

ALPINE COUNTY GENERAL PLAN



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ALPINE COUNTY BOARD OF SUPERVISORS

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ALPINE COUNTY GENERAL PLAN



INTRODUCTION

INTRODUCTION

Alpine County comprises 723 square miles of land situated along the crest of the Sierra Nevada mountains in east-central California. The County's topography is characterized by high rugged peaks and ridges, deep canyons, mountain meadows, and numerous streams and lakes. The County is located 15 miles south of Lake Tahoe and is bounded to the east by Douglas County, Nevada. It is crossed generally east to west by State Highways 4 and 88, and north to south by State Highway 89. It is estimated that ninety five percent of Alpine County's land area is government owned and administered by the U.S. Forest Service or Bureau of Land Management. Alpine County remains the smallest County in California with a permanent population of 1100 and with only an eleven percent growth between 1980 and 1990 based on the 1990 Census data. Most of the population lives near or in the communities of Markleeville, Woodfords, Bear Valley, or Kirkwood.

Alpine County's first General Plan was adopted in 1964. New elements were added in 1969, 1970, 1973, and 1974. In 1981 the legal adequacy of the existing plan was determined to be questionable and the Board of Supervisors directed that the plan be revised. In a separate action, the Board, which serves as the County's Local Transportation Commission, directed that the 1982 Alpine County Regional Transportation Plan Update (RTP) be included as part of the total planning project.

Early public input to the 1981 General Plan Project stressed the importance of developing a plan which would "balance" environmental and social concerns. The General Plan has thus been founded upon four primary planning criteria

1. Environmental constraints.
2. Economic growth.
3. Orderly development in specified areas, and
4. Public service costs.

The General Plan identifies hazards that offer the greatest threat to the health, safety, and welfare of people in Alpine County. Measures are specified to minimize propagation of each of the hazards in future development. The Plan draws upon research presented in the Plan's Data Base and Appendices to promote wise use of the County's varied and plentiful resources. The Plan also encourages provision of adequate public services, maintenance of a balanced County budget, and maintenance of a comprehensive planning process including continuous use of the General Plan as a guideline for growth. As required by State law, the Plan contains a Land Use Map which designates the desired location, type, density and intensity of land uses County-wide. The Plan's Circulation Element serves as the County's Mandated Regional Transportation Plan and is updated biennially.

This edition of the Plan is a 1997 update of the 1981 plan. It has been prepared to update statistics and information and to reflect changes in State Law and County Ordinances. This plan also contains the 1996 Regional Transportation Plan/Circulation Element Update.

THE SETTING

History

Before the arrival of Euro-American settlers, Alpine County was the home of a Native American people of whom the Washoe are the latest arrivals. Frontiersmen including Jedediah Smith, Captain Joseph Walker, Kit Carson and Captain John C. Fremont, visited what is now Alpine County between 1827 and 1844. Present day Woodfords became the first settlement in the region with the establishment of Brannon Springs in 1851. With the discovery of gold and silver in the late 1850's and early 1860's the territory experienced a boom period during which towns sprang up and populations swelled

Alpine County became the forty-sixth County in the State of California on March 16, 1864. It was formed out of El Dorado, Amador, Calaveras, Tuolumne and Mono Counties and named for its majestic alp-like scenery. In 1864 total County population was estimated to be more than 11,000. The County seat was Silver Mountain City, one of several early mining towns that no longer stand today. In 1875, when the County Seat was moved to Markleeville, the population had declined to approximately 1200.

In addition to mining, lumbering was an important industry in Alpine County during the 1860's and 1870's. Lumber was needed for the construction of towns, ranch structures, and flumes built in the area. Demand was also high for cord wood necessary to drive steam engines, to provide mine timbers, and to serve other purposes.

The demonetization of silver in 1873 put an end to the silver "boom" in Alpine County and thereafter County population decreased. By 1910 the County population was less than 250. Between 1920 and 1940 it increased to 320, and then decreased back to approximately 290 by 1950. During this period the population was distributed between the towns of Markleeville, Woodfords, Paynesville and a number of other highway stops. The County sustained a small number of active cattle and sheep ranches plus limited mining and timber activity.

With improvement of roads, the increase in California's population, and State-wide increases in income and leisure time, Alpine County's popularity as a recreational area began to grow. The 1970 Census recorded County population at 484. By 1980 the population had grown to 1097. The increase is primarily a result of growth in the Washoe Community on the County's eastern slope; and Bear Valley and Kirkwood on the County's western slope.

Population

Characteristics of the County's 1990 population were as follows: Median age was 35 years. Approximately 25% of the population was less than 18 years of age. The ethnic make-up of the 1990 population included 772 whites (69.4 percent) and 341 non-whites, (30.6 percent). The largest ethnic minority was American Indian, 257 or (23.1 percent) of the total population.

Because the 1990 Census was conducted during April, 1990, it is anticipated that a number of seasonal residents were included in the County total. Though the total may therefore be considered high when figuring permanent residents, it does little to reflect the actual influx of seasonal residents or visitors to the County which has been estimated to exceed two million per year. The Department of Finance estimated a 1990 housing vacancy rate of 62.7 percent. At least 68% of these are

seasonally occupied second homes or resort condominium units.

Socio-Economic Environment

Alpine County is divided by the crest of the Sierra Nevada into east and west slope geographic regions. Markleeville, Woodfords and other east slope communities tend to identify culturally and economically with Gardnerville, Carson City and other urban centers located in the State of Nevada.

Kirkwood is positioned to access both Nevada Communities and South Lake Tahoe. Bear Valley residents tend to utilize lower west slope communities in California for similar socioeconomic purposes. The Sierra crest becomes a most significant boundary between east and west Alpine County during winter months when State Highway 4 connecting Bear Valley with Markleeville is closed, resulting in 3-4 hours travel time between the communities in good weather.

Recreation and tourism clearly stand as a mainstay of the economy. The County's agriculture, timber, and mining resources have and will continue to provide valuable contributions.

Setting aside the incomes of seasonal residents, the per capita income of persons living in Alpine County is well below the state average and it fluctuates seasonally due to reliance on recreation and tourism. Limited population and dependence upon urban centers outside the County causes a significant drain of dollars generated in the local economy. This leakage hinders attempts to expand local business activity. The local government faces fiscal difficulties associated with a limited ability to generate property tax revenue which results in heightened sensitivity to limitations on public services and facilities.

THE GENERAL PLAN

A general plan can be considered a local government's "constitution" for growth and development. In addition to background information, general plans typically contain goals, policies, objectives, and implementation measures designed to guide growth and development within the jurisdiction. One of the required maps of a general plan is the land use map, which represents the County's intentions regarding future growth.

All elements within a general plan must be consistent with one another and all local land use zoning designations must be made to conform with the general plan. Decisions regarding private developments for which County permits are necessary and those involving County Public Works Projects must be found in conformance with the general plan before approval can be granted. Counties must also review their capital improvement programs and land transactions for conformance. Under the Federal Land Policy and Management Act of 1976, Federal Agencies are directed to coordinate preparation of their land use plans and regulations with local governments and their general plans.

State Law requires that a general plan must address seven subjects: land use, circulation, housing, conservation, open space, noise, and safety. The law allows a County to vary the format and degree of specificity that is used in addressing each of the required subjects, depending on local circumstances. The Alpine County General Plan is organized in six elements which incorporate the

seven State mandated subjects.

1. Conservation
2. Safety
3. Land Use
4. Circulation
5. Housing
6. Economic Development

Conservation

The Conservation Element promotes wise use of the County's valuable mineral, timber, agricultural, water and energy resources. It recognizes local water, animal life, open space, historic and other resources as valuable to recreation and tourism. It considers the County's nearly pristine air, water, sound, and scenic beauty as a resource valued by County residents as well as visitors from other parts of the world. Policies and guidelines are set forth to protect such resources from degradation and incompatible land uses. The Plan also encourages the management, production, and processing of natural resources found in the County in a responsible manner for the economic benefits that could be derived for the local economy.

