

Scenario #3

Proposal:

- A development company proposes 250 houses and a resort spread out on its 500 acres surrounded by protected parkland with significant resource values and residential homes (mixed urban uses).

Site Constraints:

- Endangered “pigmy orange figtitious bush” likes slopes and grows naturally in a neighboring parkland and the subject site’s slopes and soil are perfect for the bush to grow in, but no bushes are on the site itself.
- There is a small portion of the property (approximately 30 acres) in the southeast corner that does not contain slopes or soil for the pigmy bush.
- The site has road constraints due to streets already over capacity.

Status:

- The City has released its Draft Environmental Impact Report for review and comment by the public and agencies.

Other Facts:

- The City has a transfer/purchase of development program but has never used it;
- A General Plan update has just been initiated; and
- The developer has done development/conservation deals in other jurisdictions.

Existing Conditions:

