

COMMUNITY DEVELOPMENT

Land Use

Community Development Policies

The following objectives and policies may be applicable countywide and will guide land use, circulation, public services, housing, economic development and planning programs in the Planning Area. These objectives and policies shall be utilized in concert with applicable policies found in Section 5 of the Middletown Area Plan as well as those of the general plan.

Land Use:

Orderly growth and development shall be encouraged within the Planning Area by focusing higher intensity development within the community of Hidden Valley Lake. Lower intensity land use patterns are encouraged in areas without public water and sewer systems in the remainder of the planning area.



Policies:

1. Retail commercial development should be focused proposed Town Center of Hidden Valley Lake.
2. Large lots and reduced residential densities should be encouraged in outlying areas of the Hidden Valley community.
3. Areas located adjacent to Hidden Valley Town Center Area shall be maintained in parcels of sufficient size to accommodate urban development beyond the 20 year life of this plan.
4. Heavy commercial and industrial development located near the Hidden Valley subdivision, west of Highway 29 and south of Putah Creek to Grange Road extended shall be developed through the planned development process and all development shall be screened from Highway 29.
5. Community commercial development shall be promoted In the Hidden Valley Town Center as shown in Figure _____. Strip development and large outlying shopping centers should not be allowed, as they would deteriorate the economic viability of downtown Middletown and the Hidden Valley Town Center.
6. Lands within the current aggregate resource areas along the north side of Putah Creek and east of Highway 29

shall be redesignated and rezoned when the existing gravel extraction and process ceases operation and adequate services are available. Such designation and zoning shall be consistent with an approved reclamation plan.

7. The Arabian Horse Ranch area located to the west of the Hidden Valley Lake Subdivision should not be prematurely converted to residential uses due to the prime agricultural soils and critical open space contained at the site. However, conversion from Agricultural to Suburban Reserve densities should be considered during the 20-year time frame of this plan if proposed as a well-planned development using soils and recreational potential, mitigating flooding, and with central sewer and water services.

Ample land uses shall be designated to accommodate projected growth rates in the Planning Area for the next 20 years. The land use map shall designate sufficient lands to accommodate a balance of land uses subject to environmental and public service constraints while maintaining the rural character and open space of the area.

Policies:

1. Population projections and changes in the Planning Area shall be reviewed and assessed every five years. A report on Coyote Valley's population change shall be prepared by the Planning Department when 2000 census data is available.

A mixed land use pattern, which promotes the orderly and efficient development of the community, will be encouraged within the Town Center of Hidden Valley Lake:

Policies:

1. Land use planning decisions should encourage the efficient and cost-effective development of public services in the planning area.
2. New residential subdivisions in the Coyote Valley should be directed to areas where water and sewer services are available, rather than by existing land use patterns if key services are not readily available.
3. Development shall be encouraged within or contiguous to existing development and services in the areas contiguous to Hidden Valley Lake.

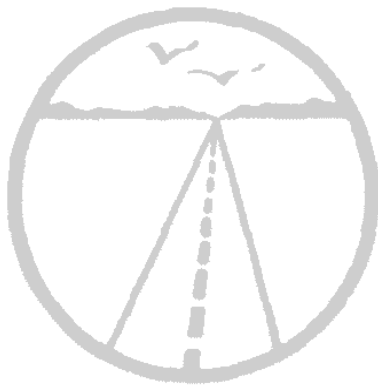
Land use patterns within the Planning Area shall promote the maintenance and preservation of the area's natural resources.

Policies:

1. Rural lands zoning shall be promoted in the large undeveloped areas where land holdings include portions of the valley floor and surrounding hills. This zoning allows clustering of parcels based on density and consequently more efficient utilization of land at this location.

Circulation:

Safe, adequate public access for motor vehicles, bicycles, pedestrians, and to public waterways shall be encouraged for the orderly growth and development of the Planning Area.



Policies:

1. The existing intersections of Hartman Road, South Spruce Grove Extension and Highway 29 should be replaced with a four-way intersection that will serve and connect Hartman Road with Highway 29. Improvements to this intersection shall be required on a pro-rata basis as a condition of new commercial development of residential development approvals impacting traffic flows.

Improve walkways and bicycle facilities in the community and provide periodic updating of circulation plans during the 20 year planning period.

Policies:

1. The preparation of a Town Center parking plan shall be viewed as a key element to Hidden Valley's economic development strategy.
2. Class II bicycle facilities shall be encouraged on new collector and arterial streets within the Hidden Valley Lake community. Bicycle and/or multipurpose trails shall also be encouraged in scenic areas. Development of a bicycle and pedestrian path between the Middletown Community Area and the Hidden Valley community should be promoted.



inated with public service capabilities.

Policies:

1. The Hidden Valley Community Services District is the purveyor of water within the Planning Area as defined in this plan.

2. Where applicable, water master plans shall be coordinated with the Area Plan.

On-Site Wastewater Management

3. The extension of services by the Hidden Valley Community Services District shall conform to the Districts' sphere of influence, as approved by the LAFCO. The extension of District services beyond its sphere of influence of community area boundary shall be allowed only when documented water quality problems are found to occur in outlying subdivisions and no other sources of water are reasonable available, or when consistent with the area plan with adequate services available.

Drainage:

4. New drainage facilities in the Planning Area shall be constructed in accordance with applicable standards and design practice to accommodate a frequency storm at full build-out of designated land uses, as shown on the land use map.
5. Curbs and gutters shall be required where applicable in the Hidden Valley Town Center.

Parks and Recreation

6. Park facilities should be promoted that complement protection of riparian and other important wildlife habitat while providing for the area's recreation needs.
7. Land located along Putah Creek near the Hidden Valley Lake community should be acquired for open space and linear parks, if funds are available.

Other Public Services:

8. A recycling center in the community should be encouraged and supported.



Planning Area should follow the applicable policies and programs of Element.

Policies:

1. Private non-profit housing organizations shall be encouraged to develop affordable senior citizen housing in the Town Center.

2. Medium and high-density residential developments in the Town Center that are compatible with the neighborhood character shall be encouraged in locations close to services assuming adequate sewer and water facilities.

Economic Development

Comprehensive economic development efforts to the long-term benefit of the community of Hidden Valley Lake shall be encouraged. Such efforts should involve a high level of community participation.



Policies:

1. Centrally located businesses and services within the Town Center shall be encouraged. Such facilities include the post office, a museum, restaurants, professional offices, specialized retail shops, and financial services.
2. A design review combining district has been adopted for the Town Center as indicated in Figure _____. This design review combining district has been accompanied by community design guidelines for commercial and industrial development (see Appendix A).
3. Preparation of an overall economic development strategy could be encouraged specifically for the community of Hidden Valley Lake. A community economic development strategy should emphasize advantages associated with the geothermal industry, the wine industry and tourism, Town Center and the area's natural setting.