

GROWTH MANAGEMENT BILL MATRIX

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	AB 3	SB 929	AB 76	SB 434
L. POLICIES				
A. Economic/ Physical development	Existing policy in state law	Establishes 11 comprehensive growth management policies: 1) Preservation of agricultural land; 2) Conservation of open space and protection of natural, cultural, historic, and scenic resources; 3) Maintenance and improvement of air, water, and land resources; 4) Protection from natural disasters and hazards; 5) Development of a stable and diverse economy and equitable economic opportunity; 6) Provision of decent, affordable housing; 7) Timely, orderly, and efficient provision of public facilities and services concurrent with urban and rural development; 8) Development of a transportation system that supports other land use conservation and development goals; 9) Conservation, efficient use, and environmentally sound production and transmission of energy;	Existing policy in state law	To be prepared by OPR and the Governor to serve as a guide for legislation, design and location of state projects, and for setting priorities for allocation of state fiscal resources to regional and local agencies, and for incorporation in general plans. To be known as California Growth Management Policies.
B. Environmental quality and resource protection	Existing policy in state law		Existing policy in state law	Existing policy in state law
C. Social Equity	Existing policy in state law		Existing policy in state law	Existing policy in state law
D. Fiscal Policy	Existing policy in state law		Existing policy in state law	Direct funds from state grant and loan program to: • projects in areas designated for development, and to • communities that have implemented Ca. Growth Management Policies.

<p>E. Reconciliation of conflicting policies</p>	<p>Conflicts shall be resolved in a manner which is more protective of California's land, air and water resources by locating the development and infrastructure necessary to accommodate growth within more compact and concentrated development patterns.</p>	<p>10) Development and redevelopment of communities and regions that have adequate infrastructure to accommodate growth and that have unmet social, economic, or environmental needs that would benefit from growth and investment; and 11) Opportunity for citizens to be involved in all phases of the conservation and development planning process.</p> <p>Conflicts resolved in a manner which is most protective of California's land, air, and water resources by locating the development and infrastructure necessary to accommodate growth in more compact development patterns within designated urban phasing lines established through a local and regional planning process.</p>	<p>Protect California's land resource and ensure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California.</p>	<p>No reconciliation policies in bill.</p>
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II. INSTITUTIONS A. State Role 1. Structures	Creates State Growth Management Commissioner	Creates California Conservation and Development Commission and strengthens role of Governor's Office of Planning and Research.	Creates Cabinet-Level Planning Agency including departments for: Permit Assistance; Environmental and Plan Review; Environmental Data and Geographic Information; Mediation/Conflict Resolution. Agency advised by State Planning Advisory Council. Assumes OPR responsibilities. Creates Governor's Office of Research.	Current Office of Planning and Research
	2. Governance 19 members appointed by the Governor from recommendations including: • 2 League of Ca. Cities • 2 CSAC • 1 Association of California Water Agencies • 2 Ca. Farm Bureau Federation and American Farmland Trust • 3 Ca. Building Industry Assoc. and Ca. Assoc. of Realtors • 3 Ca. Chamber of Commerce and Ca. Manufacturers Assoc. • 1 AFL-CIO • 1 Western Center on Law and Poverty; and Ca. Rural Legal Assistance Foundation • 4 Sierra Club, Environmental Defense Fund, Greenbelt Alliance, PCL	Commission has 15 members as follows: • The Treasurer, Chairperson of the State Lands Commission, and the Chairperson of the Ca. Coastal Commission; • Secretary for Business, Transportation and Housing, Sec. for Resources, and Sec. for Environmental Affairs; • 3 members appointed by the Governor to represent counties, cities and regional agencies; • 3 members appointed by the Senate Rules Committee to represent environmentalists, housing and planning; and • 3 members appointed by Speaker of the Assembly to represent agriculture, business, and cultural and ethnic diversity.	Agency administered by Secretary of Planning. Advisory council members include: • Secretaries of the Resources and Business, Transportation and Housing Agencies; • Chairs of Boards for Water Resources Control, Air Resources, and Integrated Waste Mgmt.; • 7 public members appointed by the Governor with specified expertise in planning, environmental quality, solid waste mgmt., and municipal government; • 1 member of Senate, one member of Assembly; • Ex-officio members: remainder of Governor's cabinet	Eliminates advisory role of Planning Advisory Assistance Council.

