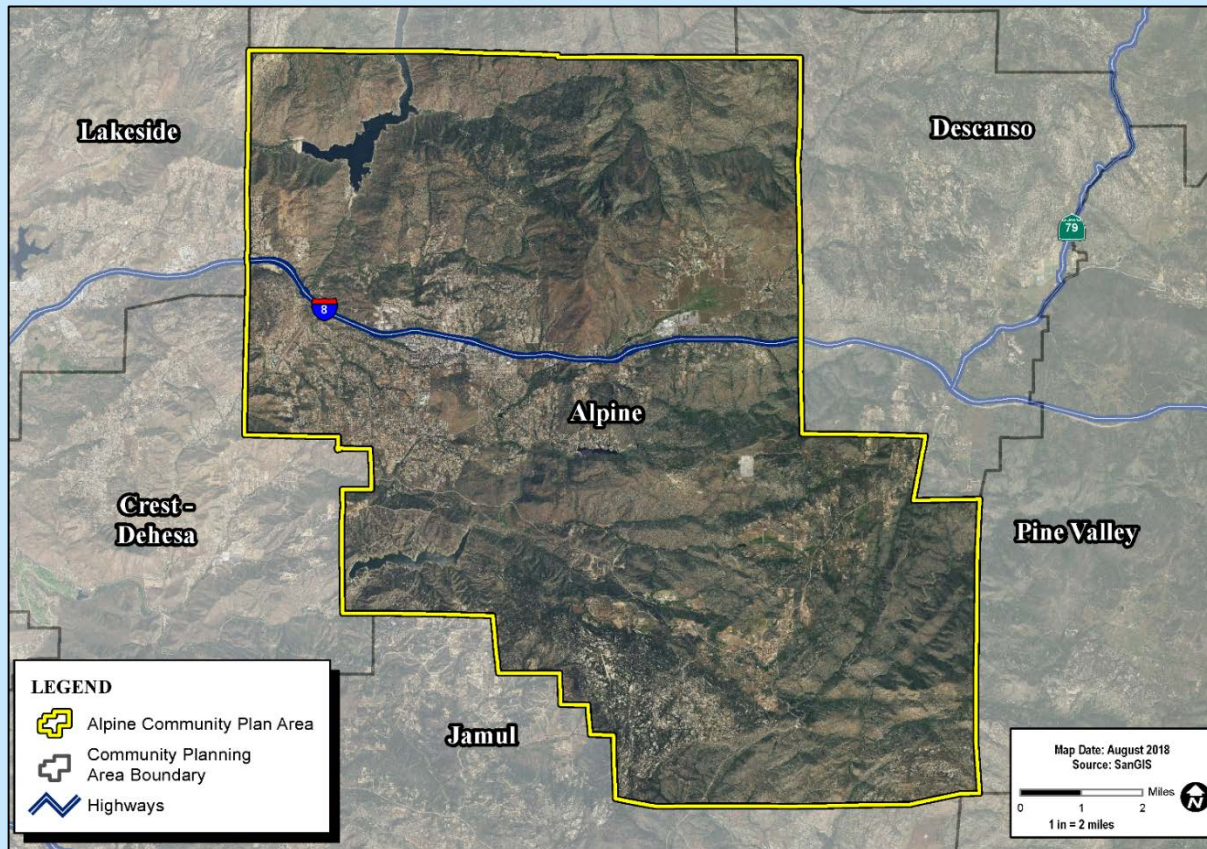


# ALPINE COMMUNITY PLAN UPDATE



## DRAFT GOALS & POLICIES

### COMMUNITY PLANNING GROUP MEETING

JANUARY 10, 2019

Relevant General Plan Goals and Policies:

***Land Use Goal 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 Policy 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.

Relevant General Plan Goals and Policies:

*Land Use Goal 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.

Relevant General Plan Goals and Policies:

*Land Use Policy 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.

Relevant General Plan Goals and Policies:

*Land Use Policy 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.

Revised Text:

Design industrial development vehicular ingress/egress and circulation to avoid streets with significant residential frontages.

Revised Text #2:

Design roads in industrial areas so industrial traffic will not use nearby residential streets for access or circulation.

*Revised Text:*

Uphold and maintain the project parameters established as a part of Alpine Highlands Specific Plan Area (SP 78-05).

*Revised Text:*

Support the extension of Harbison Canyon Road to Alpine Boulevard.



Relevant General Plan Goals and Policies:

*Conservation Policy 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.

*Land Use Policy 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.

Relevant General Plan Goals and Policies:

*Conservation Policy 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.

*Land Use Policy 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.

Revised Text:

Explore incentives and tax breaks for planting trees and consider support for removal of non-native vegetation.

Revised Text #2:

Explore opportunities for planting trees and support removal of noninvasive vegetation.

Relevant General Plan Goals and Policies:

*Conservation Policy 3.1: Wetland Protection.*

Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

Relevant General Plan Goals and Policies:

*Conservation Policy 4.4: Groundwater Contamination*

Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Relevant General Plan Goals and Policies:

*Conservation Policy 1.4: Collaboration with Other Jurisdictions*

Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.

