

Number	Page # in Strike-through	Existing Element	Proposed Element	Type	Text	Potentially Related General Plan Goal/Policy or Other Ordinances (Empty Cells = N/A)	Initial PDS Notes/Recommended Changes	Steering Committee Notes/Recommendation	Proposed Change/Wording	Public Comments Received	County Staff Recommendation/Response
1	4	Community Character	Land Use	Goal	1. Preserve and seek to enhance the rural character of Alpine by maintaining a pattern of land use consistent with the following regional land use categories.	LU-1 Primacy of the Land Use Element LU-2 Maintenance of the County's Rural Character	Recommend removal. Covered by GP.	Remove.	Remove.	Suggest maintain goal but modify to preserve rural outside the Village. (EHL) 2/2018  Recommend adding language to the plan to explain that Alpine has transitioned to a more semi-rural community and should be treated as such. (S. Haven) 2/2018	Remove.  The current General Plan established the Community Development Model (CDM) as a tool to implement its Guiding Principal 2 relating to development patterns. The CDM recognizes that minimization of semi-rural land uses between village and rural land uses is only achievable when paired with a "wide ranging and extensive transit network".
2	4	Community Character	Land Use	Goal	1.A. Village: Preserve and enhance the village character of Alpine defined by the current central hub of industrial, commercial, and higher density residential land use designations.	LU-1.3 Development Patterns LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.	Keep high density dwellings within village core. 10/11/2018	Remove.
3	4	Community Character	Land Use	Goal	1.B. Semi-Rural Area: Preserve and maintain the overall rural character of the semi-rural development area (one dwelling unit per acre to less than 20 acres per dwelling unit density) as a transition between village and the rural lands areas.	LU-1.3 Development Patterns LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.	Suggest modifying to have the goal of a sharp transition between Village and Rural. Semi-Rural should only be used where existing parcelization commits to this inefficient pattern of development. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  The current General Plan established the Community Development Model (CDM) as a tool to implement its Guiding Principal 2 relating to development patterns. The CDM recognizes that minimization of semi-rural land uses between village and rural land uses is only achievable when paired with a "wide ranging and extensive transit network".
4	4	Community Character	Land Use	Goal	1.C. Rural Lands Area: Preserve and maintain the overall rural character of the rural lands development area (Maximum density of one dwelling unit per 20 acres) outside the semi-rural development area.	LU-1.3 Development Patterns, LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.	Keep - this needs reemphasis in the Community Plan. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
5	5	Community Character	Land Use	Policy	1. Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Community Plan. [PP]	LU-2.1 Community Plans LU-2.2 Relationship of Community Plans to the General Plan	Recommend removal. Covered by GP.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
6	5	Community Character	Land Use	Policy	2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design. [DPLU]	LU-3.1 Diversity of Residential Designations and Building Types  Design Guidelines	Recommend removal. Design guidelines can speak to architectural variety, recommended number of facets, rooflines, windows, etc.	Remove.	Remove.	Keep (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
7	5	Community Character	Land Use	Policy	3. New Planned Residential Developments (PRD), subdivisions, and Tentative Maps should reflect innovative aspects of site designs including:		See subpolicies below.	Remove.	Remove.	Keep (EHL) 2/2018	Remove.

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8	5	Community Character	Land Use	Policy	3.A. Roads that reflect rural character following topography and minimizing grading (See Mobility Element). [PP, DPW]	LU-6.9 Development Conformance with Topography M-4.3 Rural Roads Compatible with Rural Character	Recommend removal. Covered by GP.	Remove.	Remove.	Keep (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
9	5	Community Character	Land Use	Policy	3.B. Residential design that varies within individual developments. [PP, C]	LU-3.1 Diversity of Residential Designations and Building Types  Design Guidelines	Recommend removal.	Remove.	Remove.	Keep. (EHL) 2/2018	Remove.
10	5	Community Character	Land Use	Policy	3.C. Lot patterns and dedicated open space areas that reflect sensitivity to environmental resources. [PP]	LU-6.1 Environmental Sustainability LU-6.3 Conservation-Oriented Project Design LU-6.4 Sustainable Subdivision Design COS-3.1 Wetland Protection COS-3.2 Minimize Impacts of Development  Multiple Species Conservation Plan, Resource Protection Ordinance, Biological Mitigation Ordinance CEQA, Watershed Protection Ordinance	Recommend removal. Covered by GP.	Remove.	Remove.	Keep. (EHL) 2/2018	Remove.
11	5	Community Character	Land Use	Policy	3.D. Designs and site landscaping that integrates the man-made environment with natural setting and topography. [PP]	LU-6.9 Development Conformance with Topography  Design Guidelines	Recommend removal. Covered by GP.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
12	5	Community Character	Land Use	Policy	4. Site designs should:		See subpolicies below.	Remove.	Remove.		Remove.
13	5	Community Character	Land Use	Policy	4.A. Be in harmony with existing topography. [PP, C]	LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography	Recommend removal. Covered by GP.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
14	5	Community Character	Land Use	Policy	4.B. Grading shall not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion, or siltation. Landscape disturbed by grading shall be revegetated. [PP, C, DPW]	LU-6.5 Sustainable Stormwater Management LU-6.9 Development Conformance with Topography  Grading Ordinance, Best Management Practice Design Manual, Watershed Protection Ordinance	Recommend removal. Covered by GP.  Grading ordinance/grading plans/BMP design manual includes requirements on new slopes for slopes over 3 feet in height Watershed Protection Ordinance has requirements for bare soils for sediment movement (not slope dependent).	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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15	5	Community Character	Land Use	Policy	4.C. Have grading plans that maximize retention of sensitive native vegetation, existing tree stands, and rock outcroppings, and natural topography. [PP, DPW]	LU-6.4 Sustainable Subdivision Design  LU-6.6 Integration of Natural Features into Project Design  Multiple Species Conservation Plan, Resource Protection Ordinance, Biological Mitigation Ordinance, CEQA, Water Protection, Grading Ordinance, Best Management Practice Design Manual, Watershed Protection Ordinance	Recommend removal. Covered by GP and duplicative.  See response to 10 on environmental resources - this includes existing trees and rock outcroppings. See response to 14 on topography.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
16	5	Community Character	Land Use	Policy	5.Clustering and Lot Area Averaging shall be limited outside the Village boundary as specified in the Alpine Plan text's Land Use Element, Policies and Recommendations, Section 5(a)3. [PP]	LU-6.3 Conservation-Oriented Project Design	Recommend removal. Covered under 37.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
17	5	Community Character	Land Use	Policy	6. Require retention of mature trees in all public and private development projects, wherever possible. [PP, DPW]	LU-6.6 Integration of Natural Features into Project Design	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
18	5	Community Character	Land Use	Policy	7. Require commercial, industrial, civic, and high-density multi-family residential (7.3 du/ac or greater) projects or zoned property to comply with the Alpine Design Review Guidelines and to be compatible with surrounding development. [PP]	LU-9.3 Village and Community Core Guidelines and Regulations LU-9.7 Town Center Planning and Design  Design Guidelines	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
19	6	Community Character	Land Use	Policy	8. Encourage road improvements appropriate to a rural community, that maintain existing road edge patterns and accommodate street landscaping as articulated in the Mobility Element. [PP, DPW]	LU-2.9 Maintaining Rural Character M-4.3 Rural Roads Compatible with Rural Character	Need more info. Generally covered by existing GP policies listed.  What is envisioned as "appropriate to a rural community" and "existing road edge pattern"? What is the special design consideration in Alpine and/or what is lacking in current DPW roadway standards?	Remove.	Remove.		Remove.

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20	6	Community Character	Land Use	Policy	9. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks, wherever possible. [PP, DPW]	LU-6.1 Environmental Sustainability COS-3.1 Wetland Protection COS-3.2 Minimize Impacts of Development  Multiple Species Conservation Plan, Resource Protection Ordinance, Biological Mitigation Ordinance, CEQA, Watershed Protection Ordinance	Recommend removal. See response to 10.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
21	6	Community Character	Land Use	Policy	10. Projects that propose to grade along the existing floodplain fringes shall landscape the creek embankments with natural vegetation and enhance the natural edge of the creek. [PP, DPW]	LU-6.1 Environmental Sustainability COS-3.1 Wetland Protection COS-3.2 Minimize Impacts of Development  Multiple Species Conservation Plan, Resource Protection Ordinance, Biological Mitigation Ordinance, CEQA, Watershed Protection Ordinance	Recommend removal. See response to 10.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
22	6	Community Character	Land Use	Policy	11. Whenever channelization is necessary to protect existing structures, the least environmentally damaging methods shall be used for bank protection, whenever feasible and except at road crossings. [PP, DPW]	S-9.4 Development in Villages S-9.5 Development in the Floodplain Fringe  CEQA, Resource Protection Ordinance, Biological Mitigation Ordinance	Recommend revise/remove. Unclear intent of policy. Why does it specify "existing structures" vs. new projects/development proposals?	Remove.	Remove.	Keep. (EHL) 2/2018	Remove.
23	6	Community Character	Land Use	Policy	12. Streets, walkways, buildings, retaining walls, and other improvements shall blend in with the natural landforms. No curbs, gutters, or sidewalks shall be used outside of the Village. Grading shall be minimized. [PP, DPW]	LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography M-4.3 Rural Roads Compatible with Rural Character M-4.5 Context Sensitive Road Design  Grading Ordinance	Recommend removal. Covered by GP and runs contrary to goals related to mobility options and stormwater requirements.  Grading covered elsewhere. Roadway standards detail curb/sidewalk treatments, although none omit curbs. Curbs/gutters are a key tool in meeting stormwater requirements, however, as a way to direct runoff into "green street" BMPs. Recommend not defining roadway standard based solely on regional category designation.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Incorporate walkways of natural materials. 10/11/2018	Remove.

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24	8	Land Use - General	Land Use	Goal	1. Encourage a balance of land uses which will conserve natural and man-made resources, retain alpine's rural character, and will accommodate people of diverse lifestyles, occupations, and interests.	LU-2 Maintenance of the County's Rural Character LU-3 Diversity of Residential Neighborhoods	Keep.	Remove.	Remove.	Keep. (EHL) 2/2018	Revise to combine the new goal developed with the Steering Committee and that of the existing Goal:  Encourage a balance of land uses which will conserve natural and man-made resources and will accommodate people of diverse lifestyles, occupations, and interests.
25	8	Land Use - General	Land Use	Goal	2. Provide a land use pattern that accommodates and provides for primarily rural residential development	LU-10 Function of Semi-Rural and Rural Lands	Revise/update.  This policy would not be consistent with the GP if it excludes a mix of uses, a village with higher-than-rural/semi-rural densities, and/or densities to support a non-auto mobility network.	Remove.	Remove.	Agree with removal. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  See revised goal #24.
26	9	Land Use - General	Land Use	Policy	1. Maintain the balance of land use during the life of the Community Plan.[PP]	LU-2.1 Community Plans LU-2.2 Relationship of Community Plans to the General Plan LU-2.4 Relationship of Land Uses to Community Character	Recommend removal.  Vague and already required by the GP.	Remove.	Remove.		Remove.
27	9	Land Use - General	Land Use	Policy	2. Direct higher density residential development to the existing and planned urban services area; continue existing densities to the imported water service area; and encourage low densities beyond those limits. [PP]	H-1.3 Housing near Public Services LU-9.6 Town Center Uses  Groundwater Ordinance	Recommend removal.  Already covered by GP. Groundwater Ordinance limits densities outside the County Water Authority boundary.	Remove.	Remove.	Keep - this is fundamental to good planning. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
28	11	Land Use - Residential	Land Use	Goal	1. Maintain and enhance the existing rural atmosphere of the planning area while accommodating residential development that is in harmony with the natural environment.	LU-1 Primacy of the Land Use Element LU-6 Development - Environmental Balance	Keep, but covered in GP.	Remove. All subpolicies removed.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  All subpolicies are removed and balance of development and natural resources addressed in other goals/policies.
29	11	Land Use - Residential	Land Use	Policy	1. Village:		See subpolicies below.	Remove	Remove.		Remove.
30	11	Land Use - Residential	Land Use	Policy	1.A. Concentrate higher density land use designations along the major circulation roads with the lowest densities along the Village fringe. [PP]	LU-9.6 Town Center Uses LU-9.9 Residential Development Pattern	Recommend revise/remove. Already covered by GP.  The GP already generally discusses densities stepping down from village to semi-rural to rural. Revise if there is a particular area of interest or existing conflict between village and non-village densities.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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31	11	Land Use - Residential	Land Use	Policy	1.B. Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines, with the exception of the Willows Road area east of the Viejas casino where mixed use development is also encouraged. [PP]	H-1.3 Housing near Public Services LU-9.6 Town Center Uses LU-10.4 Commercial and Industrial Development LU-11.6 Office Development LU-14.4 Sewer Facilities  Groundwater Ordinance	Recommend removal. Already covered by GP.  GP has policy about locating where services are provided. Further, existing regulations related to groundwater already limit density outside the Sanitation District boundary.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
32	11	Land Use - Residential	Land Use	Policy	1.C. Encourage projects that are in keeping with the village character, country roads and density of the existing Village. [PP]	LU-9.7 Town Center Planning and Design LU-9.8 Village Connectivity and Compatibility with Adjoining Areas  Design Guidelines	Recommend removal.  Vague and duplicative.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
33	11	Land Use - Residential	Land Use	Policy	1.D. Residential rezoning to higher densities shall be reviewed with special attention given to their impact on the width and village.		Recommend removal.  Discretionary projects already go through a public review process.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
34	11	Land Use - Residential	Land Use	Policy	2. Semi-Rural:		See subpolicies below.	Remove	Remove.		Remove.
35	11	Land Use - Residential	Land Use	Policy	2.A. The existing rural residential nature of the property within the Semi-Rural Regional 2 and lower category encourages retention of the rural agricultural use regulations over and above the urban residential use regulations. [PP, AP]	LU-10.2 Development—Environmental Resource Relationship	Recommend revise/remove.  Appears to be duplicative of using land use designations to provide space for both agriculture and "urban residential" uses. If so, recommend removal.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
36	11	Land Use - Residential	Land Use	Policy	3. "Applicable to the Semi-Rural and Rural Lands regional categories" (See also Alpine Plan Text, Community Character, Policies and Recommendations Section 5.)		See subpolicies below.	Remove.	Remove. All subpolicies removed.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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37	11	Land Use - Residential	Land Use	Policy	3.A. Clustering (lot area averaging) of development is compatible under the following circumstances:  (1) Clustering is utilized to minimize grading on steep hillsides and the area included to enlarge lots is reserved for permanent open space. An open space easement is granted to the County or other appropriate entity over such land. [PP]  (2) Areas reserved for open space easements shall be allowed, when the conditions of the open space easement permit, to be planted with trees and landscaping by the individual property owners. However, no structures will be allowed.[PP, C]  (3) The minimum net lot size of any parcel is not less than 1 half acre in the Semi-Rural Regional Category; and, not less than 2 acres in the Rural lands. [PP, P]  (4) The proposed development will have a no more serious effect on the natural environment than would an equivalent non-cluster development as would otherwise be permitted in the subject land use category. [PP]  (5) The proposed cluster development, including the open space areas, does not exceed the overall density permitted in the subject land use category. PP]  (6) An Adequate long term supply of ground water resources is demonstrated available when outside the public water service area.	LU-6.3 Conservation-Oriented Project Design  Zoning Ordinance Section 4230, Design Guidelines	Recommend revise/remove.  Zoning Ordinance provides guidance on lot area averaging in Section 4230. What is the unique circumstance in Alpine that the community would like this policy to address? It is possible this policy was created before the County had a way to process proposals for lot area averaging.  If this is to be kept, items that will have to be addressed, at a minimum, include:  (2) Owners cannot be guaranteed an ability to plant vegetation on easement/conserved land. (3) The current policy's minimum lot sizes and their potential to limit the effectiveness of clustering (4) Additional environmental analysis requirements posed by this verbiage. This eliminates the ability for projects to streamline in CEQA. Also, in general, clustered development is usually the environmentally superior alternative to traditional large-lot subdivision designs.  (1, 5, and 6) Are already required by other existing County codes and regulations.	Revise or Remove. This was in place before clustering was better outlined in the GP.	Remove for the following reasons: i. (1) Already required with other codes and regulations (General Plan, Grading Ordinance, Zoning Ordinance/Lot Area Averaging) ii. (2) It is against the intent of the conservation subdivision to allow property owners to modify or improve the areas dedicated as open space. This includes vegetation as well as structures. iii. (3) The existing zoning ordinance requirements ensure compatibility with adjacent properties without having to establish a “one-size-fits-all” minimum lot size for all conservation subdivisions in Alpine. iv. (4) Additional environmental analysis requirements posed by this verbiage. This eliminates the ability for projects to streamline in CEQA. Also, in general, clustered development is usually the environmentally superior alternative to traditional large-lot subdivision designs. v. (5) Already required with other codes and regulations (Zoning Ordinance/Lot Area Averaging) vi. (6) Already required with other codes and regulations (Groundwater Ordinance, Policy I-84)	Suggest beefing up CP clustering policies to re-emphasize the importance of this tool for open space and fire safety. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Along with in-fill, instead of jamming one structure up against another, leave pleasing open spaces, walkways, and green spaces with water features and benches, bird baths, and the like and dog areas. 10/11/2018	Remove.
38	12	Land Use - Residential	Land Use	Policy	4. All development proposals shall demonstrate an effort to retain significant existing natural features. Retention of existing topography and land forms, drainage courses, rock outcroppings, vegetation, and views shall be incorporated into the design of home sites. [PP]	LU-6.4 Sustainable Subdivision Design LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography	Recommend removal.  Duplicative. See also 14, 16.	Remove.	Remove.	Keep - but not at the expense of contiguous wildlife habitat. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.



