

New Proposed Goals and Policies Received
As of October 25, 2018

Number	Page # in Strike-through	Proposed Element	Type	Text	Potentially Related General Plan Goal/Policy or Other Ordinances	County Staff Recommendation/Response
225	33	Safety	Policy	Fire escape routes for automobiles, and horse escape only routes during all emergencies. 10/11/2018	S-3.5 Access Roads	Not recommended for inclusion. Escape routes vary based on the specifics/location of the emergency.
226	N/A	N/A	N/A	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	LU-11.3 Pedestrian-Oriented Commercial Centers	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #42.
227	N/A	N/A	N/A	Supervisor Cox got it right and you have it correct. Russo does not speak for many of the residents south of I-8 between East/West Willows ramps. Confirm with Forest Service and their intent. 10/11/2018		Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #175.
228	N/A	N/A	N/A	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		Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #175 and #200.
229	N/A	N/A	N/A	If all existing Alpine text is covered by GP text, no need for new text. Suggest for next meeting identify specific Alpine text not carried forward so public understands what existing Alpine-specific text may not be carried forward and note the change. This may help avoid confusion re: what folks should speak up on. 10/11/2018	LU-2.2 Relationship of Community Plans to the General Plan	Comment received. Not interpreted as a proposed goal or policy.
230	22	Mobility	Policy	Victoria area and other neighborhoods need walkways. (Gravel is ok. AKA Dehesa sidewalks) Alpine needs to be walkable in a safe manner. 10/11/2018	M-11.7 Bicycle and Pedestrian Facility Design	Recommended for inclusion with revision. Include revised text: Support walkways in residential communities and consider natural materials.
231	N/A	N/A	N/A	Do not remove anything from the community plans that is specific to Alpine and therefore can not be part of the County General Plan. For example the top part of page 14 talks about specific locations (Alpine blvd, Town Center, etc). If these were to be removed, they would not remain anywhere. 10/11/2018	LU-2.2 Relationship of Community Plans to the General Plan	Comment received. Not interpreted as a proposed goal or policy.
232	N/A	N/A	N/A	Incorporate walkways of natural materials. 10/11/2018	M-11.7 Bicycle and Pedestrian Facility Design	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #23. See #230.
233	N/A	N/A	N/A	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	H-2.2 Projects with Open Space Amenities in Villages	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #37.

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234	N/A	N/A	N/A	Commercial - provide landscape requirements to preserve semi-rural / rural character of Alpine. (Trees, shrubs, boulders, fencing) 10/11/2018	LU-11 Commercial, Office and Industrial Development LU-11.2 Compatibility with Community Character	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #46.
235	N/A	N/A	N/A	Industrial - provide landscape requirements to preserve semi-rural / rural character of Alpine. (Trees, shrubs, boulders, fencing) 10/11/2018	LU-11 Commercial, Office and Industrial Development LU-11.2 Compatibility with Community Character	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #58.
236	13	Mobility	Policy	Encourage opportunities for walking and biking to commercial areas. 10/11/2018	LU-11.3 Pedestrian-Oriented Commercial Centers	Not recommended for inclusion. Already covered by the General Plan.
237	N/A	N/A	N/A	3. Change from "senior citizens" to "all ages" or that "allows for aging in place." 10/11/2018		Comment received. Not interpreted as a proposed goal or policy. Change made to policy #202. Added to the comment matrix as a public comment to #86.
238	22	Mobility	Policy	Address traffic issues at all school sites. 10/11/2018		Recommended for inclusion with revision. Include revised text: Consider traffic calming measures at school sites. Also added as a public comment to #205.
239	N/A	N/A	N/A	As first priority address traffic calming and parking issues at all school sites. 10/11/2018		Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #205. See #226.
240	40	Recreation	Goal	Provide a community park for all including shade, picnic areas, off-leash dog area, etc. 10/11/2018	COS-21.1 Diversity of Users and Services	Not recommended for inclusion.
241	42	Recreation	Policy	County purchase, design, construct, and maintain a community park. 10/11/2018	COS-21 Park and Recreational Facilities	Not recommended for inclusion.
242	N/A	N/A	N/A	Keep high density dwellings within village core. 10/11/2018	H-1.7 Mix of Residential Development Types in Villages LU-1.1 Assigning Land Use Designations	Not recommended for inclusion. Added to the comment matrix as a public comment to #2.