Revised Text:

Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate holdings.

### Relevant General Plan Goals and Policies:

#### *Conservation Policy 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

#### Revised Text:

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.

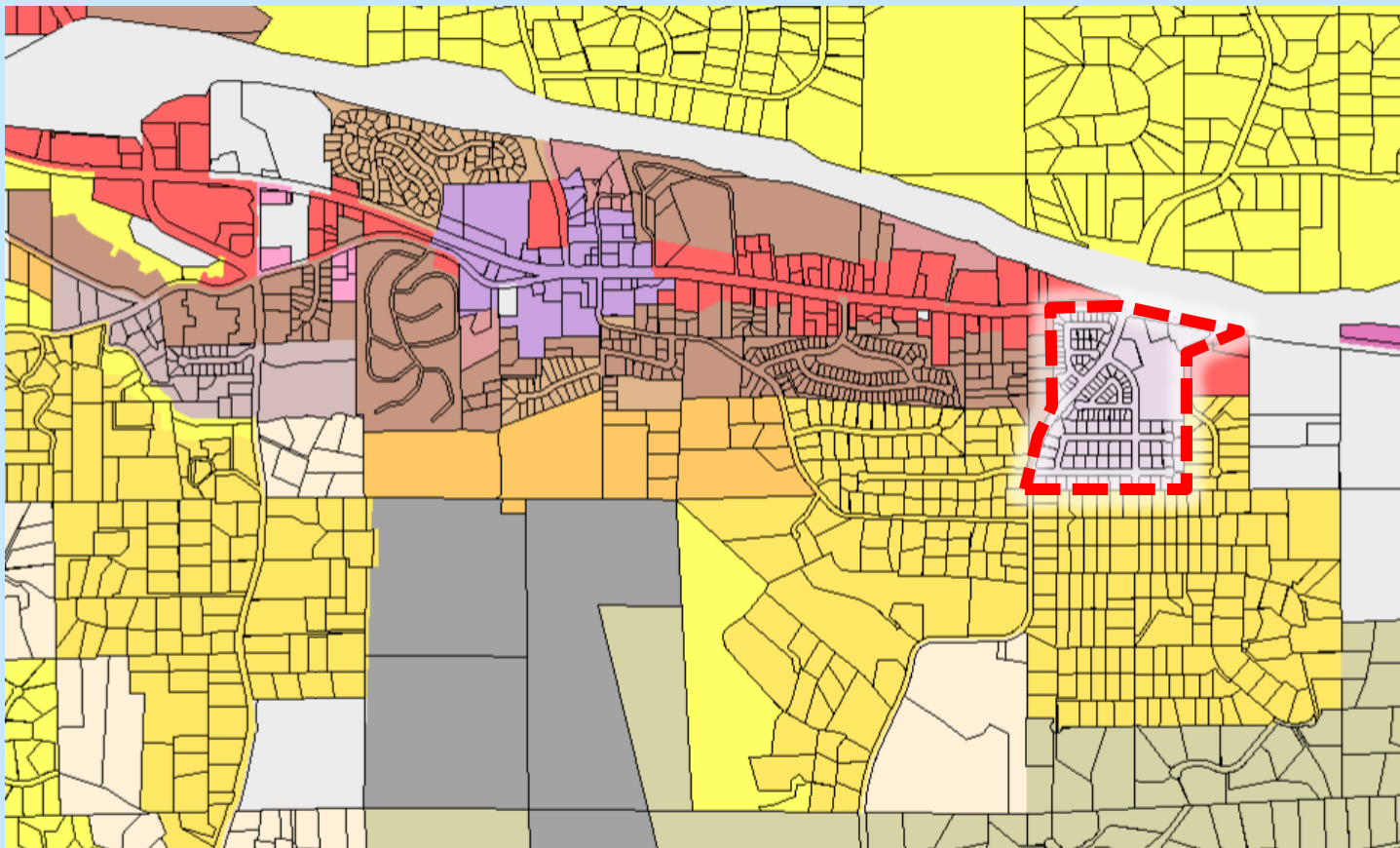
No Relevant General Plan Goals and Policies.

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# PROPOSED GOALS AND POLICIES



Fire escape routes (not recommended)

Walkways/Sidewalks (recommended with revision)

Traffic around schools (recommended with revision)

Community park (not recommended)

Transfer of Development Rights (partially recommended)

Relevant General Plan Goals and Policies.

*Safety Policy 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.

Relevant General Plan Goals and Policies:

*Mobility Policy 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.

Revised Text:

Support walkways in residential communities and consider natural materials.

Relevant General Plan Goals and Policies:

*Land Use Policy 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.

*Revised Text:*

Consider traffic calming measures at school sites.

*Relevant General Plan Goals and Policies:*

*Conservation Policy 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 Policy 24.2 Funding Opportunities.*

Maximize funding opportunities for the following:

- The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails
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*Relevant General Plan Goals and Policies:*

*Conservation Policy 21.1: Diversity of Users and Services.*

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No Relevant General Plan Goals and Policies.

# #244-255 LAND USE GOAL/POLICIES P.9-10

*No Relevant General Plan Goals and Policies.*