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39	12	Land Use - Commercial	Land Use	Goal	1. Provide for commercial areas that are designed to be compatible with the existing character of the community and the goals and objectives of the design review guidelines.	LU-11 Commercial, Office and Industrial Development LU-11.2 Compatibility with Community Character  Design Guidelines	Recommend revise/remove.  How is it to be compatible? What about the existing character should be considered (qualitative)? If detailed requirements are envisioned, they would be more appropriately placed in the updated design guidelines.	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Keep all goals in #39-42. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Remove.  Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
40	12	Land Use - Commercial	Land Use	Goal	2. Preserve the village character of Alpine Boulevard.	LU-9 Distinct Villages and Community Cores  Design Guidelines	Recommend revise/remove.  What is unique about the village character? If detailed requirements are envisioned, they would be more appropriately placed in the updated design guidelines.	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Keep all goals in #39-42. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Remove.  Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
41	12	Land Use - Commercial	Land Use	Goal	3. Develop the commercial center (town center) into an aesthetically pleasing centralized area which will provide for adequate shopping facilities and services for the residents of the Alpine Community.	LU-9.6 Town Center Uses  Design Guidelines	Recommend revise/remove.  Aesthetically pleasing is vague and relates more to design guidelines. Need better definition of "adequate" shopping facilities. Is something missing? What is being advocated for?	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Keep all goals in #39-42. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Remove.  Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
42	12	Land Use - Commercial	Land Use	Goal	4. Discourage spot commercial zoning until a need for additional commercial services outside the village can be demonstrated.	LU-10.4 Commercial and Industrial Development	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Keep all goals in #39-42. 10/11/2018  Discourage land use designations in strip application. Example - village boundary strip along Tavern Rd. Strip zoning has been discouraged for a long time. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Remove.
43	12	Land Use - Commercial	Land Use	Policy	1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual. [PP, C]	LU-11 Commercial, Office, and Industrial Development LU-11.2 Compatibility with Community Character  Design Guidelines	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
44	12	Land Use - Commercial	Land Use	Policy	2. Land designated for the General Commercial designation should meet the following criteria:		See subpolicies below.	Remove.	Remove. All subpolicies removed.		Remove.
45	12	Land Use - Commercial	Land Use	Policy	2.A. The total area should be large enough, together with land devoted to community commercial uses in Specific Plan areas, to provide community retail and service facilities for the projected population.[PP]	LU-11.2 Compatibility with Community Character	Keep.	Keep	Remove. The appropriate assignment of commercial uses will be accomplished through the community plan update analysis process and does not require a policy to address.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.



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46	13	Land Use - Commercial	Land Use	Policy	2.B. Individual sites should be large enough to accommodate retail floor space, off-street parking, and sufficient landscaping to protect the village rural appearance of the Town Center area. [PP]	LU-11.2 Compatibility with Community Character LU-11.3 Pedestrian-Oriented Commercial Centers  Design Guidelines	Recommend removal.  Existing regulations related to floor area, parking, and landscaping already exist. Considerations beyond these can be included in design guidelines.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Commercial - provide landscape requirements to preserve semi-rural / rural character of Alpine. (Trees, shrubs, boulders, fencing). 10/11/2018	Remove.  Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
47	13	Land Use - Commercial	Land Use	Policy	3. Allow for the possibility of commercial uses along Alpine Boulevard within the Village boundary. [PP]	LU-11 Commercial, Office and Industrial Development LU-11.3 Pedestrian-Oriented Commercial Centers	Recommend revise/remove.  If there is a vision/direction the community would like to see with the commercial along Alpine, then include. If not, then land use plan will address.	Remove	Remove.	Rezone or change to allow mixed use, residential up top and commercial below. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Does not address possible commercial zone on Dunbar Lane exit/Harbison Canyon. (T. Lyon) 10/11/2018	Remove.  Replaced with Goal #208/Policy #209 regarding focusing commercial and mixed use development in the village/core of Alpine.
48	13	Land Use - Commercial	Land Use	Policy	4. Develop the intersection of Tavern Road and Interstate 8 as a commercial quadrant with easy access to and from the freeway. [PP]		Keep.	Keep	Revise.		Revise.  Revised to: Develop the three interchanges with Interstate 8 (Tavern Road, West Willows, and East Willows) as commercial quadrants.
49	13	Land Use - Industrial	Land Use	Goal	1. Provide compact industrial areas sufficient to meet the long term needs of the community, to provide local employment, and to ensure that their development remains consistent with a rural community.	LU-11.2 Compatibility with Community Character	Keep.	Keep	Remove. The appropriate assignment of industrial uses will be accomplished through the community plan update analysis process and does not require a policy to address.	Need for Alpine-specific industrial goals. (T. Lyon) 10/11/2018	Remove.
50	13	Land Use - Industrial	Land Use	Policy	1. Existing and new industrial development shall be consistent with the guidelines and standards of the Alpine Design Review Manual. [PP, C]	LU-11.2 Compatibility with Community Character  Design Guidelines	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
51	14	Land Use - Industrial	Land Use	Policy	2. Encourage non-polluting light industry to locate in Alpine in order to provide employment for community residents and contribute to the local tax base. Discourage the location of industry that would result in significant amounts of environmental pollution. [PP]	LU-10.4 Commercial and Industrial Development	Need more info.  Is this about providing light industrial land use or some program to recruit light industrial employers? The Land Use Plan will address the former. Environmental pollution would be mitigated through CEQA.	Likely remove. LU plan should include adequate industrial land for future use	Remove. The appropriate assignment of industrial uses will be accomplished through the community plan update analysis process and does not require a policy to address.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
52	14	Land Use - Industrial	Land Use	Policy	3. The Limited Impact Industrial Designation shall be applied first in anticipation of additional demand for industry; second, to accommodate rural type industrial uses such as custom manufacturing, industrial plants, and commercial uses, such as the sales, rental, and repairs of light and heavy equipment, and warehouses; finally, to provide sufficient area so that uses can operate without the extension of sewers. The following criteria should be considered for projects in the Limited Impact Industrial Designation.		Recommend removal.  Community plan land uses (including industrial) will be informed through economic analyses and community input. The land use plan will detail the end-state/full buildout extent and intensity of industrial land uses.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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53	14	Land Use - Industrial	Mobility	Policy	3.A. Any new private or publicly maintained access routes within industrial developments shall not link with roads through residential developments. [PP, DPW]		Revise.  Recommend revision to prohibit a "primary travel route" or "most efficient travel route" through a residential street rather than any connection to a residential street. Also, recommend clearer definition of "residential street". Street with one side of residential? Two sides? Street with housing fronting on it? Arterial with housing backing to it? Allowing only connections to non-residential streets have implications for fire safety (there are maximums for dead-end street lengths) and for general emergency access.	Revise	Revise and move to Mobility.	Segregate developments Industrial, Commercial and rural residential zones. Keep industrial away from residential mobility collectors. (AFPD) 2/2018  No fire issue. Just an overall land use balance and mix comments. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence (W. Banzhof) 2/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Revise and move to Mobility.  Revised to: Design industrial development vehicular ingress/egress and circulation to avoid streets with significant residential frontages.  Staff believe the revised language accomplishes the goal of redirecting industrial traffic from residential areas, but in a more specific, enforceable way.
54	14	Land Use - Industrial	Land Use	Policy	3.B. Proposed industrial uses have minimal visual and environmental impacts. [PP, C]	LU-11 Commercial, Office, and Industrial Development  CEQA, Design Guidelines	Recommend removal.	Remove.	Remove.		Remove.  Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
55	14	Land Use - Industrial	Land Use	Policy	4. Provide the opportunity for development of a variety of light industrial uses that will offer job opportunities for community residents and that will not negatively impact the quality of the environment. [PP]	LU-11.4 Town Center Intensity and Vitality	Recommend revise/remove.  See response to 52. Remove unless there is a unique consideration not already covered elsewhere.	Remove	Remove.		Remove.
56	14	Land Use - Industrial	Land Use	Policy	5. Industrial uses shall be aesthetically compatible with the surrounding areas. Any industrial development shall be clean and non-polluting. [PP]	LU-11 Commercial, Office, and Industrial Development LU-11.2 Compatibility with Community Character	Recommend removal.  Design Guidelines and environmental impacts will be addressed through CEQA.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
57	14	Land Use - Industrial	Land Use	Policy	6. The manufacturing of potentially hazardous or toxic materials is prohibited.[DEH, C]	S-11.1 Land Use Location	Need more info.  Hazardous materials are tightly controlled by both federal and state regulators. Is there a specific concern this policy represents? Is there a more specific policy that could be crafted to address?	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Staff and the steering committee believe the intent is accomplished through existing programs and ordinances.
58	14	Land Use - Industrial	Land Use	Policy	7. All new industrial activities shall provide landscape buffering or screening.[PP]	LU-11.9 Development Density and Scale Transitions  Design Guidelines	Recommend removal.  Landscaping requirements are in the zoning/landscape ordinance and can be further addressed in Design Guidelines.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Industrial - provide landscape requirements to preserve semi-rural / rural character of Alpine. (Trees, shrubs, boulders, fencing). 10/11/2018	Remove.

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59	14	Land Use - Industrial	Land Use	Policy	8. Industrial sites shall be large enough to permit adequate on-site parking, appropriate landscaping and loading facilities. [PP, C]	LU-11.2 Compatibility with Community Character  Design Guidelines	Recommend removal.  Parking requirements are detailed in the zoning ordinance.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
60	14	Land Use - Industrial	Land Use	Policy	9. Areas designated for industrial uses shall be protected from encroachment by incompatible non-industrial residential uses. [PP, C]	LU-11.11 Industrial Compatibility with Adjoining Uses	Recommend revise/remove.  General plan policy discusses buffering between incompatible land uses, but does not specifically protect industrial lands from encroachment. Policy could more specifically cite perceived threats to the existing industrial lands in/around Tavern/Taberna Vista Roads.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Staff and steering committee were unaware of any encroachment issues threatening Alpine's one industrial area.
61	14	Land Use - Industrial	Land Use	Policy	10. Provide enough industrial acreage to allow for the relocation of nonconforming commercial uses to appropriately designated industrial land. [PP]	LU-11.8 Permitted Secondary Uses	Need more info.  Is this about a specific site or business? Is there a concern about lack of capacity? If a general concern, economic analysis/community input will determine appropriate balance.	Remove	Remove. The appropriate assignment of industrial uses will be accomplished through the community plan update analysis process and does not require a policy to address.		Remove.
62	14	Land Use - Industrial	Land Use	Policy	11. Encourage any needed expansion of industrial lands to be adjacent to existing industrially designated land. [PP]	LU-11.11 Industrial Compatibility with Adjoining Uses	Recommend removal.  Land use plan will determine the extent of industrial land uses.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
63	14	Land Use - Agricultural	Land Use	Goal	1. Preserve and enhance existing agricultural areas in Alpine.	LU-7 Agricultural Conservation	Keep, but covered in GP.	Keep	Keep.		Keep.
64	15	Land Use - Agricultural	Land Use	Policy	1. It is intended that agricultural zones be used to implement the Semi-rural & Rural Land use designators to ensure continuation of agricultural uses.[PP]	LU-7 Agricultural Conservation LU-10 Function of Semi-Rural and Rural Lands	Recommend removal.  Addressed in GP policies.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
65	15	Land Use - Agricultural	Land Use	Policy	2. Preservation and further development of agricultural uses should be promoted throughout the Lakeside Planning Area. [AWM]	LU-5.3 Rural Land Preservation	Recommend revise/remove.  Should reference Alpine (not Lakeside) and should be more specific about how. If there is not specific application in Alpine, or preferred method of "promotion", recommend removal.	Remove.	Remove.		Remove.