Safety

The Safety Element calls for all future development to be properly located and designed to prevent threat to the health, safety and welfare of people in Alpine County due to fire, earthquake, unstable slopes of earth or snow, flood, noise, or hazardous materials. Policies are established to promote fire prevention and to build fire protection into all new development. The Plan also requires that maps and/or deeds subdividing lands in areas identified as subject to flash flood or seismic activity must contain written warnings informing future land owners that such hazards exist. Future developments will need to investigate and address the potential for landslide or avalanche. The General Plan's Land Use Section and Land Use Map establish standards to protect future development from flood, stream bank erosion and other factors.

Land Use

The Alpine County General Plan sets forth objectives for the provision of specific public services or facilities that will be needed to aid the County's orderly growth and development. It lists policies and actions that are necessary to help finance public services and facilities especially during the present period of declining revenues. A special section is provided to help implement and maintain an effective and comprehensive planning process. The Plan's Land Use Map designates areas of the County in which certain types of development would be best located. Descriptions and mapping of each land use designation are presented in the Land Use Element.

Circulation

The long-range Transportation Plan addresses periodic improvements of State highways and bridge

reconstruction. The need for maintenance and reconstruction of existing County roads will generally supersede the need for new roads. Funding County road maintenance is a growing issue that will need to be resolved. New developments will be required to construct roads to County standards and new provisions (road districts) may be required to fund their long-term maintenance. Efforts will be made to stimulate recreation and tourism thereby increasing already high percentages of out-of-county traffic. Actions may be necessary to generate additional County revenues for road maintenance and other public services necessitated by recreational visitors.

The County will continue toward implementation of the County Airport Master Plan. Private aviation working facilities should include construction of new heli-pads at Bear Valley and Kirkwood. Bicycle and pedestrian facilities should be considered where reasonable in all new development as a means of improving local travel as well as adding to the County's recreational attractiveness. The County will continue to enforce parking requirements and may upgrade regulations to attenuate existing or anticipated parking problems. County circulation policies will encourage efficient use consistent with the preservation of General Plan goals and policies. Pipe and utility lines should be minimized by measures such as combining lines to the fewest possible corridors and minimizing extensions to new areas consistent with the County's land use policies. The County is opposed to any trans-sierra utility corridors through Alpine County.

In general, the short-range Transportation Plan consists of the County's highest priority improvement projects and those goals and policies which address the most current and important issues.

Housing

The purpose of the Alpine County Housing Element is to stimulate the private sector and facilitate the supply and quality of housing available to Alpine County residents. The Housing Element is designed to inform citizens and decision-makers in the County about population and housing and provide a sound basis for future planning decisions to meet identified housing needs and objectives within local means.

Economic Development

The Economic Development Element establishes the response of Alpine County to economic conditions which result from the lack of revenue and job generating industrial and commercial development in the County.

ORGANIZATION

The Document

The General Plan is organized in four parts:

1. Introduction
2. General Plan Elements
3. Definitions

4. Summary of Goals, Policies, Objectives and Implementation Measures

A Data base, Environmental Impact Report and Technical Appendices that support the General Plan are available in the Alpine County Planning Department.

All general plan elements contain discussions of various planning related issues based upon information collected for the data base. Each discussion of issues is followed by a list of goals, objectives, policies and implementation measures which are intended to help resolve the issues. A goal is the end toward which effort is directed. It is general and timeless, but theoretically attainable.

A policy is a course of action that guides present and future decisions. An objective is more precise and is capable of both attainment and measurement. Actions or implementation measures suggest or define the steps necessary to accomplish objectives and name the agencies or persons that would be responsible. The Circulation and Housing Elements vary slightly from the format used in other elements in order to satisfy the State's particular requirements for Regional Transportation Plans, and Housing Elements.

During preparation of the Data Base and Appendices, research was focused on seven special planning areas which, due to factors such as terrain and private ownership, were considered most likely to receive development pressure. Various categories of information regarding the County and its inhabitants were applied to base maps for each of the seven planning areas. These maps are displayed in the Appendices. Transparent overlays of the maps were used in drafting the General Plan's County-Wide Land Use Map.

AMENDMENT

A general plan amendment is required in order to change any text or map in the General Plan. State Law permits up to four General Plan Amendments per mandatory element per calendar year (Government Code 65358b). The most common type of General Plan Amendment is to the Plan's Land Use Map. In addition the County may determine that it is occasionally necessary to revise portions of the text to reflect changes in circumstances or philosophy. State Government Code 65400b requires the Planning Department to report annually to the Board of Supervisors on the status of the plan and progress in its implementation.

The Process

The County's process for amending the General Plan is specified in Section 18.84 of the Alpine County Codes (Zoning Ordinance) as summarized below.

1. Amendments to the General Plan may be initiated by application of petition of one or more landowners, resolution of intention of the Board of Supervisors or resolution of intention by the Planning Commission. Applications initiated by the public must accompany include fees set forth in the County Fee Ordinance.
2. Applications are reviewed by the County Planner and if accepted as complete

for processing are scheduled for a public hearing before the Planning Commission. Public notice of the hearing is provided in accordance with State Law.

3. Prior to the Public Hearing the Planning Department prepares a staff report to the Planning Commission describing the proposed amendment, any environmental or other impacts that may result, and comments from other departments or affected governmental agencies.
4. The Planning Commission holds the Public Hearing, makes the required findings of fact and decides upon a recommendation to the Board of Supervisors.
5. The Board of Supervisors holds a Public Hearing and either adopts or denies the proposed amendment.

Review for Consistency

In order to be an effective policy guide a General Plan must be internally consistent. State Government Code 65300.5 requires that the General Plan be integrated and internally consistent, both among the elements and within the elements. Any amendments to the text or map must be supported by findings that clearly state that the amendment conforms with the General Plan. The following is a guideline for Planning Staff, the Planning Commission, and the Board of Supervisors to follow in determining General Plan consistency.

1. Consistency among the Elements. Compare the proposed element to be amended with other elements in the plan. For example:
 - a. Land use designations in the land use element should not conflict with planned land uses in the open space, circulation, or conservation elements;
 - b. Projected traffic impacts from proposed land use designations in the land use element should be planned for in the circulation element;
 - c. Allowed uses in a land use designation should be consistent with noise standards specified in the noise element for that same land use designation;
 - d. Proposed amendments to Goals and Policies in an element must be consistent with Goals and Policies of the other elements in the Plan; and
 - e. Assumptions, projections, standards and statistics used in a proposed element amendment should be consistent with those used in other elements of the Plan.

2. Consistency within an Element. Compare the proposed amendment with other data, analyses, goals, policies and implementation measures within the same element.
3. Text and Diagram Consistency. Compare existing or proposed maps and diagrams with existing or proposed text and policies. For example:
 - a. Land use designations given to an area on the Land Use Map should be consistent with text describing and policies related to features of that area; and
 - b. Proposed land use designations for a specific area on the map should not conflict with proposed roads or highways on the circulation map.

Findings of Fact

Any decision on the General Plan Amendment must be supported by findings of fact. These findings are the rationale for making a decision to adopt an amendment.

Section 18.84.030 of the Alpine County Zoning Ordinance requires that the Planning Commission make the following findings when considering an amendment for recommendation to the Board of Supervisors.

1. The proposed amendment is in conformance with the County General Plan;
2. The proposed amendment is in harmony with the zoning code and other County Ordinances; and
3. The amendment is not detrimental to the health, safety, peace, morals and general welfare of the County of Alpine or its people.

