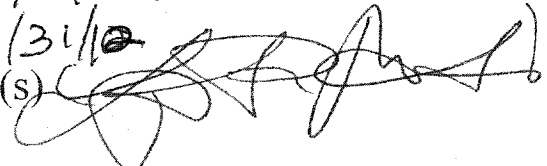
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Name (s) *Wghann Perelli Minetti*

Address *40522 Calle Katenne*

Phone: *714-788-3170*

Date *7/31/10*

Signature(s) 

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Name (s) *ORA Adams*

Address *38101 Glencaks Road, Temecula 92592*

Phone: *951-3028700*

Date *7/30/12*

Signature(s) *ORA Adams*

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Name (s) *PAULENE HELME*
Address *34201 MADERA DE PLAYA*
Phone: *951-676-5287*
Date *8-3-2012*
Signature(s) *Paulene Helme*

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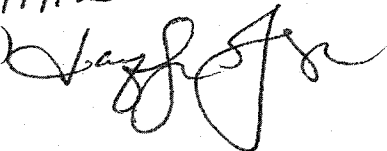
Name (s) *Jacquelyn Gray*

Address *36910 Montreaux Rd, Winchester, CA 92596*

Phone: *951-926-8171*

Date *8/4/12*

Signature(s)



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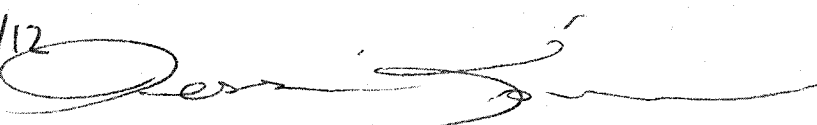
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Name (s) Jessica Tourino

Address 40125 Camino Del Vino Temecula, CA 92592

Phone:

Date 8/11/12

Signature(s) 

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Name (s) *NANCY G. VAN*

Address *42106 Cosmic DR. TEMECULA CA 92592*

Phone: *951 699-1597*

Date *8/19/12*

Signature(s) *Nancy G. Van*

* *PROPERTY OWNER OF 34353 MADERA DE PLAYA DR.
TEMECULA CA 92592*

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Name (s)

Address

Phone:

Date

Signature(s)

Jon and Tiana Hallett
34601 Chadera de Playa
(951) 757-4359
August 10, 2012
[Handwritten Signature]

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**Clerk of the County Board of Supervisors, Located at
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Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

**Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

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Please place my letter as a Public Statement into Public Record re: Amendment 1077, Ordinance No. 348.4729, and the EIR.

Name (s) *Christine Bower*
Address *34653 Madera de Playa Temecula CA*
Phone: *951.676.1937* *92592*
Date *7.31.2012*
Signature(s) *Christine Bower*

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rctlma.org, 951-955-8514, Fax: 955-0923.

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Name (s) *BARBARA MCGREGOR*

Address *36540 BRITTANY CT. FRENCH VALLEY*

Phone: *951-325-5224*

Date *8-2-12*

Signature(s) *Barbara McGregor*

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Name (s) *BROAD BEMER*

Address *34653 WARDEN RD PLAZA TEMECULA, CA 92590*

Phone: *(951) 626-1932*

Date *2-31-12*

Signature(s)



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Name (s) NIRA DUGGER
Address 34840 LOS NOGLES
Phone: (951) 695-1486
Date Aug. 1, 2012
Signature(s) Nira Dugger

To: The Secretary of the Board of Directors of the City of
General Plan, San Gabriel Mission, San Gabriel, California, 91733
Ordinance 148, 1979

Dear Members of the Board of Directors: The project of amending the
General Plan is being presented to you for your consideration.

Continued on back of this letter.

Very truly yours,
The Board of Directors of the City of San Gabriel, California

Subscribed and sworn to before me this 14th day of

1979, at San Gabriel, California.

Notary Public for California

My Commission Expires on 12/31/80, No. 101,270

My Term Expires 12/31/80

My Commission Expires on 12/31/80, No. 101,270

John P. [Name]

My Commission Expires on 12/31/80, No. 101,270

My Term Expires 12/31/80

My Commission Expires on 12/31/80, No. 101,270

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My Term Expires 12/31/80

My Commission Expires on 12/31/80, No. 101,270

Riverside Co. Planning Department

P.O. Box 1496

Riverside, CA 92502-1496

Please note the error in the map you sent in 1979 that was the Riverside
Water Control System in the Riverside Water Control

Please place my letter as a Public Statement and Public Review in
Amendment 1079 Ordinance No. 148, 1979, and 149


Name of Roy T. & Karen L. Moore

Address 4442 Valencia Circle, Torrance, CA

Phone 451-450-1818

Date 10/14/79

Signature (S)



**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Name (s) Olga Burchill

Address 42995 Valentine Circle 92592

Phone: 951-302-7981

Date July 30, 12

Signature(s)

Olga E. Burchill

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Name (s) *DR. MRS WM LYNES*
Address *30700 San Pasqual Rd*
Phone: *951-699-9379*
Date *Aug 1, 2012*
Signature(s) *Dr & Mrs Lynes*

**To: The Attention of the following, regarding the RCIP
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Name (s) *MR. & MRS. MICHAEL NCBREBOR*

Address *3555 MADERA DE PLAYA TEMECULA, CA 92592*

Phone: *951-522-4802*

Date *7/31/12*

Signature(s) *Michael NCBREBOR*

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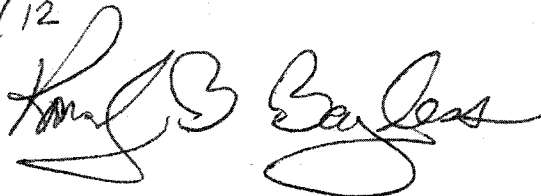
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Name (s) *Randy Bayless*
Address *37125 Delgado Way*
Phone: *951-302-5909*
Date *7/29/12*
Signature(s)



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Name (s) *RICHARD A. VAN*

Address *42106 Cosmic DR., TEMECULA CA 92592*

Phone: *951 699-1597*

Date *8/10/12*

Signature(s) *[Signature]* *RICHARD A. VAN*

** PROPERTY OWNER OF 34353 MADERA DE PLAYA DR.
TEMECULA CA 92592*

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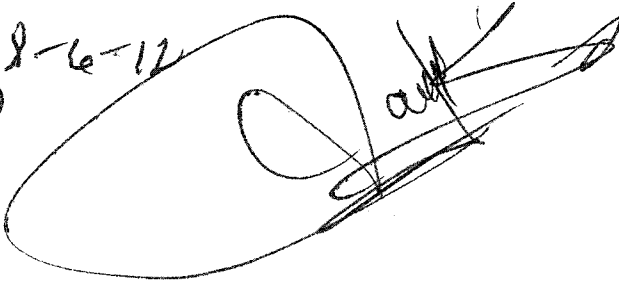
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Name (s) Carlos Fiemate
Address 34478 yadava de playa Dr Temecula
Phone:
Date 8-6-12
Signature(s) 

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Name (s) *KATHER JOINSON*
Address *34478 MADERA DE PLAYA TEMECULA 92599*
Phone: *951-506-9583*
Date *08-06-2012*
Signature(s)

K. JOINSON

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Name (s) *Schwartz Tourino*
Address *40125 Camino del Vino, TEMECULA*
Phone: *(714) 744-1000*
Date *Aug. 12, 2012*
Signature(s) *Schwartz Tourino*

101

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Name (s) Kimberly Tourino

Address 40125 Camino Del Vino, Temecula, CA

Phone: 714-261-1900

92592

Date August 12, 2012

Signature(s) 

100

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Name (s)

JEFF BERKMAN

Address

34415 MADERA DE PINYA TEMECULA 92592

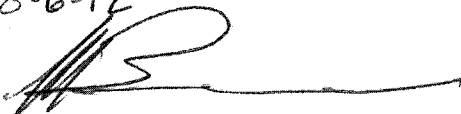
Phone:

(951) 506-3485

Date

8-6-12

Signature(s)



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General Plan, Southwest Master Plan 2012, Amendment 1077,
Ordinance 348.4729**

Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rcplma.org, 951-955-8514, Fax: 955-0923.

**Commissioner John Petty: Planning Commission
Contact his Secretary Mary Stark
mestark@rcplma.org, 951-955-7436, fax: 955-1811, and to the four other Planning Commissioners**

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district4@rcbos.org, ph: 951-955-1040, fax: 955-2194

Marion Ashley, Dist. 5

mashley@rcbos.org, ph: 951-955-1050, no fax given

C Luna: cluna@rcbos.org

**Clerk of the County Board of Supervisors, Located at
4080 Lemon St.**

Riverside, CA 92501900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5557

Riverside Co. Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

Please receive my letter to inform you that (I/WE) do not want the Temecula Wine Country sewer system in the Temecula Wine Country.

