

Policy CC 1-11: Through application of zoning districts and development standards, encourage the development, of higher density housing, multi-story buildings, and mixed-use development in the downtown areas of the unincorporated communities.

Policy CC 1-12: Encourage mixed use development in commercial areas in order to create ancillary residential opportunities, particularly in the upper floors of multi-story buildings.

Policy CC 1-13: Encourage the preparation of Specific Plans for developments of large areas of land within the unincorporated communities to ensure that a mix of land uses, a range of housing types/densities, and adequate public facilities, and infrastructure improvements are provided.

***Action CC 1-A:** Identify and provide incentives for infill development over development on the fringe of a community.*

***Action CC 1-B:** Maintain an inventory and map of vacant and underutilized parcels within the downtown areas of the unincorporated communities, in conjunction with the site inventory efforts associated with Action ED 1-B and Housing Element Program 2-2.*

A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area.

Objective CC-1B: To Maintain and Enhance the Aesthetic Beauty of the County

Policy CC 1-14: Encourage private landowners to maintain their property in a way that contributes to the attractive appearance of the County, while recognizing that many of the land uses in the County, including agriculture and light industry, require a variety of on-site structures, equipment, machinery and vehicles in order to operate effectively.

Policy CC 1-15: Preserve and enhance the rural landscape as an important scenic feature of the County.

Policy CC 1-16: Require all new development to protect the scenic beauty of the County, incorporate high quality site design, architecture, and planning so as to enhance the overall quality of the built environment in the County's communities and create a visually interesting and aesthetically pleasing built environment that respects the rural nature of the County.

Policy CC 1-17: Establish design standards, including community-specific policies, to encourage visually attractive development and lessen the visual impact of existing non-conforming uses.

Policy CC 1-18: Upgrade the visual appearance and quality of development on the approaches to each community and prevent development which degrades the aesthetic quality of scenic roadways elsewhere.

Policy CC 1-19: Require architecture and site design to reflect a human-scale that is sensitive, compatible and distinctive to both the site and the community.