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66	15	Land Use - Agricultural	Land Use	Policy	3. Confine zones which permit heavy agricultural uses that entail noises, odors, or sanitary hazards to nearby neighbors to areas within Semi-Rural and Rural Lands regional categories, with densities of one dwelling unit per four acres or lower. Locate these zones away from population concentrations in the residential land use designations. [AP]	LU-9.3 Village and Community Core Guidelines and Regulations	Revise.  If agricultural nuisances are an issue, recommend they be confined to rural land uses only, as semi-rural can contain "population concentrations" and/or be adjacent to villages. This objective may run counter to preserving agriculture in general as it constrains the number of compatible land uses where heavy agriculture can occur.	Revise. Could still include SR, as it is limited to LU of SR-4 or less dense.	Revise.		Revise.  Revised to: Limit heavy agriculture from encroaching on population concentrations with densities greater than 1 DU/4 acres.
67	15	Land Use - Agricultural	Land Use	Policy	4. Permit agricultural preserves in the Semi-Rural 2 Residential designation, if they provide open space buffers between developments. [PP, AP]	LU-10 Function of Semi-Rural and Rural Lands	Recommend revise/remove.  Ag preserve is a separate process from the GP/CP other than having existing agricultural land use appropriate for ag preserve (extent already established by BOS). Ag preserve boundary exists in E. Alpine (former FCI), and SE Alpine.	Remove.	Remove.		Remove.
68	15	Land Use - Agricultural	Land Use	Policy	5. Encourage the formation of Agricultural Preserves in areas with active agricultural operations and in locations that will be optimal for future production of food and fibers. [PP]	LU-5.3 Rural Land Preservation.	Recommend removal.  The County/community plan cannot influence the formation/application of an ag preserve, although certain zones preclude ag preserves (those with min. lot sizes less than 10 acres). Otherwise, this action is up to the property owner.	Remove.	Remove.		Remove.
69	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	1. Maximum overall average residential density will be 5.6 dwelling units per acre. This will allow a total of 225 dwelling units, including TM 4723. [PP]	LU-1.7 Maximum Residential Densities  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
70	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	2. All goals, objectives and policies of the Alpine Community Plan shall apply. [PP]	County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
71	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	3. Commercial and multi-family development design shall be compatible with surrounding development and subject to the Alpine Design Review Guidelines. Provisions shall be made to negate nuisance factors that could impact residential development both within and adjacent to this project. [PP]	LU-9.3 Village and Community Core Guidelines and Regulations  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).

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72	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	4. Phasing of the development should be permitted in the following order:	County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
73	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	4.A. Low density, single-family residential phase may be initiated prior to submission of detailed development plans for the commercial or multiple family segments. [PP, C]	LU-9.2 Density Relationship to Environmental Setting  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
74	16	Land Use - Specific Plan Areas - General	Land Use - Specific Plan Areas - General	Policy	4.B. Building permits for the commercial and multiple family segments of this development shall be contingent upon dedication and improvement of realignment of South Grade Road. [PP, C]	LU-11.8 Permitted Secondary Uses  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
75	17	Land Use - Specific Plan Areas - Residential Uses	Land Use - Specific Plan Areas - Residential Uses	Policy	5. No more than seven and one-half acres should be devoted to multiple-family residential usage. The multi-family acreage should be adjacent to the commercial development in order to provide a buffer between the commercial and low density residential developments. [PP]	LU-9.2 Density Relationship to Environmental Setting  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
76	17	Land Use - Specific Plan Areas - Residential Uses	Land Use - Specific Plan Areas - Residential Uses	Policy	6. Design of the development should be such that landscaping and building locations blend with surrounding single-family development. [PP]	LU-9.7 Town Center Planning and Design  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
77	18	Land Use - Specific Plan Areas - Commercial Uses	Land Use - Specific Plan Areas - Commercial Uses	Policy	7. No more than ten acres should be devoted to commercial uses. These uses should be the type to serve the local area and freeway related uses, be low intensity, and developed in a more open, rural-type atmosphere than urban commercial developments. Residential density as a secondary use shall be a maximum of 7.26 du/ac. [PP, AP]	LU-9.2 Density Relationship to Environmental Setting  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
78	18	Land Use - Specific Plan Areas - Commercial Uses	Land Use - Specific Plan Areas - Commercial Uses	Policy	8. In order to preserve the rural character, no more than 75 percent of the commercial acreage should be covered with buildings and pavement for parking. [PP, C]	LU-9.2 Density Relationship to Environmental Setting  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
79	18	Land Use - Specific Plan Areas - Commercial Uses	Land Use - Specific Plan Areas - Commercial Uses	Policy	9. Landscaping should be maximized, with sufficient groundcover to minimize the impact on surrounding residential areas, and to cover any areas disturbed or scarred by grading. Proper restoration must follow all necessary grading. [PP]	LU-9.11 Integration of Natural Features in Villages.  County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).
80	18	Land Use - Specific Plan Areas - Commercial Uses	Land Use - Specific Plan Areas - Commercial Uses	Policy	10. Due to the site location, visibility from the freeway, and easy accessibility, certain freeway service facilities, such as motels and restaurants, would be appropriate uses. [PP]	County of San Diego General Plan 1-14	Keep. These are included as conditions for Alpine Highlands SPA (SP 78-05). Keep as duplicate record of project conditions and guidance on land use restrictions	Keep	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).	Pulled for additional discussion. (ACPG) 10/11/2018	Revise and combine: Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).

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81	19	Housing	Housing	Goal	1. Promote a variety of housing types in all economic ranges in existing and future development while maintaining and promoting housing stability in harmony with Alpine's natural rural environment.	H-1 Housing Development and Variety H-3.7 Alternative Affordable Housing Options	Keep.	Keep	Keep.	ADD - encourage housing and higher densities in village boundaries and protect habitat and habitat corridors from additional housing outside of village boundaries through establishment of a TDR/TDC program (TNC) 2/2018  There should be a statement on Transfer of Development Rights (TDR) as a vehicle to retain rural character. (J. Whalen) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
82	19	Housing	Housing	Goal	2. Encourage community involvement in planning activities and in projects affecting housing policies and programs.		Keep.	Keep	Keep.		Keep.
83	19	Housing	Housing	Goal	3. Encourage and reinforce the goal of keeping Alpine a safe, pleasant and rural place to live. It is the goal of the Alpine planning group to promote and encourage the safety and tranquility of private residences.		Keep.	Keep	Revise.		Revise.  Revised to: Encourage and reinforce the goal of keeping Alpine a safe, pleasant, and rural place to live.
84	19	Housing	Housing	Policy	1. The housing stock should be monitored at future census counts to assure that an adequate supply of affordable housing is provided to meet the community's needs for price and housing types. [PP]		Recommend revise/remove.  Housing element is updated every four years, although this does not ensure a proportional share of affordable housing for the Alpine CPA, specifically.	Remove	Remove.		Remove.
85	19	Housing	Housing	Policy	2. Support the availability of housing and rehabilitation centers to serve the handicapped/disabled of the Alpine Community. [PP]	H-1.4 Special Needs Housing near Complementary Uses	Keep.	Keep	Keep.		Keep.
86	19	Housing	Housing	Policy	3. Projects receiving density bonuses for providing Senior Citizen Housing shall be designed so as to take into account the special needs of Seniors, such as single story construction unless elevators are provided. [PP, C]	H-1.5 Senior and Affordable Housing near Shopping and Services	Recommend removal.  These concerns are addressed through building codes, which are separate from the community plan.	Remove	Remove.	Support new senior housing options. (J. Whalen) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  3. Change from "senior citizens" to "all ages" or that "allows for aging in place." 10/11/2018	Remove.  Adequately covered by other existing regulations. This policy likely predated the Americans with Disabilities Act (ADA)(1990)/Title 24 of the California Code of Regulations. These pieces of legislation regulate the interior design and accessibility of structures and are implemented through County building codes vs. policies in the community plan. These are required of all new facilities, not just those requesting density bonuses.
87	19	Housing	Housing	Policy	4. Any project designated as Senior Housing and benefiting from such designation by either a density bonus or possible waiver of fees shall provide special construction features similar to that provided for handicapped persons. [PP, C]		Recommend removal.  These concerns are addressed through building codes, which are separate from the community plan.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Adequately covered by other existing regulations. This policy likely predated the Americans with Disabilities Act (ADA)(1990)/Title 24 of the California Code of Regulations. These pieces of legislation regulate the interior design and accessibility of structures and are implemented through County building codes vs. policies in the community plan. These are required of all new facilities, not just those requesting density bonuses.



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88	21	Mobility	Mobility	Goal	1. Establish a circulation system of streets and roads that will serve the general convenience and safety of Alpine Citizens and enhance the beauty, quality, and atmosphere of the Alpine Area.	M-1 Balanced Road Network	Revise.  Recommend replacement of "streets" with "multi-modal transportation system"	Agree with PDS revision	Revise.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Revise.  Revised to: Establish a multi-modal transportation system that serves the general convenience and safety of Alpine citizens and enhances the beauty and quality of the built environment.
89	21	Mobility	Mobility	Policy	1. Support timely and adequate public notification and review of all proposed changes in the community circulation system. [DPW, AP]		Recommend removal.  Notification requirements established by State law.	Remove	Remove.		Remove.
90	21	Mobility	Mobility	Policy	2. The appropriate County agency shall provide EIR material on transportation/circulation projects to the official planning group. [DPW, PP]		Recommend removal.  NDs, MNDs, SEIRs, and EIRs go to public review/comment at which time the CPG (and others) can provide input.	Remove	Remove.		Remove.
91	21	Mobility	Mobility	Policy	3. Encourage the consideration of all feasible alternatives for dealing with congested roads. [PP, DPW]	M-1.2 Interconnected Road Network	Recommend revise/remove.  Many alternatives are considered at all levels of planning and design, but it is not possible to determine if "all" or "feasible" alternatives have been evaluated. In addition, with state and local laws now in place, congestion is not the only factor being analyzed when assessing mobility.	Remove. Not clear what all alternatives would be. Maybe something specific to exploring all additional new routes to improve safety.	Remove. Community plan update process will consider and address.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
92	21	Mobility	Mobility	Policy	3.A. Improve the westerly intersection at Arnold Way and Alpine Boulevard or extend Harbison Canyon Road to Alpine Boulevard.[PP, DPW]		Need more info.  What were envisioned improvements? Are they still needed?	County DPW is currently exploring a traffic signal here. Recommend refinement/removal.	Revise.		Revise.  Revised to: Consider roadway capacity improvements at the western intersection of Arnold Way and Alpine Boulevard.
93	21	Mobility	Mobility	Policy	3.B. Additional access from North Tavern Road to Interstate 8. [PP, DPW]	M-1.2 Interconnected Road Network	Need more info.  Work with Caltrans to see how/if improvements could be made, but outside of the County's jurisdiction. See also 94, 100, 101	Not sure what this is related to. There is a FWY onramp here already.	Remove. Existing Tavern Road on/off ramps at I-8 work well. No undue impact on non-industrial land uses.		Remove.