<p>3. Plans</p>	<p>Prepares with Office of Planning and Research the State Conservation and Development Plan, (formerly the Environmental Goals and Policy report.)</p> <ul style="list-style-type: none"> • Plan is a strategic document defining goals and policies and programs necessary to implement goals. 	<p>The Ca. Conservation and Development Commission, with the assistance of the OPR, prepares the Ca. Conservation and Development Plan. Plan must be updated every 5 years. Plan includes following elements:</p> <ul style="list-style-type: none"> • Specific policies to implement the 11 state conservation and development goals; • A 20 to 30 year overview of statewide trends in land use, population growth and distribution, economic development, conservation of natural resources, and air and water quality; • Inventory of agricultural, timber, range, and open space lands, areas of statewide and regional significance, and areas with threatened and endangered species; • Existing statewide plans for transportation improvements, rail, housing, air quality, coastal protection, and state buildings and facilities. 	<p>Prepares comprehensive state plan (updated every 2 years) addressing:</p> <ul style="list-style-type: none"> • Goals and policies; • Agricultural, timber, recreation and open space lands; • Areas where threatened or endangered species may be affected; • Wildlife habitats/managed wetlands; • Existing statewide plans for rail, transportation improvements, housing and coastal zone conservation; and • Plan for existing and proposed state buildings and facilities (UC, CSU, Corrections, Water Resources). 	<p>Requires state agencies to comply with local plans if local entity is within a regional fiscal authority, OPR has determined that the local plan is consistent with Ca. Growth Management Policies, and is consistent with state law, local plan provides for state property and facilities.</p> <p>Prepares Ca. Growth Management Policies as successor to existing requirement for Environmental Goals and Policy Report; prepared every 2 years.</p>
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4. Powers	<p>Assumes powers, duties, and responsibilities of existing Office of Planning and Research (OPR).</p> <p>Reviews state agencies' and departments' plans to ensure consistency with State Conservation and Development Plan.</p> <p>Reviews regional plans to ensure consistency with State Conservation and Development Plan.</p> <p>Resolves disputes between regional agencies.</p> <p>Develops conflict resolution process for disputes among regional agencies, subregional authorities and local agencies.</p>	<p>Commission develops specific policies to implement 11 state conservation and development goals, sets criteria for identifying projects and plans of statewide, regional, and areawide significance, and makes recommendations to the executive and legislative branches.</p> <p>Commission reviews state agency plans for consistency with conservation and development goals and policies.</p> <p>Commission provides a budget analysis to the Legislature relating proposed conservation and development expenditures to statewide goals and policies. No capital outlay projects that are inconsistent with the goals, policies, and guidelines can be funded unless overriding considerations are approved by the Legislature and the Governor.</p> <p>Commission reviews comprehensive regional plan for consistency with state goals and policies. OPR assists the Commission with fact-finding and mediation to secure agreement on regional plan. Commission prepares and</p>	<p>Develops long-range goals and policies on land use, population growth and distribution, urban expansion, development, open space, resourced preservation and use, air and water quality, other factors important to state's environment.</p> <p>Assists in preparation of state agency and department plans; evaluates state plans for consistency with land use planning goals and programs; recommends changes to resolve conflicts among plans.</p> <p>Prepares for Dept. of Finance, as part of state budget, a list of priority actions to implement state plans and environmental goals.</p> <p>Provides that no capital outlay projects in state budget which are inconsistent with state plan shall be funded unless overriding findings are approved by the Legislature and Governor.</p> <p>Coordinates environmental monitoring system; environmental goals, objectives criteria for CEQA analysis; state research activities on growth/development/ environmental quality</p>	<p>OPR reviews, upon request, general plans to determine their consistency with Ca. Growth Management Policies and with state law, and can delegate to regional fiscal authorities.</p> <p>OPR reviews and approves regional fiscal plans for consistency with Ca. Growth Management Policies.</p>