ALPINE COUNTY GENERAL PLAN



I. CONSERVATION ELEMENT

REVISIONS TO THIS SECTION:

SECTION K, AESTHETICS
BOARD OF SUPERVISORS RESOLUTION NO. 2003-38, JULY 17, 2003

I. CONSERVATION ELEMENT

The Conservation Element meets State requirements for Open Space, Conservation, and Scenic Highways Elements. The element specifically addresses County and region-wide issues in the following categories:

- A. Earth (soils and minerals)
- B. Air
- C. Water
- D. Wetlands
- E. Plant Life
- F. Agriculture
- G. Forests
- H. Animal Life
- I. Energy
- J. Culture
- K. Aesthetics

A. EARTH

Soils

Available reports that describe soils characteristics such as general composition, percolation rate, permeability, depth to bed-rock, drainage, and erosion potential were used to plan for the appropriate location, type, density, and intensity of development shown on the Land Use Map. (See Data Base Sections 1.3 and 3.43.). Soils characteristics can vary significantly from site-to-site or within one project site. The reports used for the General Plan and the Land Use Map itself should not preclude the requirement for site specific soils investigations when considering future projects.

The County presently utilizes Chapter 70 of the Uniform Building Code (UBC) to regulate grading and thus control erosion and other effects related to soils and development. Under the UBC, excavations less than two feet deep or fills less than three feet deep generally do not require a grading permit from the County. The UBC does not control the amount of area that one may clear of vegetation or grade within the limits just defined. In some counties the lack of stricter controls have led hopeful developers to clear large areas to bare soil before obtaining any other approval for development. Such actions can generate both on-site and off-site effects upon water quality, view sheds, wildlife and other resources.

ELEMENT I - SECTION A

G. P. GOAL NO. 1

CONSERVE SOIL AND RELATED RESOURCES

POLICY NO. 1 Require soils and geologic reports for all land development projects.

OBJECTIVE NO. 1 Adopt a comprehensive erosion control and grading ordinance.

IMPLEMENTATION MEASURE: Such an ordinance should require County approval for significant grading or vegetation removal operations. It should contain standards for on and off-site erosion control including re-seeding.

Minerals

Mineral deposits of economically significant size represent less than 1 percent of the earth's crust.

These deposits should be protected in land use decisions and, in return, mine operators should conduct operations that minimize negative effects on surroundings and reclaim lands when operations are completed so that they may serve beneficial uses. (See Data Base Section 7.41.)

Existing mines and quarry sites in Alpine County are identified on the Land Use Map. Known or suspected mineral deposits, primarily sand and gravel, have been identified by the California Division of Mines and Geology and are shown in Appendix J of the Data Base for the Alpine County General Plan. The deposits have been protected by appropriate land use designations and buffers on the Land Use Map.

The California Surface Mining Reclamation Act of 1975 (SMARA) requires the State Geologist to classify mineral areas in the State and the State Board of Mining and Geology to designate mineral deposits of regional or Statewide significance. The mineral deposits thus far identified by the California Division of Mines and Geology do not represent completion of the State's responsibilities under the Act. Additional deposits which have not yet been identified may therefore exist. For this reason, broad areas within the historic Monitor, Mogul, and Webster mining districts are given a land use designation which provides the areas protection from incompatible land uses yet allows mineral extraction and associated development. Large portions of the Silver King, Silver Mountain and Raymond Mining Districts are now located in wilderness areas. Pursuant to the Wilderness Act of 1984, any mining claims located in wilderness areas which were made prior to December 31, 1983, are allowed to be "utilized, explored, drilled, leased, etc. (See Land Use Map.)

ELEMENT I - SECTION A

G. P. GOAL NO. 2 **PROTECT THE MINERAL RESOURCES OF ALPINE COUNTY AND PROMOTE THEIR WISE USE**

POLICY NO. 2a Existing mines and mineral deposits shall be protected from encroachment by incompatible land uses in accordance with California Public Resources Code 2710 et seq. (Surface Mining

and Reclamation Act).

POLICY NO. 2b Maintain open space buffer zones around existing or possible future mining sites to prevent encroachment and help mitigate noise, dust, vibration, and visual impacts and protect public safety.

POLICY NO. 2c All costs and responsibilities for controlling off-site effects generated by mining and associated operations should be attenuated by mine operators and developers to the satisfaction of the County.

POLICY NO. 2d All surface mined lands should be reclaimed following completion of surface mining operations to a usable condition which is readily adaptable to alternative land uses.

B. AIR

The potential exists in areas of Alpine County for air pollution that could be hazardous to the natural environment and human health. Pollution potential is especially high where large concentrations of wood-burning stoves and conditions of temperature inversion may exist.

The County, in cooperation with the Great Basin Unified Air Pollution Control District, controls pollution. The State Air Resources Board has measured the County's attainment of the State ambient air quality standards for most air pollutants. The entire Great Basin Unified Air Pollution Control District was classified as non-attainment of State standard for suspended particle matter. None of the test sites used to determine this classification were located in Alpine County. Alpine County is considered in attainment of Federal Standards for this pollutant. (See Data Base Section 2.2)

ELEMENT I - SECTION B

G. P. GOAL NO. 3 **MEET OR EXCEED FEDERAL AND STATE AIR QUALITY REGULATIONS**

POLICY NO. 3 The County should continue to consult with the Great Basin Unified Air Pollution Control District regarding any proposed project which has the potential to adversely affect ambient air quality.

C. WATER

Surface Water

Surface waters in the eastern slope of Alpine County have been adjudicated. Rights to quantities of water are established and a rotation schedule is practiced by water users during late summer and fall months. Users with low priority water rights have difficulty meeting needs during this period in drought years.

A decree by the U.S. District Court for the District of Nevada binds existing water rights and practices on the Eastern Slope. The Truckee-Carson Pyramid Lake Water Settlement Act of 1990 provided federal confirmation of water rights declared in the decree. The adjudication specifies that segments of the Carson River East Fork in California and the Carson River West Fork above Woodfords are governed by California riparian law. Supervision upon these segments by the region's Water Master is limited. Under California riparian law, land owners adjacent to either of the stream segments are entitled to use water that is available. The potential, therefore, exists for future land developments to draw surface water from supplies which are already inadequate for established down stream uses. (See Data Base Section 3.2)

ELEMENT I - SECTION C

G. P. GOAL NO. 4 MAINTAIN ADEQUATE SUPPLIES OF SURFACE WATER IN ALPINE COUNTY FOR ALL CURRENT AND FORESEEABLE NEEDS

POLICY NO. 4a Alpine County should remain opposed to any reduction in quantities of surface water presently administered to users in the County for in county uses under the final decree issued by the District Court for the District of Nevada involving the United States of America versus Alpine Land and Reservoir Company (1980) unless or until reasonable alternatives for supply of water for County's agricultural needs are secured.

POLICY NO. 4b Development on lands draining to the Carson River should not significantly diminish the present supply of surface water to any tributary or channel of said river segments.

POLICY NO. 4c Analysis of run-off from new land developments should consider individual or cumulative increase flows of existing stream or river channels and down stream users.

POLICY NO. 4d Acquire and maintain water rights to protect the County's interest and future needs.

Groundwater Quantity

Based upon an analysis of the data researched and presented in Data Base Section 3.3 and Appendix A, it is estimated that the most reliable supplies of groundwater in Alpine County may

be found in recent alluvial deposits (stream and river deposits indicated by map unit symbol Qal in Appendix A. Lake deposits, glacial deposits, volcanic bedrock, and granite bedrock generally represent areas with increasingly unreliable quantities of groundwater. (See chart, Appendix A-1)

The Carson River West Fork alluvial fan which underlies the vicinity of Woodfords, Paynesville, and Fredericksburg is estimated to contain approximately 100,000 acre feet of groundwater. Water available to recharge this groundwater supply is estimated to be less than 16,000 acre feet per year. Assuming withdrawal rates equal to 230 gallons per day per permanent residence and 58 gallons per day per seasonal residence (Data Base Section 3.26) approximately 12 million gallons or 38 acre feet of groundwater are taken from the alluvial fan each year. The ratio of withdrawn by Alpine County water users to available recharge may be as high as 1:400 (excluding consideration of the fact that some withdrawn water is replaced).

Water supplies in the entire Carson Valley are estimated by the State of Nevada to be 32,000 acre feet per year. Appropriations are 37,000 acre feet per year. It is reported that not all appropriations are used in a given year and therefore appropriations are nearly equal to supply. (See Data Base 3.31)

Areas important to groundwater recharge include coarse sand near stream deposits along mountain fronts and stream and river channels (Data Base Section 3.3). Groundwater supplies serving Bear Valley and Kirkwood developments are discussed in the Specific Plans for those areas.