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243	9	Land Use - General	Policy	Any large parcels subdivided smaller (i.e. FCI: 2 homes per acre or 1 per 2 acre) must include a 500 ft buffer between neighboring home properties. 10/25/2018	LU-6.3 Conservation-Oriented Project Design	Not recommended for inclusion. Setbacks and development standards will be discussed further.
244	8	Land Use - General	Goal	<u>Transfer of Development Rights - Alpine Community Plan:</u> Develop a TDR program to protect environmentally sensitive and natural lands and working lands, to establish and conserve park lands for outdoor recreational uses, to protect water resources, and to create a mechanism to reduce land uses within very high fire hazard areas. Do this to direct density toward planned growth areas within Village Boundaries so to reduce generation of Vehicle Miles Traveled (VMT) and Greenhouse Gas Emissions (GHG), while contributing to the County's housing inventory within Village Boundaries. 10/25/2018		Recommended for inclusion.
245	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 1. Designate a pilot to test the TDR mechanism and provide analysis of its success in motivating the production of housing while also conserving environmentally sensitive natural lands and park lands, reducing impactful land uses in areas vulnerable to wildfire, protecting water resources, and reducing the generation of VMT and GHG. 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.
246	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 2. Through an economic study, review the market potential for a TDR credits bank held by the County or other entity for future transactions within the Community. 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.
247	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 3. Designate sending areas and sending area criteria for future density transactions so that parcel owners outside of Village Boundaries have the option of voluntarily selling their development potential if they so choose; 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.
248	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 4. Through an economic study, establish the number of TDR credits that will be issued/allocated to sending area property owners should they choose to participate based on estimated monetary value and value to the community* 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.
249	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 5. Designate receiving areas for future transactions and establish appropriate density increases when receiving area developers choose to participate in the TDR program; and 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.

Draft

New goal or policy recommended for discussion

11/8/2018

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250	9	Land Use - General	Policy	<u>Implement a Transfer of Development Rights Program (TDR):</u> 6. Define administrative procedures and legal requirements, including notification to the Property Appraiser's office and recordation in the public records. 10/25/2018		Recommended for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.
251	10	Land Use - General	Policy	<u>Delineate the TDR Receiving Area:</u> The Village Boundary area shall be designated as the receiving area for the Transfer of Development Rights (TDR) program. Within the Alpine Village, TDR credits may be provided from private property owners outside of the Village Boundary, within the Alpine Community Plan boundaries or via a County TDR bank. 10/25/2018		Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.
252	10	Land Use - General	Policy	<u>Establish Densities for Residential Uses within Village Boundaries:</u> The Transfer of Development Rights (TDR) Program should establish the maximum density allowed under current (2018) zoning as baseline density within the Village boundaries (Receiving Area). A General Plan Amendment will NOT be required when using the TDR Program and mechanism to increase density within the Village Boundary above the baseline zoning and as consistent with the Alpine Community Plan Programmatic EIR. For all other proposed increases that do not use the TDR program, a General Plan Amendment will be required. 10/25/2018		Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.
253	10	Land Use - General	Policy	<u>Density increases above Baseline Densities in the Village Shall Use TDRs:</u> The TDR Program (within Villages) should require all changes to current (2018) land use to be to TDR receiving zones in which developers must acquire TDR credits, when they voluntarily elect to exceed baseline densities and build up to the maximum density established in the TDR receiving zone. (Developers may achieve/build to baseline density without acquiring TDR credits). 10/25/2018		Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.
254	10	Land Use - General	Policy	<u>Delineate Sending Areas and Credits:</u> The lands outside of the Village Boundary shall be designated as a sending area for the Transfer of Development Rights (TDR) program established within the Alpine Community Plan. Sending site credit allocation should be established through a formula that determines the number of TDR credits to be assigned to sending area property owners who voluntarily choose to participate. The development of the TDR credit allocation formula will be informed by an economic analysis used to estimate the monetary value of the development potential that sending area property owners choose to forego by participating in the program and may also be influenced by the value of the community benefit provided when sending area property owners voluntarily elect to participate. Sending sites shall also be determined based upon defined criteria for conservation, agricultural, water resources and fire hazard purposes. 10/25/2018		Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.
255	10	Land Use - General	Policy	<u>Rural and Semi-Rural lands proposed for up-zoning (2018):</u> Parcels considered for a proposed up-zoning outside of the Village area (define area in 2018) that are within the Rural and Semi-Rural designated areas should only use the TDR program to increase densities and preserve additional lands. These sites will be designated sending and receiving areas. 10/25/2018		Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.

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11/8/2018