<p>4. Powers continued...</p>		<p>adopts regional plan if regional agencies do not.</p> <p>Commission prepares regional reorganization guidelines, reviews reorganization plans of regional agencies, and can adopt a reorganization plan if regional agencies fail to act.</p> <p>OPR assists the Commission to establish regional planning boundaries based on physical, geographic, and community criteria.</p> <p>OPR assists the Commission to develop criteria and guidelines for identifying and designating 6 land use tiers:</p> <p>Tier 1: Existing urbanized areas suitable for redevelopment, revitalization, and community reinvestment.</p> <p>Tier 2: Existing urbanized areas suitable for additional infill and higher density development.</p> <p>Tier 3: Existing suburban communities and rural towns suitable for planned growth.</p> <p>Tier 4: Areas not presently urbanized or developed at very low intensities potentially suitable for long-term planned development.</p> <p>Tier 5: Agricultural and</p>	<p>technical assistance on planning to regional and local agencies.</p> <p>State Planning Advisory Council:</p> <ul style="list-style-type: none"> • Studies relevant policies, practices and programs of state relating to environmental quality; • Identifies problems in environmental quality and control mechanisms at state level. • Makes recommendations after public hearing on proper state, regional and local governmental mechanisms to form policies and meet objectives. • Provides advice to the planning agency and assists in preparation of long-range goals and policies. 	
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**4. Powers
continued....**

other productive resource lands suitable for long-term conservation.

Tier 6: Environmentally important areas suitable for protection from development and its impacts.

OPR prepares growth strategies to further economic, social, and environmental goals for the Commisison. OPR annually prepares a long-term Conservation and Development Needs Assessment assessing progress in achieving state goals, consistency among local, regional, and state plans, and need for state and regional capital facilities and programs for conservation and development.

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5. Funding	Existing funds for OPR	Existing funds for OPR. No funding source specified for Commisison.	Unspecified, for agency from California Unitary Fund. For Advisory Council, unspecified sum from Environmental License Plate Fund.	OPR may charge a fee for reviewing a general plan for consistency with Ca. Growth Management Policies.
B. Regional Role 1. Structures	<p>Establishes in each of 7 specified regions of the state a Regional Development and Infrastructure Agency (RDIA) through the consolidation of air pollution control districts, regional transportation planning agencies, regional water quality control boards and council of government.</p> <p>Provides that a region may develop an alternative to the structural and governance features of the RDIA if the region develops:</p> <ul style="list-style-type: none"> • A conflict resolution procedure for reconciling conflicts among local and regional plans; • A means for preparing a comprehensive regional plan as defined for the RDIA; • A method for equitable distribution of funds to implement regional plan; • A schedule for adopting a regional plan and for bringing local plans into 	<p>Regional agencies prepare a reorganization plan based on guidelines set by Commission. Adoption of the reorganization plan requires approval of each regional transportation, housing, and air quality agency. Commission reviews plan for approval or reconsideration by regional agencies if inconsistent with reorganization guidelines. If no plan adopted by January 1, 1996, the Commission promulgates a reorganization plan.</p>	<p>State planning agency required to designate regional planning districts after a public hearing within a region. A COG formed by a joint powers agreement shall be the regional planning district unless otherwise designated by State Planning Agency.</p>	<p>Permits creation of regional fiscal authorities with approval of majority of county Boards of Supervisors and 3/4 of cities representing 3/4 of city population in region. Region defined as two or more adjacent counties. Governor may certify formation of authority, if he determines that the authority is likely to:</p> <ul style="list-style-type: none"> • Implement the Ca. Growth Management Policies; and • Adopt and implement a regional fiscal plan.

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1. Structures continued.....	<p>conformity with the regional plans; and</p> <ul style="list-style-type: none"> Adopts a regional plan consistent with the Clean Air Act, water quality standards, CMP Act, Integrated Waste Management Act, housing allocation requirements and the State Conservation and Development Plan. <p>Oversight of these conditions are assigned to relevant state departments and the State Growth Management Commission.</p>			
2. Governance	13 members chosen by voters from unspecified districts for 4 year terms.	Proposed by regional agencies in reorganization plan submitted to state commission.	Pursuant to Regional Planning District Law (Government Code Sections 65063-65064.7) with restrictions on earned income for board members, conflicts of interest and ex parte communications.	Governance determined by local agencies in resolutions forming authority. If such resolutions fail to specify governance, then initial board consists of two supervisors from each county in region selected by each County Board. Three city council members or mayors from each county in the region selected by a city selection committee in each county in the region.

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3. Plans

Prepares a comprehensive regional plan for air quality, water quality, (including water quality infrastructure siting), transportation (including transportation infrastructure siting) regional housing needs allocation, sphere of influence (urban growth boundaries), regional capital facilities, and regional open space.

- Existing regional plans remain in force until all elements of regional plan adopted;
- Plan subject to CEQA, including social and economic consequences of plan;
- Emphasis in plan on specific goals and performance standards;
- Two year time frame for plan adoption; amendments no more than once a year; update every five years.

