

# HILLSIDE MANAGEMENT AREAS STATEMENT OF FINDINGS

Pursuant to County Code Section [22.104.060](#) (Findings), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed development preserves the physical integrity of Hillside Management Areas (HMAs) to the greatest extent feasible, resulting in lesser impacts to hillside resources, by:

1. Locating development outside HMAs to the extent feasible;
2. Locating development in the portions of HMAs with fewer hillside constraints; and
3. Using sensitive hillside design techniques tailored to the site requirements.

B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by:

1. Locating development outside of HMAs to the extent feasible;
2. Locating development in the portions of HMAs with the fewest hillside constraints; and
3. Using sensitive hillside design techniques tailored to the site requirements.

C. That the proposed development is compatible with or enhances community character, and provides open space as required in the ordinance.

D. Where open space requirements as required in the ordinance are modified:

1. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or
2. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access.


E. That the proposed development is in substantial compliance with the Hillside Design Guidelines.
