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CONSERVATION

Goal 4.01 Identification and preservation of cultural resources, aesthetic resources and values, and agricultural land. (NRG-6&7, CDG-1)

Policy 4.01.01 Protect identified areas of unique historical or cultural value within the county and preserve those sites for educational, scientific and aesthetic purposes. (NRP-82) ~~Recognize the following historic sites, consider them in future planning and decision making; (NRP-83), and consider preparation of an historic preservation plan. (NRP-84)~~ Identified areas are listed in Table 4.

Policy 4.01.02 Require proper evaluation and protection of archaeological resources discovered in the course of construction and development. (NRP-85)

Policy 4.01.03 Avoid light and glare impacts when considering development. (NRP-86)

~~Consider preparation of a scenic highways plan. (NRP-87)~~

Goal 4.02 Conservation of the character of existing communities and places while accommodating the needs of future growth. (New)

Policy 4.02.01 Establish urban-rural interface areas within which all new development shall incorporate a buffer zone to separate the development from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and rural areas. (CDP-1)

Policy 4.02.02 Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to agricultural land uses on Important Farmlands designated as prime, of statewide importance, unique, or of local importance. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible

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development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space. (CDP-2)

- Policy 4.02.03** Use permanent physical features or barriers to separate agricultural, from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features. (CDP-3)
- Policy 4.02.04** Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land. (CDP-4)
- Policy 4.02.05** Provide for the orderly transition of lands within ~~urban limit lines~~ community growth boundaries from agricultural; to urban use, and encourage and allow agricultural uses to continue until such time as urban development occurs. (CDP-8) and encourage use of rural residential lot design ~~which~~ that allows for the resubdivision of such lots, particularly when rural residential development occurs in proximity to growing communities. (CDP-5)
- Policy 4.02.06** Utilize ~~urban limit lines~~ community growth boundaries as a method to preserve agricultural land and promote orderly growth in the county. (CDP-6) by permitting the conversion of agricultural or open land to urban development within ~~urban limit lines~~ community growth boundaries to occur only as an extension of the urbanizing area. ~~Urban limit lines~~ Community growth boundaries shall not be used as justification for leapfrog development. (CDP-9)
- Policy 4.02.07** Solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development. (CDP-7)
- Policy 4.02.08** Require new development built upon agricultural lands to contribute to funding the purchase of agricultural conservation easement on a one to one acreage basis.

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Goal 4.03 Promotion of appropriately scaled and economically healthy center focus communities. (Ahwahnee Principles)

Policy 4.03.01 At the regional level, regional facilities should be located in urban centers that are accessible by transit throughout the metropolitan area.

Policy 4.03.02 At the community level, a wide range of commercial, residential, cultural, civic, and recreational uses should be located in the town center or downtown.

Policy 4.03.03 At the neighborhood level, neighborhood centers should contain local businesses that serve the daily needs of nearby residents.

Policy 4.03.04 Preserve existing country towns and encourage the growth of new self-contained towns with the population to support an elementary school. Maintain a separation of open space or agricultural lands between towns. Promote that each town must have the tax base, services, and local economy to be self-contained and sustainable.

Policy 4.03.05 Assure that each community achieves a housing to jobs balance of at least one-to-one to promote each community achieving self-sufficiency for jobs, housing, services and facilities by providing the land use designations to promote for opportunity of commercial and industrial job creation.

Policy 4.03.06 Promote that each town achieve substantial self-sufficiency before new towns are permitted.

Policy 4.03.07 Each community or cluster of communities should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development. (Ahwahnee Principles)

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Policy 4.03.08 Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts. (Ahwahnee Principles)

Policy 4.03.09 Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resource sustainability. (Ahwahnee Principles)

Policy 4.03.10 The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design. (Ahwahnee Principles)

Goal 4.04 Protection of the natural environment and increased quality of life. (Ahwahnee Principles)

Policy 4.04.01 Promote development of neighborhoods, communities and regions with compact, multi-dimensional land use patterns that ensure a mix of uses and walkable neighborhoods.

Policy 4.04.02 Use economic development and transportation investments to reinforce desirable land use patterns and the ability to move people and goods by non-automobile alternatives wherever possible.

Policy 4.04.03 Minimize the impact of cars and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services.

Policy 4.04.04 Promote development patterns that allow all residents of communities to live within walking distance (1/2 mile) of commercial, recreational and educational facilities.

Policy 4.04.05 Provide for variety in neighborhood design to assure interesting options for living and working that promote viable communities.

