

VARCOE, 9/94

Ec. Look at Land Use Planning: the Env. Perspective.

1. Wheeler, Gobau, Wright, Fulton -
I'm the only one I never heard of.

2. Juxtaposing Alfred Gobau's Topic w. mine, looks as
the env. perspective is contrary to dev. perspective.
To some, it is - but not me.
Not a militant env.-st in stereotyped sense.
It's a gn. of where, + sequence.

3. Prob. is not the mkt, but mkt. failure
(also, govt. failure.)

Stupid to think we can eliminate either.
We must reform both.

4. Aspects of mkt
a. ^{Spring + summer} Community uses - High density use on best land. (over)
b. Community in space, central & axial
c. Democratic - middle class gets best
land

d. ~~Envts~~ Requires supplementation
a) Streets, R.O.W., p.u.

b) Unfencable - e.g. parks ("open space")
(Note ambiguity of "open space." - does it mean
open access, or unbuilt? A school is more
"open" than a golf course - accesswise.)

Mrs. L. A. Country Club on Wilshire Blvd, now under.

Is due to tax pref.

V.A. Hospital, ditto.

Stanford U., ditto.

Wheeler

Projecting a pop. growth; is happening, despite loss of jobs.

Sprawl continues

Hi cost of doing business

Sectoral approaches (compartmentalized mindedness)

Mandated by law, Fed. & State

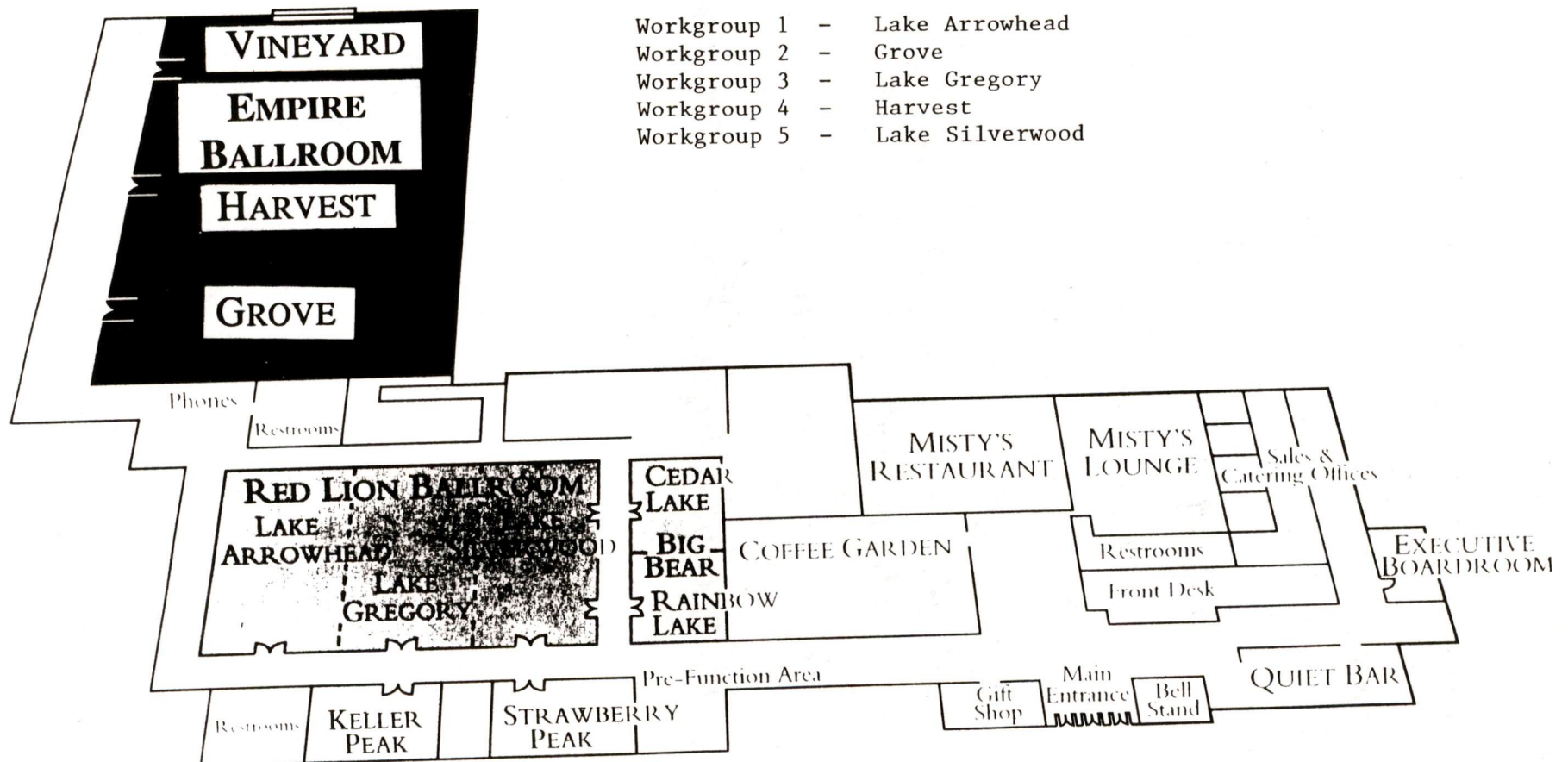
No regional authorities

Taking criteria

1. Regional mechanism - bio-regional habitat planning
2. Involve "stakeholders"
3. Info - good science

We need integrated ^{"bio-regional"} approach, not species approach

MEETING FACILITIES RED LION HOTEL ONTARIO



- Workgroup 1 - Lake Arrowhead
- Workgroup 2 - Grove
- Workgroup 3 - Lake Gregory
- Workgroup 4 - Harvest
- Workgroup 5 - Lake Silverwood