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94	21	Mobility	Mobility	Policy	3.C. West-serving ramps at East Victoria Drive. [PP, DPW]		Need more info.  Work with Caltrans to see how/if improvements could be made, but outside of the County's jurisdiction. See also 93, 100, 101	This is a long time wish list item of the community.	Remove: Construction of additional interchanges between Tavern and East Willows Road would require evidence of extenuating circumstances to receive an exception from Caltrans/FHWA interchange spacing criteria (minimum of three miles between interchanges on interstates in non-urban settings). Recommend community plan focus on improvements at existing interchanges (still in Caltrans jurisdiction, but more flexibility) and adjacent roadways within the County's jurisdiction rather than construction of new interchanges.		Remove.
95	21	Mobility	Mobility	Policy	3.D. Explore additional alternatives that would avoid the necessity of widening Alpine Boulevard and preserve the triangle at Alpine Boulevard and Arnold Way. [PP, DPW]	M-2.1 Level of Service Criteria M-9 Effective Use of Existing Transportation Network	Need more info.  Is this policy applicable given the recently completed improvements to Alpine Blvd?	There was talk of widening Alpine Blvd to 4 lanes. This is probably dated. Can be removed.	Remove. With recent improvements to Alpine Boulevard, concern about further expansion has lessened. In addition, the 2011 GP lessened the classification/proposed width for Alpine Boulevard.		Remove.
96	21	Mobility	Mobility	Policy	4. Encourage the development of Alpine Boulevard to be consistent with Alpine Design Review Guidelines. [DPW, PP]		Recommend removal.  Duplicative and Design Guidelines will be applied through zoning	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
97	21	Mobility	Mobility	Policy	5. Encourage the replacement of all healthy, mature trees, lost during highway maintenance or improvement projects. [DPW, PP]	M-2.1 Level of Service Criteria	Need more info.  DPW has a policy on tree maintenance and replacement policy POL-RO-05. What about existing policy is inadequate?	Maybe need something in here to reflect desire of community to keep mature trees	Revise.	Change the language within the row to limb up all trees from the ground 6' and remove all ground cover. Maintain as needed. The full extent of the row, mobility and safe means of egress along all major road full extent of the 20' for small arterial roads and 30' for major roads. (AFPD) 2/2018	Revise.  Revised to: Encourage the replacement of all trees lost during roadway construction/renovation projects.  These maintenance standards will be addressed in a process outside the community plan including DPW.
98	21	Mobility	Mobility	Policy	6. Encourage the design of new subdivisions, within the, Village boundary to have secondary access roads. [PP, DPW]	M-1.2 Interconnected Road Network	Revise.  This would better apply to semi-rural and rural subdivisions and would actually be a deterrent to redevelopment in the village by having to devote more land to access. It should also be clear that this does not related to interconnectivity of mobility in general - connections for non-motorized transportation should be encouraged.	Remove. Secondary access is already required by GP when needed.	Remove.	Change in types of construction and dead end road lengths. Still working on access requirements from prior to the WUI construction requirements. (AFPD) 2/2018  Advocating for something less stringent than the County dead-end road lengths currently in place. Will address through future code updates/2019? Which codes will be updated? (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof)	Remove.  CFA and AFPD to collaborate on developing the desired standards and identifying an appropriate mechanism to update the codes.
99	21	Mobility	Mobility	Policy	7. Promote the local connection of public residential streets, whenever possible and feasible, to minimize congestion on designated Circulation Element roads. [PP, AP, DPW]	M-1.2 Interconnected Road Network	Recommend removal.  Unclear. Duplicative, potentially unnecessary.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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100	21	Mobility	Mobility	Policy	8. Seek funding to initiate a study of the feasibility for the construction of west-serving ramps onto East Victoria Drive. [PP, DPW]		Need more info.  Same issue and potential resolution as 93, 94, 101	See 94. Would be a great addition, but CALTRANS is the decider.	Remove. Same response as 94.	AFPD is in full support of this condition. Remove all brush along all area minimum of 30' both sides of the on ramp. (AFPD) 2/2018	Remove.  See response to #34
101	22	Mobility	Mobility	Policy	9. Pursue funding sources to study improvement of circulation access from Harbison Canyon Road to Alpine Boulevard and Interstate 8. [PP, DPW]		Need more info.  Same issue and potential resolution as 93, 94, 100. If retained/revise, recommend replacement of "circulation access" to "transportation network"	Remove	Revise.	Pulled for additional discussion. (ACPG) 10/11/2018	Revise.  Revised to: Support the extension of Harbison Canyon Road to Alpine Boulevard.
102	22	Mobility	Mobility	Policy	10. Road design within the community shall minimize grading and also be compatible with the topography and landscape of the Alpine Area. [PP, DPW]	LU-6.9 Development Conformance with Topography M-4.5 Context Sensitive Road Design	Recommend removal. Covered by GP.	Remove.	Remove.	Adopt new more fire resistive landscaping requirements along all roadways, making all roads safer to travel on in event of emergency. Need to maintain funds for DPW and Caltrans to continue to remove combustible vegetation along roads. (AFPD) 2/2018	Remove.  These maintenance standards will be addressed in a process outside the community plan including DPW.
103	22	Mobility	Mobility	Policy	11. Establish a community network of bikeways, equestrian and pedestrian trails connecting residential areas to schools, recreational facilities, and the Village. [PP, DPW]	M-11.4 Pedestrian and Bicycle Network Connectivity	Recommend removal.  No standard stated, and purpose is accomplished by the CTMP, ATP, GP ME, etc.	Remove.	Remove.		Remove.
104	22	Mobility	Mobility	Policy	12. Consider Alpine community priorities when revising the County schedule of improvements for implementation of planned bicycle routes, and pursue various funding sources to implement existing routes. [PP, DPW]	M-11.5 Funding for Bicycle Network Improvements  DPW Public Road Standards	Recommend removal.  Priority recommendation lists already provided to DPR, DPW when considering improvements.	Remove.	Remove.	Further extending for walkways, add that width to the row for fuels reduction. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Walkway widths will be addressed with design guidelines and must be coordinated with DPW's Public Road Standards.
105	22	Mobility	Mobility	Policy	13. Promote safe and attractive pedestrian, bicycle, and equestrian crossings at logical points on Mobility Element roads. [PP, DPW]	DPW Public Road Standards, Design Guidelines	Recommend removal.  Duplicative. See response to 104.	Remove	Remove.	Further extending for walkways, add that width to the row for fuels reduction. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Walkway widths will be addressed with design guidelines and must be coordinated with DPW's Public Road Standards.
106	26	Scenic Highways	Land Use	Goal	1. Promote the early designation of a scenic highway system that will provide attractive and scenic travel routes within the Alpine planning area.	COS-11 Preservation of Scenic Resources	Recommend removal. - overlap with other GP policies / requirements	Remove.	Remove.		Keep.*
107	26	Scenic Highways	Land Use	Policy	1. Encourage the use of open space easements, public ownerships and other means of preserving and enhancing scenic highway corridors. [PP]	COS-11.1 Protection of Scenic Resources	Recommend removal. - overlap with other GP policies / requirements	Remove.	Remove.	Continue to maintain the MOU with Caltrans I-8 corridor fuels reduction on all shoulders and center median. Moving all fuels to be no higher than 6' above grade and limbing all trees 6' from the ground. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  Maintenance agreement with Caltrans is separate from community plan goals and policies.
108	26	Scenic Highways	Land Use	Policy	2. Support priorities for scenic highway corridors in the Alpine Plan area as follows: Interstate 8, second priority; Lyons Valley Road, third priority; Japatul Road from its intersection with Lyons Valley Road to its intersection with Interstate 8, fourth priority.	COS-11.2 Scenic Resource Connections	Recommend revise/remove.  Can propose as a GP table/text amendment. Doesn't need to be in the CP as well.	Remove	Remove.	Continue to maintain the MOU with Caltrans I-8 corridor fuels reduction on all shoulders and center median. Moving all fuels to be no higher than 6' above grade and limbing all trees 6' from the ground. (AFPD) 2/2018	Remove.  Maintenance agreement with Caltrans is separate from community plan goals and policies.

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109	26	Scenic Highways	Land Use	Policy	3. Proposed development within the following scenic view corridors should be done with extreme care to preserve these vistas, i.e., minimize grading, clearing and destruction of natural and topographical features. View corridors are: [PP, DPW] ☐ From I-8 toward El Capitan Reservoir; ☐ East and west views of Viejas Mountain from I-8; and ☐ From I-8 south along Sweetwater River.	COS-11.1 Protection of Scenic Resources COS-11.3 Development Siting and Design	Keep - no change. Mentions vistas of local importance.	Keep. Maybe revisit vistas. I-8 South along Sweetwater already has been affected by Sunrise Power Link Lines.	Revise.	Continue to maintain the MOU with Caltrans I-8 corridor fuels reduction on all shoulders and center median. Moving all fuels to be no higher than 6' above grade and limbing all trees 6' from the ground. (AFPD) 2/2018	Revise.  Revised to: Protect scenic vistas/view corridors in the following locations: 1. I-8 looking north through Peutz Valley to El Capitan Reservoir 2. I-8 looking south through Peutz Valley to Harbison Canyon/Alpine 3. East and west views of Viejas Mountain  Maintenance agreement with Caltrans is separate from community plan goals and policies.
110	28	Noise	Noise	Goal	1. To provide standards by which the community may determine when noise levels are in excess of what may be considered as damaging and not desirable.	N-1 Land Use Compatibility	Recommend removal.  Already covered by GP policies and the Noise ordinance	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
111	28	Noise	Noise	Policy	1. Encourage land use and circulation patterns that will minimize noise in residential neighborhoods.	N-1.1 Noise Compatibility Guidelines	Keep.	Keep.	Keep.		Keep.
112	28	Noise	Noise	Policy	2. Measures to mitigate any significant noise impacts on the community shall be considered with any discretionary land use decisions. [PP]	N-2.1 Development Impacts to Noise Sensitive Land Uses	Recommend removal.  Noise impacts would already be considered as part of CEQA and noise ordinance.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
113	28	Noise	Noise	Policy	3. Encourage the strict enforcement of requirements for noise buffering devices on off-road vehicles. [PP, C]	N-1.2 Noise Management Strategies	Recommend removal.  Not enforceable.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  The County does not have the ability to enforce noise standards on automobiles or off-road vehicles.
114	29	Public Facilities and Services	Land Use	Goal	1. Provide ways in which land use decisions may be made that are consistent with the community goal of assuring timely and quality service to the area.	LU-1 Primacy of the Land Use Element	Need more info.  What types of services are envisioned? How do these relate to land use? What role can the community plan play in providing/promoting these?	Unclear need/applicability to Alpine.	Remove. Sub-policies removed due to coverage in other plans/requirements.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
115	29	Public Facilities and Services	Land Use	Goal	2. Describe the present status of facilities and services in the Alpine planning area and project its future needs and availability.	LU-12 Infrastructure and Services Supporting Development	Need more info.  Policy I-84 requires commitment from special districts relating to public sewer, water, school, and fire services for discretionary projects.	Unclear need/applicability to Alpine.	Remove. Sub-policies removed due to coverage in other plans/requirements.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.  The SEIR prepared for the Community Plan update will evaluate facilities and services available in the community plan area.
116	30	Public Facilities and Services	Land Use	Policy	1. Any extensions of facilities and services to new developments should be borne by new developments so as to not affect the cost or quality of services to the community. [GEN, DGS, PP]	LU-12.1 Concurrency of Infrastructure and Services with Development	Recommend revise/remove.  Projects pay a number of fees, either directly or indirectly, to mitigate impacts on utilities and shared infrastructure systems. Regarding quality and/or price of special district services, these are outside the jurisdiction of the County.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
117	30	Public Facilities and Services	Land Use	Policy	2. Facilities Service Agreements should only be granted when public agencies can reasonably conclude that quality services on a permanent basis will be available at the time of project completion. [PP, DPW]		Recommend removal.  Policy I-84 requires commitment from special districts relating to public sewer, water, school, and fire services for discretionary projects.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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118	30	Public Facilities and Services	Land Use	Policy	3. As a rule, more intensive, urbanizing land uses may only be considered for those areas that are within the Village boundary and the Alpine Sanitation District. [PP]	LU-9 Distinct Villages and Community Cores	Recommend removal.  Duplicative of policies under land use. Also, the County Sanitation district has a different boundary than the village.	Remove	Remove.	Add TDR enabling language here. (J. Whalen) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
119	30	Public Facilities and Services	Land Use	Policy	4. Local agencies shall conform to the Plan and not extend service boundaries to create pockets of urbanized land uses. [PP]	LU-1.1 Assigning Land Use Designations	Revise.  The community plan will establish the land use patterns. Better to state in a positive frame for the County to coordinate with the other agencies to ensure alignment of the various jurisdictions' plans.	Revise	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
120	30	Public Facilities and Services	Land Use	Policy	5. Water conservation measures are strongly encouraged for both public and private developments. [GEN, PP, DPW]	COS-4.1 Water Conservation	Need more info.  What beyond existing conservation measures in the landscape ordinance, building code (incl. state requirements), are envisioned?	Maybe needs specifics. Or remove. This is an overarching theme in all new planning in CA	Remove.	AFPD highly recommends that all new development be tied into new or existing municipal water supplies. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
121	30	Public Facilities and Services	Land Use	Policy	6. Developments shall use dual water systems for the purpose of using reclaimed water for irrigation, whenever possible. [PP]	COS-4.5 Recycled Water	Recommend removal.  The County has an ordinance for use of graywater and recycled water for irrigation. See also item 162.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
122	30	Public Facilities and Services	Land Use	Policy	7. Public agencies shall consider the cumulative impacts of land use decisions on facilities and services on an on-going basis. [GEN, PP, DPW]	LU-12.2 Maintenance of Adequate Services	Recommend removal.  Already being done...other agencies maintain their own planning documents. If there is a concern about availability, the County also has Policy I-84.	Remove.	Remove.		Remove.
123	31	Public Facilities and Services	Land Use	Policy	8. Land use decisions shall be considered on the basis of their impacts on the quality and availability of services to the Alpine Area and the entire County. [PP]	LU-12 Infrastructure and Services Supporting Development	Recommend revise/remove.  A number of impacts are assessed by CEQA and Policy I-84 requires commitment from special districts relating to public sewer, water, school, and fire services for discretionary	Revise	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
124	31	Public Facilities and Services	Land Use	Policy	9. Boundary extensions of the Alpine Sanitation District beyond the Village boundary are considered urbanizing and not consistent with the primary goals of maintaining the rural character of the community. [PP, DPW]	LU-14.4 Sewer Facilities	Recommend removal.  The community plan has no authority over a special district.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
125	31	Public Facilities and Services	Land Use	Policy	10. Encourage monitoring of the long range impacts of discretionary land use decisions on water service to Alpine, in conjunction with Padre Dam Municipal Water District. [PP, DPW]	LU-12 Infrastructure and Services Supporting Development	Recommend removal.  Padre Dam conducts its own master planning which assesses long-term demands, supply, and any necessary improvements.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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126	31	Public Facilities and Services	Land Use	Policy	11. Land use decisions shall take into consideration the ability of the Alpine Union and other school districts to provide quality service to the community. Impacts on the long range plan of the Districts shall be considered. [AP, PP]	LU-17.1 Planning for Schools  Policy I-84 Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services	Recommend removal.  Short-term: Policy I-84 requires concurrence from special districts, including schools, that they are able to meet new projects' demands on their facilities/services. Long-term: revision of land use patterns through community plan updates involves school districts in the planning process to avoid uncoordinated land use recommendations.	Remove. I think the intent was to support school district with overall community planning. In a small community the schools play a big role.	Remove.		Remove.
127	31	Public Facilities and Services	Land Use	Policy	12. The Uniform Sewer Ordinance, as adopted by the Board of Supervisors, shall be used to establish available sewer capacity and to evaluate impacts of land use decisions on the Alpine Sanitation District and its ability to provide service. [PP, DPW]	LU-14.4 Sewer Facilities	Recommend removal.  Unnecessary. Sanitation District already required to provide Sewer Availability Letter as well as a Sewer Capacity Commitment as a condition of	Remove.	Remove.		Remove.
128	31	Public Facilities and Services	Land Use	Policy	13. Any land use decisions based on temporary or short range availability of any facility shall also be considered in terms of their cumulative impacts.[PP, DWP]	LU-12 Infrastructure and Services Supporting Development	Need more info.  Policy intent/need is unclear.	Unclear need/applicability to Alpine.	Remove.		Remove.
129	31	Public Facilities and Services	Land Use	Policy	14. Sewage pumping stations should be constructed and located so as to avoid environmental contamination. [PP, DPW]		Need more info.  What is specific concern? Most sanitation districts avoid requiring/constructing pumping stations in lieu of gravity-fed systems wherever possible to reduce the chance of contamination. Where a pump station is necessary, construction best practices are determined by the appropriate sanitation district.	Remove. Avoiding contamination is implied	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
130	31	Public Facilities and Services	Land Use	Policy	15. Future school sites should be located so as to support the concept of neighborhood schools wherever possible. [AP]	LU-17.1 Planning for Schools LU-17.3 Priority School Locations	Need more info.  What is concept being advocated? Is it the proximity of housing to school sites?	Just likely trying to encourage schools distributed through community based on location of new housing.	Remove. Existing land uses already provide capacity for both existing and future schools and are centrally located. No additional school sites being contemplated in Alpine at this time.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
131	32	Safety	Safety	Goal	1. Promote the establishment of emergency procedures and preventative measures to minimize damage from fire, geologic hazards, crime occurrence, and hazardous substances.	S-2 Emergency Response	Keep.	Keep	Keep.		Keep.