Regional planning agency (COG), in consultation with other regional agencies, prepares a single comprehensive regional plan for transportation, housing needs, air quality, and other regional plans and policies mandated by statute.

The comprehensive regional plan includes the following elements:

- Goals, policies, and objectives consistent with state goals and policies;
- Criteria for identifying projects and plans of regional and areawide significance;
- A general characterization of regional land use and development potential into 6 tiers:
Tier 1: Existing urbanized areas suitable for redevelopment, revitalization, and community reinvestment.
Tier 2: Existing urbanized areas suitable for additional infill and higher density development.
Tier 3: Existing suburban communities and rural towns suitable for planned growth.
Tier 4: Areas not presently urbanized or

Prepares and maintains a 5 year comprehensive regional plan that includes:

- Goals and policies consistent with the state plan;
- Land use element designating urban growth boundaries;
- Transportation element consistent with the CMP;
- Other elements for housing, conservation, open space, noise, safety, economic development, solid and hazardous waste, air quality, 7 year capital improvement;
- A mediation program for previously approved development projects of area wide or regional significance out of compliance with adopted mitigation measures;
- A consolidation program with recommendations for consolidating single-purpose regional agencies for air quality, water quality and transportation.

Requires adoption of regional fiscal plan before the authority may acquire, construct or finance any real property and before the authority may impose a tax, assessment or fee. Plan includes:

- Development boundary which designates between developable land and land which is not available for development;
- Tax sharing agreements which promote equity in allocation of revenue among local governments;
- Revenue program identifying taxes, assessments and fees authority proposes to impose.

Governing body of authority is sole authority to propose amendments to fiscal plan.

If OPR deems plan consistent with policies, rebuttable presumption of plan validity. If OPR deems plan inconsistent, rebuttable presumption of invalidity.

		<p>developed at very low intensities potentially suitable for long-term planned development.</p> <p>Tier 5: Agricultural and other productive resource lands suitable for long-term conservation.</p> <p>Tier 6: Environmentally important areas suitable for protection from development and its impacts.</p> <p>Plan must include a long-range regional infrastructure program for transportation, water supply, water treatment, open space, recreation, flood control and drainage, and other regional facilities, presented in 5-year, 10-year and 20-year plan horizons, showing the proposed location of regional infrastructure.</p> <p>The following priorities govern regional infrastructure siting: stimulate urbanization in Tier 1, facilitate planned urbanization in Tiers 2 and 3, avoid premature urbanization in Tier 4, and) prevent urbanization of Tiers 5 and 6.</p> <p>Adoption of a comprehensive regional plan requires approval by each regional</p>		
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		agency responsible for transportation, housing needs, and air quality within the region. Existing regional plans remain in force until the comprehensive plan is adopted and approved.		
4. Powers	<p>Succeeds to all powers and duties of APCDs, RTPAs, RQWQCBs, and COGs in two stages: planning functions first, and then, on the basis of a consolidation plan, remaining regulatory functions of the APCDs and RWQCBs second.</p> <p>Previews and approves subregional plans for consistency with the comprehensive regional plan.</p> <p>Authority to site infrastructure specified in regional plan for water quality and transportation.</p> <p>Acts as responsible agency under CEQA for review and approval of proposed general plan amendments to ensure consistency with regional plan.</p> <p>Prescribes regulations relating to the control of</p>	<p>The regional planning agency or reorganized regional agency has the following powers:</p> <p>Eligibility to receive a preference for discretionary state loans, grants, and bond measures for programs or projects included in the comprehensive regional plan.</p> <p>Performs the functions (other than air quality and local agency formation) of a subregional planning authority if one is not established.</p> <p>Informs subregional authorities of regional plans, policies, and issues to be considered in integrated subregional plans, consistent with adopted regional plans and policies for transportation, housing needs, and air quality.</p>	After adoption of regional plan, regional board determines consistency of local plans and monitors their implementation.	<p>Acquire, construct and finance infrastructure of regional significance including: transit and transportation facilities; ports, harbors, airports; sewer collection, transmission, treatment and disposal facilities; water storage, transmission, treatment and distribution facilities, flood/storm water facilities, solid/hazardous waste facilities, open space and related improvements; recreational and cultural facilities; educational facilities.</p> <p>Authority shall not operate or maintain any real property or facility which it has acquired, constructed or financed.</p> <p>Authorities' actions must be consistent with CEQA, Clean Air Act, CMP, regional transportation plans, Petris-McAteer Act, Tahoe Regional Compact,</p>