ELEMENT I - SECTION C

G. P. GOAL NO. 5

MAINTAIN ADEQUATE SUPPLIES OF GROUNDWATER IN ALPINE COUNTY FOR ALL CURRENT AND FORESEEABLE NEEDS

- | | |
|----------------------|--|
| POLICY NO. 5a | Groundwater withdrawals should not exceed or significantly draw-down groundwater supplies. |
| POLICY NO. 5b | Alpine County should oppose any significant reduction in quantities in groundwater in the County due to extractions by wells that serve areas outside of the County. |
| POLICY NO. 5c | Coverage of land that would reduce infiltration from run-off or surface water should be minimized in areas important for groundwater recharge including coarse (gravelly) deposits along mountain fronts and stream or river channels. |
| POLICY NO. 5d | No parcel should be created or development approved that may involve structures intended for human occupancy unless an |

acceptable means of water supply has been established.

Surface Water Quality

Under State Law the primary responsibility for insuring maintenance of water quality lies with Regional Water Quality Control Boards. By waiver, Alpine County is allowed to approve developments involving less than 6 dwelling units without higher approval from the appropriate Regional Water Quality Control Board. Existing County Ordinances set certain standards and requirements for maintaining surface and groundwater quality in addition to those requirements set forth by the Water Quality Control Boards. (See Data Base Section 3.41). Regional Water Quality Control Board objectives and available historic water quality records are reproduced in Appendix F. (See Data Base Sections 3.42, 3.44, and 3.45). Siltation and sedimentation are the result of erosion. Any development involved in earth disturbance, particularly some forestry practices, can result in erosion and degrade surface water quality by siltation. A certain amount of erosion occurs as a result of natural processes. Erosion is further addressed in the Soils Section of this element.

Surface or hard rock mining operation can degrade surface water quality through increased siltation or the release of natural or induced adverse chemical substances. Each has been historically documented in Alpine County. (See Data Base Section 3.42)

Agricultural waste can also affect the quality of surface waters especially where high concentrations of livestock are tended near surface or ground water supplies. (See Data Base Section 3.45)

ELEMENT I - SECTION C

G. P. GOAL NO. 6

IMPROVE AND MAINTAIN THE QUALITY OF ALPINE COUNTY'S SURFACE WATER RESOURCES IN COOPERATION WITH THE LAHONTAN AND CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARDS

Ground Water Quality

Groundwater contamination can be a primary consideration when planning residential developments that are intended to utilize individual sewage disposal systems. Data Base Section 3.14 describes the possibilities for contamination of groundwater supplies by individual sewage disposal systems. Primary concerns include:

1. Soils that do not adequately percolate or that are too close to groundwater supplies;
2. Too many septic systems too close together;
3. Improper septic system maintenance.

In Alpine County additional septic tank filtration limitations may exist in areas underlain by fractured granite bedrock or containing perched water tables. (See Data Base Section 3.43)

The Soil Conservation Service has described all of Alpine County as containing severe septic system filtration limitations. More detail regarding soil capabilities is provided in soils reports which have been incorporated into the Data Base by reference and which are available for review at the Alpine County Planning Department. Soils capability data was a determinant in establishing appropriate land uses, parcel sizes, and densities indicated on the Land Use Map.

County Ordinance 365-77 controls the construction of sewage disposal systems in Alpine County. County Ordinance 364-76 regulates the construction modification repair, and abandonment of wells in the County. Both Ordinances are intended to prevent groundwater contamination and protect the health, safety, and welfare of the County's population. County Ordinance 365-77 does not preclude the establishment of alternatives to conventional individual sewage disposal systems "in selected areas if they are individually designed and received by the Health Department".

ELEMENT I - SECTION C

G. P. GOAL NO. 7

MAINTAIN SAFE, CLEAN GROUNDWATER SUPPLIES THAT ARE ADEQUATE FOR ALL CURRENT AND FORESEEABLE BENEFICIAL USES

- POLICY NO. 7a** The County should notify, inform, and provide adequate time for response to the appropriate Regional Water Quality Control Board regarding all projects for which County approval is necessary except those for which waiver provisions have been granted.

- POLICY NO. 7b** No parcel should be created or development approved that may involve structures intended for human occupancy unless an acceptable means of sewage disposal has been proven available.

- POLICY NO. 7c** Residential development utilizing individual sewage disposal systems should not be allowed to accumulate in a given area such concentrations that they collectively pose a threat to groundwater quality.

D. WETLANDS

Wetlands in Alpine County include rivers, streams, lakes, ponds, wet meadows, and other areas with riparian and aquatic habitat. Due to their sensitive nature and ecological significance wetlands are protected by Federal Law.

Federal Law regulates and State and Federal Agencies provide policies for development in wetlands. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include “swamps, marshes, bogs and similar areas”. The U.S. Fish and Wildlife Service (USFWS) defines wetlands as “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water” and have “one or more of the following attributes”:

1. At least periodically, the land supports predominately hydrophytes;
2. The substrate is predominantly undrained hydric soil; and
3. The substrate is non-soil and is saturated with water or covered by shallow water sometime the growing season of each year.

Section 404 of the Clean Water Act requires that prior to depositing dredged or fill materials into “waters of the United States including wetlands” a permit must be obtained from the U.S. Army Corp of Engineers. When reviewing permit applications the Corp follows EPA guidelines, also provided under Section 404.

Projects requiring permits are submitted to the U.S. Fish and Wildlife Service and California Department of Fish and Game for advisory review. All projects which could potentially impact wetlands are also reviewed by the Department of Fish and Game through the CEQA process. Fish and Game Commission policies for wetlands, which are used by the Department when reviewing projects, are shown in Appendix P.

ELEMENT I - SECTION D

G. P. GOAL NO. 8

PRESERVE AND PROTECT WETLAND AREAS

POLICY NO. 8

Minimize development in or conversion of wetlands.

IMPLEMENTATION MEASURE: Require the submittal of a detailed wetland delineation, performed by a qualified biologist, for development projects proposed in or near suspected wetland areas.

IMPLEMENTATION MEASURE: Require proponents of development projects in wetland areas to mitigate impacts on wetlands such that, at minimum, there will be no net loss of either wetland habitat values or acreage.

IMPLEMENTATION MEASURE: Require U.S Army Corps review prior to County approval of projects impacting wetlands.

IMPLEMENTATION MEASURE: No use that would involve significant vegetation removal or earth disturbance should be allowed in stream environment designated areas. Due to the generalized standard used to delineate stream environments, variances in the above standards should be allowed where it can be proven projects will not generate unmitigable significant adverse effects upon the following features: groundwater recharge, surface water quality, aquatic or riparian habitat, wet lands, archaeological sites, aesthetics, and cliff or stream bank erosion. The County may approve projects that would impact designated stream environment areas where it is found that negative effects upon any of the listed parameters are outweighed by public need or concern.

However, variance provisions should not apply to streams presently serving or intended to serve as habitat for threatened trout species. The County may require developers to dedicate land or easements to and along streams that support fisheries for the protection of stream environments or their public use.

E. PLANT LIFE

Threatened Rare or Endangered Plants

No Federal or State listed rare or endangered plants have yet been identified within Alpine County. The approximate location of species that have been classified as endangered or rare by the California native Plant Society, are shown on the Land Use Map. These species, illustrated on the land use map, are to be evaluated in the future for possible inclusion to the State's List of Rare and Endangered Plants. State Law requires that rare or endangered plants are not to be disturbed without giving the California Department of Fish and Game a reasonable period of time within which to remove or otherwise protect them.

ELEMENT I - SECTION E

G. P. GOAL NO. 9

PROTECT AND INCREASE THE POPULATIONS OF THREATENED, RARE, OR ENDANGERED PLANT SPECIES

POLICY NO. 9

Areas containing or suspected of containing rare, endangered, or threatened plants should not be disturbed without providing the California Department of Fish and game a reasonable period of time within which to investigate, remove, or otherwise protect them.