Please place my letter as a Public Statement into Public Record re: Amendment 1077, Ordinance No. 348.4729, and the EIR.

Name (s) SHAWN BECKMAN

Address 34475 MADERA DE PLAYA DR TEMECULA CA 92592

Phone: (951) 506-3485

Date 8-5-12

Signature(s) Shawn Beckman

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Name (s) JUNE H. MAHURIN

Address 41460 CALLE CONTENTO RD. TEMECULA, CA 92592

Phone: (951) 676-3079

Date AUG. 2, 2012

Signature(s) June H. Mahurin

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Name (s) *Albert A. Hines*
Address *34701 MIREORA DRIVE*
Phone: *951 670 5287*
Date *8-3-2012*
Signature(s) *Albert A. Hines*

**To: The Attention of the following, regarding the RCIP
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Name (s)

Address

Phone:

Date

Signature(s)

Jean E. Ferré
33966 MADEIRA DE ROYA
(951) 506-3408
8-2-12
Jean E. Ferré

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Name (s) *HENRY M. MAHURIN*
Address *41460 CAHNE CONTENTO RD. TEMECULA, CA 92592*
Phone: *(951) 676-3079*
Date *AUG. 2, 2012*
Signature(s) *Henry M. Mahurin*

**To: The Attention of the following, regarding the RCIP
General Plan, Southwest Master Plan 2012, Amendment 1077,
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Mitra Mehta-Cooper: Principal Planner on this project: mmehta@rctlma.org, 951-955-8514, Fax: 955-0923.

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Name (s) *Jim McGill*
Address *37370 AVENIDA BRAVURA TEMECULA - 92592*
Phone: *951-302-6532*
Date *8-16-12*
Signature(s) *Jim McGill*

**To: The Attention of the following, regarding the RCIP
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Name (s) *Collin Naylor*

Address *34356 Madera De Playa, Temecula, CA, 92592*

Phone: *858-518-2927*

Date *8/8/12*

Signature(s) 

**To: The Attention of the following, regarding the RCIP
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Name (s) *Mike M MAHURIN*
Address *41460 Calle contento Road*
Phone: *951-676-3079*
Date *8-8-2012*
Signature(s) *Mike M. Mahurin*

**To: The Attention of the following, regarding the RCIP
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Name (s) Roselvia Flemate
Address 34478 Madera de Playa Dr. Temecula Ca
Phone: (951) 676-7913
Date
Signature(s) 

**To: The Attention of the following, regarding the RCIP
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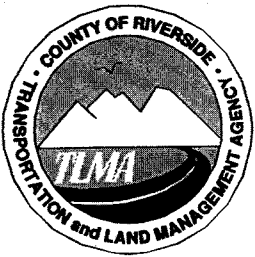
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Name (s) *Terri McGill*
Address *37370 Avenida Bravura, Tem. 92591*
Phone: *951-302-6532*
Date *8-16-12*
Signature(s) 



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Richard K. Lashbrook
Agency Director



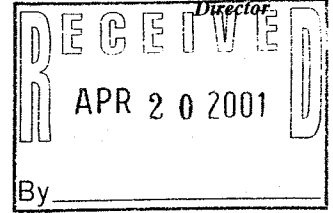
T. H. Ingram
Director



David E. Barnhart
Director



Aleta J. Laurence
Director



MEMORANDUM

DATE: April 17, 2001
TO: Melani
FROM: Marie Teague
SUBJECT: Form 11 – re: RCIP Incentive Program

Hi Melani

Could you distribute this to the GPAC Advisory Committee for me. Thank you!!

Regards,
Marie

*Also, County of Riverside codes
for ad hoc, appointees,
planning commissioners
procedures.
Violation; No*

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



FROM: Transportation and Land
Management Agency

871
SUBMITTAL DATE: March 7, 2001

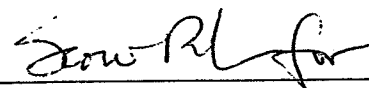
SUBJECT: RIVERSIDE COUNTY INTEGRATED PROJECT (RCIP):
General Plan Advisory Committee Recommendation Regarding RCIP Incentive
Program.

RECOMMENDED MOTION: The General Plan Advisory Committee recommends that the Board of Supervisors ENDORSE the RCIP Incentive Program for further study through the General Plan Environmental Impact Report, as an implementation program of the General Plan. Furthermore, staff recommends that the Board DIRECT staff to work with the General Plan Advisory Committee and the Planning Commission to refine the program based on the current concept, and return it to the Board for final adoption in conjunction with adoption of the General Plan.

BACKGROUND: The new Riverside County General Plan is being prepared as one of the three components of the Riverside County Integrated Project (the other two components are the Multiple Species Habitat Conservation Plan and the Community and Environmental Transportation Acceptability Process (CETAP) transportation corridor plan). The Board of
(Continued)

THE FOREGOING IS A FULL, TRUE AND
CORRECT COPY OF A MINUTE ORDER OF
THE BOARD OF SUPERVISORS ENTERED

ON March 13, 2001
Dated: March 27, 2001


Richard Lashbrook
TLMA Director

GERALD A. MALONEY, Clerk of the Board of
Supervisors, County of Riverside, California

By , Deputy

FINANCIAL DATA:

CURRENT YEAR COST \$
NET COUNTY COST \$

ANNUAL COST \$
IN CURRENT YEAR BUDGET: YES/ NO/
BUDGET ADJUSTMENT: YES/ NO/ FOR FY:

SOURCE OF FUNDS:

C.E.O. RECOMMENDATION:

APPROVE

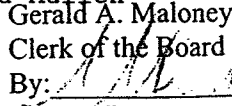
County Executive Officer Signature



REVISED

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Mullen, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Venable, Wilson and Mullen
Noes: None
Absent: None
Date: March, 13, 2001
xc: TLMA/Planning, GPAC, Planning Comm., E.O.
Gerald A. Maloney
Clerk of the Board
By: 
Deputy

Prev. Agn. ref.

Dist. 1-5

AGENDA NO.

12.2

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

General Plan Advisory Committee (GPAC) Staff Meeting

BACKGROUND: (Continued)

Supervisors appointed the General Plan Advisory Committee (GPAC) to provide stakeholder input and guidance to the County in preparing the General Plan. The General Plan will consist of 20 mapped area land use plans, and an accompanying text containing proposals and policies addressing the seven state - mandated general plan elements (Land Use, Housing, Circulation, Open Space, Safety, Conservation, and Noise), plus an Air Quality Element.

The General Plan has had extensive stakeholder and community input, and is based on a countywide Vision endorsed by the Board of Supervisors in December 1999, and General Plan Principles endorsed by the Board in December 2000. The Vision and Principles suggest many new concepts for the future development of the County that would reflect the desires of the County's citizens. These desires include the avoidance of monotonous development patterns, where growing communities become indistinguishable from one another, and blend together with little sense of community identity or character, the protection of valuable open space resources, and the development of alternative solutions to the County's ever-increasing traffic congestion problems, due in part to excessive dependence on the automobile.

The proposed new General Plan attempts to provide opportunities for solutions to these problems. The GPAC has explored numerous and varied options to implement the new General Plan. The GPAC proposes that the County adopt a Riverside County Integrated Project (RCIP) Incentive Program as one of the major cornerstones of the implementation of the General Plan. The Incentive Program would provide opportunities for landowners to develop higher residential densities in exchange for superior project designs and amenities, and funding to provide community open space and infrastructure. The program (see attachment labeled RCIP Incentive Program) would be voluntary. A landowner could develop his property in conformance with basic General Plan designations and policies and not have to put forth any additional amenities or pay any fees in conjunction with the program, beyond those normally required pursuant to other County ordinances and policies. The extra amenities and fees would only kick in if the project proponent wanted to take advantage of, and assume the risk, associated with increased densities and bold new design features. The Incentive Program would have two levels. The first level would allow for up to a 25% density increase over and above the maximum allowed by a site's Area Plan land use designation, in exchange for a fee (amount to be determined) that would be spent for acquisition of habitat or open space land. In this way, the County would have the opportunity to acquire open space land in pace with development, as it occurs. The first level would apply to any land located within the General Plan's proposed Community Development "foundation element" category. The second level would allow additional density, up to 100% of the Area Plan's land use designation for a site, where the proponent is willing to incorporate special design features or amenities into their project, plus pay a fee to address the infrastructure needs of the project. The second level density bonus would be very limited in its application; it could

BACKGROUND: (Continued)

only be used in small core "Community Centers" that would be developed in conjunction with high-speed transit facilities.