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4. Powers continued...	<p>development and planning solely to achieve implementation of regional plans.</p> <p>Authority to issue cease and desist orders on action inconsistent with the regional plan.</p> <p>Approves financial assistance to local agencies from state or federal governments to ensure consistency with regional plan.</p> <p>Acts as steward for subregion if no subregion is formed or no subregional plan is adopted.</p>			<p>hazardous waste management plans, Coastal Act, Integrated Waste Management Act.</p> <p>Authorities actions to implement fiscal plan not subject to initiative / referendum.</p>
5. Funding	<p>Agency funded by monies previously provided to predecessor agencies; provisions for amounts to be paid by local agencies that were not COG members.</p> <p>Plan implementation funded by authorizing agency to make use of Integrated Financing Districts, authorities now available to cities and counties under existing law.</p>	<p>Regional agencies funded through existing revenue sources.</p> <p>Plan implementation funded through state infrastructure funding preference.</p>	<p>Unspecified, but permits counties to lend money to regional districts for operating costs by concurrent resolution of Boards of Supervisors within the regional district. Loans would be repaid out of first tax revenues of district prior to any other obligations.</p>	<ul style="list-style-type: none"> • Regional impact fees • Mello-Roos taxes • General taxes on transfer of real property. • Benefit assessments. • General Obligation and revenue bonds.

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C. Subregional Role 1. Structures	Permits creation of subregions defined as the area of a county included within a region, or multiples of such county areas.	Permits creation of subregions, based on boundaries of counties or existing regional planning agencies and councils of governments. A subregional planning authority formed by a majority of the board of supervisors and a majority of the cities representing a majority of the population within the incorporated area of that portion of each county included within the subregion.	Unspecified	None
2. Governance	Members may be of any legislative body in the subregion and/or the general public. Formed by majority vote of Board(s) of Supervisors and 2/3 of the city councils representing 2/3 of city population in the subregion.	Cities and county responsible for establishing governance of the subregional authority. Requires use of an existing subregional entity, such as council of governments, transportation authority, or congestion management planning agency, unless cities and county agree that specific conditions warrant creation of new entity.	Unspecified	None
3. Plans	Prepares integrated subregional plan containing goals, policies, programs for conservation and development; documentation of data for above; assessment of local fiscal	Subregional planning authority prepares an integrated subregional plan consistent with adopted state and regional policies.	Allows regional district to appoint a planning advisory committee to develop subregional plans to be prepared for areas covering a portion of the region.	None

