

The following handouts have been added to this item:

Options to Recover Cost of Processing Property Specific Requests General Plan
Amendment

Variation A – Pre-GPU Densities: Property Specific Requests Requesting an Increase in
Density over Former General Plan

Variation B – Higher Complexity PSRs Only

Item 5

Options to Recover Cost of Processing Property Specific Request General Plan Amendment

Option	Option Name	Estimated Revenue* Recovery (\$1.56M for Workplan)	Description
1	GPA Deposit: Task Tracking	\$350K-\$400K (22-27%)	This option would follow the existing GPA process. Applicants pay a deposit and staff charges against the deposit based on specific tasks performed in evaluating the individual PSR. Initial deposit would be a maximum of \$9,550; however additional funding may be collected as necessary. Funding not used would be returned at the end of the project.
2	GPA Cap Deposit: Per Dwelling Unit	\$180K-\$210K (12%-14%)	This option is similar to Option 1; however, the maximum amount a PSR would be charged is capped at \$600 per additional dwelling gained through the GPA process. For example a PSR potentially gaining 4 additional units will have a cap of \$2,400. Funding not used would be returned at the end of the project.
3	GPA Cap Deposit: Per Category	\$350K-\$400K (22-27%)	This option is similar to Option 1; however, the maximum amount a PSR could be charged is capped based on the PSRs complexity category. Capped amounts are proposed as follows: Very Low – \$5,000, Low – \$7,500, Medium – \$15,000, High – \$25,000, Very High – \$372,000. Funding not used would be returned at the end of the project.
4	Per Gained Dwelling Unit Fee	\$1,100K (70%)	This option would collect fees from PSR applicants based on number of additional dwelling units requested at a rate of \$600/unit. However this option would be infeasible based on needing a nexus between work performed on a specific project (PSR) and work charged.
5	Per Acreage of PSR Fee	\$660K (42%)	This option is similar to Option 4; however, fees would be collected based on PSR acreage at a rate of \$125/acre. Like Option 4, this option would be infeasible based needing a nexus between work performed on a specific project (PSR) and work charged.
6	GPA Initial Consultation Fee	\$199K (13%)	This option would charge a flat fee \$4,230/PSR based on the GPA initial consultation fee. This option would be infeasible since tasks associated with the GPA initial consultation would not cover all of the required tasks typically performed as part of GPA request review.
7	County Funded	N/A	The GPA would be processed similarly to other County-initiated GPAs. PSR applicants would not be charged any processing costs.

*Revenue recovery estimates based on all 47 PSR applicants participating in a County-initiated GPA

Item 5**Options to Recover Cost of Processing Property Specific Request General Plan Amendment****Variations of Options 1 and 2**

Variation	Name	Estimated Revenue Recovery (\$1.56M for Workplan)	Description
A	Pre-GPU Density	\$80K-\$100K (5%-6%)	Only the 11 PSRs requesting density increases over the prior General Plan would be required to submit a deposit.
B	Higher Complexity PSRs Only	\$190K-\$210K (12%-13%)	Excludes Very Low, Low and Medium Category requests from submitting deposits. Only the 16 PSRs within the High or Very-High Category would be required to submit a deposit and charged against using the process described in Option 1.

Variation A: Property Specific Requests Requesting an Increase in Density over Former General Plan

ID	Former GP Designation	Current GP Designation	Possible GP Change in Workplan	Area (ac)	DU Increase over Current GP	DU Increase over Former GP	Community	Complexity Category
FB2,FB18	1 du/ 2,4 1 du/ 40 GA	RL20/RL40	SR4/RL20	410.3	11	2	Fallbrook	Low
FB17	1 du/ 1,2,4 1 du/ 2,4	SR2	SR1	70.5	28	14	Fallbrook	Medium
ME31*	1 du/ 4,8,20	RL40/RC	Rural Commercial	2.7	—	—	Mountain Empire	Very Low
NC18-A	1 du / 10 GA	SR2	SR1	72.8	36	65	NC Metro	Medium
NC22	1 du/ 2,4	SR10	SR1	65.0	42	23	NC Metro	High
NC38	1 du/ 2,4	SR2	SR1	30.3	15	15	NC Metro	Medium
NC41	1 du/ 2,4	SR2	SR1	4.1	2	2	NC Metro	Medium
NC48	1 du/ 2,4	SR2	SR1	45.2	23	23	NC Metro	Medium
NC42	1 du/ 2,4 ac; 1 du/4,8,20 ac; 1 du/1,2,4 ac; Industrial	SR10/RL20	SR.5/SR2/VR20	937.5	1100	967	NC Metro	Very High
SD15*	1 du/ 2, 4	SR1	General Commercial	68.8	—	—	San Dieguito	Medium
VC51	1 du / 10 ac GA	RL20	SR4	16.0	1	1	Valley Center	Medium
Total				1,723.2	1,258	1,112		

Note*: For ME31 and SD15, Increase in dwelling units (DUs) is not provided since requested change is from a Residential to a Commercial designation.

Variation B: Property Specific Requests in the High and Very High Complexity Category

ID	Former GP Designation	Current GP Designation	Possible GP Change in Workplan	Area (ac)	DU Increase over Current GP	DU Increase over Former GP	Community
HIGH							
DS8	4.3 du/ac	VR2	VR4.3	33.8	78	0	Desert
DS24	1 du/ 1,2,4 ac	SR10	SR1	171.8	154	0	Desert
NC22	1 du/2,4 ac	SR10	SR1	65.0	42	23	NC Metro
PP30	1 du/2,4 ac; 1 du/4,8,20 ac	RL40	SR2	253.8	118	0	Pala Pauma
VC7	1 du/2,4 ac	SR4	SR2	12.6	3	0	Valley Center
VC9	1 du/2,4 ac	SR4	SR2	20.1	4	0	Valley Center
VC11	1 du/2,4 ac	SR4	SR2	69.1	14	0	Valley Center
VC20A	1 du/2,4 ac	SR4	SR2	76.0	11	0	Valley Center
VC20B	1 du/2,4 ac	SR4	SR2	79.3	13	0	Valley Center
VC54	1 du/2,4 ac	SR4	SR2	55.8	13	0	Valley Center
VC60	1 du/2,4 ac	SR4	SR2	16.9	4	0	Valley Center
VC61	1 du/2,4 ac	SR4	SR2	9.5	2	0	Valley Center
VC57	1 du/2,4 ac	SR4	SR2	21.7	5	0	Valley Center
VC63	1 du/2,4 ac	SR4	SR2	6.8	2	0	Valley Center
VC64	1 du/2,4 ac	SR4	SR2	250.2	56	0	Valley Center
VERY HIGH							
NC42	1 du/2,4 ac; 1 du/ 1,2,4 ac; 1 du/4,8,20 ac; Industrial	SR10/RL20	SR0.5/SR2/VR20	937.5	1100	967	NC Metro
Total				2,080.0	1,619	990	