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132	32	Safety	Safety	Policy	1. Encourage the establishment of a community fuel management and fire safety program in conjunction with appropriate existing public agencies.[GEN]	S-4.1 Fuel Management Programs	Need more info.  Was this accomplished already through the Community Wildfire Protection Plan (CWPP)?	Greater Alpine Fire Safe Council is a stellar example for all the county to emulate.	Revise.	The CWPP is not sufficient enough to require not encourage. It is AFPD rule to an aggressive fuels reduction program will save homes and the community. (AFPD) 2/2018  Agree with wording change. (W. Banzhof) 2/2018  Agree with wording change. (L. Russo) 2/2018	Revise.  Revised to: Maintain continued support of the Community Wildfire Protection Plan (CWPP) and the Greater Alpine Fire Safe Council.  The CWPP is an educational tool to provide awareness of wildfires and identify potential threats in the community. It is not intended to be a planning document or to be a compliance tool. The County will work with AFPD.
133	32	Safety	Safety	Policy	2. Direct the appropriate County agency to require an acceptable level of fire protection for all approved development through appropriate discretionary permit processes. [PP]		Recommend removal.  CFA has to provide a letter of service availability for project approval.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
134	32	Safety	Safety	Policy	3. Encourage development with fire preventive development practices and fire resistant plant types. [PP, C]	S-3.1 Defensible Development	Keep.	Keep	Keep.		Keep
135	32	Safety	Safety	Policy	4. Consider fire hazards in Alpine a serious and significant environmental impact during review of Environmental Impact Reports. [PP]	S-3 Minimized Fire Hazards	Recommend removal. Cannot pre-determine levels of significance in CEQA.  Further, "Very high fire zone" - established by State (broad) then each jurisdiction revises. County Consolidated Fire Code requires certain requirements are met (ignition resistant materials, safety distances). Potentially requires Fire Protection Plan. Both ministerial and discretionary processes apply the code.	Remove	Remove.	Large projects require detailed fire protection plans, small projects a simple FPP will be acceptable. Work with the CFA on new vegetation being allowed. Implementing the HIZ home ignition zone first 5', zero combustibles no plants, second zone 50' limited combustibles ranging from small ground cover progressively moving to veg no higher than 18" to the last zone 50' selective clearing. Remove all non native species and maintain natural species. (AFPD) 2/2018  Must strengthen fire hazard reduction policies - must curtail expansion of urban-wildland interface, and reduce Semi-Rural in high fire hazard locations. For example, "Limit development to low density Rural categories in high and very high fire hazard zones, including slopes particularly susceptible to fire and locations adjacent or near the Cleveland National Forest." (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  This is the greatest danger to Alpine, e.g. fire danger to homes near the CNF.(L. Russo) 2/2018	Remove.  CFA and AFPD to collaborate on developing the desired standards on landscaping and HIZ and identifying an appropriate mechanism to update the codes.
136	32	Safety	Safety	Policy	5. Encourage the adequate inspection and maintenance of all utilities that could pose a hazard to the Community. [GEN, PP]	S-1.2 Public Facilities Location	Recommend removal.  Outside of County jurisdiction. Not enforceable.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
137	32	Safety	Safety	Policy	6. Request those County departments that provide or review the installation of utilities to report on potential programs to improve the safety of potentially hazardous facilities. [GEN, PP]	S-1.3 Risk Reduction Programs	Need more info.  What is specific concern? The County generally only has oversight of utilities within/underneath roadways or within the public right-of-way. Other utility infrastructure would be the responsibility of the appropriate utility agency.	Unclear need/applicability to Alpine.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
138	32	Safety	Safety	Policy	7. Promote expansion of fire, police, and emergency health or other services, as needed. [GEN]		Keep.	Keep	Keep.	This does NOT mean an increase in Alpine Fire District annexations but an increase on the part of CFA. (L. Russo) 2/2018	Keep.



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139	32	Safety	Safety	Policy	8. The County will encourage the commitment of new development to road standards that allow clear visibility and adequate vehicular access. [PP, DPW]	S-3.5 Access Roads	Recommend removal. Road standards already cover this.	Remove.	Remove.	Recommend to install wider roads and increase row as new development comes in. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
140	32	Safety	Safety	Policy	9. Isolated seismic hazards should be identified during project-level analysis on discretionary projects. [PP]	S-7.1 Development Location	Recommend removal.  CEQA analyzes and project processing includes review by geotechnical specialists.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
141	32	Safety	Safety	Policy	10. Require a development project design to identify the existence of minor faults, deeply weathered slopes, and/or adverse rock fracturing conditions and to assess the potential for seismic hazards caused by such faults, weathering or fracturing. [PP]	S-7.1 Development Location	Recommend removal.  CEQA analyzes and project processing includes review by geotechnical specialists.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
142	34	Conservation	Conservation & Open Space	Goal	1. Promote the well-planned management of all valuable resources, natural and man-made, and prevent the destruction and wasteful exploitation of natural resources, where feasible.	COS-1 Inter-Connected Preserve System	Keep.	Keep.	Keep.	Agree. (EHL) 2/2018	Keep.
143	34	Conservation	Conservation & Open Space	Goal	2. Promote tree planting to absorb the increasingly unbalanced amounts of carbon dioxide in the atmosphere.	COS-14 Sustainable Land Development	Revise.  Recommend adding mention of water quality benefits through runoff retention.	Agree with PDS revision	Revise.	Tree planting of local native species. Do not plant eucalyptus or peppertrees. (AFPD) 2/2018	Revise.  Revised to: Promote tree planting to absorb carbon dioxide and provide water quality benefits through runoff retention.
144	34	Conservation	Conservation & Open Space	Policy	1. Encourage the protection and conservation of unique resources in the Alpine Planning Area. [AP]	COS-11.1 Protection of Scenic Resources LU-6.6 Integration of Natural Features into Project Design LU-10.2 Development - Environmental Resource Relationship	Recommend removal. Covered by GP.  Additional requirements covered by MSCP, RPO, BMO, CEQA, water protection, and other existing regulations.	Remove	Remove.	Keep - MSCP is not enough, beautiful, viable, and important habitats should still be conserved even if they are outside of PAMA. (EHL) 2/2018	Remove.
145	35	Conservation	Conservation & Open Space	Policy	2. Important plant, animal, mineral, water, cultural and aesthetic resources in the Alpine Plan area shall be protected through utilization of the Resource Conservation Area designations and appropriate land usage. [AP]	COS-1.8 Multiple-Resource Preservation Areas COS-3.1 Wetland Protection COS-3.2 Minimize Impacts of Development	Recommend removal. Covered by GP.  Additional requirements covered by MSCP, RPO, BMO, CEQA, water protection, and other existing regulations.	Remove	Remove.	Keep - MSCP is not enough, beautiful, viable, and important habitats should still be conserved even if they are outside of PAMA. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
146	35	Conservation	Conservation & Open Space	Policy	3. Agencies regulating environmental reports and analyses required by the California Environmental Quality Act (CEQA) may require supplemental studies for projects with land located in RCAs, if necessary. [AP]	CEQA	Recommend removal.  Unnecessary. Part of standard CEQA process.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
147	35	Conservation	Conservation & Open Space	Policy	4. Promote conservation education in the community and schools. [GEN]	COS-17.8 Education	Keep.	Keep	Keep.		Keep.



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148	35	Conservation	Conservation & Open Space	Policy	5. Facilitate the preparation of a Conservation Manual for the Alpine Area, to include such topics as: [AP] ☐ Recycling; ☐ Plant species adapted to Alpine climate; ☐ Erosion control; ☐ Water conservation; ☐ Mineral resources.	COS-2 Sustainability of the Natural Environment COS-4.1 Water Conservation COS-5.3 Downslope Protection COS-10 Protection of Mineral Resources COS-10.4 Compatible Land Uses COS-17.6 Recycling Containers COS-19 Sustainable Water Supply	Recommend revise/remove.  How would this resource be used? Further discuss materials already available. List does not include Air Quality. Who would prepare?	Unclear need/applicability to Alpine.	Remove. Replaced by newer/more comprehensive programs/policies.		Remove.
149	35	Conservation	Conservation & Open Space	Policy	6. Utilize all measures to preserve rare, threatened, or endangered plant life; including on-site protection through open space easement. Off-site propagation for reintroduction of suitable habitat to be coordinated by the Conservation Subcommittee. [AP, PP]	COS-2.1 Protection, Restoration and Enhancement COS-3.2 Minimize Impacts of Development LU-6.6 Integration of Natural Features into Project Design	Recommend removal. Covered by GP.  Additional requirements covered by MSCP, RPO, BMO, CEQA, water protection, and other existing regulations.	Remove.	Remove.	Keep - MSCP is not enough, beautiful, viable, and important habitats should still be conserved even if they are outside of PAMA. (EHL) 2/2018  Open space easements shall be maintained if within 100' to structures. All areas shall be limbed from the ground 1/3 height and or 6' from the ground. All non native species shall be removed. Native species shall be replaced. (AFPD) 2/2018  Work with CFA and DPW on MOU or some other type of agreement to improve maintenance of landscaping/brush. (AFPD) 2/2018	Remove.  One hundred foot defensible space for new open space easements can be created through the discretionary review process, using the authority of Public Resource Code to prevent adverse impacts on adjacent existing properties (creation of limited building zones or LBZs)  Specified fuels modification standards are already contained in the County Consolidated Fire Code and local defensible space ordinances (Alpine Fire Protection District boundaries only).
150	35	Conservation	Conservation & Open Space	Policy	7. Protect the rare Engelmann Oak, wherever possible. [AP, PP]	COS-2.1 Protection, Restoration and Enhancement LU-6.6 Integration of Natural Features into Project Design	Recommend removal. Covered by GP.  Additional requirements covered by MSCP, RPO, BMO, CEQA, water protection, and other existing regulations.	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Remove.
151	35	Conservation	Conservation & Open Space	Policy	8. Promote the planting of trees with an emphasis on species with maximum respiration rates. In non-irrigated areas, use drought tolerant species, such as Tecate Cypress, Cuyamaca Cypress, Incense Cedar, Knobcone Pine, Torrey Pine, Jeffery Pine, Lakeside Lilac, and Evergreen Ash. [AP, PP]	COS-4.2 Drought-Efficient Landscaping	Revise.  Focus on tree planting in general. Drought tolerance addressed in GP, species to be addressed in Design Guidelines	Open to revisions	Remove. Covered in 143.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
152	35	Conservation	Conservation & Open Space	Policy	9. In reviewing discretionary permits, special attention shall be given to oak trees and boulder outcroppings. [PP]	LU-6.4 Sustainable Subdivision Design LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography	Recommend removal. - covered in GP	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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153	35	Conservation	Conservation & Open Space	Policy	10. Explore incentives and tax breaks for planting trees. [GEN]	COS-2.1 Protection, Restoration and Enhancement LU-6.6 Integration of Natural Features into Project Design	Keep.	Keep	Revise.	How about incentives for the removal of non native species eucalyptus. (AFPD) 2/2018  Native/fire resistant trees? Removal of non native? 10/11/2018  Explore grants/incentive to clear defensible space or non-natives, etc. (T. Lyon) 10/11/18  Pulled for additional discussion. (ACPG) 10/11/2018	Revise.  Revised to: Explore incentives and tax breaks for planting trees and consider support for removal of non native vegetation.
154	35	Conservation	Conservation & Open Space	Policy	11. Preserve Riparian woodland as an important component of habitat for wildlife, and as a necessary corridor of movement between different ecosystems, essential to the viability of wildlife populations. [PP, AP]	COS-3.1 Wetland Protection	Recommend removal. - covered in GP	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
155	35	Conservation	Conservation & Open Space	Policy	12. Encourage the effective implementation of the Grading Ordinance as related to maintenance of revegetated slopes and enforcement of permit requirements. [PP]	Grading Ordinance	Recommend removal. - redundant, covered in Grading Ordinance	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
156	35	Conservation	Conservation & Open Space	Policy	13. Encourage the continuation of support for the brush management program in conjunction with other public agencies to reduce wildfire hazard. [PP, AP]	COS-14.11 Native Vegetation	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.		Remove.
157	35	Conservation	Conservation & Open Space	Policy	14. Protect surface and groundwater supplies from pollution. [DPW]	COS-4.4 Groundwater Contamination	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	How about incentives for the removal of non native species eucalyptus. (AFPD) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
158	36	Conservation	Conservation & Open Space	Policy	15. Support strict controls over proposed discretionary land uses to ensure that development proposals in areas not served by imported water are consistent with the long-term availability of local groundwater resources.[PP]	COS-4.1 Water Conservation	Recommend removal. - groundwater ordinance covers this	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
159	36	Conservation	Conservation & Open Space	Policy	16. Development in Alpine which requires a discretionary permit shall be consistent with long-term groundwater availability as determined through the application of Policy I-77 and the Average Annual Precipitation Map for the County. [PP, DPW]	COS-4.1 Water Conservation	Recommend removal.  Policy I-77 has expired, but County Groundwater Ordinance regulates groundwater access and availability now.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
160	36	Conservation	Conservation & Open Space	Policy	17. Encourage the use of reclaimed water for agriculture, irrigation, recreation, industry, and other appropriate usages. [PP, DPW, AWM]	COS-4.5 Recycled Water	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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161	36	Conservation	Conservation & Open Space	Policy	18. Conserve water and biological resources of El Capitan Reservoir, Loveland Reservoir, and other water bodies and streams by utilization of Resource Conservation Area designations. Waste water discharge into water shall be controlled. [PP]	CEQA, RPO, MSCP, Landscape Ordinance	Recommend removal.  Water conservation included in landscape ordinance, SEP, and CAP. Biological resources protected through CEQA, RPO, and MSCP. Discharges of treated wastewater into a surface water body requires an NPDES permit through the RWQCB. State and Federal law requires all wastewater be treated. Treated effluent discharges from a treatment facility to the ground (not to a water body) are also regulated the RWQCB through Waste Discharge requirements. DEH controls septic systems with respect to surface/groundwater quality.	Remove	Remove.	Provide funding for the removal of arundo donax and eucalyptus trees within the watershed areas will increase surface waters. Promoting better streams bed flow and maintain better hydrology. 2/2018  James: Fire mitigation fees - capital improvements for district only, not staffing or programs. Partner with Greater Resource Conservation District of San Diego on non-natives removal? Greg Schrinier has done more on this than James. 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
162	36	Conservation	Conservation & Open Space	Policy	19. Encourage the use of grey water for irrigation as soon as possible. [PP, DPW]	COS-4.5 Recycled Water	Recommend removal.  County currently allows both graywater and recycled water for irrigation. Reference for graywater is the Water Conservation in Landscaping Ordinance (Graywater).	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
163	36	Conservation	Conservation & Open Space	Policy	20. Encourage new development to install dual water disposal systems so grey water can be utilized for irrigation. [PP, AP, DPW]	COS-19.2 Recycled Water in New Development	Recommend removal. County currently allows both graywater and recycled water for irrigation. Reference for graywater is the Water Conservation in Landscaping Ordinance (Graywater).	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
164	36	Conservation	Conservation & Open Space	Policy	21. Prohibit the use of herbicides in the Alpine Planning Area, particularly in the proximity of El Capitan and Loveland Reservoirs and their tributaries.[DPW, AWM]		Recommend removal.  The County does not have the authority to prohibit.	Remove	Remove.		Remove.
165	36	Conservation	Conservation & Open Space	Policy	22. Support strict controls over air pollutants. [DHS, AP]	COS-14.8 Minimize Air Pollution	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
166	36	Conservation	Conservation & Open Space	Policy	23. Support the Regional Air Quality Standards (RAQS). [DHS, AP]		Recommend removal. - overlap with other policies / requirements	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
167	36	Conservation	Conservation & Open Space	Policy	24. Promote the use of alternate and renewable, non-polluting energy system.[AP, PP]	COS-14.7 Alternative Energy Sources for Development Projects	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.		Remove.
168	36	Conservation	Conservation & Open Space	Policy	25. Support standards for strict controls over light pollution to preserve the dark night sky characteristics of Alpine. [AP]	COS-13.1 Restrict Light and Glare	Recommend revise/remove. - overlap with other policies / requirements	Remove, but explore options relating to maintaining darks skies...potentially applying to become dark-sky certified.	Revise.	Agree. One of Alpine's highest priorities. (L. Russo) 2/2018	Revise.  Revised to: Support community application for designation as a dark-sky community.