While the proposed Incentive Program has undergone extensive development and discussion by the GPAC committee, it is still a "work in progress" that will require additional refinement before it can be adopted by the County for implementation. While the county's commitment to it would be expressed in the General Plan, it would be a General Plan implementation program that is envisioned to be adopted through an ordinance.

If successful, the proposed incentive program would involve some significant changes in the landscape of Riverside County. While the GPAC anticipates that the changes would be positive; there are many unknowns regarding whether the program would be as successful as hoped. Three workshops have been held thus far with the Riverside County Planning Commission to discuss the intent, structure, and feasibility of the proposal. Planning Commissioners have expressed many concerns (see attached summaries of some of their comments and responses prepared by either staff or Mr. Bill Warkentin, representing the GPAC). Some of the major issues expressed by the Planning commission include: whether smaller lot sizes would be accepted by neighboring residents, whether localized increases in traffic in and near community centers would be mitigable, whether the community center concept itself is feasible, the economic viability of envisioned walkable commercial areas in the community centers, whether transit could successfully absorb a significant number of riders, whether transit availability could be assured to support higher densities, and whether the higher densities permissible in the Community Centers could be contained within those areas only, and not spread to neighboring areas, creating land use compatibility concerns for other residents there. Staff will continue to work with the GPAC and the Planning Commission to address and resolve these and other issues before the Incentive Program moves forward to the Board of Supervisors for final adoption. Many of the issues raised will be assessed in detail and addressed through the traffic modeling and Environmental Impact Report that is being prepared for the General Plan.

In the meantime, the GPAC feels that it is important to achieve the Boards' concurrence with the basic intent and direction of the proposed Incentive Program, and requests that the Board endorse the RCIP Incentive Program for further study through the General Plan's Environmental Impact Report, as an implementation of the General Plan. In addition, staff recommends that the Board direct staff to continue working with the GPAC and the Planning Commission to refine the program based on the current concept, and return it to the Board for final adoption in conjunction with the adoption of the General Plan.

RCIP INCENTIVE PROGRAM
(Changes integrated)
A POLICY PROPOSAL

DATE 09.30.98; rev: 10.20.98; rev: 07.16.99; rev: 11.21.99; rev: 03.02.00; rev: 06.19.00, rev: 06.28.00, rev: 07.18.00; rev: 08.02.00, rev: 10.18.00; rev 11.17.00; rev: 12.27.00 (added Submittal section)

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INTRODUCTION
THE RCIP

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GENERAL PLAN CONSISTENCY

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PROGRAM INTENT

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IMPLEMENTATION PROCESS

1. Administration and operation
 2. General Operational Terms and Conditions:
 3. Process
 4. Eligibility
 5. Valuing incentives and responses
 6. Incentive multipliers and factors for exceptional performance
 7. Submittal Requirements
 8. Appeal process
 9. Specific Plans
 10. Development Agreements
- Certainty
Ordinance 659

INCENTIVE/BENEFIT PROGRAMS

- 1.0 Density/Intensity Bonuses
- 2.0 Compact Development
- 3.0 Community Center Development
- 4.0 Land Use Designations and Density Increase Levels
- 5.0 Weighting
- 6.0 Thresholds and Scoring
- 7.0 Incentive Benefits Programs

COLLATERAL ISSUES

- 1.0 Method for Coverage by EIR
- 2.0 Rezoning vs. Incentives
- 3.0 Public Facilities/Services Implications for Stage 2 Increases
- 4.0 Potential Nexus Issues Regarding Fee System
- 5.0 Incentives for Re-Planning Entitled Properties

INTRODUCTION

This paper addresses the public policy issue of offering incentives/benefits to the development community for pursuing certain, specified development types determined to be highly desirable by the County. This program contains founding principles, descriptions of incentives and benefits, qualifying criteria, examples of fees and a draft set of new town and village design criteria.

THE RCIP

The County of Riverside is updating its General Plan, preparing a Multiple Species Habitat Conservation Plan and defining transportation corridors to serve its growing communities. Endangered species (plus a whole host of species not listed on any threatened list) and related natural habitat lands have been identified as resources to be protected. To that end the County of Riverside has chosen the Multi Species Habitat Conservation Plan approach under whose provisions will fall the requirements of both state and federal environmental mandates regarding conservation of biological resources. In exchange, builders seek both certainty in development processing and entitlements as well as a reasonable fix on those lands needed for a 75-year conservation program.

Through the RCIP the County is introducing two quite innovative and critically important policies.

- **First, that certain development types, practices and policies are held to be exceptionally valuable in creating the kind of county community its residents have defined in the visioning process and through the voice of its stakeholder advisory committees.**
- **Second, that certain of these policies, practices and development types have yet to be embraced by the marketplace and are therefore of higher risk in terms of development economics. As a matter of policy, the County seeks to stimulate their use through the application of an incentives/benefit program that makes their use more acceptable through reduction of risk.**

PERFORMANCE INCENTIVE/BENEFIT PROGRAM

In the instance of creating an incentives/benefits program, specific measures of project performance (points) are applied to project proposals and the results tabulated into an Incentive Point Program. Multiple incentive/benefits are available and the developer is free to propose a program that best suits his specific needs and development program. This program proposes the County adopt a set of specific types of development that are preferred in terms of achieving the County's long range objectives for development. Projects that follow these preferred development types may qualify for incentives/benefits established as a matter of public policy and administered through the County's Transportation and Land Management Agency (TLMA) and specifically through the Planning Department.

The underlying rationale for this program is to stimulate the creation of preferred development types acknowledging that such types may lack market testing or acceptance and thus increase the developer's risk in their undertaking. The incentives are proposed as a method for reducing that risk while rewarding those who will pursue the preferred types. The proposed incentive program also replaces legislative mandate with market choice as the tool by which such preferred development types are brought to the marketplace.

GENERAL PLAN CONSISTENCY AND AUTHORITY

The General Plan must have within its basic policy structure the ability for any project to apply the bonus credits up to a 25% threshold as a matter of right. Up to that level of increased development, the developer has the right to proceed, within the constraints of policy and regulations, without having to endure additional reviews.

Above that threshold, some additional review such as a CUP is legitimate and perhaps even necessary. This requires the General Plan and its accompanying EIR to consider the impacts of these bonuses so that as projects are developed, they are not encumbered with additional CEQA processing.

There is much in the proposed General Plan that creates the context for this program. The following excerpts are from the coalition statements to the Supervisors. From the Preamble to the Principles for a new Riverside County General Plan (08.27.98) adopted by the Board of Supervisors including applicable principles:

"It is the struggle to conserve natural environments while meeting the need to accommodate expanding human habitation while promoting economic development, including our county's largest industry, agriculture, that is the core issue of the General Plan update.....We recommend that both the Multi-Species Habitat Conservation Plan and the CETAP Transportation Corridor initiatives be developed under the policy umbrella of the General Plan.....We must consider the value of multi-species habitat planning and preservation in the context of the growing demand for housing and economic development."

- 2 *The new General Plan must assure sufficient measures of certainty providing for a high quality of life including reasonable accommodation of future growth, housing, biological and multiple species resources, agriculture, watersheds and scenic landscapes.*
- 3 *The General Plan must acknowledge the rights of private property owners and offer just compensation according to Constitutional, federal and state law for private property reserved for public purposes.*
- 4 *General Plan policies and derivative regulations should include, where appropriate, positive economic and regulatory incentives.*

- 14 The new General Plan should integrate a comprehensive Multiple Species Habitat Conservation Plan.

Excerpts from the RCIP General Plan Principles adopted by the General Plan Advisory Committee.

COMMUNITY DEVELOPMENT PRINCIPLES

4 HOUSING ELEMENT

- 2 We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering.

6 REGULATORY POLICIES

- 1 The fundamental notions of increased densities and compact and mixed use development require a major overhaul of the current zoning standards and zoning code provisions. It must be a policy of the General Plan to develop zoning and other land use regulations that implement and permit such development types. Specific Plans, Planned Community Zoning, Planned Development Zoning and Site Planning each provide customized zoning and other development regulations, and are appropriate planning and regulatory vehicles for achieving local control over development quality and type.