<p>3. Plans continued....</p>	<p>capacity to implement plan; analysis of land use on infrastructure and services; recommendations for action; assessment of plan's consistency with the regional plan.</p> <p>Also includes:</p> <ul style="list-style-type: none"> • Congestion management plan • Implementation plan for housing • Sphere of influence plans • Subregional capital facilities • Integration of other required plans • CEQA analysis of plan • Plan for involving citizens in process. <p>Must be completed within 18 months following adoption of the regional plan.</p> <p>Plan adoption requires majority vote of Board(s) of Supervisors and 2/3 of the city councils representing 2/3 of the city population in the subregion.</p>	<p>The subregional plan must contain goals and policies for land use, transportation, housing, air quality, open space, and economic development, including:</p> <p>A congestion management plan.</p> <p>Capacity, level of service, or per capita standards for all of the following:</p> <ul style="list-style-type: none"> • Subregional and regional parks, recreational facilities, and open space. • Sanitary facilities, including landfills and waste treatment facilities. • Flood control and drainage facilities • Water delivery, storage, and treatment facilities. <p>A development mitigation program to ensure that new growth pays its share of the costs of local, subregional and regional facilities.</p> <p>An implementation program to assure an appropriate subregional balance between employment and affordable housing.</p> <p>For jurisdictions within a designated nonattainment area, an air quality implementation element consistent with the California Clean Air Act.</p>	<p>Subregional plans must meet the same requirements as the regional plan and include the same elements as regional plan.</p> <p>Subregional plans must be integrated into regional plan.</p>	
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		<p>A comprehensive open-space plan.</p> <p>A long-range implementation program to meet and maintain the congestion management, capacity, level of service, per capita, and other standards set forth in the plan.</p> <p>The authority may include plans and projects of regional agencies and special districts which serve areas of the subregion in the subregional plan, with the consent of the affected district.</p> <p>The plan must assess the fiscal capacity of each local jurisdiction and propose ways to modify and augment existing local and subregional revenues sources in order to implement the plan.</p> <p>The land use element of the subregional plan must include urban phasing lines based on land use tiers established in the comprehensive regional plan and policies to avoid conflicts between urban, open-space, and agricultural uses.</p>		
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4. Powers	<p>Acts as responsible agency under CEQA for review and approval of proposed general plan amendments to ensure consistency with subregional plan. Succeeds to powers, duties and responsibilities of local agency formation commissions (LAFCOs).</p>	<p>Reviews the subregional plan for consistency with the adopted general plan of jurisdictions within the subregion, the comprehensive regional plan, and state goals, policies, and guidelines.</p> <p>Reviews plans and projects of special districts to assure consistency with the other elements of the subregional plan.</p> <p>Succeeds to the powers of an air pollution control district or air quality management district, if the territory of the authority and the district are conterminous.</p> <p>Succeeds to the powers of county local agency formation commissions within the subregion, and must prepare a subregional sphere of influence plan consistent with the adopted urban phasing lines.</p> <p>May establish a voluntary program for the transfer of development rights from parcels outside the urban phasing lines to those within the lines.</p>	Unspecified	<p>LAFCOs sphere of influence and boundary decisions must be consistent with Ca. Growth Management Policies.</p>
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5. Funding	<p>Subregions funded by monies previously provided to LAFCOs, also provides for adoption of population-based fee schedule paid by local government based on majority votes of Boards(s) of Supervisors and city councils representing majority of population in subregion.</p> <p>Plan implementation funded by authorizing subregion to make use of Integrated Financing Districts and Infrastructure Financing Districts now available to cities and counties under existing law.</p>	Unspecified	Unspecified	Not applicable
D. Local Role				
1. Structures	Existing structures for cities, counties and special districts.	Existing structures for cities, counties, and special districts.	Existing structures for cities, counties and special districts.	Existing structures for cities, counties and special districts.
2. Governance	Existing governance for cities, counties and special districts.	Existing governance for cities, counties and special districts.	Existing governance for cities, counties and special districts.	Existing governance for cities, counties and special districts.
3. Plans	<p>Existing requirements for plan contents.</p> <p>Requirement that local plans and plan amend-</p>	Existing requirements for plan contents.	Existing requirements for plan contents.	<p>General plans must implement Ca. Growth Management Policies.</p> <p>Added to existing require-</p>

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3. Plans continued....	ments be consistent with subregional and regional plans.			<p>ments for plan contents: description of how general plan implements the goals and policies of Ca. Growth Management Policies. Redevelopment plans must also be consistent with Ca. Growth Management Policies.</p> <p>Revisions of general plans required every 5 years. Reduction in number of times general plan can be amended each year from 4 to 2.</p> <p>General plan subject to consistency review by OPR upon request by anyone.</p> <p>Rebuttable presumption of plan validity if OPR deems plan consistent; rebuttable presumption of plan invalidity if deemed inconsistent.</p>
4. Powers	Existing powers to implement plans subject to consistency requirements with subregional and regional plans.	Existing powers to implement plans.	Prior to adoption of the regional plan, local agencies must make findings that development projects are consistent with state policies. After plan adoption, local agencies must certify that their general plan is consistent with the regional plan.	<p>City/county cannot issue a building permit without certification by the regional fiscal authority that a required regional impact fee has been paid.</p> <p>Where the regional fiscal authority imposes an impact fee, no city or county may impose a duplicate fee or exaction on a development project.</p>

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4. Powers continued...				Requires local approval of development projects located within a development boundary unless local agency finds that approval would result in a specific, significant adverse effect on public health or safety, and no feasible method is available to mitigate or avoid the adverse effect.
5. Funding	Existing provisions for funding; except in case of local governments not members of a COG (see RDIA financing).	Existing provisions for funding.	Existing provisions for funding.	<p>Authority for local agency to charge fees to cover planning mandates on local governments.</p> <p>Reduces property taxes going to local government by qualifying land outside of development boundaries for lower property tax assessments.</p> <p>Limits tax rate local governments can impose for property transfer.</p>
III. OTHER KEY FEATURES AND PROCEDURES A. Conflict Resolution	<p>Requires the State Growth Mgmt. Commission to:</p> <ul style="list-style-type: none"> • Hear and resolve disputes between regional agencies. • Develop a conflict resolution procedure for disputes among regional agencies, subregional authorities and local governments. 	<p>State Conservation and Dev. Commission reconciles conflicts between regional agencies over comprehensive regional plan.</p> <p>Policy conflicts reconciled through overriding policy to protect environment through compact develop-</p>	<p>Creates the Department of Mediation and Conflict Resolution in the State Planning Agency.</p> <p>Permits the regional agency to offer its facilities and services to assist in resolving disputes.</p>	No provisions for conflict resolution.