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169	36	Conservation	Conservation & Open Space	Policy	26. Support the preparation of an adequate inventory of significant historical landmarks in Alpine. [AP, PP]	COS-8.1 Preservation and Adaptive Reuse	Recommend revise/remove. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
170	36	Conservation	Conservation & Open Space	Policy	27. Encourage cooperation with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for historical preservation. [GEN, PP]	COS-7.4 Consultation with Affected Communities	Revise. Policy could be made clearer.  If retained, consolidate with 175.	Unclear need/applicability to Alpine.	Remove. Unclear need/applicability to Alpine as it relates to historic preservation.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
171	37	Open Space	Conservation & Open Space	Goal	1. Provide a system of open space that preserves the unique natural elements of the community, retains and extends areas in open space that are recognized as valuable for conservation of resources, open spaces uses that promote public health and safety. Open space areas, along with areas which are inappropriate for urbanization or required as buffers for urban development, that harmonize with and help integrate conservation and recreation components, creating a well balanced community of natural plant and animal habitat and humans alike.	LU-6 Development—Environmental Balance	Revise. Goal could be made clearer  Integration of natural resources and the goal of conservation is covered in other goals/policies.	Revise for clarity	Revise.	Recommend to revise open space ordinance that will require the maintenance of the open space by removing dead dying or diseased trees or veg, maintaining the under side of the areas and limbing up all mature trees to raise the canopies. Breaking apart the surface fuels from the canopies could provide higher survival rates in event of wildland fires. (AFPD) 2/2018  Add language for protecting intact habitat blocks from fragmentation. (EHL) 2/2018	Revise.  Revised to: Create an open space system that provides connectivity for the community and wildlife and provides buffers between open space and developments.
172	38	Open Space	Conservation & Open Space	Policy	1. Encourage the development and preservation of a system of open space for wildlife corridors linking residential areas to permanent open space in the Cleveland National Forest and nearby lakes and wildlife preservation areas. [DPR, AP]	LU-6.7 Open Space Network	Revise. Policy could be made more specific.  Wildlife corridors are assessed and protected through MSCP, other regulations.	Revise for clarity	Revise.	Recommend to revise open space ordinance that will require the maintenance of the open space by removing dead dying or diseased trees or veg, maintaining the under side of the areas and limbing up all mature trees to raise the canopies. Breaking apart the surface fuels from the canopies could provide higher survival rates in event of wildland fires. (AFPD) 2/2018  Probably OK. (EHL) 2/2018  Connect regional trail systems. 10/11/2018	Revise.  Revised to: Encourage preservation/creation of open space corridors that connect the community of Alpine to the following: 1. Cleveland National Forest 2. El Capitan and Loveland Reservoirs 3. Sweetwater River Basin
173	38	Open Space	Conservation & Open Space	Policy	2. Integrate open space areas in private developments to maximize a functional open space/recreation and wildlife management system. [DPR, PP]	LU-6.7 Open Space Network LU-9.10 Internal Village Connectivity	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
174	38	Open Space	Conservation & Open Space	Policy	3. Incorporation of open space areas as integral parts of project site designs, preserving environmental resources, providing recreation for residents, and providing buffers to maintain neighborhood identities. [PP]	LU-6.7 Open Space Network	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.

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175	38	Open Space	Land Use	Policy	4. Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate holdings. [DPR, AP]	COS-1.4 Collaboration with Other Jurisdictions	Revise. Policy could be made clearer.  If retained, consolidate with 170.	There is likely a role for both 175 and 176. Encourages the community to clean up boundaries by entertaining land swaps with USFS. Also like the idea of keeping public land open to public whenever and wherever possible. Might be outside of jurisdiction. Might also be better labeled a goal.	Revise.	Fully support this idea (AFPD). The need for this is unclear and its applicability to Alpine is questionable as to how it relates to Alpine. 2/2018  This list is missing the other land use policy you added within the strikethrough and underlined document - --that policy states - " LU Policy 4 "Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate land holdings" - this should be changed or broadened to enable a voluntary Transfer of Development Rights or Transfer of Development Credits and the potential for a pilot or program. By doing this, you will incentivize development in the right areas, to protect people and existing/future housing from hazards (e.g. fire) and protect land and habitat...You could change this to say "Encourage public-private partnerships to incentivize higher density housing and mixed use housing developments within village boundaries. (TNC) 2/2018  The matrix does not include Land Use - General Policies 3 and 4 from the SOUL version of the Community Plan. "3. Support the establishment of a high school in Alpine" and "4. Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate land holdings." Both are important, but 4. falls short of supporting the TDR program." (J. Whalen) 2/2018  Disagree. Current USFS lands tend to protect existing communities from increased density and the issues involved with these densities. This item has been inserted by developers trying to trade useless land for USFS land that can be developed and is heavily opposed by surrounding residents. (L. Russo) 2/2018  Keep and strengthen in terms of TDR. (EHL) 2/2018  Recommend NO land trading. (W. Banzhof) 2/2018  Need to strike that, it is a no for East Alpine residents. (L. Russo) 10/11/2018  Rather than to consolidate, consider as a opportunity for circulation pattern. 10/11/2018  Supervisor Cox got it correct and you have it correct. Russo Does not speak for many of the residents south of I-8 between east / west Willow ramps. Confirm with Forest Service and their intent. (A. Landt) 10/11/2018  Encourage cooperation with other agencies for trading and negotiating land transfers to improve circulation from South Alpine (Palo Verde) to Alpine Blvd. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Revise.  Revised to (and moved to the land use element): Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate holdings.  Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
176	38	Open Space	Conservation & Open Space	Policy	5. Incorporate publicly-owned land into a functional recreation/open space system, wherever feasible. [DPR, AP]		Revise.  Combine with other policies or provide more detail on what is meant by a "functional recreation/open space system". For reference, for the County, "open space" systems usually only contain trails (passive recreation) vs. parks which contain other recreational amenities such as courts, playgrounds, etc. (active recreation).	There is likely a role for both 175 and 176. Encourages the community to clean up boundaries by entertaining land swaps with USFS. Also like the idea of keeping public land open to public whenever and wherever possible. Might be outside of jurisdiction. Might also be better labeled a goal.	Revise.		Revise.  Revised to: Plan County trails and open spaces to align access with adjacent jurisdictions to enhance passive recreation opportunities.

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177	38	Open Space	Conservation & Open Space	Policy	6. Encourage preservation of riparian habitat in corridors that connect larger habitats. [AP, PP]	COS-1.1 Coordinated Preserve System	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
178	38	Open Space	Conservation & Open Space	Policy	7. Floodplains and watercourses in proposed developments should be protected. [DPW, PP]	COS-5.1 Impact to Floodways and Floodplains	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
179	38	Open Space	Conservation & Open Space	Policy	8. Encourage the consolidation of open space easements to preserve resources lands owned by public agencies or in open space areas. [DPR, PP]	COS-7.2 Open Space Easements	Need more info.  Potential overlap with other policies / requirements depending on interpretation. Easements are separate from ownership. Consolidating easements may also create an undesirable increase in stewardship costs for certain agencies.	Unclear need/applicability to Alpine.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
180	38	Open Space	Conservation & Open Space	Policy	9. When acquiring open space or reviewing the proposals of the U.S. Forest Service pertinent to federal ownerships and acquisitions in the Alpine Plan Area, attempts should be made to consolidate open space holdings.[DPR, AP]		Recommend removal.  Assumption is that "consolidation" actually means "connection" between open space systems. This is already accomplished under MSCP. The County does not have jurisdiction over USFS lands.	Remove	Remove.	Keep - MSCP is not end of conservation. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
181	38	Open Space	Conservation & Open Space	Policy	10. Adjacent residential development should locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use, when practical. [PP]	LU-10.1 Residential Connectivity LU-10.3 Village Boundaries	Keep - no change. Partially addressed in GP policies	Keep	Keep.	Agree. (EHL) 2/2018	Keep.
182	38	Open Space	Conservation & Open Space	Policy	11. Enhance health and safety and conserve natural resources through the preservation of open space. [GEN, DPR, AP]	COS-23.3 Public Safety Involvement	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
183	38	Open Space	Conservation & Open Space	Policy	12. Provide recreational opportunities through the preservation of open space areas. [DPR, AP]	COS-21.1 Diversity of Users and Services	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
184	38	Open Space	Conservation & Open Space	Policy	13. Preserve and encourage publicly and privately-owned open space easements. [DPR, AP]	LU-6.8 Oversight of Open Space	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
185	39	Open Space	Conservation & Open Space	Policy	14. Explore all funding sources for acquisition, upkeep, and protection of open space/recreation preserves. [DPR, AP]	COS-24.2 Funding Opportunities	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Keep. (EHL) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
186	40	Recreation	Recreation	Goal	1. A balanced system of both natural and improved parks with recreational facilities and services that incorporate outstanding natural features for recreational opportunities, enrich the lives of Alpine residents, and meet the needs of the community.	COS-21 Park and Recreational Facilities	Keep - possibly reword	Keep. Maybe reword per PDS suggestion.	Revise.	Revise to limit active recreation(e.g., mountain biking) to carefully sited trails that are in least sensitive locations. (EHL) 2/2018	Revise.  Revised to: Create a system of parks and natural open space preserves that provide both passive and active recreation opportunities.
187	40	Recreation	Recreation	Goal	2. Recreational uses that are compatible and do not interfere with the safety and tranquility of private residences.	COS-21.3 Park Design	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.