7 EFFICIENT LAND USE

1. The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure by reducing street widths (subject to emergency access requirements) and other such requirements, excepting land that the public has exercised its prerogative to purchase at fair market value.
- 2 Implementation of the General Plan Vision and its supporting policies is desirable for development and deserving of support by public institutions. Incentives should be used to encourage higher density/intensity development in appropriate areas, within the context of the General Plan, and taking market forces into consideration. These preferred development patterns must be clearly and accurately defined so that compliance with the policy to earn incentives will be neither misinterpreted nor misunderstood

COMMUNITY DESIGN PRINCIPLES

1 COMMUNITY VARIETY, CHOICE AND BALANCE

2. It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

3. Incentives should be used within the General Plan to expand the range of choices available and to support the development of desired development types and strategies. Nothing in these principles is to be interpreted as forcing residents of the County into development options for which there is no potential market, nor is there any intent to mandate either the life style or housing choices of the populace.

PERFORMANCE INCENTIVE/BENEFIT PROGRAM

PROGRAM INTENT

Implementation of the General Plan Vision is to be advanced in critical part through the use of preferred development practices and concepts, stimulated by the application of incentives and rewards. These incentives are intended to be practical and usable, not merely symbolic. Participation in this Incentives Program is intended to be a positive choice that is mutually beneficial for the applicant and the community. The entire program is to be voluntary, market-driven and reflective of the vision for the County embodied in this Plan

GUIDING PRINCIPLES

Preferred types, practices and programs of development are to be established as a matter of County policy. All applications continue to be required to comply with the established goals, policies and standards of this Plan. However, where a project applicant is willing to exceed those standards, incentives are provided to induce such performance, for example, if it is County policy that a certain watercourse be designed through a project in a natural rather than channelized form, no incentive is involved. However, if the project applicant is willing to widen certain portions of the watercourse beyond strict engineering standards and enhance that area with recreation facilities and extraordinary landscaping, for example, incentives are appropriate.

The following principles shall be the bases for implementing the Incentives Program.

- 1 Participation in the Incentives Program is entirely voluntary, except that, once an applicant has accepted such incentives, the applicant is legally bound to comply with the approved project alternative for which the incentives were granted.
- 2 Incentives shall be earned by those projects that satisfy specified criteria and thresholds of performance, as defined

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- in this Plan.
- 3 Development practices which merely conform to standard requirements of this Plan and other County regulations shall not be penalized, nor shall they qualify for the application of incentives. No applicant shall be coerced by any means to participate in the Incentives Program, e.g., through threat of denial, burdensome conditions of approval, administrative delays or any other form of suasion, other than mutual agreement to utilize available incentives.
 - 4 Use of incentives shall be urged especially in community development areas where effective transit service can be stimulated and supported by intensified development.
 - 5 Incentives are recognized as being necessary to induce applicants to engage in methods, practices and planning concepts which are relatively untried and unproved in the County, but have been declared to be preferred alternatives.
 - 6 As market acceptance of certain development priorities shifts, the rationale for certain incentives may change as well. If so, this will be reflected in a policy amendment to this Plan with an opportunity for public input rather than as an administrative adjustment.
 - 7 The County encourages and will assist (with information and contacts) project proponents to investigate incentives available from other governmental agencies and private organizations.

IMPLEMENTATION PROCESS

The incentives program should be implemented aggressively, seeking maximum impact. However, numerous implementation criteria need to be formulated and/or refined to facilitate this program. In addition to the following principles, it is recommended that portions of the RCIP Principles and existing County programs and policies be reviewed for content in terms of the incentive program.

1.0 Administration and operation

- 1.1 Prior to adoption, planning staff will require training and testing in the application of the incentive program. Further, "test case" scenarios must to be run to illustrate the issues surrounding application and to anticipate problems and necessary modifications.

2.0 General Operational Terms and Conditions:

- 2.1 Incentive rewards are cumulative.
- 2.2 Projects may qualify for partial or limited incentives to the extent that they respond to the specified performance criteria. Incremental improvement shall be treated as preferable to mere standard regulatory compliance.
- 2.3 Use of combinations of incentives may vary with type, location and timing of projects, reflecting simply the realities of the market place.
- 2.4 An applicant shall have the opportunity to define the actual mix and extent of incentive features meaningful to each project from among those available. It then shall be up to the County to determine if that mix is acceptable in the particular situation, based on negotiations with the applicant.
- 2.5 There is no upward limit on the points available to a project other than the absolute limit inherent in the program.
- 2.6 Density/Intensity bonuses are limited to a maximum of 100% increase (doubling of the base entitlement).
- 2.7 Incentives earned above the 100% density/intensity bonus may apply toward any other benefits or combinations thereof.
- 2.8 Incentives earned on a project must be used on that project exclusively.
- 2.9 Master Plan projects (projects with more than one major phase or increment of development)
 - a May apply benefits to any or all components of the project
 - b Certain benefits earned for project specific designs or features may be required to be used within that portion or component qualifying for such incentives or within selected portions of the project.
 - c Benefits directly derived from the inclusion of specific features are redeemable only in conjunction with the construction or development of the feature or guarantees of their ultimate development
 - d The total number of units permitted under density increases shall be calculated on the maximum acreage used for residential purposes at each base density multiplied by the permitted density increase factor.
 - e Density/Intensity benefits may be distributed in any manner acceptable to the General Plan and all prevailing land use regulations.
 - f Benefits earned on phased projects must generally follow the phases and cannot be applied entirely to the front or back end of a project.
 - g Projects aggregated from un-entitled parcels shall use the underlying General Plan/Area Plan land use designations or use the base density allocations achieved through a Specific Plan or other entitlement process as the benchmark for application of the incentive program.
 - h Benefits awarded at the master plan level may not be compounded at lower levels, however, incremental developments within the overall plan may acquire supplemental incentives/benefits.
- 2.10 Special Bonus Credits are available with Director of Planning approval and the concurrence of the Planning Commission in cases requiring PC approval.
- 2.11 Wherever possible, consumer benefit programs (such as single-car mortgage qualifications) shall be promoted in conjunction with the Incentives Program to further stimulate preferred development practices.
- 2.12 Applicants who accept incentives in connection with re-planning previously approved entitlements shall not, under any circumstance, be involuntarily required to jeopardize such established entitlements. However, the project applicant must agree that upon commencing re-planning under the Incentive Program, additional project approvals

- 2.13 shall be held in obedience until the conclusion of the re-planning process.
- 2.13 Development Agreements: The incentive program is intended to stimulate development of preferred types and requires careful preparation to ensure appropriate application of the incentives on a project specific basis. It also requires a formal contract between the County and the landowner that sets forth the terms and conditions under which the incentives, benefits and commitment of the developer are clearly documented. Included would be overall schedules; the precise manner in which benefits are to be received; the phasing and methods of payment; release clauses for project components not brought to fruition and a specific monitoring program to ensure compliance with the terms of the DA.
- 3.0 Process
- 3.1 Pre-Application: Project proponents are encouraged to utilize the County's Pre-Application process which for qualifying projects will be conducted in a phased manner to accommodate early and accurate assessment of incentive issues, qualifications and the application of benefits.
- 3.2 Assessment: Projects are evaluated for their potential incentive rewards. A total point value is assigned and agreed upon by the applicants and staff. (See Appeals Process, Section 7 for disagreements about the value and awarding of incentive points.)
- 3.3 Incentive Program: Applicant may use the point values to design an incentive program best suited for the project. Points earned are translated into density increases and optional incentive benefits using the current "Evaluation Scale."
- 3.4 Development Agreement: A development agreement is drafted to secure the incentive benefits for the developer and ensure compliance with the incentives program for the County. At this stage the entire program is subject to review and negotiation to maximize the value to both developer and the County. 3.5 In the case of individual tracts and other small projects, applicant may elect Director approval with terms and conditions that waives the requirement for the Development Agreement.
- 3.6 Environmental Documentation: The required environmental document is prepared, mitigations defined, monitoring process defined if applicable and certification provided by the County.
- 4.0 Eligibility
- 4.1 Making certain incentives available only for fully qualifying projects, based on clearly defined thresholds of performance.
- 4.2 Making certain incentives available on a scaled or proportional basis, depending on level of conformance to criteria.
- 4.3 Establishing a scale for measurement of compliance with project characteristics earning incentives, including a benchmark value or condition that defines the beginning point for application of incentives, e.g., definition of standard improvement levels by land use category to achieve basic compliance with the General Plan without incentives.
- 4.4 Special Bonus Credits are available for those unique projects which exhibit excellence of design and possess features, programs and plans for which no incentives were anticipated but clearly comply with the intent and spirit of the incentive program.
- 5.0 Valuing incentives and responses
- 5.1 Establishing basic currencies of the incentive system, e.g., dollars, density/intensity, time.
- 5.2 Identifying legal constraints on the application of incentives, e.g., whether certain fees are fixed or whether and under what circumstances property taxes may be waived.
- 5.3 Establishing guidelines and criteria for preparation of environmental documents so as to facilitate reaching determinations of no significant impacts.
- 6.0 Incentive multipliers and factors for exceptional performance
- 6.1 Identifying project factors that merit extraordinary incentives.
- 4.2 Establishing multiplier factors to be applied to incentives for projects meeting the established criteria.
- 7.0 Submittal Requirements
- The following documents are required elements of the submittal for project approval under the Incentive Program. The basic requirement is to provide a detailed analysis that illustrates, records and presents for critical review the criteria used to qualify for the incentives, the scoring of each criteria, and the measurement techniques used (illustrated) so that duplicate calculations may be performed.
- 7.1 Executive Summary: Provide an executive summary of the proposed incentive program, its salient features, the density increases requested and a description of the benefits to accrue to the general public for the granting of the incentives.
- 7.2 Project Description: Narrative form, enumerating the nature of the project and its relationship to the Incentive Program. Provide written explanations of how the incentives are used, how they relate to the project and how the project is enhanced and/or benefits from the incentives.
- 7.3 Criteria Validation: Each criteria must be validated as to its application, calculation and specific interpretation for the project in question. This may be combined with the Project Description for small, simple projects. Provide a complete list of the specific features, amenities, or components of the project that respond directly to the requirements of the Incentive Program. At a minimum the following types of information must be documented.