F. AGRICULTURE

Due to climate and other factors, agriculture in Alpine County is limited primarily to cattle production and some sheep production. While agriculture in the County is not considered a significant income producer in terms of employment or County revenues, it has been a steady component of the local economy for over 100 years. Under U.S. Forest Service Multiple Use Practices much additional range is provided. (See Data Base Sections 7.3 and 11.12). The County’s best agricultural soils are rated Capability Class III (when irrigated) on a scale in which the best agricultural lands would be Class I and the worst Class VIII. The value of the County’s agricultural lands should not be underestimated because, through time, urban development may continue to remove from production more valuable agricultural lands in other areas potentially increasing the use and value of more marginal agricultural lands. The County’s agricultural lands are also aesthetically important to the County.

Cattle ranching practice in Alpine County involves the seasonal transportation of livestock between summer range at high elevations and winter pasture at lower elevations, mountain meadows, and lower elevation irrigated agricultural lands. Open space zoning has been applied to these areas on the Land Use Map.

ELEMENT I - SECTION F

G. P. GOAL NO. 10 **PRESERVE AND PROTECT AGRICULTURAL PRACTICES IN ALPINE COUNTY**

OBJECTIVE NO. 10 Establish tax incentives or other means of preservation of Agriculture in Alpine County.

IMPLEMENTATION MEASURE: Implement state enabling legislation, “The Williamson Act”, to provide prime agricultural land owners with the option of reduced taxes to preserve agricultural uses through ten-year contracts with the County. The eligible area to be identified in an implementing ordinance should include all areas of 15% or less slope which are designated Open Space (OS) and zoned Agricultural (AG)>

ELEMENT I - SECTION F

G. P. GOAL NO. 11 Encourage clustering of development proposed for agricultural lands to minimize loss of productive lands to agriculturally uneconomical parcel sizes.

G. FORESTS

The location of commercial timber resources are identified in Data Base Section 7.2 and

Appendix J. Most known or suspected commercial timber lands are given open space designation on the Land Use Map. They are thereby afforded general protection from incompatible land uses.

In 1976 the State Legislature enacted the Forest Taxation Reform Act to provide tax incentives in an effort to promote forest resource management. Local governments were given the responsibility of putting the Act into effect by placing existing or potential commercial timber land into timber preserve zones (TPZ's). The County's Zoning Ordinance contains provisions for TPZ. IN accordance with County Ordinance and State Law, land owners can apply to have forested lands zoned TPZ if the lands meet certain specified requirements. Significant tax savings can be realized by land owners who apply and qualify for TPZ zoning.

Between 1985 and 1989 approximately \$1,490,000 worth of timber was cut in Alpine County. In addition to benefits associated with increased business, the County received direct benefits from timber production in the form of yield taxes and Forest Receipt Act payments. (See Data Base Section 11.11)

ELEMENT I - SECTION G

G. P. GOAL NO. 12

PROMOTE WISE FOREST MANAGEMENT PRACTICES AND FIRE PROTECTION ON ALL EXISTING OR POTENTIAL COMMERCIAL TIMBER LANDS

POLICY NO. 12

Property owners should be encouraged to apply for timber preserve zoning and thereby granted an opportunity for property taxation base upon timber yield.

OBJECTIVE NO. 12

Work with the California Department of Forestry toward the adoption and implementation of special timber harvest management practices for east slope timber resources.

IMPLEMENTATION MEASURE: It is the policy of the State Board of Forestry that counties try to improve existing State rules covering timber harvest practices rather than adopt their own. Alpine County is part of the Southern Forest for forest practice purposes as specified in Section 909 of the California Administrative Code, Section 952 et seq. specifies forest practice rules which apply to the entire Southern Forest District. Special rules could be added which address conditions that are unique to the Sierra Nevada east slope including fire danger (refer to Safety Element – Fire).

H. ANIMAL LIFE

Sensitive, Threatened, Rare, or Endangered

Sensitive, threatened, rare, and endangered wildlife species found in Alpine County are listed in Data Base Section 5.1. Federal and State Law prohibit the importation, taking, possession, or sale of any listed rare or endangered Wildlife species. The Federal Bald Eagle Protection Act extends additional protection to bald eagles and golden eagles which are known to inhabit or migrate through the County.

Key to protecting rare or endangered wildlife species is in preserving the habitats in which they exist. All available recorded sightings of rare or endangered species are noted in Data Base Section 5 and Appendix H. Each location is given open space or wilderness designation on the General Plan Land Use Map.

ELEMENT I - SECTION H

G. P. GOAL NO. 13

PROTECT THE CRITICAL HABITAT OF ALL FEDERAL OR STATE LISTED SENSITIVE, THREATENED, RARE, OR ENDANGERED WILDLIFE

POLICY NO. 13

The County should provide the California Department of Fish and Game notice of all development that may encroach upon the critical habitat of sensitive, threatened, rare or endangered species with reasonable time for the Department to respond with recommendations for project alternatives and mitigation measures.

Deer

Critical and important deer summer and winter ranges are discussed in Data Base Section 5.21 and shown in Appendix H. Deer herds use highlands in Alpine County for summer range and fawning. Wet meadows, shrub communities, and riparian habitat are important aspects for deer summer range. In fall and spring the herds use habitual corridors to move between summer ranges and important winter habitats found in lower elevations. Bitterbrush (*Purshia*), which is found within the sagebrush and pinion/juniper environments of the County's east slope, provides a nutritious winter food source. The Carson River Interstate herd and Walker herd utilize both summer and winter range on the County's eastern slope. The Salt Springs and Railroad Flat herds utilize areas of the west slope for summer range.

Deer populations are important to the County's recreation industry. The California Department of Fish and game estimated that each year 5000 deer hunters visit Alpine County. Urbanization within critical winter range is responsible for part of the decline of deer populations within the Carson River herd. Reports indicate that populations within the Railroad Flat and Salt Springs herds may have declined somewhat with establishment of the Bear Valley and Kirkwood developments. California Department of Fish and Game recommendations for minimum parcel size and cluster development in critical and important deer habitats have been incorporated into

the Land Use Map.

ELEMENT I - SECTION H

G. P. GOAL NO. 14

PROTECT IMPORTANT DEER HABITATS AND MIGRATION ROUTES TO THE GREATEST EXTENT FEASIBLE

POLICY NO. 14a

The County should provide the California Department of Fish and Game with notice of all development projects located within known or suspected critical summer or winter range or deer migration corridors with reasonable time for the Department to respond with recommendations for project alternatives and mitigation measures.

POLICY NO. 14b

The County should encourage cluster development to protect wildlife habitats and migration routes by placing them in permanent open space in conjunction with approved cluster development.

Fisheries

Two species of trout found in Alpine County, the Lahontan Cutthroat Trout, and the Paiute Cutthroat trout are included on the Federal List of Threatened Species. Their status and current extent are presented in Data Base Section 5.4 and Appendix H. The California Department of Fish and Game intends to stock a number of new stream segments in Alpine County with these trout species. Streams which are either presently serving or intended to serve as fisheries for the threatened trout are offered protection by stream environment designation on the General Plan Land Use Map.

ELEMENT I - SECTION H

G. P. GOAL NO. 15

PROTECT AND ENHANCE FISHERIES INCLUDING THE EXISTING AND PROPOSED HABITATS FOR THREATENED PAIUTE AND LAHONTAN CUTTHROAT TROUT

POLICY NO. 15a

Protect the aquatic habitat along the East Fork of the Carson River to maintain the fishery in the designated Wild Trout Management Area upstream from Wolf Creek.

POLICY NO. 15b

Cooperate with the Department of Fish and Game in implementing their East Fork of the Carson River Wild Trout Management Plan.

POLICY NO. 15c

The County should acquire easements to and along rivers, streams,

and lakes which provide viable fish habitat wherever feasible and appropriate to maintain fishing access.