Outline

Intro

I. Worthy goals conflict; not reconciled
~~21, 44, 26, 50, 38~~

II. Ecs. has abdicated, gone over to side of priv. prop.,
unequal distribn, etc. Inf. world, no conflict.
~~24, (13) 25, 29, 31, 39, 28~~

III. Pinchot on equity
~~5, 8, 11, 41, 16, 28~~

IV. Pinchot on dw.
1, (7), (8)

V. Spread
~~2, 8, 9, 11, 12, 15, 17, 19, 27, 32~~

VI. Need for economy, overlooked by all. ^{Others want to sell for top \$ 34}
^{Prof. biologists want Fed grants 35}

VII. Dig deep. Face conflicts, so you may compose into solutions:
~~10, 40, 4, 42, 46, 26~~ 30, 17

VIII. Get in touch w. public
36, 38, 11, 18

Face up to neg. ext. of agric. 37,

Paul Stookey (Sara)
O, Johnny
Go Johnny go

①
Intro;

Ideas - Urban Growth & Env.

~~Sliding down the Razor Blade of Life~~

~~Pinchot - conservation means cutting waste~~

~~Waste means failing to use renewable res.~~

~~It's e.g. was flowing ^{to} falls~~

~~Urban land is like falling vtr. Only more so.~~

~~Cons. means dev. in some cases. Is a waste~~

~~of where or where~~

~~Waste of not using central urban land is the cost of using bad land~~

2. ~~Looking for motivated seller~~

~~Remember last time you moved~~

~~Developers, same way. No concern for social costs~~

~~These ~~theaters~~ include rubble lands - also hazardous (over)~~

~~Public needs ways to motivate sellers of vacant land near in - e.g. in S. Central L.A., + Orange City.~~

Pro active

3. SCAG finds low support for A density in urban areas.

Not sure what that means. Does it

(Mystic L.)

Lands: steep lands, flood plains, fault lines, liquefactive soils,
canyon, flammable brushlands, lands w. limited access for
emergency equipment.

mean people prefer carrying hi density out to
 Tennessee? Or, more likely, they just
 haven't thought it thru. That's why
 we're here.

4. "Open Space" = ? #15/17 on SCAG survey

- a) No Hogs (over)
- b) Open access
- c) Habitat - see #16 p. 4

Mall is open access. Also school, sidewalks

Golf course is closed. Indian lands are closed

Parks are e.g. w/o care + politics. Become open-air
 shelters for homeless, w/o plumbing. Shivering is half open.

5. Equity - was integral part of comm. movement

Pinebush said greatest good for the greatest
 number. Equity meant redistr. from rich to
 poor

Today, equity redefined in ethnic terms,
 or, "cultural diversity."

Convenient way of dismissing ec. equity,
 e.g. homelessness.

We are handcuffed by ~~the~~ demand to be
 "politically correct" in every move. This (over)

6. Homelessness - 10% of all d.u. are

vagrant. Newport Beach has highest % in

state. Problem is not prodn but distrib.

Is also a diff. way of showing compassion. Many are con-
 cerned, not for homeless as persons, but b/c they clutter up the plan

Tip of ice-
 berg, unequal
 distr. of
 land

Empty parking lot - no bldgs, open access, but not what most people visualize as open space.

Common carriers are open access, in a sense

leads us into massive contradictions & absurdities

7. ~~E~~ RCP goal 3, growth + jobs
Not same. Some growth is K-int. & mixed-int. Esp. urban sprawl

Before prop 13, developed habits of seeking K-intensive growth
Now, need switch to commerce.

~~8.~~ Growing distance to dumpsites.

~~9.~~ Recent proposal to limit dev. to areas w. water
- turned down. Bad sign.

Wtr. course. not mentioned in SCOG goals!

~~10.~~ Are we dilettantes, w. Goo Goo measures, or
will we take bull by horns?

~~11.~~ Little use of Citrus H. St. Park; much use of
soccer fields, baseball, etc.

Provide outlet for animal spirits in ball fields, save land from ATV

~~12.~~ Land use inv? We already have one. Qu.
is, what do about it.

Risk rating? Room for quantifying, but
subject to manip, like B/C anal.

Five models?

Controlled burn - not when houses are present
This means uncontrolled burn. Later

4

Differentiate fin rates - Amen! Public sector has bad
propensity to equalize rates.

