

# **Zone Change Memo Excerpt**

## **Policy 2.2.5.3**

The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public-treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high schools;
5. Response time from nearest fire station handling structure fires;
10. Critical flora and fauna habitat areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archaeological sites;
18. Seismic hazards and presence of active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

Each of these issues and others must be addressed by the developer and anyone can oppose and appeal the granting of a permit if they are not adequately and accurately addressed.

It is intended to follow the permit process closely and oppose it at every stage and to make sure that the various county agencies are fully aware of the great natural asset this land parcel is as a Nature Park.

One important aspect of this effort is a demonstration of overwhelming community support.