POLICY NO. 15d Cooperate with other agencies in the development of an overall drainage management plan for the East and West Forks of the Carson River and their tributaries.

POLICY NO. 15e Support acquisition of water rights at Heenan Lake, Red Lake, Caples Lake, Twin Lake, and Meadow Lake Hydro System. Oppose the transfer of water rights or diversion of water within Alpine County that would adversely impact fisheries and recreational uses.

I. ENERGY

Conservation

Energy costs and supplies are an important nation-wide issue. Utility companies utilize fossil fuels to generate most power which is sold to Alpine County citizens.

Much of the fuel used in this County is imported from foreign countries who have organized themselves to control the price and availability of oil exports. Accomplishing energy conservation among existing or potential users is the first logical step in reversing the energy problem.

ELEMENT I - SECTION I

G. P. GOAL NO. 16 **ACHIEVE MAXIMUM LEVELS OF ENERGY CONSERVATION THROUGH PROPER CONSTRUCTION, DESIGN, AND PLACEMENT OF ALL NEW DEVELOPMENTS**

POLICY NO. 16a All new public, private facilities and residences should be designed to meet requirements of Title 24 of the State Energy Code.

POLICY NO. 16b In approving development permits the County should set requirements and/or make recommendations wherever possible that would improve energy conservation and save long-term costs.

POLICY NO. 16c New residential development should be located in close proximity to services, facilities and commerce. New residential development which creates significant demand for public facilities and services should be located adjacent to areas where the necessary services and facilities are available; or in locations where such services can

easily be extended and where necessary facilities are easily accessed. An exception to this policy shall be allowed for residential development not exceeding 1 unit per 20 acres gross density that is located within the OS Open Space designation of this plan.

Energy Resources

Energy resources identified in Alpine County include hydro (falling water), solar, geothermal, bio-mass (forest, agriculture and municipal water conversion), wood, and wind resources. Alpine County's steep slopes and rushing water provide an opportunity for the development of hydro power resources. Several existing reservoirs on the County's west slope comprise part of hydro electric power generation systems established up and down the west slope rivers. (See Data Base Section 3.24) Before electricity became a relatively inexpensive commodity, a number of County residents used falling water to generate power for private use. Federal Law currently provides that power which is generated by small private or commercial facilities may be sold back to utility companies at a fair rate. (Public Utilities Regulatory Policies Act) State Policy currently supports small hydro projects where facilities such as dams and canals already exist. Small hydro development also provides possibilities for funding locally owned public facilities and services.

Data Base Section 10.44-b documents that Alpine County contains a solar resource adequate for use by individual residences and establishments despite the County's often cold and cloudy climate. Information presented in Data Base Section 10/44-c suggests that the Corridor Planning Area may be underlain by geothermal resources similar to those being developed in Lassen and other counties for direct heating purposes. Wind resources are identified in Data Base Appendix J.

ELEMENT I - SECTION I

G. P. GOAL NO. 17

DEVELOP ENERGY RESOURCES INCLUDING BUT NOT LIMITED TO SOLAR, WIND, GEOTHERMAL, AND SMALL HYDRO WITHOUT SACRIFICE TO AESTHETICS OR THE EXISTING NATURAL OR SOCIOECONOMIC ENVIRONMENT.

POLICY NO. 17a

Small scale hydro electric power generation facilities should be developed where dams, canals, or pipelines exist or are constructed providing any losses of water to present beneficial uses can be determined insignificant.

POLICY NO. 17b

Existing and proposed special service districts should consider power generation using locally available hydro, wind, or other resources among the services and facilities they would intend to

provide.

- POLICY NO. 17c** All new lots or parcels intended to contain structures for human occupancy should be designed to allow for and protect maximum utilization of available solar and wind resources.
- POLICY NO. 17d** The investigation and development of geothermal resources on Alpine County's eastern slope should be encouraged.
- POLICY NO. 17e** Opportunities for generating electricity using wasted heat from future industrial, commercial, or manufacturing processes (co-generation) should be considered where feasible and appropriate.
- POLICY NO. 17f** Trans-Sierra utility corridors including power lines, pipelines and other utility transmission facilities that do not provide direct benefits to Alpine County and its residents should not be allowed in Alpine County. In no event shall new overhead transmission and utility lines be permitted. Where the County does not have jurisdiction to prohibit such facilities, they should be discouraged to the greatest degree possible.

J. CULTURE

The term *culture* can mean many things. The term is used here to mean both physical and manifestations of human activity and (following present Federal law) areas having special cultural-geographic values. Physical manifestations of human actions are things such as archaeological sites, trail routes, and historic buildings. Cultural-geographic values may not be as easy to define, but as used here, means areas or places which have special meaning to some group(s). Traditional cultural properties (as defined in Federal doctrine), Native American religious locations (as discussed in the American Indian Religious Freedom Act), and burial grounds (Native American and others) are examples of areas having special cultural-geographic values.

Alpine County, California, has a uniquely rich historic and prehistoric heritage. The County lies within the traditional Washoe aboriginal lands: the mountains and valleys of Alpine County have provided subsistence and spiritual sustenance to the Washoe millennia. Euro-American travel through the County and its later settlement are equally of interest and importance to the people of Alpine County, for the County's identity is closely related to these historic events.

By July 1992, 292 archaeological sites had been located and recorded within Alpine County. Most of the known sited are reportedly located along riparian corridors where the native population was known to be concentrated. Data Base Section 6.1 contains the name and address

of the appointed regional officer in charge of official archaeological records. Most archaeological sites in the County are afforded protection under provisions of the General Plan's stream environment land use designation.

Data Base Section 6.2 summarizes the history of early settlement in Alpine County. Historic roads, towns, and mining districts are shown in Appendix I-2. Few historic settlements or structures are standing today. Several historic buildings have been moved from early sites to Markleeville. One of these is the Alpine Hotel which stands as a landmark in the center of town. Official County and State Historical Landmarks are listed in Appendix I-1. Most of the County's historic town sites and trails are provided protection by open space land use designation on the General Plan's Land Use Map.

Prehistoric and historic resources are valuable to the people of Alpine County in many different ways: recreation opportunities, community identity, aesthetic beauty, spiritual importance, and historic interest. Prehistoric, historic, and contemporary cultural resources (e.g., areas of spiritual importance to the Washoe) could be located anywhere within the County. No comprehensive inventory of cultural resource sites within Alpine County exists.

A wide variety of land uses occur within the County, many of which have the potential to harm cultural resources. So, there may always exist the possibility of unwittingly destroying a cultural resource of value to the people of Alpine County because it was undiscovered prior to its destruction. Regulatory oversight of cultural resources is in part provided by Federal laws that apply to Federal permits and Federal Agency actions such as those of the U.S. Forest Service. The California Environmental Quality Act (CEQA) regulates cultural resource effects for some other land use projects within the County. Since it is impractical for the County to create a complete, professional, cultural resource inventory, cooperating and coordinating with Federal agencies, especially the U.S. Forest Service, State agencies, such as the California Division of Forestry, tribal organizations, such as the Washoe tribe, as well as other local groups, such as historical societies, is clearly beneficial to preservation of the County's cultural heritage.

This section of the General Plan is intended to promote preservation and enhancement of cultural resources within Alpine County in two general ways. First, development of guidelines for identification and protection of cultural resources associated with specific land use actions. Second, promotion of proactive cultural resource management by stating the County's commitment to assisting its citizens in applying standards, codes, and incentives to restore, maintain, or conserve cultural resource properties.

ELEMENT I - SECTION J

G. P. GOAL NO. 18

PRESERVE AND PROMOTE THE ARCHAEOLOGY AND HISTORY OF ALPINE COUNTY

POLICY NO. 18a

The County should cooperate with the Washoe and the MiWok

Tribes to develop policies for the identification and protection of significant archeological sites.