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- Policy 4.04.06 Provide for workplace opportunities weaved into the fabric of the community to promote walkability, job and housing balance, and adequate services.
- Policy 4.04.07 Create nodes of the local transportation network to allow for use of transit and alternative modes of travel outside the community.
- Policy 4.04.08 Promote the preservation of open lands to define the community and allow access to the natural environment from within the community.
- Policy 4.04.09 A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.(Ahwahnee Principles)
- Policy 4.04.10 Businesses within the community should provide a range of job types for the community's residents. (Ahwahnee Principles)
- Policy 4.04.11 The community should have a center focus that combines commercial, civic, cultural and recreational uses. (Ahwahnee Principles)
- Policy 4.04.12 Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night. (Ahwahnee Principles)
- Policy 4.04.13 Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic. (Ahwahnee Principles)
- Policy 4.04.14 The community design should help conserve resources and minimize waste. (Ahwahnee Principles)
- Policy 4.04.15 Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling. (Ahwahnee Principles)

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- Policy 4.04.16 The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community. (Ahwahnee Principles)
- Policy 4.04.17 All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater. (Ahwahnee Principles)
- Policy 4.04.18 Permeable surfaces should be used for hardscape. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water, reduce polluted urban runoff, recharge groundwater and reduce flooding. (Ahwahnee Principles)
- Policy 4.04.19 Dual plumbing that allows graywater from showers, sinks and washers to be reused for landscape irrigation should be included in the infrastructure of new development. (Ahwahnee Principles)
- Policy 4.04.20 Water holding areas such as creek beds, recessed athletic fields, ponds, cisterns, and other features that serve to recharge groundwater, reduce runoff, improve water quality and decrease flooding should be incorporated into the urban landscape. (Ahwahnee Principles)
- Policy 4.04.21 Community design should maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes. Purple pipe should be installed in all new construction and remodeled buildings in anticipation of the future availability of recycled water. (Ahwahnee Principles)
- Policy 4.04.22 Urban water conservation technologies such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial equipment should be incorporated in all new construction and retrofitted in remodeled buildings. (Ahwahnee Principles)

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Goal 4.05 Support and encouragement of all residents to pursue lifestyles that make the most of efficient use of all natural resources, especially energy. (EEG-1)

Policy 4.05.01 Encourage compact land use patterns that reduce dependence on cars and promote walking, bicycling, and transit access.

Policy 4.05.02 Support improved construction practices to provide for energy efficiency in all new construction and remodeling.

Policy 4.05.03 Reduce the per capita consumption of electricity, natural gas, and gasoline such that overall energy use in the county remains relatively constant, even while the population continues to increase. (EEG-3)

Policy 4.05.04 Periodically review overall energy use in the county to monitor the extent to which the goals are being achieved. (EEP-3.1.1: EFFICIENCY)

Policy 4.05.05 Update the Land Use Element to promote a system of energy efficient land development through compact residential areas and commercial/service cores. Public facilities, commercial areas, and schools shall be grouped into pedestrian- and bicycle-accessible core areas that provide a focal point to the community and promote future use of public transit. (EEP-3.2.1: LAND USE)

Policy 4.05.06 No longer allow drive-through windows for businesses because they promote vehicle idling (with resultant increased air pollution) and inefficient, non-productive use of energy. (EEP-3.3.3: TRANSPORTATION)

Policy 4.05.07 Require all new residential development shall conform to state laws on solar access and conservation. The additional land use policies found in Program 3.3.3 that apply to new development shall be used to minimize energy consumed by transportation and building construction, anticipate future transportation needs, and take advantage of passive cooling and heating opportunities in subdivision design. (EEP-3.2.2: LAND USE)

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Policy 4.05.08 Develop a master plan for bicycle paths and pedestrian facilities in new developments and in urbanizing areas. (EEP-3.2.3: LAND USE)

PATTERNS

Goal 4.06 Minimization of economic, social, and environmental costs and efficiently use resources and infrastructure. (Ahwahnee Principles)

Policy 4.06.01 Place new development in existing urban, suburban, and rural areas before using more agricultural land or open space.(Ahwahnee Principles)

Policy 4.06.02 Community design should be compact, mixed use, walkable and transit-oriented so that automobile-generated urban runoff pollutants are minimized and the open lands that absorb water are preserved to the maximum extent possible. (Ahwahnee Principles)

Policy 4.06.03 All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents. (Ahwahnee Principles)

Policy 4.06.04 Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.(Ahwahnee Principles)

Policy 4.06.05 As many activities as possible should be located within easy walking distance of transit stops. (Ahwahnee Principles)

Policy 4.06.06 The location and character of the community should be consistent with a larger transit network. (Ahwahnee Principles)

Policy 4.06.07 New residential development that is compatible with existing land uses, mitigates significant adverse impacts to community facilities/services, is in character and scale with existing

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neighborhoods, and infills on vacant parcels within the existing communities. (DPS-17 Objective)

Goal 4.07 Avoidance of land use conflicts, especially in agricultural areas, with the appropriate distribution and regulation of land uses. (CDG-2&3)

Policy 4.07.01 Place new development in existing urban, suburban, and rural areas before using more agricultural land or open space.