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188	41	Recreation	Recreation	Policy	1. Establish priorities and encourage the early identification and acquisition of local park sites in order to minimize public costs. [DPR, PP]	COS-24.2 Funding Opportunities	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.		Remove.
189	41	Recreation	Recreation	Policy	2. Acquire parkland to develop neighborhood parks to the extent that funds are available. [DPR, PP]	COS-24.2 Funding Opportunities	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	County purchase, design, construct, and maintain a community park. 10/11/2018	Remove.
190	41	Recreation	Recreation	Policy	3. Support measures that will make available for public recreational use, land around the Loveland and El Capitan Reservoirs. [DPR, PP]	COS-23 Recreational Opportunities in Preserves COS-23.1 Public Access	Need more info. Combine with 191.  This is not within the County's jurisdiction, but policy of supporting efforts to explore additional opportunities is appropriate. What types of recreational opportunities does the community envision?	Unclear need/applicability to Alpine.	Remove. Covered with 191.		Remove.
191	41	Recreation	Recreation	Policy	4. Coordinate with the City of San Diego to maximize the public recreational activities of El Capitan Reservoir. [DPR, PP]	COS-22.1 Variety of Recreational Programs	Need more info. Combine with 190.  This is not within the County's jurisdiction, but policy of supporting efforts to explore additional opportunities is appropriate. What types of recreational opportunities does the community envision?	Unclear need/applicability to Alpine.	Revise.		Revise.  Revised to: Coordinate with water districts to maximize recreational activities such as hiking and fishing at El Capitan and Loveland Reservoirs.
192	41	Recreation	Recreation	Policy	5. Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, a community services district, or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services. [DPR, PP]	COS-24.2 Funding Opportunities	Revise. Combine 190 & 191. Partially supported by existing GP policy.  Suggested revision: Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, <u>such as the County</u> , a community services district, or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services. [DPR, PP]	Agree with PDS revision	Revise.	County policy has changed charging County with maintenance. (L. Russo) 2/2018  Reword. (L. Russo) 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Revise.  Revised to: Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, such as the County, a community services district, or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services.
193	41	Recreation	Recreation	Policy	6. Development of local park and recreation facilities will continue to be coordinated with local school facilities by establishing joint powers agreements to promote joint development operation and maintenance.[DPR, PP]	COS-21.2 Location of Parks	Revise.  Joint use with schools is just one arrangement/partnership of providing park space. Recommend broadening language.	Keep. There is direction here that the community supports working with the schools on parks projects.	Revise.		Revise.  Revised to: Support coordination between the County and local school districts, water districts, etc. to establish joint powers agreements for construction, operation, and maintenance of local park and recreation facilities.
194	41	Recreation	Recreation	Policy	7. Coordinate with USDA Cleveland National Forest to optimize the use of the regional park facilities available in the Alpine Planning Area. [DPR, PP]	COS-23.2 Regional Coordination	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.



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195	41	Recreation	Recreation	Policy	8. Facilitate a local park acquisition program that will use all possible acquisition and funding mechanisms. [DPR, PP]	COS-24.2 Funding Opportunities	Recommend removal. - overlap with other policies / requirements	Remove.	Remove.	Change Language or Add: Establish a TDR or TD credits bank and revolving fund from purchased density or lands to enable additional acquisitions of park and habitat lands. (TNC) 2/2018  Agree. One of Alpine's highest priorities.(L. Russo) 2/2018  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
196	41	Recreation	Recreation	Policy	9. Encourage the acquisition and development of park lands that will protect outstanding scenic and riparian areas, cultural, historical and biological resources. [DPR, PP]	COS-21.3 Park Design COS-21.4 Regional Parks	Recommend removal. Already covered by GP.	Remove.	Remove.	Change Language or Add: Encourage a TDR/TDC program to enable acquisition and preservation of recreational lands and habitat preservation, while protecting these areas from further development. NOTE - This cuts down on acquisition costs. (TNC) 2/2018  Keep. (EHL) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
197	41	Recreation	Recreation	Policy	10. Encourage the utilization of all potential sources of funding and aid that will improve the viability of youth recreational facilities and educational activities of all age groups. [DPR, PP]	COS-21.1 Diversity of Users and Services COS-24.1 Park and Recreation Contributions COS-24.2 Funding Opportunities	Recommend removal. Already covered by GP.	Remove.	Remove.		Remove.
198	42	Recreation	Recreation	Policy	11. The community shall include a site for housing historic structures and artifacts if feasible. [DPR]	COS-21.4 Regional Parks	Need more info. Potentially covered by GP Policy	Unclear need/applicability to Alpine.	Remove. Existing museum provides a space for artifacts; unknown need/applicability for historic structures.		Remove.
199	42	Recreation	Recreation	Policy	12. No public recreational off-road vehicle use area shall be designated for the Alpine Community Plan area due to fire hazard and environmental sensitivity. [DPR]		Recommend removal.  County current prohibits off-road vehicle use in County parks/trails (DPR Regs Section 41.130) and the County does not have jurisdiction on State or Federal lands.	Remove	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof) 2/2018	Remove.
200	33		Safety	Policy	NEW: Support the establishment of a secondary means of ingress/egress to/from Palo Verde Ranch				See policy text to the left	Palo Verde Ranch already has a secondary ingress/egress access. (W. Banzhof) 2/2018  Encourage cooperation with other agencies for trading and negotiating land transfers to improve circulation from South Alpine (Palo Verde) to Alpine Blvd. 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Not recommended for inclusion.
201	26		Land Use	Goal	NEW: Support the establishment of a high school in Alpine.				See policy text to the left	The matrix does not include Land Use - General Policies 3 and 4 from the SOUL version of the Community Plan. "3. Support the establishment of a high school in Alpine" and "4. Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate land holdings." Both are important, but 4. falls short of supporting the TDR program." (J. Whalen) 2/2018  1) What does support mean in this context ? If you do enable TDRs in the form of TDCs you could also enable the development of a schools (TNC) 2/2018	Policy recommended for inclusion.  Public comments received are not recommended for inclusion.  Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.

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202	19		Housing	Policy	NEW: Support housing types that meet the needs of a diverse population.				See policy text to the left	Should incorporate policy for systematic transfers of development rights to accommodate a high school and senior living opportunities. (J. Whalen) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
203	22		Mobility	Policy	NEW: Support concentrations of housing and services near existing and planned transit stops.				See policy text to the left	Add a policy to enable voluntary sending areas and receiving areas to promote TDR/TDC transactions where appropriate and encourage credit banking and the establishment of an Alpine credits bank." Do this to monetize property owners (to give them additional choices) enable investments by developers and property owners in village boundaries and in conservation. (TNC) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
204	22		Mobility	Policy	NEW: Encourage park-and-ride lots.				See policy text to the left	ADD - Encourage new developments to promote rideshare opportunities and prepare for a rideshare and an autonomous vehicle future, especially in conjunction with senior housing developments. In such developments, where possible, permit a decrease in parking requirements. (TNC) 2/2018  Disagree. (L. Russo)  Remove. (W. Banzhof)	Recommend for inclusion.
205	22		Mobility	Policy	NEW: Encourage traffic calming along the following: Willows Road between the Viejas reservation and the west Willows I-8 on/off ramps, South Grade Road between Alpine Boulevard and Tavern Road, Arnold Way between Harbison Canyon Road and Alpine Boulevard, Tavern Road between Alpine Boulevard and South Grade Road, and Alpine Boulevard between South Grade Road and the west Willows Road I-8 on/off ramps.				See policy text to the left	Agree. (L. Russo) 2/2018  Remove. (W. Banzhof) 2/2018  Highest priority is parking and traffic calming at schools. Address traffic issues at all school sites. (L. Russo) 10/11/2018  Consider adding more 4-way stops or less signals to achieve traffic calming. 10/11/18  Pulled for additional discussion. (ACPG) 10/11/2018	Recommend for inclusion.
206	22		Mobility	Policy	NEW: Support traffic circles/roundabouts as an intersection design option where appropriate.				See policy text to the left		Recommend for inclusion.
207	12		Land Use	Goal	NEW: Capitalize on the economic opportunity afforded by Interstate 8 and the regional access it provides.				See policy text to the left		Recommend for inclusion.  Relates to Land Use-Commercial Policy 4. Develop the three interchanges with Interstate 8 (Tavern Road, West Willows, and East Willows) as commercial quadrants.
208	12		Land Use	Goal	NEW: Strengthen and enhance commercial activity in the core of Alpine.				See policy text to the left	Disagree. Keep Alpine from looking like Santee. (W. Banzhof) 2/2018	Recommend for inclusion, replaces policy 47.

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209	13		Land Use	Policy	NEW: Focus commercial and mixed-use development along Alpine Boulevard between Tavern Road and East Victoria Drive/South Grade Road to reinforce its role as the "main street" of Alpine.				See policy text to the left	Agree. (L. Russo) 2/2018  Change East Victoria Drive/South Grade Road to West Willows. (T. Lyon) 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Recommend for inclusion, replaces policy 47.
210	16		Land Use - Specific Plan Areas	Goal	NEW: Utilize Specific Plans as a way to accomplish the goals of the General Plan while providing flexibility to address site-specific considerations.				See policy text to the left	Add back Specific Plan Policy. (T. Lyon) 10/11/2018  Pulled for additional discussion. (ACPG) 10/11/2018	Not recommended for inclusion.  Already covered in the General Plan.
211	26		Land Use	Goal	NEW: Preserve views of landforms and features that define the community of Alpine.	COS-11 Preservation of Scenic Resources COS-11.1 Protection of Scenic Resources			See policy text to the left		Not recommended for inclusion.
212	8		Land Use - General	Goal	NEW: Refine the existing Alpine land use pattern to support existing and future residents.				See policy text to the left	Disagree. (W. Banzhof) 2/2018	Not recommended for inclusion at this time.
213	13		Land Use - Commercial	Policy	NEW: Strengthen and enhance commercial and mixed-use activity in the core of Alpine while enabling a TDR or TDC credits transfer program to encourage mixed use and commercial square footage bonuses.					NEW: Strengthen and enhance commercial and mixed-use activity in the core of Alpine while enabling a TDR or TDC credits transfer program to encourage mixed use and commercial square footage bonuses. (TNC)	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
214	28		Noise	Goal	NEW: Maintain the tranquility of residential neighborhoods by reducing noise pollution.				See policy text to the left		Recommended for inclusion with revision:  Included revised text: Maintain the tranquility of residential neighborhoods by reducing potential noise pollution.
215	9		Land Use - General	Policy	NEW: Limit development to low density Rural categories in high and very high fire hazard zones, including slopes particularly susceptible to fire and location adjacent to or near the Cleveland National Forest.	LU-6.11 Protection from Wildfires and Unmitigable Hazards S-1.1 Minimize Exposure to Hazards				add - protect rural, conservation and habitat corridors (TNC) 2/2018  Suggest the addition of the following policy: "Limit development to low density Rural categories in high and very high fire hazard zones, including slopes particularly susceptible to fire and location adjacent to or near the Cleveland National Forest." (EHL) 2/2018	Not recommended for inclusion.
216	8		Land Use	Goal	NEW: Encourage the addition of policies to encourage and facilitate transfer of development rights into Village locations.					Encourage the additional of policies to encourage and facilitate transfer of development rights into Village locations. (EHL) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.

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217	19		Housing	Policy	NEW: Encourage housing and higher densities in areas with reduced risk to fire and other environmental hazards.	LU-6.11 Protection from Wildfires and Unmitigable Hazards S-1.1 Minimize Exposure to Hazards				ADD - encourage housing and higher densities in areas with reduced risk to fire and other environmental hazards. (TNC) 2/2018	Not recommended for inclusion.
218	19		Housing	Policy	NEW: Encourage the retirement of parcels and units at the wildland-urban interface to protect property owners from fire hazards.					Add to housing policies - " Encourage the retirement of parcels and units at the wildland-urban interface to protect property owners from fire hazards and enable density bonuses for higher density developments within village core and village boundaries." (TNC) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
219	20		Housing	Policy	NEW: Enable density bonuses for higher density developments within village core and village boundaries.	H-3.3 Density Bonus as a Means to Develop Affordable Housing  Zoning Ordinance Section 6350: Density Bonus Program				Add to housing policies - " Encourage the retirement of parcels and units at the wildland-urban interface to protect property owners from fire hazards and enable density bonuses for higher density developments within village core and village boundaries." (TNC) 2/2018	Not recommended for inclusion.  The County has an existing density bonus program and is currently evaluating additional density bonus incentives.
220	9		Land Use	Policy	NEW: Encourage public-private partnerships to enable the retirement of or purchase of density and/or parcel credits from willing sellers in fire prone and sensitive habitat areas and promote credit transfers to appropriate areas within village boundaries.					2) Encourage public-private partnerships to enable the retirement of or purchase of density and/or parcel credits from willing sellers in fire prone and sensitive habitat areas and promote credit transfers to appropriate areas within village boundaries. By doing this you enable density in the places that the community wants it, encourage square footage credits in areas planned and also enable the protection of people and their properties from hazards. Finally, this helps to create an area for low density to no density development to protect habitat. (TNC) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
221	32		Safety	Policy	NEW: Provide adequate lighting in public areas such as crosswalks and parks to provide security.						Recommend for inclusion.
222	22		Mobility	Policy	NEW: Encourage streetscape designs that promote walkability, such as shade and benches.						Recommend for inclusion.

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223	N/A				General Comments					Overall comment - This plan has the ability to create a way to protect housing, protect the community, increase investment opportunities, monetize lands of property owners who wish to sell or give them more options beyond developing their properties, through the use of a TDR or TDC program. It can do this by simply adding enabling language to establish a TDR program, by allowing TDR/TDC as a mechanism. By enabling this, it remains voluntary and it is not required, but rather offers a flexible option to opt into and encourage programs, pilots or even the ability to establish a revolving TDR bank. Alpine is a community in which creative planning policies and goals could incentivize housing in suitable areas while also protecting people and habitat from future hazards, thereby saving and sustaining the community's ' Village and Rural Character. (TNC) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.
224	N/A				General Comments					It should also be noted that there is a lack of conservation and habitat corridor protection in this document - I understand the goals of the plan, but community plans are meant to create specific policies and goals to help implement those in the General Plan - consider habitat connectivity as a goal, wildlife corridors as a goal and enabling those goals through the same TDR/TDC language. (TNC) 2/2018	Recommended text/goal/policy revised by author. See notes in new goals/policies matrix, comments #244-255.