- POLICY NO. 18b** The County should provide notice and necessary information to the Regional Officer governing archaeological sites of any development project that may have the potential to affect an archaeological site. The officer should be allowed reasonable time to determine whether the project involves an archaeological site and respond with project alternatives and/or mitigation measures which would lessen or mitigate any identified negative effects.
- POLICY NO. 18c** The proponents or applicants for development projects in areas known or suspect of containing historic artifacts should be required to protect any historic sites and/or artifacts that may be found.
- POLICY NO. 18d** The County should assist the public in locating and obtaining grants for low interest loans for the preservation and enhancement of historic buildings.
- POLICY NO. 18e** The County should promote proactive planning to avoid cultural resource impacts and promote historic preservation through appropriate standards, incentives and easements.

K. AESTHETICS

(AS AMENDED ON JULY 17, 2003 PER BOARD OF SUPERVISORS RESOLUTION NO. 2003-38)

Alpine County's Scenic Resources can without dispute be considered among the most beautiful in the world. Due to this resource, the County has a need and responsibility to consider aesthetics when planning. Because development in the past has been limited, the County has a better opportunity to plan for aesthetics than many other jurisdictions in the State. The County's main industries, recreation and tourism, are tied directly to the county's scenic resources. Protecting those resources is a strong economic incentive.

Existing County Ordinances such as the Underground Utility Ordinance and the Scenic Highways Zoning Ordinance already represent an effort by the County to conserve visual resources. The County's existing Scenic Highways Ordinance regulates land uses adjacent to established scenic highways. The General Plan encourages additional standards to insure protection of scenic highways and extend efforts to prevent or mitigate visual impacts to other areas in the County.

In 1985 a planning agreement was established between Amador, Alpine and El Dorado Counties, the Federal Highway Administration, Caltrans, and El Dorado National Forest in an effort to

maintain and enhance scenic qualities and safety along Highway 88. In order to preserve and enhance various characteristics, including scenic qualities, Highway 88 has been designated as a Federal Scenic Byway.

Data Base Section 12.2 summarizes the inherent abilities of various plant communities in the County to provide or maintain natural beauty in the landscape. It is found that aquatic, riparian, meadow, and Alpine environments are among the most sensitive to visual impacts. Most visual impacts can be mitigated in riparian, mountain shrub, sagebrush and Pinion/Juniper environments. They are most easily mitigated in forest environments.

The East Fork of the Carson River, from Hangman's Bridge crossing of Highway 89 to the Nevada border, was designated as a Scenic River in 1989 by the State of California.

Some of Alpine County's developed areas contain unique and interesting historic structures. In some instances the architecture styles of new developments have conformed with and complimented the rural and historic flavor of the County. The County has implemented the Design Review/Historic Combined Zone to protect and enhance the historic mining period architecture of Markleeville. Other elements of the General Plan point out the importance of improving and maintaining this attribute for the purpose of improving commerce as well as local pride and pleasure.

ELEMENT I - SECTION K

G. P. GOAL NO. 19 MAINTAIN AND IMPROVE EXISTING AESTHETIC RESOURCES IN ALPINE COUNTY

POLICY NO. 19a Maintain scenic highway designation for Highways 4, 88 and 89.

IMPLEMENTATION MEASURE: Highways 4, 88 and 89 are designated scenic routes on the Land Use map. The County's scenic highway ordinance should be applied to these routes.

POLICY NO. 19b Protect steep slopes from grading, vegetation removal, road construction or other developments or activities that may impact the viewshed from any designated scenic route.

IMPLEMENTATION MEASURE: The County's scenic highway ordinance should be revised to clearly define what is meant by protection including a definition of steep slopes and clear guidelines for protection.

POLICY NO. 19c Protect open areas, ridges, peaks and other skyline features from structures that may impact the viewshed from any designated

County or State scenic route.

IMPLEMENTATION MEASURE: The County's scenic highway ordinance should be revised to clearly define what is meant by protection including definitions of open areas, ridges, peaks and other skyline features, and clear guidelines for protection.

- POLICY NO. 19d** Regulations and guidelines for protection of any designated scenic highway routes shall not, by themselves, result in the prohibition of construction of a single family home on any parcel within the County, or the prohibition of any use which is listed as permitted within the various zoning districts that are defined in the County's zoning ordinance.
- POLICY NO. 19e** Continue to maintain a design review committee to review and make recommendations upon building permits and development plans in the town of Markleeville.
- POLICY NO. 19f** Protect nighttime views by minimizing outside lighting.
- POLICY NO. 19g** Encourage voluntary application of the scenic highway corridor design requirements contained in the County Zoning Ordinance throughout all areas in the County.

ALPINE COUNTY GENERAL PLAN



II. SAFETY ELEMENT

REVISIONS TO THIS SECTION:

SECTION A, FIRE
BOARD OF SUPERVISORS RESOLUTION NO. R2007-02, JANUARY 16,
2007

II. SAFETY ELEMENT

The Safety Element meets State requirements for general plan safety and seismic safety and noise. The Element addresses hazards that are known to have potential for causing injury to people or damage to property in the County. The element addresses issues in the following categories:

- A. Fire
- B. Seismic Ground Movement
- C. Unstable Slopes/Avalanche
- D. Flood
- E. Noise
- F. Hazardous Materials

SAFETY ELEMENT

A. FIRE

(AS AMENDED ON JANUARY 16, 2007 PER BOARD OF SUPERVISORS RESOLUTION NO. 2007-02)

Wildland Fire

Wildland fire protection on private lands in California outside of local fire district jurisdictions is typically provided by the California Department of Forestry and Fire Protection (commonly referred to as “CDF”). The CDF does not maintain a physical presence (fire station or fire fighting equipment) in Alpine County. As a result, the CDF responsibility for fire protection has been delegated to federal agencies (U.S. Forest Service “USFS” and Bureau of Land Management “BLM”) by virtue of an intergovernmental agreement referred to as the “Five Party Agreement.” The goal of this agreement is to efficiently allocate fire suppression resources among federal jurisdiction areas and private lands.

The Sierra Front Interagency Fire Dispatch Center is currently located at the Minden Tahoe Regional Airport in Douglas County Nevada, approximately 18 miles north of Woodfords. This facility has the capability to dispatch wildland fire suppression resources (equipment and manpower) from the Nevada Division of Forestry, BLM, USFS and Bureau of Indian Affairs. Aerial attack resources are also based at this location. Seasonal wildland fire fighting crews have also been stationed at USFS facilities located in Markleeville, west of Kirkwood at the USFS Lumberyard facility in Amador County and west of Bear Valley in the Arnold area of Calaveras County. Early initial attack of wildland fire by ground and aerial attack resources is probably the most effective means of controlling the spread of wildland fire in the County. These resources, available locally and through the Sierra Front Interagency Fire Dispatch Center, are critical to wildland fire protection efforts in Alpine County. However, it is recognized that the first response to wildland fire protection on both private and public lands is often provided by the local fire department(s), many of whose members are trained and certified to fight wildland fires.

Wildland fires within the “wildland urban interface” where development is interspersed with wild lands pose the greatest threat to lives and property. There have been three major wildfires in Alpine

County since 1981. In 1984, the "Indian Creek Fire" burned approximately 6000 acres of forest in Alpine County (17,000 acres total) near Indian Creek on the East Slope. In 1986, a fire burned 2000-3000 acres of wildland plus 2 structures near Fredericksburg and in 1987 the "Acorn Fire" burned 6,000 acres and 26 structures near Woodfords. Fortunately none of these fires resulted in loss of life.

Structural Fire

Response to structural fires and other non wildland fires (vehicle fires, etc.) is the primary responsibility of local fire departments. There are four fire departments in Alpine County - Bear Valley, Kirkwood, Markleeville and Woodfords. Of these, only Bear Valley and Kirkwood have paid staff. All the departments rely heavily on volunteer fire fighters. Additionally, response may also be provided by fire departments in adjoining communities outside of Alpine County. These include the East Fork Fire Protection District located in Douglas County Nevada, the Lake Valley Fire Protection District located in the Myers area in El Dorado County and the Ebbetts Pass Fire Protection District located west of Bear Valley in Calaveras County.