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A. Conflict Resolution continued.....	Requires, as a condition of a region devising its own strategy for growth management, development of a conflict resolution procedure for achieving consistency among the plans of the regional and local agencies within the region.	ment within adopted urban boundaries.		
B. Development Boundaries				
1. Title	Urban growth boundaries.	Urban phasing boundaries.	Urban growth boundaries	Development boundaries
2. Stated Purpose	<p>Development of vacant and underutilized land within existing urban and suburban areas and where regional infrastructure capacity is readily available.</p> <p>Efficient use of public infrastructure investment, thereby allowing projected growth to be more readily and economically accommodated. Protection of agricultural land and other natural resources.</p>		Unspecified	Promote orderly and efficient transition of rural to developed uses and separate developed and developable land from land not available for development.
3. Land included within boundaries/criteria for drawing boundary.	<p>Criteria:</p> <ul style="list-style-type: none"> • Demonstrated need to accommodate long-range urban growth requirements consistent with the goals of the State Conservation and Development Plan. 	<p>Criteria:</p> <ul style="list-style-type: none"> • Land use tiers established in the comprehensive regional plan; • State goals for conservation and development. 		<p>Criteria:</p> <ul style="list-style-type: none"> • Need to accommodate long-range population growth requirements consistent with the Ca. Growth Management Policies; • Need for employment opportunities, housing and livability;

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<p>3. Land use continued...</p>	<ul style="list-style-type: none"> • Need for housing and employment opportunities; • Orderly and economic provision of public facilities and services; • Maximum efficiency of land uses within and on the fringe of existing urban development; • Social, economic, environmental, and energy consequences; • Retention of agricultural and other environmentally sensitive lands. 			<ul style="list-style-type: none"> • Orderly and economically efficient provision of public facilities and services; • Maximum economic and social efficiency of land uses within and on the fringe of existing developed areas; • Economic, energy, environmental and social consequences; • Conservation of open space lands; • Compatibility of proposed developable areas with nearby open space lands. <p>Land included in boundary shall be sufficient land to accommodate the need for further development considering:</p> <ul style="list-style-type: none"> • Goals and policies of local general plans in the region; • Needs of population projected for 5,10, 20 years; • Carrying capacity of regions air, land and water resources; • Need for open space; • Adequate parcel size for efficient land use and extension of public facilities and services <p>Setting boundary shall consider phase development of infrastructure for 5, 10 and 20 years.</p>
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4. Treatment of land inside boundaries	Enables regional and subregional agencies to use Integrated Financing District and Infrastructure Financing District to finance plan implementation within urban growth boundaries.	Land within 5-year, 10-year, and 20-year urban phasing lines available for development based on the following considerations: <ul style="list-style-type: none"> • The orderly and economically efficient provision of public facilities and services. • The availability of sufficient land to ensure choices in the market place. • The goals and policies of the California Conservation and Development Plan, the comprehensive regional plan, the subregional plan, and the general plans of the cities and counties in the subregion. • The promotion of development within a lower tier before the development of land within a higher tier. 	Unspecified	Mandatory local approval of development projects within boundary absent unmitigatable effect on public health or safety. Promotes adoption of other methods to encourage development within boundaries including: tax incentives, multiple use and joint development practices, capital improvement and programming, community redevelopment agencies and tax increment financing.
5. Treatment of land outside boundaries	Permits regional agency to establish a program for transfer of development rights from parcels outside boundaries to those within boundaries. Program may also include agreements for transfer of all or a portion of the tax revenues accruing to the development rights to the extent permitted by existing law.	Permits subregional authority to establish a program to transfer development rights from parcels outside boundaries to those within the boundaries. Urban phasing lines must be drawn to protect lands within Tier 5 (productive agricultural and resource lands) and Tier 6 (important natural areas).	Unspecified	Qualifies land outside development boundaries for lower property tax assessment. Promotes adoption of other methods to discourage development outside boundaries including financial incentives, tax incentives and disincentives, and acquisition.

