

Proposed General Plan Update Goal, Policy, and Implementation Action Concepts



Lands Outside of the Urban Growth Boundary

March 21, 2011 Task Force Meeting – Staff Recommendations

Open Hillside Uses

- Single-family residential (minimum 20-160 acre lot size) = County Policy
- Low-impact agriculture and grazing which does not require greater than 10% of the site area to be developed with buildings, roadways, parking, etc.
- Land in its natural state
- Wildlife refuge (habitat conservation area)
- Commercial or institutional uses, which by their nature:
 - 1) require remote, rural settings (e.g., cemeteries including crematoria, rural conference centers and rehabilitation centers); or
 - 2) which support the recreational or productive use, study or appreciation of the natural environment (e.g., hiking trails, golf courses, camp sites, retreat centers, research institutes, and sustainable agricultural uses).
- Areas of cemeteries, golf courses and other open space uses are limited to 10% of total site area for irrigated or non-native vegetation.

Open Hillside Development Policies – Residential

- Standard density is 1 DU per 160 acres
- Allow up to 1 DU per 20 acres per slope density formula (*or establish 160/200 acres as an absolute minimum.*)
- Limit gross area of all structures to 5% of total site area

Open Hillside Development Policies – Non-Residential

- Minimum lot size of **250** acres
- Maximum building coverage of **2%**
- Preserve **90%** of site as permanent **open space**
- **Open Space** = area not developed with buildings, parking, roadways or other impervious surface; limited to either (non-irrigated) native vegetation or crop production
- Minimal environmental impact AND environmental benefit

Open Hillside Development Policies – General Design Principles

- Limit all development to non-urban projects (wastewater, traffic, grading, vegetation removal, noise, nuisance, growth inducing potential)
- Efficiency to minimize roadways and other infrastructure
- Minimum roadway width/capacity necessary to support proposed use
- Locate infrastructure to minimize hazards and environmental impacts
- Dedicate hazard areas as permanent open space
- Minimize visibility of new structures and non-native vegetation from the Valley floor.
- Avoid significant visual impact for structures on ridgelines
- Prohibit most development on portion of sites with slope > 30%
- No significant increase in demand for public services