~~12.~~

13. Condemn land at value w/o reflecting dev. value.
E.g., Union Sta. case, bad e.g.

~~14.~~ Don't waste w/o. to create open space.
Cemeteries
Golf courses.
VA Hospital
Farming

15. Sprawl + NIMBY: "blight," essential urban
adjunct uses.
Mining - clay, gravel, etc. ‡
Dumping -
Farming (it destroys habitat + ecosystem)
Military bases
Prisons?
Habitat, ecosystems.
Recreation, tourism

‡ Lower demand by needing fewer hiways.

16. Habitat = open space?
 Not open to people
 Not listed on SLUG 17⁺ - So, if want to talk
 to voters, better address crime, edu., jobs, how we want
 Farmland?, Irvine land?, UCR exp. plots?

17. In Riv. campaign, we learned to use ec.
 argument: don't make median citizen subsidize
 land specs. - esp. ~~the~~ absence of alien
 specs.
 Not on SLUG list, probly bcs didn't ask
 right qns.

18. "Tourism-enhancing" open space?
 Disneyland etc. are what enhance tourism.

19. Use good land so can spare hi cost of invading
 bad land.

Bad land includes:

- a. Remote
- b. Hazard prone (cf. #2)

20. NCCP = Natural Communities Conserv. Plan. - Cal., '91.
 Bruce Babbitt later linked Fed. protection to it. (over)
 # Maybe bcs. is Fed issue?

Is a way of ~~sneaking~~ wiggling out from under
ESA (Fed.)

~~24. When shoe pinches: Many worthy goals conflict w. ea. other. Clashing ideologies never agree - hence econ. & pol. sci. E.S.A. & NECP direct human use away from low-cost land to hazard-prone land, e.g., liquefaction.~~

Similar to soils-man land classif.
From ~~four~~ fundamentalism to ecology
fundamentalism: leaving leftovers for cities

Sci. is an ideology; Civ. prop. is an ideology. Irreconcilable, bound to clash, like KKK & Shinn Fund. Siege mentality

22. Preservation may run amok
a. Sky bank in Victoria
b. Mc Donald's in Newalk?

23. Preserve "coastal sage scrub" to preserve gnatcatchers.
NCCP got gnatcatcher de-listed.

25- Brandeis on 14th Amendment

26- The mkt at its best is democratic

27 "Floating Value" affects much more land than can possibly be urbanized

Every owner imagines he has a constitutional right to cash in at a price level that can only be sustained if most don't sell, & if others pay all their costs.

They wd. love to be bailed out at that price level for Habitat, parkland, TDR, greenbelt, campus, not growing, ^{highway, viaduct, & v. roads} ~~corps~~, ~~what we~~ in style

They own most expensive welfare case.

Any compromise in their direction will make them raise their demands, & soak up whatever funds are raised for land purchase in higher prices.

(over) They are fully convinced of the justice of their cause, so Realtors take a Pledge of Allegiance, an Oath "to protect the individ. rt. of x.e. ownership" (corps. included). Magic words like constitution & prop. rts. stir them to extremes of righteousness.

These are not, in short, very reasonable people.

I pledge allegiance to the 14th Am. & to the ^{extreme} ~~overriding~~ ^{one-way, asserting of} ~~land~~ ^{rights} ~~principles~~ for which it stands - or has come to stand, since ^{our} ~~land~~ ^{supremacy} ~~spens~~ have more discretionary funds than ~~to have~~ ~~have~~ ex-slaves to ~~to~~ retain slick counsel.

[It's hard to believe now, but 14th Am. was to protect str. of freed slaves. Good thing it wasn't passed earlier, bcs. Emancipation itself wd. be unconstitutional]

They have lots of rights, & no duties.

28. 14th Am. passed by Rad. Republicans (exynosom today) who wanted to confiscate lands of big slaveowners & divide them.

29. Republicans were orig. Radicals.

Ingersoll, famous atheist

G. Julian, Homestead Act; 40 acres & a mule
Roosevelt & Taft, ~~the~~ Anti-trust & Inc Tax

G. Record, who radicalized W. Wilson

H. Johnson

R. La Follette?

Earl Warren

R. Nixon, who ... well, let's not push it

30. Reclamation -

Butchart Gardens

Ice plant on Fwy.

Dumping in old quarries.

Land is space

31. Cutting Gum Shumma tree wd. add to us,
while saving it does not
Maternity leave lowers us; sending kids to
reform school raises it.

32. Many public costs are hidden from you, but & Hqs. private process but of fractured govt.
E.g. sewer work, Victoria Woods

33. Morris Highlands -
much time shed over travails of developer, - but I reviewed E.C. impact study & found it papered over many big issues.

34. Many want Fed to pay - park is not. alt.
Same time we call for tourism to promote local ec.

35. No need to buy dev. rts.
a. A demand adds to their price, creates much of the value that must be bought.
b. B.W. etc, created the value
c. But. impose Betterment Levy

36. a) Maintaining ag. lands is #16/17, SCA G list.
b) Protect prop. rts not mentioned
c)

37. Killer bees, new dimension.