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<p>6. Changes in boundaries</p>	<p>Changes based on:</p> <ul style="list-style-type: none"> • Orderly economic provision of public facilities and services; • Availability of sufficient land for various uses to ensure choices in the land market; • Goals in the State Conservation and Development Plan; • Encouragement of development within existing urban areas before conversion of non-urban land. 	<p>Requires subregion to establish process to reclassify land within Tiers 5 and 6 to another tier at the time of the next regional plan update.</p>	<p>Unspecified</p>	<p>Changes based on:</p> <ul style="list-style-type: none"> • Orderly and economically efficient provision of public facilities and services; • Availability of sufficient developable land for the various uses to ensure choices in the market place; • Goals and policies of Ca. Growth Management Policies and local government plans; • Promotion of development within developed areas before the conversion of developable land.
<p>7. Agencies Responsible</p>	<p>Regional agency designates urban boundaries as part of regional plan. State Growth Management Commission reviews and approves plan as consistent with State strategic plan. Subregions adopts sphere of influence boundaries which must be consistent with regional plan.</p>	<p>Regional agency adopts general land use tiers as part of regional plan, based on policies and objective land use and development criteria. State commission reviews regional plan for consistency with state goals. Subregional authority adopts specific 5-year, 10-year, and 20-year urban phasing lines for lands within each of the tiers. Local agency formation commissions must revise local spheres of influence to be consistent with adopted urban phasing lines.</p>	<p>Regional agency designates urban growth boundaries as part of its land use element in the comprehensive regional plan.</p> <p>Subregional plans must also include designation for urban growth boundaries in land use element if subregion is formed.</p>	<p>Regional fiscal authority.</p>

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C. Plan Review 1. For general plans	Must be consistent with subregional plan. Plan amendments are reviewed by subregional and regional agencies who act as responsible agencies under CEQA for this purpose.	Subregional authority reviews local general plans and proposes integrated subregional plan to reconcile any inconsistencies in land use, transportation, housing, air quality, open space, and economic development.	Cities and counties must self-certify general plan consistency with the regional plan by 7/1/96. After regional plan is adopted, regional agency also must determine consistency of local plans.	OPR reviews general plans for consistency with Ca. Growth Management Policies, but only upon request. OPR can delegate this function to a regional fiscal authority.
2. For subregional plans	Regional agency reviews and approves for consistency with regional plan.	Subregional authority reviews for consistency with comprehensive regional plan and state goals and policies.	Unspecified, subregional plans must be integrated into the regional plan.	No subregional plans.
3. For regional plans	State Growth Management Commission reviews and approves for consistency with State Conservation and Development Plan.	Each regional agency reviews for consistency with adopted regional plans for transportation, housing, and air quality and with state goals and policies. State commission reviews draft regional plan for consistency with state goals and policies, makes written findings for any inconsistencies, and reviews and approves final regional plan.	Regional plans submitted to State Planning Agency for review by 7/1/94 and every 5 years thereafter.	Regional fiscal plan and amendments to plan referred for review, comment and recommendations regarding consistency with Ca. Growth Management Policies to: <ul style="list-style-type: none"> • Local governments in the region; • Any public agency which may be significantly affected; • LAFCO; • OPR. OPR reviews and approves plan as consistent with Ca.

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				Growth Management Policies. If inconsistencies exist, OPR specifies changes necessary to achieve compliance and regional fiscal must make conforming changes.
4. For state plans	<p>Plans of state agencies and departments reviewed and approved by State Growth Management Commission as consistent with State Conservation and Development Plan.</p> <p>State Conservation and Development Plan reviewed by Legislature, no requirement for Legislative approval.</p>	<p>State Conservation and Development Plan reviewed by commission for consistency with existing statutes on land use, environmental quality, housing, transportation, planning, and economic development. Commission must hold public hearings around the state and consider plans and comments of state departments, local governments, and regional agencies.</p> <p>Legislature reviews State Conservation and Development Plan and may offer findings and recommendations for consideration by the commission.</p> <p>Plans of state agencies and departments reviewed and approved by state Conservation and Development Commission for consistency with state Conservation and Development Plan.</p> <p>OPR prepares annual review of progress in achieving state goals and</p>	<p>State Planning Advisory Council makes recommendations; consideration at public hearings and by citizen advisory groups; review and action by Legislature; approval by Governor.</p>	<p>Legislature reviews Ca. Growth Management Policies and by resolution approves policies including any changes it deems necessary and appropriate.</p>

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policies and recommendations for action to Legislature, Governor, and commission. Commission submits annual assessment to Legislature of consistency between proposed budget and state plan.