- a Tabulate the total acreage and number of units within the project. If phased, these totals are to be tabulated by phase.
- b Document the density increase requested and a short form tabulation of criteria, points assigned and the total points scored.
- c If required, list the existing parcels and the manner in which they have been aggregated including a copy of the legal authority to plan the combined properties if held in multiple ownership.
- d As required, provide the legal instruments necessary to ensure the commitments made are guaranteed to be developed.
- e For integrated use projects, provide a detailed listing of uses by category, areas assigned, leases or pre-lease letters of intent and rental agreements with specific language relative to the criteria covered by the applicable incentive program criteria.
- f Where a fine grain mix of housing is used, provide a tabulation that documents the number, size, price and distribution of lots/homes according to the criteria.
- g For "fair share" housing criteria, provide a market report documenting regional housing demand and the degree to which the project provides housing of the applicable prices in the proportional amounts required.
- h For projects preserving historic resources, provide a record of the historic survey, any listings associated with the project (or portions thereof) and the manner in which the resource is intended to be managed over time.
- i For projects utilizing local water/sewerage treatment, provide documentation of the systems to be used, their performance characteristics and how the treated water/effluent/sludge is to be handled.
- j For projects with a component of economic development, provide a report certifying the type and nature of enterprise(s) proposed, the area devoted to their development, employment potential by employee type and wage rate, and the extent to which local residents are expected to provide the employment base.

Additional requirements for yet to be developed criteria

- k *Universal access*
- l *Redevelopment and Infill Projects*
- 7.4 Incentives Base Map: A plan(s) of the project at readable scale illustrating the required criteria and measurements, commodities and calculations.
- 7.5 Environmental Assessment Map: Provide graphic evidence of the environmentally sensitive lands being set aside. Include documentation of environmental values, assessment by qualified specialists and contribution of preserved lands to the County's overall preservation efforts and programs.
- 7.6 Transit Catchment Analysis: Prepare maps, plans and such other documents as to validate the use of planning techniques that are transit-adaptive.
- 7.7 Schedule: Provide a schedule that illustrates how the development of the project is sequenced in time with the award, acceptance or use of incentives and benefits; when monitoring milestones occur and when
- 7.8 Monitoring Program: Provide a description of the proposed monitoring program, its link to environmental approvals and methods for certification of completion.
- 8.0 **Appeal process**
- 8.1 Establishing constraints on appeals of projects that include incentives.
- 8.2 Providing mechanisms for speedy resolution of appeals or challenges.
- 8.3 The County of Riverside will pursue local and state legislation to ensure expedited appeals processing, including judicial proceedings.
- 9.0 **Specific Plans**
- Implementation of the Incentive Program will require both measurable performance criteria and a means of enforcing the conditions of the incentives/benefits program over time. In terms of implementation, both specific plans and development agreements are recommended as legal and appropriate means of ensuring compliance.
- 9.1 Required in the Mixed Use designations and extending beyond the immediate confines of the mixed use core to include the first tier of residential development surrounding the core as well as selected second tier neighborhoods.
- 9.2 The actual boundary of the Specific Plan area ought to be adjusted to include most if not all of the residential land within the transit catchment area.
- ISSUES:**
- 1 *In areas of fragmented ownerships, how is the specific plan to be administered? Ought the county to do the planning as the most effective method of combining ownerships? When done by private interests, ought there be additional incentives offered for aggregating fragmented ownerships into larger, more efficient land holdings.*
- 2 *What ought to be the policy for dealing with ownerships that exceed the General Plan/Area Plan boundaries or fail to include all the land so designated?*
- 3 *Ought the County prepare a standard form of Development Partnership that defines from the County's point of view the issues and procedures necessary to complete a Specific Plan and Development Agreement for aggregated parcels remaining in separate ownership?*
- 4 *Is a special provision of the Certainty Section necessary to provide for expansion of a Mixed Use area onto immediately adjacent or very proximate lands as a natural extension of both development type and the necessary serving infrastructure?*

10.0 Development Agreements:

- 10.1 Development Agreements are currently viewed as the most effective tool for controlling the various interests involved with the Incentive Program.
- 10.2 The DA is a contract between parties, created within the provisions of contract law and enforceable under state's civil code.
- 10.3 Issues addressed would include schedules of performance for both the county and the project, terms and conditions under which the benefits would be issued and the relationship between benefits and performance, default provisions and the terms governing partial performance, etc.

The following are areas of the General Plan and other County regulations and policies that require examination as to the impact of the Incentive Program on their administration.

Certainty: The issue of zone changes quickly arises as the notion of a 100% density increase is considered. The system falls apart when a rezone can achieve the same result as the bonus, but required no payment of fees and no additional compliance with design criteria. It is recommended that the zones and area designators in the proposed General Plan be accepted as *prima facie* evidence of a deliberate and extensive process of determining appropriate land uses. Special and extenuating circumstances ought to be provided as findings to validate any up-zone in density over the General Plan basis.

Ordinance 659: As a component part of the incentive program, specific fees are proposed to be credited, eliminated or deferred as a function of their nexus to the performance criteria. A careful and detailed review of applicable fees must be accomplished to determine where and under what circumstances the payment of fees may be modified.

INCENTIVE/BENEFIT PROGRAMS

The following incentives shall be available, individually or in combination, as a means of inducing applicants to design or revise projects in a manner more consistent with the preferred development intent, policies and practices under this Plan. Many of the incentives will require some form of accounting system, as part of individual project files and/or through a countywide system.

1.0 Density/intensity bonuses

Density/intensity bonuses are considered a powerful incentive and as such carry particular weight in terms of stimulating preferred development types. Further, a related program of the Multi-Species Habitat Conservation Plan is the desire to privately conserve especially valuable habitat lands; particularly those within core preserves and necessary linkage areas.

To further these two aims, jointly and in combination, density/intensity bonuses require payment of a per unit fee. This fee will be pooled for purchase of high value habitat lands, "must have" entitled properties, permanent open space community edges, seed funding for infrastructure and financing for common amenities and features occasioned by the increased intensity of development. Density/intensity increases allow an applicant to achieve greater yields, in terms of housing units per acre than otherwise would be available under a given land use designation. It is the intent to provide density/intensity bonuses that are realistically usable, within the bounds of market acceptability and appropriate planning policy with a maximum increase of 100% set as a matter of policy. In both stages of the following incentive programs, the actual fee is purposefully set much lower than the cost of actual land acquisition. Therein lies the fundamental power of the incentive.

The acquisition of additional development rights does not release the developer from compliance with all applicable development regulations, except for the density/intensity increase granted by right for participating in the program. However, the county must, as a matter of zoning consistency, also revise a number of development standards so that the increased densities/intensities can be reasonably developed under the provisions of the applicable zone. In part this is accomplished through adoption of the proposed Town/Village Design Code.

2.0 Compact Development: Maximum 25% Density/Intensity Increase

This program is limited to encouraging development of more efficient land uses by increasing basic density by up to 25%. (Similar programs exist for affordable and seniors housing authorized by State law.) Because intensification is but one of many preferred development types, and because the intent of the program is to stimulate full use of preferred development types, this component is both costlier and less flexible than the rewards for fuller use of incentives. Developers may purchase these additional development rights through payment of a standard fee.