Policy 4.07.02 Allow a limited number of new planned communities and include within an existing or establish a new urban limit line for all approved planned communities. (CDP-22) Allow development nodes along the I-5 corridor at ~~Road 7~~, Road 27, Road 33, Road 39, and Road 57 and Road 68, and establish ~~urban limit lines~~ community growth boundaries for all approved developments. All developments within development nodes shall be developed through the Planned Development process. (CDP-23) Discourage development of new planned communities away from established urban centers unless it can be demonstrated that they are self-sufficient and functional. (CDP-24)

Policy 4.07.03 Locate major new residential development in proximity to opportunities for employment. (CDP-28) Establish distinct land use categories for single family and multiple family residential uses. (CDP-29) Relate decisions concerning land use to the functional classification of nearby roadways. (CDP-30) Allow home occupations in areas not otherwise designated for commercial and industrial use, subject to review. (CDP-38) Establish a threshold for when to use gross or net acreage to determine minimum parcel size in rural residential zones. (CDP-43)

Policy 4.07.04 Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within incorporated cities, planned communities and along the I-5 corridor. Adequate facilities and services shall include community water and sewer if located within an incorporated city or urban limit line. In other areas, adequacy of sewer and water service shall be as determined by local

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health standards/regulations. (CDP-31) Encourage a diverse range of commercial and industrial development, consistent with community plans and the level of service available. (CDP-32) Prevent the loss of designated industrial land to other nonindustrial uses. (CDP-33) Ensure that industrial or commercial development, which requires public water, sewer and other urban services, is located within an urban limit line. (CDP-34) Allow resource-dependent industrial uses to locate outside ~~urban limit lines~~ community growth boundaries and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service. (CDP-35) Where appropriate, promote development of well planned and designed industrial parks catering to local businesses, as well as to outside opportunities. (CDP-36) Discourage strip commercial development and locate future commercial development in well designed commercial centers having adequate and controlled access to public roads. (CDP-37) Design commercial and industrial subdivisions and uses to prevent the intrusion of incompatible uses. (CDP-39)

Policy 4.07.05 Discourage scattered unplanned urban development. (CDP-40)
Discourage urban growth in floodplains, aquifer recharge areas, scenic and historic sites, or other sensitive areas as specified in this General Plan. (CDP-44)

Policy 4.07.06 Reserve adequate sites for new and expanded public facilities needed to serve new growth and development and designate general locations for such facilities, including but not limited to schools, solid and liquid waste disposal facilities, drainage facilities, fire stations, and County government buildings and facilities. (CDP-47)

Policy 4.07.07 Consider septic system and septage disposal limitations when determining areas suitable for new development not served by wastewater treatment facilities, and assure that density standards allow adequate area for septage disposal. (CDP-48)

Goal 4.08 Protection and enhancement of the safety and security of communities by design, adequate and timely provision of services, safe routes of vehicular and pedestrian travel, and community participation. (New)

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Policy 4.08.01 Provide natural surveillance by a good visual connection between residential and/or commercial development and public environments such as streets, common areas, parks, sidewalks, parking areas and alleys.

- Avoid landscaping that might create blind spots or hiding places.
- Locate open green spaces and recreational areas so that they are visible from nearby homes, businesses and streets.
- Use pedestrian scale street lighting in high pedestrian traffic areas to help people recognize potential threats at night. (Crime Prevention Through Environmental Design (CPTED) Guidelines)

Policy 4.08.02 Provide natural access control by locating common areas as centrally as possible or near major circulation paths within development and communities. Avoid remote locations for common areas.

- Limit access without completely disconnecting the development from adjacent developments.
- Design streets to discourage cut-through or high-speed traffic.
- Install paving treatments, plantings, and architectural design features such as a columned gateway to guide visitors to desired entrances and away from private areas.
- Install walkways in locations safe for pedestrians, use them to define pedestrian bounds and keep unobscured. (Crime Prevention Through Environmental Design (CPTED) Guidelines)

Policy 4.08.03 Employ territorial reinforcement in such design elements as sidewalks, landscaping, and porches to help distinguish between public and private areas and helps users exhibit signs of "ownership" that send "hands off" messages to would-be offenders. The environment should be designed to clearly delineate private spaces. Provide obvious defined entries, patios, balconies and terraces. Use low walls, landscape and paving patterns to delineate ownership and responsibility.

- Design lots, streets, and houses to encourage interaction between neighbors.
- Accentuate entrances with the subdivision name, different paving material, changes in street elevation, architectural, and landscape design.

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- Clearly identify residential buildings using street numbers that are easily observed from the street and well lit at night. Provide Arabic numerals at least three inches high with an half inch stroke.
- Define property lines with post and pillar fencing, gates, and planting to direct pedestrian traffic to desired points of access only. (Crime Prevention Through Environmental Design (CPTED) Guidelines)

Policy 4.08.04 Promote landscaping standards that reinforce safety concerns.

- Planting and selection of landscape material should be such that sight lines remain open and clear, and places of concealment are not fostered.
- Keep shrubs trimmed to three feet, or at least below window sills, when safety is an issue.
- Prune the lower branches of trees to at least seven feet off the ground
- If graffiti is a known problem in the area, specify thorny landscape plants as a natural barrier to deter unwanted entry.
- Specify vines or planted wall coverings to deter graffiti. Avoid blank spaces which may be an invitation to graffiti vandals.
- Provide landscape and fencing that do not create hiding places for criminals. Discourage crime by creating an inhospitable environment for criminals.
- Provide attractive and durable (masonry) fencing whenever possible. Consider creative solutions to fencing schemes which work aesthetically as well as functionally.
- Use lighting in the landscaping both for security and aesthetics. (Crime Prevention Through Environmental Design (CPTED) Guidelines)