

Attachment 3

Possible Visual and Biological Resources Development Standards

If recommended by the County Planning Commission these development standards would be included in the sections of the proposed ordinance regarding agricultural accessory structures (SECTION 5), agricultural employee dwellings (SECTION 6), residential second units (SECTION 7), and increased thresholds for development plans (SECTION 3). In order to take advantage of the proposed permit downshift the development would be required to meet these standards. Development that could not comply with these standards could still be allowed under the existing permit requirements.

1. Biological. The following development standard is proposed to protect biological resources:

The proposed development shall be located no less than 100 feet from the following environmental sensitive habitat areas that are determined by a qualified professional to be intact and of high quality. This setback may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential. If these requirements are in conflict with other provisions of the Comprehensive Plan and any applicable community or area plan, this Development Code, and any permit conditions established by the County, the more restrictive requirements shall control.

- (1) *Native plant communities recognized as rare by California Department of Fish and Game (2003 or as amended). Examples include Native Grasslands, Maritime chaparral, Bishop Pine Forests, and Coastal Dune Scrub.*
- (2) *Native Woodlands and Forests.*
- (3) *Nesting, roosting, and/or breeding areas for Rare, Endangered or Threatened animal species.*
 - (a) *Rare, Endangered, or Threatened species are defined as those listed by State or Federal wildlife agencies under the State or Federal Endangered Species Acts, candidates for listing, species of special concern, and species that meet the definition of "rare" in Section 15380 of California Environmental Quality Act.*
 - (b) *A separation of greater than 100 feet may be required in order to fully protect formally listed Endangered Species (e.g., a 100 foot separation may not fully protect known breeding ponds for California Tiger Salamander).*
- (4) *Plant communities known to contain Rare, Endangered, or Threatened species.*
- (5) *Streams, riparian areas, vernal pools, and wetlands.*
- (6) *Any designated Environmental Sensitive Habitat Areas.*

Visual. The following development standard is proposed to protect visual resources. It is based on existing language from other sections of the County Land Use and Development Code.

The proposed development shall be compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not intrude into the skyline as seen from public viewing places. At a minimum, the proposed development shall comply with the following design standards. If these requirements are in conflict with other provisions of the Comprehensive Plan and any applicable community or area plan, this Development Code, and any permit conditions established by the County, the more restrictive requirements shall control.

- (1) *Exterior lighting shall be for safety purposes only and shall comply with the following requirements:*
 - (a) *Light fixtures shall be fully shielded (full cutoff) and shall be directed downward to minimize impacts to the rural nighttime character.*
 - (b) *To the extent feasible, light fixtures, shall be directed away from habitat areas, nearby residences, and public roads or other areas of public use.*
- (2) *Building materials and colors (earth tones and non-reflective paints) compatible with the surrounding natural environment shall be used to maximize the visual compatibility of the proposed development with surrounding areas.*