A special feature of this program is the "rolling density increase" available to rural properties exclusively in which the program begins with a single property and as additional properties are aggregated, the 25% bonus is cumulative. (Refer to Oregon program researched by Dan Silver.)

Fees collected under this Compact Development program are reserved for the purchase of high value habitat lands, "must have" entitled properties, and/or permanent open space community edges.

3.0 Community Center Development: Maximum 100% Density/Intensity Increase

The County has determined that certain, specific types of development are highly desirable. Such development's basic entitlement yields may be augmented through the purchase of additional density increases up to 100% of the basic entitlement. These are required to be purchased in combination with Compact Development purchases, the first 25% of which must pay the higher fee. All subsequent increases (those over 25%) are purchased at the discounted rate.

All Community Center Development increases are limited initially to Mixed Use and Community Center areas within Community Development. In certain of these areas, (identified in the EIR and General Plan Land Use Element), lower limits to the density range may be recommended, i.e., no projects below the minimum density range will be permitted. Mixed use areas will receive special attention in terms of applying the Community Center Development increases.

Fees collected under this Community Center Development program are reserved for the proposed County Infrastructure Bank and are to be used only within those areas generating the revenues for the financing of either infrastructure or common features, facilities or amenities.

4.0 Land Use Designations and Density Increase Limits.

General Plan Designation	Density Range (du/ac or FAR)	Maximum Density Increases Permitted	Max. Densities	Notes: T/V: Req'd Compliance with Town/Village Design Code
RURAL				
Rural Residential (RR)	≤0.2	25%	0.25	Clustering required on min. 20 acre parcels with development. limited to the least environmentally sensitive 25% of the land
Rural Village (RV)	0.4 - 8	25%	10	
		100%	16	T/V
COMMUNITY DEVELOPMENT				
Low Density Res. (LD)	2 - 5	25%	6.25	
		100%	10	T/V
Medium Density Res. (MD)	5 - 8	25%	10	
		100%	16	T/V
Medium High Density Res. MHD	8 - 14	25%	16	
		100%	28	
High Density Res. (HD)	14 - 20	25%	25	Density implies attached housing of a variety of types.
		100%	40	T/V
Mixed Use (MU)	8 - 20 du/ac	25%	25	T/V
		100%	32	T/V

5.0 Weighting

While cumbersome to some degree, weighting requires a deliberate evaluation of the relative importance of criteria. This insures a relatively thorough analysis of the issues and forces GPAC to return to the values and vision for grounding.

6.0 Thresholds and Scoring

The notion of thresholds is fundamentally the method by which additional benefits are allocated but should not impact the awarding of density increases. For example, a project that scores 850 points ought to qualify for an 85% density increase and whatever benefits accrue to those passing the 750 point threshold.

Points scored	Density/Intensity Increase	Additional Benefits Qualification Criteria	Evaluation Criteria
COMPACT DEVELOPMENT			
≤250	Max. 25% by right	None	CGP and Area Plan policies
COMMUNITY CENTER DEVELOPMENT			
250 - 500	Min 250 points required. Every 10 points equals 1% increase in density or intensity of use.	1 program	Comply with the Town & Village Design Code
500 - 750		2 programs	
750 - 1000		3 programs	
1000 - 1250		4 programs	
1250 - 1500		5 programs	
≥1500		6 programs	

7.0 Incentive Benefit Programs

7.1 Fees and Exactions

- a Forgiveness of fees, dedications and other exactions: This is the simplest, most direct form of inducement. Each of these costs has a financial value that can be readily calculated.
- b Credits for fees, dedications and other exactions. Credit for otherwise customary exactions can be applied to gain relief from some other project-related obligations.

7.2 Tax Relief

- a Property tax credits: Credits would be offered to private landowners engaged in best conservation land management practices without agency assistance.
- b Pre-paid property taxes. Vouchers would be issued in the same manner as fee credits, but would be obligated to reflect present value against future taxes.

7.3 Public Financing

- a Public/redevelopment-financed infrastructure: This relieves the developer of significant financial burden, and makes possible assumption of greater costs in other aspects of a project.
- b State Infrastructure Bank. Priority will be sought for projects qualifying under established criteria. This could include reduced interest rates, expedited processing and clear qualification criteria to applying jurisdictions.
[NOTE: This may require state legislation.]

7.4 Regulatory Relief

- a Fast-track processing: This reduces the carrying cost of land during the entitlement and permitting phases. It can be a particularly effective incentive in the case of previously entitled projects being re-planted/re-entitled with no new impacts, so that environmental review can be expedited.
- b Development-friendly regulations: Implement appropriate portions of the 120-point regulatory reform package developed by the Building Industry Association, Riverside County Chapter(copy attached),

7.5 CEQA/MSHCP Certainty

- a Environmental approvals: Program EIRs and other master planned program documents will reduce time, cost and redundancy in processing. Program EIRs include project-level development within the parameters of the EIR, so projects not exceeding these parameters should be able to make use of a Negative Declaration or, at the very most, a focused EIR. Where implementation occurs over a number of years, additional environmental review may become necessary but should be minimized to the greatest extent possible.
- b Limit on appeals: Appeals of approvals under this Plan shall be limited to those concerned with substantial issues. Timing and procedural constraints shall be placed on such appeals, and procedures established for proceeding with processing in cases where the remedy would not stop or alter the proposed development but only would result in additional conditions to any approval.
[NOTE: This may require state legislation.]

7.6 Planning and Design Assistance

Plan formulation: Especially for smaller projects, professional assistance may be provided and/or some costs may be reduced, in connection with planning or re-planning the project. Assistance also may be provided in developing implementation programs for community amenities and facilities associated with the project.

Issues:

- 1 Is 1000 out of 2500 points a reasonable score to qualify for the maximum density increase?
- 2 Is 1500 out of 2500 points a reasonable score to qualify for the maximum additional benefits?
- 3 Is it reasonable to require a minimum threshold of 250 before any additional benefits are awarded?

EVALUATION SCALE

REF	INCENTIVE	MECHANISM AND/OR AUTHORITY	METHOD OF IMPLEMENTATION	LIMITS AND/OR TERMS AND CONDITIONS
1.1	Stage 1 Density/Intensity Bonuses up to 25%	Implemented through payment of fee	Fee	Limited to 25% increase
1.2	Stage 2 Density/Intensity Bonuses up to 100%	Implemented through payment of fee	Fee	Limited to 100%
2.1	Forgiveness of Fees	Release at time of payment		
2.2	Credits for Fees	Release at time of payment		
3.1	Pre-Paid Property Taxes	Special Ord.		Coordination with Tax Assessor/Collector
3.2	Property Tax Credits.	Special Ord.		Coordination with Tax Assessor/Collector
4.1	Public Financed Infrastructure	Special District and Legislation/Election	County funds % of cost.	Coord. w/ EDA for redevelopment potential
4.1	State Infrastructure Bank (SIB) Assistance		County funds % of cost.	Coordinate with CHFA and SIB
5.1	Fast-Track Processing	Special Ord and concurrence of Planning Dept.	Schedule of early review or expedited processing	1 Quals for jobs or affordable housing 2 Type of approval required
5.2	Use of Alternative Regulations	Special Ord authorizes use by right for qualifying projects	Alternative regs that utilize flexible, innovative and permissive standards and design guidelines	Use of alternative regs may impose additional review and terms on the final approval.
6.1	Environmental Approvals	Special Ord authorizes use by right for qualifying projects	Use of Program EIRs and other applicable documents.	Thresholds may be applied that require some level of additional review for more than 25% density/intensity bonuses including a focused EIR or Mitigated Neg. Dec.
6.2	Limit on Appeals	Granted by right for qualifying projects	Legislative protection from frivolous lawsuits and requirements for stakeholder status and substantiated damages.	Subject to legal review and test. County cannot guarantee the legal standing of this provision.
7.1	Re-Plan Formulation	County issues voucher or credit for payment of planning fees.	Negotiated agreement for public participation in planning effort	1 Type, size and entitlement status of project(s) 2 Voluntary public charette process

Supervisory District: ALL
Team: TLMA/Integrated Planning Project
Project Planner: Jerry Jolliffe

WORKSHOP: Discussion of Quality
Communities, Efficient Land Use, and Density
in the General Plan.
Planning Commission: February 28, 2001
Agenda Item No.: 3.1

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY STAFF REPORT

INTEGRATED PLANNING PROJECT REPORT:

BACKGROUND:

On November 22, 2000, the Planning Commission conducted the latest in a series of workshops to discuss the proposed Riverside County Integrated Project (RCIP) Incentive Program, and its implications for land use planning under the County's new General plan. Planning Commission members raised numerous questions and issues about the proposal at the workshop. Staff has summarized and grouped those questions and issues by common subject area, and has provided responses below for those matters that can be addressed at this time. Many of the issues raised by the Planning Commission will require additional study before they can be fully addressed.