General Plan Element	General Plan Goal/Policy	Text
Conservation & Open Space	COS-1 Inter-Connected Preserve System	A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.
Conservation & Open Space	COS-1.1 Coordinated Preserve System	Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.
Conservation & Open Space	COS-1.4 Collaboration with Other Jurisdictions	Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.
Conservation & Open Space	COS-1.8 Multiple-Resource Preservation Areas	Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.
Conservation & Open Space	COS-2 Sustainability of the Natural Environment	Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.
Conservation & Open Space	COS-2.1 Protection, Restoration and Enhancement	Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.
Conservation & Open Space	COS-3.1 Wetland Protection	Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.
Conservation & Open Space	COS-3.2 Minimize Impacts of Development	Require development projects to: <ul style="list-style-type: none"> <li>■ Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and</li> <li>■ Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.</li> </ul>
Conservation & Open Space	COS-4.1 Water Conservation	Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.
Conservation & Open Space	COS-4.2 Drought-Efficient Landscaping	Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
Conservation & Open Space	COS-4.3 Stormwater Filtration	Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.
Conservation & Open Space	COS-4.4 Groundwater Contamination	Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.
Conservation & Open Space	COS-4.5 Recycled Water	Promote the use of recycled water and gray water systems where feasible.
Conservation & Open Space	COS-5.1 Impact to Floodways and Floodplains	Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.
Conservation & Open Space	COS-5.3 Downslope Protection	Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.
Conservation & Open Space	COS-7.2 Open Space Easements	Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.
Conservation & Open Space	COS-7.4 Consultation with Affected Communities	Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.
Conservation & Open Space	COS-8.1 Preservation and Adaptive Reuse	Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.
Conservation & Open Space	COS-10 Protection of Mineral Resources	The long-term production of mineral materials adequate to meet the local County average annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.
Conservation & Open Space	COS-10.4 Compatible Land Uses	Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses.
Conservation & Open Space	COS-11 Preservation of Scenic Resources	Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.
Conservation & Open Space	COS-11.1 Protection of Scenic Resources	Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

General Plan Element	General Plan Goal/Policy	Text
Conservation & Open Space	COS-11.2 Scenic Resource Connections	Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.
Conservation & Open Space	COS-11.3 Development Siting and Design	Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none"> <li>■ Creative site planning</li> <li>■ Integration of natural features into the project</li> <li>■ Appropriate scale, materials, and design to complement the surrounding natural landscape</li> <li>■ Minimal disturbance of topography</li> </ul>
Conservation & Open Space	COS-13.1 Restrict Light and Glare	Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.
Conservation & Open Space	COS-14 Sustainable Land Development	Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]
Conservation & Open Space	COS-14.7 Alternative Energy Sources for Development Projects	Encourage development projects that use energy recovery, photovoltaic, and wind energy .
Conservation & Open Space	COS-14.8 Minimize Air Pollution	Minimize land use conflicts that expose people to significant amounts of air pollutants.
Conservation & Open Space	COS-14.11 Native Vegetation	Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.
Conservation & Open Space	COS-17.6 Recycling Containers	Require that all new land development projects include space for recycling containers.
Conservation & Open Space	COS-17.8 Education	Continue programs to educate industry and the public regarding the need and methods for waste reduction, recycling, and reuse.
Conservation & Open Space	COS-19 Sustainable Water Supply	Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.
Conservation & Open Space	COS-19.2 Recycled Water in New Development	Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.
Conservation & Open Space	COS-21 Park and Recreational Facilities	Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.
Conservation & Open Space	COS-21.1 Diversity of Users and Services	Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.
Conservation & Open Space	COS-21.2 Location of Parks	Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.
Conservation & Open Space	COS-21.3 Park Design	Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.
Conservation & Open Space	COS-21.4 Regional Parks	Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.
Conservation & Open Space	COS-22 Park and Recreational Services	High-quality parks and recreation programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population.
Conservation & Open Space	COS-22.1 Variety of Recreational Programs	Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit County residents.
Conservation & Open Space	COS-23 Recreational Opportunities in Preserves	Acquisition, monitoring, and management of valuable natural and cultural resources where public recreational opportunities are compatible with the preservation of those resources.
Conservation & Open Space	COS-23.1 Public Access	Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County’s native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.
Conservation & Open Space	COS-23.2 Regional Coordination	Coordinate the planning, acquisition, protection, development, and management of open space among governmental agencies and private organizations to maximize opportunities to link regional open space lands.
Conservation & Open Space	COS-23.3 Public Safety Involvement	Coordinate with public safety agencies to address safety concerns when planning the acquisition and management of open space.
Conservation & Open Space	COS-24.1 Park and Recreation Contributions	Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.



General Plan Element	General Plan Goal/Policy	Text
Conservation & Open Space	COS-24.2 Funding Opportunities	Maximize funding opportunities for the following: ■ The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails ■ The operation, maintenance, and management of parks, recreation facilities, preserves, and trails
Housing	H-1 Housing Development and Variety	A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.
Housing	H-1.3 Housing near Public Services	Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.
Housing	H-1.4 Special Needs Housing near Complementary Uses	Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.
Housing	H-1.5 Senior and Affordable Housing near Shopping and Services	Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping and services.
Housing	H-1.7 Mix of Residential Development Types in Villages	Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.
Housing	H-2.2 Projects with Open Space Amenities in Villages	Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.
Housing	H-3.3 Density Bonus as a Means to Develop Affordable Housing	Provide a local density bonus program to encourage the development of housing affordable to lower income households and special needs households.
Housing	H-3.7 Alternative Affordable Housing Options	Provide programs that support the development of alternative types of affordable housing such as farmworker housing, second dwelling units, manufactured or mobile homes, shared housing, and employee or workforce housing.
Land Use	LU-1 Primacy of the Land Use Element	A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.
Land Use	LU-1.1 Assigning Land Use Designations	Assign land use designation on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.
Land Use	LU-1.2 Leapfrog Development	Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.
Land Use	LU-1.3 Development Patterns	Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.
Land Use	LU-1.7 Maximum Residential Densities	Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.
Land Use	LU-2 Maintenance of the County’s Rural Character	Conservation and enhancement of the unincorporated County’s varied communities, rural setting, and character.
Land Use	LU-2.1 Community Plans	Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.
Land Use	LU-2.2 Relationship of Community Plans to the General Plan	Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

General Plan Element	General Plan Goal/Policy	Text
Land Use	LU-2.3 Development Densities and Lot Sizes	Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.
Land Use	LU-2.4 Relationship of Land Uses to Community Character	Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.
Land Use	LU-2.9 Maintaining Rural Character	Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.
Land Use	LU-3 Diversity of Residential Neighborhoods	A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.
Land Use	LU-3.1 Diversity of Residential Designations and Building Types	Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.
Land Use	LU-5.3 Rural Land Preservation	Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.
Land Use	LU-6 Development - Environmental Balance	A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.
Land Use	LU-6.1 Environmental Sustainability	Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.
Land Use	LU-6.3 Conservation-Oriented Project Design	Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]
Land Use	LU-6.4 Sustainable Subdivision Design	Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]
Land Use	LU-6.5 Sustainable Stormwater Management	Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.
Land Use	LU-6.6 Integration of Natural Features into Project Design	Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.
Land Use	LU-6.7 Open Space Network	Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.
Land Use	LU-6.8 Oversight of Open Space	Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2) Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.
Land Use	LU-6.9 Development Conformance with Topography	Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.
Land Use	LU-6.11 Protection from Wildfires and Unmitigable Hazards	Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigatable hazardous areas.

General Plan Element	General Plan Goal/Policy	Text
Land Use	LU-7 Agricultural Conservation	A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County’s rural character.
Land Use	LU-9 Distinct Villages and Community Cores.	Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community’s identity and character.
Land Use	LU-9.10 Internal Village Connectivity	Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.
Land Use	LU-9.11 Integration of Natural Features in Villages.	Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.
Land Use	LU-9.2 Density Relationship to Environmental Setting	Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]
Land Use	LU-9.3 Village and Community Core Guidelines and Regulations	Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.
Land Use	LU-9.6 Town Center Uses	Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.
Land Use	LU-9.7 Town Center Planning and Design	Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.
Land Use	LU-9.8 Village Connectivity and Compatibility with Adjoining Areas	Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. [See applicable community plan for possible relevant policies.]
Land Use	LU-9.9 Residential Development Pattern	Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.
Land Use	LU-10 Function of Semi-Rural and Rural Lands	Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.
Land Use	LU-10.1 Residential Connectivity	Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.
Land Use	LU-10.2 Development—Environmental Resource Relationship	Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.
Land Use	LU-10.3 Village Boundaries	Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.
Land Use	LU-10.4 Commercial and Industrial Development	Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.
Land Use	LU-11 Commercial, Office and Industrial Development	Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.
Land Use	LU-11.11 Industrial Compatibility with Adjoining Uses	Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses (refer to Policy LU-11.9 for examples of buffering).
Land Use	LU-11.2 Compatibility with Community Character	Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.
Land Use	LU-11.3 Pedestrian-Oriented Commercial Centers	Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage “strip” commercial development. “Strip” commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.
Land Use	LU-11.4 Town Center Intensity and Vitality	Encourage revitalization of Town Center areas to strengthen neighborhoods, expand local employment opportunities, and establish or enhance a sense of place.

General Plan Element	General Plan Goal/Policy	Text
Land Use	LU-11.6 Office Development	Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.
Land Use	LU-11.8 Permitted Secondary Uses	Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.
Land Use	LU-11.9 Development Density and Scale Transitions	Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.
Land Use	LU-12 Infrastructure and Services Supporting Development	Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.
Land Use	LU-12.1 Concurrency of Infrastructure and Services with Development	Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
Land Use	LU-12.2 Maintenance of Adequate Services	Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.
Land Use	LU-14.4 Sewer Facilities	Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except: <ul style="list-style-type: none"> <li>■ When necessary for public health, safety, or welfare;</li> <li>■ When within existing sewer district boundaries;</li> <li>■ When necessary for a conservation subdivision adjacent to existing sewer facilities; or</li> <li>■ Where specifically allowed in the community plan.</li> </ul>
Land Use	LU-17.1 Planning for Schools	Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.
Land Use	LU-17.2 Compatibility of Schools with Adjoining Uses	Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.
Land Use	LU-17.3 Priority School Locations	Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.
Mobility	M-1 Balanced Road Network	A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities.
Mobility	M-1.2 Interconnected Road Network	Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.
Mobility	M-2.1 Level of Service Criteria	Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.
Mobility	M-3.3 Multiple Ingress and Egress	Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.
Mobility	M-4.3 Rural Roads Compatible with Rural Character	Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]
Mobility	M-4.5 Context Sensitive Road Design	Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.

General Plan Element	General Plan Goal/Policy	Text
Mobility	M-9 Effective Use of Existing Transportation Network	Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.
Mobility	M-11.4 Pedestrian and Bicycle Network Connectivity	Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.
Mobility	M-11.5 Funding for Bicycle Network Improvements	Seek outside funding opportunities for bicycle and pedestrian network improvement projects, particularly those that provide safe and continuous pedestrian and bicycle routes to schools, town centers, parks, park-and-ride facilities, and major transit stops.
Mobility	M-11.7 Bicycle and Pedestrian Facility Design	Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.
Noise	N-1 Land Use Compatibility	A noise environment throughout the unincorporated County that is compatible with the land uses.
Noise	N-1.1 Noise Compatibility Guidelines	Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.
Noise	N-1.2 Noise Management Strategies	Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <ul style="list-style-type: none"> <li>■ Avoid placement of noise sensitive uses within noisy areas</li> <li>■ Increase setbacks between noise generators and noise sensitive uses</li> <li>■ Orient buildings such that the noise sensitive portions of a project are shielded from noise sources</li> <li>■ Use sound-attenuating architectural design and building features</li> <li>■ Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)</li> </ul>
Noise	N-2.1 Development Impacts to Noise Sensitive Land Uses	Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.
Safety	S-1.1 Minimize Exposure to Hazards	Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.
	S-1.2 Public Facilities Location	Advise, and where appropriate require, new development to locate future public facilities, including new essential and sensitive facilities, with respect to the County's hazardous areas and State law.
Safety	S-1.3 Risk Reduction Programs	Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards.
Safety	S-2 Emergency Response	Effective emergency response to natural or human-induced disasters that minimizes the loss of life and damage to property, while also reducing disruptions in the delivery of vital public and private services during and following a disaster.
Safety	S-3 Minimized Fire Hazards	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.
Safety	S-3.1 Defensible Development	Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
Safety	S-3.5 Access Roads	Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.
Safety	S-4.1 Fuel Management Programs	Support programs and plans, such as Strategic Fire Plans, consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.
Safety	S-7.1 Development Location	Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.

General Plan Element	General Plan Goal/Policy	Text
Safety	S-9.4 Development in Villages	Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.
Safety	S-9.5 Development in the Floodplain Fringe	Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.
Safety	S-11.1 Land Use Location	Require that land uses involving the storage, transfer, or processing of hazardous materials be located and designed to minimize risk and comply with all applicable hazardous materials regulations.

**Acronyms**

AFPD	Alpine Fire Protection District
AP	Advance Planning (Planning & Development Services)
ATP	Active Transportation Plan
AWM	Agriculture, Weights, and Measures
B	Building Division (Planning & Development Services)
BMO	Biological Mitigation Ordinance
BMP	Best Management Practice
C	Codes (Planning & Development Services)
CAP	County of San Diego Climate Action Plan
CDM	Community Development Model
CEQA	California Environmental Quality Act
CFA	County Fire Authority
CNF	Cleveland National Forest
CP	Community Plan
CPA	Community Planning Area
CTMP	Community Trails Master Plan
CWPP	Community Wildfire Protection Plan
DEH	Department of Environmental Health
DGS	Department of General Services
DHHS	Department of Health and Human Services (now HHS)
DPLU	Department of Planning and Land Use (now Planning & Development Services)
DPR	Department of Parks & Recreation
DPW	Department of Public Works
DU	Dwelling Unit
EHL	Endangered Habitats League
EIR	Environmental Impact Report (CEQA)
FCI	Forest Conservation Initiative
GEN	General Application
GP	General Plan
HCD	Housing and Community Development
ME	Mobility Element (Chapter in the General Plan)
MND	Mitigated Negative Declaration (CEQA)
MSCP	Multiple Species Conservation Program
ND	Negative Declaration (CEQA)
NPDES	National Pollutant Discharge Elimination System
PAMA	Pre-Approved Mitigation Area
PDS	Planning & Development Services
PLDO	Parkland Dedication Ordinance
PP	Project Planning (Planning & Development Services)
PRD	Planned Residential Development
RAQS	Regional Air Quality Standards
RPO	Resource Protection Ordinance
RWQCB	Regional Water Quality Control Board
SEIR	Supplemental Environmental Impact Report (CEQA)
SEP	Strategic Energy Plan
SP	Specific Plan
SPA	Specific Plan Area
TDC	Transfer of Development Credits
TDR	Transfer of Development Rights
TNC	The Nature Conservancy
USDA	United States Department of Agriculture
USFS	United States Forest Service