



incomes, complete build-out of higher density designated parcels is an unrealistic objective.

### Specific Plan Potential

Over 300 Specific Plans have been processed in the County since 1973. The Specific Plan is an important planning tool within the County as it establishes the permitted number of dwelling units and accommodates a variety of housing types which may include densities which are higher than the underlying base zone upon which the Specific Plan is applied. This in turn fosters the clustering concept and allows for attached and multi-family uses in areas designated by the Land Use Map for lower density residential uses, as long as the overall density and dwelling unit capacity is not exceeded. As well, legal Specific Plan requirements call for Infrastructure Plans (water, sewer, drainage and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved Specific Plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the Specific Plan. In some instances, Specific Plan applications have been withdrawn, abandoned, or the terms of approval expired. Other Specific Plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County, and no longer provide potential for additional units within the unincorporated area. At this point in time, it is difficult to determine the remaining Specific Plan dwelling unit capacity of all of the active Specific Plans. As mentioned previously, it is anticipated that a large proportion of future development during the 2000-2005 planning cycle will occur within specific plans.



*A specific plan combines policy statements with development regulations, often to address the development requirements for a single project or a planned community. As a result, its emphasis is on concrete standards and development criteria. Zoning, subdivisions and public works must be consistent with the specific plan and the specific plan must be consistent with the general plan.*

### Underutilized Land

The potential for recycling of residential land typically involves the redevelopment of sites which currently are built out at densities far lower than those designated, such as a single family home on a lot zoned for multi-family, or the development of land currently utilized for agricultural purposes which has been determined, based on a number of factors, not to be retained as a permanent agricultural resource. It may also entail the replacement of existing lower density multi-family units with higher density residential products, or a more creative product type such as small lot detached configurations.

Determining the potential for recycling of underutilized residentially or agriculturally designated lands is a highly speculative, difficult process. The draft 2001 General Plan incorporates the concept of recycling of lands previously designated for low densities for higher density products into the recommended Land Use Concept. This potential, although not specifically calculated separately, is accounted for in the General Plan build-out potential forecasts. Although there are existing areas of the County which are currently developed with lower densities than allowed by the draft General Plan or zoning designations, the primary focus of development is infill in targeted urbanized communities of the unincorporated areas of the County, and development of sizeable parcels of vacant land under the new General Plan designations through Specific Plan or Tentative Tract applications.