The RCIP Incentive Program will continue to undergo a great deal of review and refinement by staff, the consultant team, and the General Plan Advisory Committee (GPAC), prior to its presentation to the Planning Commission and Board of Supervisors for final adoption. The GPAC voted to recommend that the Board of Supervisors approve the RCIP Incentive Program, in concept, recognizing that the additional refinement is necessary. Staff will provide the GPAC and Board of Supervisors with the comments and suggestions of the Planning Commission, to ensure that the concerns of the Planning Commission are addressed as the proposal moves forward.

Subject No. 1: Number, Locations, and Boundaries of Community Centers.

Issues Raised by Planning Commission: Concerns were expressed about existing development precluding a community center proposed in East Hemet, and in general, about the potential viability of the proposed locations of other community centers. The concern was also expressed that the community centers need to have clear, ultimate boundaries defined to ensure that traffic and other potential impacts can be adequately resolved, and to ensure that the community centers will be compatible with surrounding areas.

Staff Response: The community centers have been proposed for small areas that represent existing or potential cores of communities, and have the potential to serve as local hubs for transit services. Staff has reviewed the community centers and concurs that the East Hemet community center (and a later proposal to shift its location to the Valle Vista area) should be withdrawn from further consideration. No changes are proposed for any of the other community centers at this time; however, following the traffic modeling for the area plans that will be conducted soon, additional modifications may be made in response to issues associated with the potential volumes of traffic and the potential transit/automobile ridership mix that could be anticipated in these areas.

The community centers do have definite boundaries at this time. As the general plan is currently proposed, the community centers would not be separate foundation element components, requiring a minimum five year amendment cycle for boundary modifications, but would require traditional general plan amendments (four cycles per year) for such modifications. By their nature, community centers would need to remain small areas focused on higher intensity mixed uses oriented toward pedestrian accessibility (one-eighth to one-quarter mile desired distance) to a primary community transit station. The primary transit station would also be the center of a transit loop, providing a ridership collector function for surrounding areas (both inside and outside the community center) within say, one to two miles of the primary station. In these areas, either low or high density development could be appropriate, in accordance with the general plan land use designations. As a community grows, it may be appropriate to modify the edges of a community center to some degree in order to provide an optimal land use/transportation service pattern.

Subject No. 2: Challenges Associated with the Implementation of Community Centers

Issues Raised by Planning Commission: Numerous issues have been raised in regard to the potential problems that occur in the course of implementation of the community centers:

1. A concern was expressed that owners of land within community centers may have to wait 20-30 years to develop their properties in accordance with the community center concept. How do we communicate that to the owners?
2. Another concern was expressed about how we manage development and changes in land use planning within the community centers. First, how do we guarantee that the land uses will truly be mixed? Do we forestall approval of residential until we're assured that the commercial and industrial will be sited? If we assume that a certain amount of the land within a community center will be developed for a particular type of use, and that use has been fully developed at an early stage of development of the community center, do we make the next developer desiring to establish that type of use pursue a general plan amendment? If we make land available for industrial, how do we ensure that it is retained for the transit station?
3. For community centers involving large numbers of landowners, won't condemnation or parcel assemblage be required to make them work?
4. A concern was expressed that the mixed-use concept could either lead to a mish-mash of separately developed, incongruous uses, or, design standards that are so onerous that no development occurs.
5. How would the overall planning for the community centers be managed? Would the initial developer in such a center need to prepare a master plan or specific plan? How do we address landowners of in-holdings that may not want to participate? Who will pay for the necessary studies and environmental documents?

Staff Responses:

1. It is recognized that it may be many years before the community centers are developed, and some of the proposed centers may not experience any of the type of development contemplated under the community center concept, at all. Also, the community centers vary greatly in their status regarding parcelization and existing level of development. Some overlie existing or currently proposed specific plans (ex.: Domenigoni-Barton Specific Plan); some involve large parcels and mostly vacant land (ex.: I-215 north of Scott Road); and others are divided into numerous parcels, and contain a substantial amount of existing development (ex.: Winchester core). Each of these circumstances should be treated differently in recognition of their individual characteristics.

In the first two examples, with a limited number of landowners and a variety of potential development options, general community center objectives and policies could be incorporated into the affected area plans, and specific plans could be required prior to development, whereby the County would work closely with the developer to flesh out a detailed program for community center implementation. In the case of Winchester, the concept is complicated by the presence of small parcels and different ownerships. Here, the challenge would be to prepare an overall development plan, either without a specific plan or with a County – sponsored specific plan, while allowing incremental development to occur. Here, we propose to establish a community center “overlay” designation. Underlying land use designations would identify primarily residential, commercial, industrial, etc., areas and overall community theme policies that would apply to individual development proposals, with the intent of ensuring that they could contribute to the community center concept, if it is ever fully developed. The overlay designation could be used as the basis for incentives and collaborative planning between interested property owners and the County on implementing the core features of the community center, including infrastructure, major transit features, and the highest intensity land usage.

2. Guarantees of mixed usage and other outcomes may be difficult to bring about, as they will be dependent upon a number of factors that the County and affected landowners will have little control over, such as marketplace interest and timing of land absorption. However, mixed-use objectives can be jointly outlined and agreed to by the developer and the County, and development agreements can be used to ensure that the mixed-use products that the County is seeking will be pursued during the lifetime of the agreement.

Most of the community centers will have the capacity to include at least a small amount of low-density residential development, preferably along their edges. This would be desirable since it would allow for a transition between higher density community center cores and surrounding primarily low-density residential areas. Some of this residential development could occur early, provided that it does not preclude the ultimate development of the core community center. The design and the development agreement for such an area might include provisions for infrastructure and transit loop interfaces with the core area of the community center.

If an unexpected allocation for a particular land use type is exceeded, a general plan amendment could be required before another project of the same land use type proceeds. This would not be unreasonable; since the community centers are not foundation elements of the general plan, they could be amended up to four times per year. A GPA might be accompanied by marketing and other information necessary to adjust the expectations and plan for a given community center.

Transit stations can be designated in specific plans prepared for community centers. Where specific plans are not used, especially in communities with a large degree of parcelization, it would be necessary to ensure that several suitable parcels are identified as potential transit station sites. If one or two sites are developed for other uses in early years, the transit station could still be sited.

3. Community centers with large numbers of landowners will probably require some degree of parcel assemblage to make larger, mixed use projects feasible.

Overall policies can be established to ensure that land uses could be linked together and support each other after a community center is developed, without requiring a constraining level of detail that would stunt community development. Most important, the policies should be developed in collaboration with local land and business owners to ensure that they are not overly burdensome.

4. Where a community center is under only one, or a few, land ownerships, the specific plan would be the best method for planning it. Where there are many ownerships, either the County or the County in partnership with interested landowners, could sponsor an overall development plan, using either a specific plan (preferred) or some other mechanism. In both cases, development agreements would probably be used to identify the commitments of all parties, and an overlay zone would be established to codify development standards.

Subject No. 3: Transit Issues

Issues Raised by the Planning Commission: Several issues were raised in regard to the feasibility and role of transit in the proposed community centers, including:

1. How do we know that the transit will come? What happens if the high-density housing and intense land uses are approved and then the transit facilities are not developed? Would the approval of high-density housing be withheld until the transit comes?
2. There is very little possibility that social trips could be handled by transit. The transit share of trips is very small even in areas with transit service. With a lot of people living in a concentrated area, doesn't that raise the potential for there being a lot more cars in one place at one time?

Staff Responses:

1. The proposed Transit Oasis concept builds upon and would provide alternatives to enhance the usage of the existing Metrolink and transit services in the County. It would rely primarily on a rubber wheeled system that would be flexible in its locational deployment, relatively inexpensive, and implemented in steps as development occurs. All of these factors would increase the feasibility of the transit system. If high-density housing is developed, the planning for that housing should include assurances that transit will be made available to serve it. If transit service cannot be made available in any form, then the viability and continued designation of the community center should be reviewed.
2. The main benefit of transit would be to reduce peak hour commuter trips. The traffic generation expected in the community centers and the potential effects of that traffic after the deployment of the Transit Oasis concept will be modeled in the next phase of the RCIP progress. At that point, we will know what the potential traffic impacts will be in the community centers, and whether any adjustments are needed in the planning for land use, roads, and the transit system.

