

**DRAFT TEXT AMENDMENT TO THE COUNTYWIDE GENERAL PLAN
PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT CASE NO. 2009-00006-(5)
SANTA CLARITA VALLEY AREA PLAN UPDATE (ONE VALLEY ONE VISION)**

1. Amend the “Non-Urban Hillside Development” Section of the Land Use Element (pg. III-41 to III-42), as follows:

Residential development within non-urban hillside management areas is subject to the following density standards:

~~COUNTYWIDE DENSITY THRESHOLD~~

Natural Slope	Low	High
25 to 50%	1 d.u./10 acres	1 d.u./2 acres
Greater than 50%	Not Applicable <u>0 d.u.</u>	1 d.u./20 acres

~~In areas of greater than 50% natural slope, a maximum density of one dwelling unit per 20 acres shall apply in all unincorporated areas. In areas with slopes ranging from 25% to 50%,~~ Development proposals exceeding the low density threshold are subject to the Hillside Management/Performance Review Procedure. The density granted will reflect the extent to which performance criteria are met.

Adopted areawide, community, and specific plans may establish the maximum permitted non-urban densities for ~~lands ranging from 25% to 50% natural slope~~ non-urban hillside management areas. However, in no case will such densities be greater than the one dwelling unit per acre maximum established for all non-urban areas.

2. Amend the “Non-Urban Hillside Management Areas” Section of Appendix A of the Land Use Element (pg. III-64 to III-66), as follows:

1. Slope Density Relationship

Residential development shall be subject to the following density standards:

% Slope	Low Density Threshold	Maximum Density
25 to 50	1 dwelling unit <u>d.u.</u> / 10 ac.	1 d.u./2 acres
Greater than 50	Not Applicable <u>0 d.u.</u>	1 d.u./20 acres

All residential development proposals at densities exceeding the low density threshold (as calculated utilizing the methodology appearing on page III-82) will be reviewed for compliance with the performance criteria set forth herein, and will require a Development Hillside Management Conditional Use Permit. The density granted by the Permit will reflect the extent to which performance criteria are met.

Local Plan Options -- Where adopted areawide, community or specific plans apply, they establish the maximum non-urban densities for lands ranging from 25 to 50% slope. These plans may reflect the countywide standards set forth above, or may set standards more appropriate to protection of identified local hillside resources. Notwithstanding these locally adopted standards, all residential development proposals exceeding the low density threshold established countywide will require approval of a Hillside Development Management Conditional Use Permit. The density granted will reflect the extent to which hillside performance criteria are met.

2. ~~Areas of 50% Natural Slope and Above~~

~~Due to the higher probability of exposure to fire, erosion, and landslide hazards in extreme slopes, a standard of 1 dwelling unit per 20 acres for slopes of 50% (2:1) and above shall constitute the maximum permitted density in all non-urban unincorporated places.~~