

## **General Plan Goals & Policies for the MGV Specific Plan**

The General Plan directs that land use tools, such as clustering and transfers of development rights are to be utilized to limit the effects of residential development on the rural character of the valley, including protection of the existing viewsheds, wildlife habitat, and agricultural activities. The Specific Plan, and associated Master DA, meet and implement the following goals and policies of the General Plan (General Plan Ch. 2, pg. LU-54, and Specific Plan Ch. 1, pg. 1-15):

- Maintain the rural character of MGV while still allowing development to be guided into areas screened from Green Valley Road because of natural contours in the land and woodland vegetation, and/or riparian vegetation. Locate upland development in areas screened by landforms or vegetation.
- Balance the protection of resources in MGV (e.g., viewsheds, oak woodlands, riparian habitat, sustainable agricultural use) while allowing development to occur.
- Allow for the migration and movement of wildlife.
- Provide a variety of incentives and techniques to encourage property owners to preserve natural and visual resources, in addition to the transfer of development rights.
- Encourage cluster residential development through incentives to property owners in hillside and valley floor areas that can support residential uses with least effect on resources, steep slopes, or very high wildfire hazard areas.
- In accordance with balancing the protection of resources described in these policies, adopt a program that provides residential development credits to property owners who voluntarily forego or limit development on their lands. The transfer of development rights program should focus incentives on land in areas to be preserved.
- Adopt a specific or master plan to implement the policies for MGV.
- Create additional methods to assist landowners who choose to continue farming, such as, but not limited to: enforcing the right-to-farm act and educating residents on the act, and investigating mechanisms for providing farmers with economic assistance to ensure agricultural viability.

The Specific Plan also meets and implements the following provisions of the 2008 General Plan (General Plan Ch. 2, pg. LU-58):

1. Identification of the area covered by the plan;
2. Techniques to ensure development is compatible with the rural character of MGV and surrounding areas. Such techniques should include design guidelines and development standards;
3. Guidelines for cluster development, including minimum and maximum lot sizes, development standards, and density bonus credits for clustered development;
4. The details for a transfer of development rights program (with an implementing ordinance), which include: identification of areas where development is preferred, creating appropriate and equitable rezoning, clustering of housing, and determining the ratio of credits to property owners who voluntarily forego development;
5. The number of units/credits, with or without clustering, that will provide incentives for all landowners in the area to participate in a market driven transfer of development rights program, based on 400 units;
6. Location and dimensions of a wildlife corridor;
7. Maximum number of units any property owner can develop (with or without clustering);

8. Techniques to be applied voluntarily by property owners that ensure permanent protection and maintenance of resources/views on lands to remain undeveloped;
9. Details of how development would be served by water and wastewater service. Attempt to secure public water and wastewater service through a cooperative effort of property owners, residents, the County, and the City of Fairfield.