Subject No. 4: Viability of the Community Centers and their Commercial Elements

Issues Raised by Planning Commission: The Planning Commission raised the following issues regarding the viability of the community centers, especially their commercial areas:

1. Would commercial enterprises be interested in the type of development envisioned in the community centers? Small shops are not going to be effective in reducing traffic generation. People will want the type of development inherent in larger centers that they will need to drive to, such as supermarkets, drug stores, etc. Have studies been done regarding the viability of the amount of commercial acreage being proposed for the Winchester Community Center? How do we know that this will work better than the Rubidoux situation?
2. There needs to be more public awareness of the plan, including media focus. Have commercial developers been queried to determine whether they'd be interested in the type of development proposed in the Community Centers? Have lenders been queried about the proposal?
3. Would anyone be willing to put high-quality development near a bus station? Mixed-use zoning may be opposed by residents of the adjacent 7,200 square foot and larger lot neighborhoods.

Staff Responses:

1. The amount of commercial that would be developed within the community centers has not yet been determined, nor has the potential viability of that commercial usage been assessed. It is recognized that larger commercial enterprises, such as supermarkets, will also need to be located within the communities that we are planning. Rubidoux Village is a plan for redevelopment of a community that is almost totally built out, which has resulted in challenges for the implementation of the plan. Most of the proposed Community Centers, including Winchester, contain a substantial amount of vacant land that will assist in providing feasible building sites. Again, the primary benefit of transit would be to reduce peak hour commuter traffic. Although the commercial element would be benefited by access to transit, the reduction in commercial vehicle trips is not expected to be significant.
 2. Staff agrees that there needs to be broader public awareness of the proposal. The proposal has been presented to communities across the County in conjunction with our presentations on the area plans, and in several other public forums, including the General Plan Advisory Committee (GPAC) meetings, but these discussions have centered on overall program objectives, and not the specific answers that will be needed before the Community Centers can be implemented. Prior to (and during) public hearings, we will need to ensure that there is good public knowledge of, and input into, the process of planning for these areas. Input has not yet been solicited from commercial land developers and lenders.
 3. Land use compatibility and the public's perception of that will be important to the success of the Community Centers. The Transit Oasis concept does not include "bus stations" in the traditional context. Instead, the focus would be on creating very attractive, pedestrian – accessible, landscaped boarding areas, guide-ways, and cars. It is recognized that if the atmosphere is "traditional," i.e., not appealing, the transit function may not be very effective. The transit function, and commercial, residential and other land uses need to be planned together to ensure a high quality environment.
- Mixed-Use zoning may be resisted by some nearby dwellers in 7,200 square foot and larger lots. Ways of responding to this issue could include transitional buffers of intermediate densities, orienting the heavier traffic onto main streets, not nearby neighborhood streets, and ensuring high quality design and sensitivity to the interface with existing neighborhoods. It should also be noted that Community Centers are intended to be attractive, vibrant places that contain amenities attractive to both Community Center residents as well as residents of the broader surrounding community.

Subject No. 5: Environmental Impact Report (EIR) and EIR Assumptions.

Issues Raised by the Planning Commission:

1. Will there be a decision on proceeding with the Incentives Program prior to issuance of the draft EIR? Won't that be necessary to ensure that the EIR is adequate? Will the proposed density bonuses associated with the two levels of the Incentives Program – 25% and 100% be addressed in the EIR?
2. How do we know that the impacts that we are trying to avoid will actually be avoided with the use of the Community Centers? We have problems with traffic, sprawl, lack of character, loss of security, and air quality. How do we know that the community centers will not exacerbate these problems? Is there any data to demonstrate that these centers will have the desired effect?
3. If we base the EIR analysis on the ultimate build-out at the highest density, wouldn't that lead to the over sizing of infrastructure that may never be needed?

Staff Responses:

1. Although the Incentives Program will require extensive refinement that will likely require many months of work through the General Plan Advisory Committee, the consultant team, and staff, it is a critical component of the Riverside County Integrated Project (RCIP) and the new General Plan, and should be assessed as a part of the RCIP and new General Plan through the EIR. Staff will present the recommendation of the GPAC to proceed with the Incentives Program, in concept, to the Board of Supervisors in March. If the Board directs staff to proceed with further refinement for the Incentives Program, the program will be fully addressed in the EIR, including all provisions for density bonuses.
2. The potential impacts associated with community development areas and community centers within them will be evaluated through the EIR. If there are significant, unmitigated impacts, staff will explore ways to modify the Community Centers, as needed and appropriate to reduce or eliminate the impacts. It should be noted that increases in residential densities, up to 25% would generate fee revenue that would be dedicated to the purchase of open space, and increases above that, up to 100% would produce revenue earmarked for the development of infrastructure needed to support the Community Centers. Therefore, we can expect to have the ability to finance solutions to some degree, of infrastructure needs generated by the Community Centers.

3. Over sizing of infrastructure is a possible outcome. However, the Community Centers generally cover only very small portions of the Community Development areas where the greatest amount of development would occur in traditional densities, supported by traditionally sized infrastructure systems for water, sewer, circulation, etc. It is envisioned that the detailed planning for the Community Centers will occur through either specific plans, or other collaborative efforts between the County and interested landowners, where precise needs for infrastructure would be identified and committed to in these small areas. It should also be noted that the Community Centers would be the cores of future built-up areas. As such, if they are planned for a higher level of infrastructure, and that infrastructure is provided, these areas would probably sooner or later be attractive to developers of higher intensity developments.

Subject No. 6: Open Space Acquisition

Issues Raised by the Planning Commission:

1. How would the Incentives Program objective of preserving open space work? The plan provides no guarantee that community development land that is not developed as a result of the use of the Incentives Program will stay undeveloped. We cannot assume that the outlying area designated as community development won't be developed without further controls. The concept only works if the fees that are generated are used to purchase permanent open space at the time they are paid.
2. How will we prioritize the use of open space fees between habitat and greenbelt buffers? Will habitat purchased be the nearest available? Should greenbelt buffer acquisitions be restricted to community development areas?
3. The fees produced would not produce an income stream during recessionary times.

Staff Responses:

1. The main benefit of the first level (25% density bonus) of the Incentives Program would be to generate funds for the purchase of permanent open space, thereby permanently reducing the land area that could actually be developed. A secondary benefit would be to use land more efficiently, thereby tending to slow down the consumption of land around the periphery of the County's communities. We cannot assume that land not consumed in the short run (i.e., secondary benefit) would not eventually be consumed.
2. It has not yet been determined how the expenditure of open space acquisition funds would be split between habitat land and greenbelt buffer land. Greenbelt buffer acquisitions could be limited to community development areas, or even to the community development areas (neighborhoods or individual communities) that produced them. The latter approach should be seriously considered as a priority if we are to effectively incorporate environmental open space and community separators into the community development landscape. Again, no determination has yet been made about how greenbelt buffer acquisitions should be made.

3. It is true that revenues would be reduced during recessionary times. However, the urgency of open space acquisition would probably be reduced, also. Nevertheless, it is important to ensure that the County has a long-term source of revenue to purchase open space in pace with development as a community builds out over a 20 to 30 year period.

Subject No. 7: Compact Development Issues

Issues Raised by the Planning Commission. Do we want to encourage more 4,500 square foot (and smaller) lots? How do we ensure that we don't wind up with wall-to-wall 4,500 square foot lots if everyone in the community development area develops with a density bonus? It would appear that the new development would not be different, just more compact.

Staff Response: The 25% bonus would require the open space fee, but not project amenities beyond that. The 25% bonus, by itself, would not be sufficient to produce 4,500 square foot lots, on average (within the Low Density Residential Designation). To produce many lots of that size, or smaller, a developer would need to take advantage of the second density bonus level (up to 100% bonus). To do so, he would need to incorporate a variety of project amenities or design features that would set the project apart from conventional development at the same density. The end effect would be to produce both compact and better designed development.

Subject No. 8: Housing Issues

Issues Raised by the Planning Commission: What is being done to ensure that land will be available for low to moderate income housing?

Staff Response: The new General Plan includes a new Housing Element. The Housing Element is now under preparation, and has included input from the public and the County's Housing Technical Advisory Committee. The Housing Element will include an assessment of land available for low to moderate income housing, and barriers to the provision of such housing. The Incentives Program can be expected to provide increased opportunities for the development of housing accessible to different income groups.