

## **Preferred Alternatives**

After review of the proposed alternatives, the Task Force is recommending for public review the following preferred alternatives for consideration as part of the Plan.

### **Hartmann Road – Entrance to the Community**

On the north side of Hartmann Road, the Suburban Landscaping Design would be used from the intersection with Highway 29 to the intersection of Hidden Valley Road. It would also be used on the south side of the Road for that portion adjacent to the existing aggregate mining operation. The rest of the south side of Hartmann Road would use the Rural Landscaping Design. This approach provides screening and buffering along Hartmann Road for areas designated for development while keeping a rural character in the areas where no development is envisioned. The Rural Landscaping Design will provide opportunities for vistas to Putah Creek and the Golf Course.

All planting would use the Signature tree or trees approach to unify the entrances. The use of one or more Signature trees will tie the entrances at Hidden Valley Road, Spruce Grove Road and Spruce Grove Extension together, along with landscaping on Highway 29 to present a cohesive sense of identity and community. The landscaping would be a combination of formal and informal layout. The Signature trees would be formally laid out to accent their role in providing identity and unity. The other landscape features along the streets would use an informal layout to promote the rural character of the community.

To accomplish these preferred alternative design approaches additional design standards would be created. These standards should follow the preferred approach of setting a higher standard while reducing the discretionary review process.

### **Town Center**

The preferred alternative for the Town Center is a combination of the Rural and Small Town approach. The area adjacent to the existing shopping center should develop into the Small Town concept. The other areas to be developed commercially should follow the Rural design concept.

The Small Town Center design concept should include accommodation for pedestrians, bikes, and golf carts as methods for residents to get around the Center. Parking should be screened from the shopping area and placed in small groupings to promote the Small Town character the Plan promotes.

As development occurs outside the Town Center, the Rural Design concepts are preferred. Critical elements of that concept include “campus-style” building layouts, low buildings and screened parking areas.

Special design standards as part of an overlay zoning designation should be developed

to promote the preferred alternatives.

## **Employment Park and Highway 29 Corridor**

The Industrial Ribbon concept is preferred for the development along Highway 29. This approach promotes both the desire to develop an employment base in the community as well as the design concepts of a rural and small town character.

A special overlay or combining district should be developed to promote the desired rural and small town development pattern. This special zoning designation should promote high standards of design, the logical extension of public infrastructure, compatibility with the agricultural operations along the Highway, and integration of the existing land uses. In addition the special zoning should decrease the discretionary review of compatible projects while maintaining a high quality of development. These standards should be a combination of a special community district and performance standards.

## **Summary by Land Uses**

This section will summarize the categories of land use designations in order to determine if adequate land is being provided to service the growth scenario promoted by the selected alternative. Once the preferred alternative is selected this section can be completed.

## **Special Zoning Recommendations**

### **Alternative I - Conventional Regulations and Combining Districts**

This approach uses the existing zoning regulations applied to reflect the desired land use pattern. It provides the property owner and the community with the more conventional and often more inflexible form of regulation. The same rules that apply in these districts apply countywide. The only recognition of community issues come from the discretionary use permitting process that requires a public hearing and allows special conditions of approval for meet the special needs of an area.

### **Alternative II - Special Community District**

Special Community Districts can overlay conventional districts or may supercede a conventional district. Here regulations are specifically drafted to address the special community issues. It may be possible to relegate more uses to ministerial approvals because of the specific community rules. There should be fewer uses in the use permit category because the new rules either prohibit them or provide sufficient regulation to allow "over-the-counter" approvals. For property owners there may be more security in knowing what will be allowed but there may also be less flexibility in the decision-making process. The community needs to be assured that the rules will work in the manner that protects the public interest and will result in the kind of community the

plan envisions.

### **Alternative III - Performance Standards**

Performance standards regulations provide little or no list of which uses may be allowed. Instead, performance standards define the level of impact or activity that may be allowed given satisfaction of specific development standards. For example, if the use (regardless of the type) has no impact outside of the building (a dot com or home business) the standards may allow it anywhere. Uses that have an impact of a low level may be allowed only with buffers, access control, landscaping, building design standards, and size restrictions. Activities that have a greater impact would be allowed on after complying with greater development standards. This approach provides the greatest flexibility but provides no specific assurances for the neighbors. This type of regulation may work best in areas where a transition is occurring or in undeveloped areas. Partially developed areas often have difficulty changing to performance standards regulations after having conventional regulations for the initial development.

## **IMPLEMENTATION OF STRATEGIC PLAN**

(IMPLEMENTATION MATRIX will be developed upon selection of preferred alternative plans.)


### **Evaluation Process**

This section will provide for the periodic updating and evaluation of the performance of the plan and its implementation strategy. Evaluation periods can be annual or on a multiple year cycle. Either approach requires that the process be integrated into local governance decision-making. Often an annual process occurs just before budgeting begins. That way the budget can target implementation issues.