general development policy map

The General Plan distinguishes between urban and non-urban areas principally to identify those areas where it is believed urban services can be provided in a reasonably cost-effective manner. Consequently, the map categories are divided into "Urban Areas" and "Non-Urban Areas" as follows:

A. URBAN AREAS

Areas which have, or are planned to have, a full range of urban land uses and public services. Typically, these areas have residential densities greater than one dwelling unit per acre. These areas are subdivided into the following categories:

1. **Revitalization**

   Areas where existing urban uses are being rehabilitated and/or recycled or where such action is desirable to restore and protect the area's physical, economic and social health. The criteria for defining revitalization areas include: the concentration of unsound or obsolete structures, indications of neighborhood deterioration, existing or planned public redevelopment efforts, announced private plans for major new construction, and a recent history of major private investment in recycling or major rehabilitation.

2. **Conservation/Maintenance**

   Areas that are basically sound and should be protected or enhanced. All 1975 urbanized areas, not included in revitalization areas, are designated as conservation/maintenance areas. As urban expansion and infill lands are developed, they should be treated as conservation/maintenance areas.

3. **Infilling**

   Parcels of vacant or agricultural land within developed urban areas which are appropriate for urban development, provided there is no major impact on existing services and facilities. Due to the scale of the map, parcels of less than 50 acres are not depicted.

4. **Urban Expansion**

   Areas where suitable non-urban land may be converted to urban uses as demand warrants. They were defined by use of the following criteria: areas committed for urban development and planned for urban use in the near future, including areas shown on city and areawide/community plans; areas with existing or programmed services, or in close proximity to existing urban areas and service systems; and unincorporated land suitable for urban use (i.e. without major hazards or significant natural resources). This designation, however, does not automatically constitute an entitlement. New development should occur in a logical, orderly manner and should pay for the marginal public costs (economic, social and environmental) that it generates.

5. **Urban Open Space**

   Major public and private areas, in or adjacent to urban areas, permanently reserved (or expected to be permanently reserved) for open space during the life of the Plan. They are typically more intensively used than non-urban open space (i.e. public beaches, golf courses, cemeteries, etc.). They may contain structures and facilities compatible with, and appurtenant to, open space and recreation uses and the character of the surrounding area.

B. NON-URBAN AREAS

Areas not designated for urban use and not programmed to receive an urban level of services. Residential densities typically would be less than one dwelling unit per acre with some low intensity urban uses in rural communities. These areas are subdivided into the following categories:

1. **Rural Communities**

   Areas defined primarily on the basis of existing clusters of development or by use of community plans and zoning. They may develop to low intensity urban uses if such development does not create a demand for investment in major urban service systems, and does not substantially change the area's character or cause significant harmful environmental impacts.

2. **Non-Urban Hillsides**

   Areas where hillside management programs may be applied to meet specific problems. Generally, they are characterized by natural slopes of 25% or greater, outside of existing or designated urban areas. The intent is to permit uses which are compatible with, but do not alter the character of the hillsides, and do not create a need for urban services, and do not cause significantly detrimental environmental impacts.

3. **Other Non-Urban and Agricultural**

   Areas of dispersed settlement or agricultural uses not included in non-urban hillsides or rural communities. They are generally level to gently sloping. The intent is to permit uses which are compatible with the existing character, do not create a need for urban services, and do not cause significantly detrimental environmental impacts.

4. **Non-Urban Open Space**

   Major public and private lands, located in non-urban areas, which are used, or intended to be used, for open space purposes (i.e. the national forests, national recreation areas, off-road vehicle parks, etc.). They may contain improvements that are appurtenant to primary open space uses and compatible with the character of the area.

5. **Significant Ecological Areas/ Habitat Management**

   Areas with important biological resources, including the habitats of rare and endangered species, sites with critical fish and game values, relatively undisturbed areas of typical natural habitats and regionally scarce biotic resources. The intent is to preserve and/or enhance such resources.*

*See Land Use and Conservation Elements for further guidelines.