



- Requiring a 10-acre minimum parcel size;
- Requiring the planting of 75% or more of the land with citrus plants or vineyards; and
- Requiring that agricultural and processing operations be maintained as the primary use.

SWAP 1.2 Permit incidental commercial uses, such as those listed below, in conjunction with the agricultural and processing operations:

- Wine tasting;
- On-site tours;
- Delicatessens;
- Restaurants;
- Citrus packing;
- Retail sales of goods associated with the operations, e.g., wine sales, sales of citrus products; and
- Bed and breakfast inns, motels, and hotels developed in conjunction with citrus/vineyard operations and approved as a comprehensive development plan.

SWAP 1.3 Permit residential uses on a 5-acre minimum parcel size.

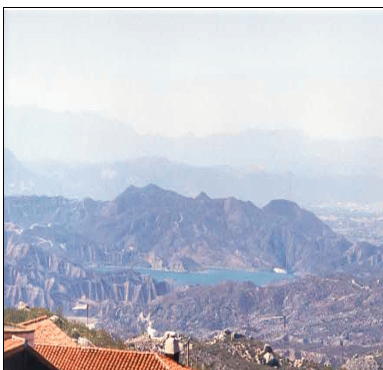
North Skinner

This policy area in the northeast portion of the Southwest planning area encompasses an expanse of rolling hills, mountainous terrain, agricultural uses, and rural residences. Development in this area is characterized by large lot residential uses on at least ten acres. In this policy area, the Rural Residential land use designation allow a five-acre minimum lot size, which does not preserve this rural character. A larger minimum lot size of ten acres is more consistent with the existing uses.

Policies:

SWAP 2.1 Require a minimum lot size of 10-acres for residential development within the North Skinner Policy Area, regardless of the underlying land use designation.

Vail Lake



A distant view of the Vail Lake area

The Vail Lake area is characterized as remote and undeveloped but limited, private recreational uses are allowed. Protecting the flora and fauna in and around the Vail Lake area is an integral part of preserving the character of the area as well as implementing the intent of the Multiple Species Habitat Conservation Plan (MSHCP). This protection extends to water quality management and riparian habitats. The intent of this policy area is to preserve the natural and rural character of the Vail Lake environment and focus any future development into the least biologically sensitive areas.

Policies:



SWAP 3.1 Preserve the rural and natural character of the Vail Lake Policy Area by enforcing the following: