

PRESENTATION to LVTC
April 9, 2007

1. General Description – Location – 1 mi s/o ELR on BCR
2. Background Studies
 - a. **SHOW EXHIBIT #1** – Background Reports
 - b. List studies done before work on plan began.
 - c. Make available for review if desired.
 - d. Emphasize gov regs and desire to comply w/ all
3. Main Planning Considerations
 - a. **SHOW EXHIBIT #2** – Planning Considerations
 - b. List major concerns
 - c. Emphasize compliance with all regs
 - i. GP – Non Urban 1 (1 du/2 ac)
 - ii. Primary Zoning: A-2-2 (1 du / 2 ac)
 - iii. Secondary Zoning: Community Standards District
Regs – allow clustering in hillside areas.
 - iv. County Ordinance: Hillside Mgmt Regulations:
4. Explain Hillside Mgmt Regs
 - a. **SHOW EXHIBIT #3** – 2.5 ac lots on flat site
 - b. **SHOW EXHIBIT #4** – 2.5 ac lots on hilly site not protected by Hillside Mgmt Regs
 - c. **SHOW EXHIBIT #5** – Proposed Plan
 - i. Clustering
 - ii. Ridgeline preserved through contour grading
 - iii. Avoid riparian areas
 - iv. Half site not graded
 - v. Equestrian trails
 - vi. Improve Lost Valley Ranch Rd
 - vii. Grape growing