The Insurance Services Office of California provides ratings of the capabilities of local fire departments to respond and fight fires. These "ISO" ratings are reviewed periodically. The ratings are used by insurance companies to help determine rates for the fire protection component of homeowners insurance premiums. A lower ISO rating means a greater capability and thus, potentially lowers insurance premiums. The rating scale is 1-10 and may vary within a fire department's response area. Areas within Alpine County have ratings between 4 and 9. Lower rated areas have good resources including a readily available water supply and relatively short response times. The Kirkwood area has an ISO rating of 4. Most of the Bear Valley area is rated 5. Areas rated 8 and 9 (eastern Alpine County) have significant deficiencies such as very limited or lack of water sources available for suppression and longer response times.

Note to the reader: The text that follows refers in general to "Fire Safe Councils." As used in this section, the Fire Safe Councils refers to the existing organizations and is intended to refer to any organization that would replace the councils or perform the same functions.

ELEMENT II - SECTION A

G.P. GOAL NO. 20:

MINIMIZE THE THREAT TO LIVES AND PROPERTY POSED BY THE POSSIBILITY OF WILDLAND AND STRUCTURAL FIRES WITHIN THE WILDLAND URBAN INTERFACE IN THE COUNTY.

20A. FUELS REDUCTION

Background: The National Fire Danger Rating System and the CDF Fire Hazard Severity Classification System are used to identify the level of wildland fire hazard in local areas. These ratings are generally based on vegetation type, terrain and local weather conditions. Most areas within Alpine County are classified as high or very high hazard for wildland fire. Fuels reduction is the most effective way of reducing hazards. The Alpine Fire Safe Council, Bear Valley Residents Incorporated, U.S. Forest Service and Bureau of Land Management have all either facilitated or

implemented fuels reduction projects within the County.

OBJECTIVE NO. 20A: Reduce fuel loading to a low risk level within the wildland urban interface.

IMPLEMENTATION MEASURE: 20a-1: The County shall coordinate with the Fire Safe councils to distribute informational materials for homeowners regarding wildland fire hazards, defensible space requirements and other measures that can be done by homeowners to reduce wildland fire hazard and fuel loading on individual lots and within existing neighborhoods. These materials should be included in the building permit packet and made available to the general public at county libraries, other public offices within the County and on the County's web site.

IMPLEMENTATION MEASURE: 20a-2: The County shall work with the California Department of Forestry and Fire Protection to assertively implement the defensible space requirements of Public Resources Code 4291. This includes implementation of the requirements for individual lots and a periodic inspection program to monitor compliance and correct deficiencies.

IMPLEMENTATION MEASURE: 20a-3: The County and/or Fire Safe councils shall pursue public and private funding, where available, to assist private landowners in implementing fuels reduction and defensible space measures in order to achieve a low risk condition.

IMPLEMENTATION MEASURE: 20a-4: The County shall require vegetation management plans for all new development that, at a minimum, include provisions for implementation and maintenance of fuels reduction and defensible space; and which meet the minimum clearance standards pursuant to Public Resources Code 4290 (14 CCR 1270). Consideration should be given to maintaining healthy vegetation, minimizing the potential spread of noxious weeds, habitat for wildlife and visual impacts in formulating these vegetation management plans. For purposes of this policy, new development includes parcel maps and subdivisions that create new lots or building sites, planned developments and conditional use permits that entitle new structures. Requirements for ongoing maintenance of vegetation management plans shall be addressed in conditions of approval and/or CC&Rs for the development. A mechanism for enforcement of the maintenance requirements shall also be implemented.

IMPLEMENTATION MEASURE: 20a-5: The County shall work with public land management agencies to pursue fuel modification and

reduction in addition to prescribed burning projects to reduce risks on public lands in areas both within and surrounding existing communities. Priority areas for this type of project are identified in the Alpine Community Fire Plan.

20B. WATER SUPPLY

Background: The availability of water supply for fire suppression varies among communities within Alpine County. Bear Valley and Kirkwood have developed water supply systems with hydrants capable of delivering substantial amounts of water for suppression. Water supplies are more limited or non-existent on the east slope of the County. The Markleeville area and the Alpine Village subdivision in Woodfords have small water systems designed for domestic use only. Fire hydrants have been connected to the South Tahoe Public Utility District effluent disposal pipeline that extends through the Woodfords area. However, there are restrictions on the ability to use this water for fire suppression. Other water sources for wildland fire include rivers and lakes found in various locations throughout the County.

Both the National Fire Protection Association (NFPA) and CDF have adopted water supply standards for fire suppression. Additionally, Alpine County Code (Section 13.04) sets forth requirements for water systems in new subdivisions. Since this code section was adopted in 1981, only the Morrison Subdivision (AKA “Carson Ridge”) subdivision near Markleeville has been required to install a water system designed for fire suppression. Two other subdivisions in the Mesa Vista area approved in the 1990s were granted exemptions from the water system requirement.

In summary, outside of Bear Valley, Kirkwood and the Morrison Subdivision, developed areas in the County do not have adequate water supplies for fire suppression. The Alpine Fire Safe Council has identified the need for water sources in the Mesa Vista and River Ranch areas. Most recently, the Council had a consultant complete the “Mesa Vista/River Ranch Scoping Study” that evaluates alternatives for providing water supplies for fire suppression in these areas.

OBJECTIVE 20B: Improve water supplies for fire protection in developed areas within the wildland urban interface.

IMPLEMENTATION MEASURE: 20b-1: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments and other agencies with responsibility for fire protection to establish uniform minimum water supply standards for new development. The standards shall meet or exceed the requirements of Public Resources Code 4290. These standards shall be officially adopted by the County. Variances, waivers and/or exceptions to the minimum standards shall only be allowed when an alternative that can be documented to provide an equivalent or better level of protection is required. When compliance with the water supply standards specified in Public Resources Code 4290 is not possible, mitigation measures or alternatives shall be included to achieve fire safe goals as an

exception in accordance with 14 CCR 1270.03.

IMPLEMENTATION MEASURE: 20b-2: The County shall encourage long range planning for improved water supplies for fire protection throughout the County. This planning process should involve the Fire Safe councils, local area residents, fire departments, CDF and other agencies with responsibility for fire protection.

IMPLEMENTATION MEASURE: 20b-3: The County and/or Fire Safe councils shall pursue public and private funding to improve water supply for fire protection throughout the County.

20c. ACCESS REQUIREMENTS

Background: Providing adequate and safe access to communities and developed areas is key to reducing the risk of injury or loss of life, and to facilitating access for fire suppression resources. Road design standards are addressed in the Alpine County Code, the “Alpine County Improvement Standards for Subdivisions, Parcel Maps and Site Improvements” adopted by a resolution of the Board of Supervisors, in regulations administered by CDF and in the National Fire Protection Association (NFPA) standards. The Alpine County Public Works Department has recently initiated work on revising the County’s standards in an effort to clarify requirements and eliminate conflicts among the various standards.

OBJECTIVE 20c: All new development in Alpine County shall be provided with adequate access for emergency response vehicles and an emergency egress route for evacuation.

IMPLEMENTATION MEASURE: 20c-1: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments and other agencies with responsibility for fire protection to establish uniform minimum access standards for new development. The access standards shall meet or exceed the requirements of Public Resources Code 4290, except as specifically provided in Item 20c-2, 20c-3 and 20c-4. These standards shall address driveways and roads and shall include minimum standards for the number of access points into and out of the development area, driving lane width, grade, curve and cul de sac radius, dead end roads, turn arounds, emergency access/escape routes, home addressing and signing. These standards shall be officially adopted by the County. Variances, waivers and/or exceptions to the minimum standards shall only be allowed when an alternative that can be documented to provide an equivalent or better level of protection is required.

IMPLEMENTATION MEASURE: 20c-2: Where through roads or dual access to new development is not feasible or desirable due to

significant environmental constraints or legal access rights, mitigation measures shall be required. Possible mitigation measures could include, but not be limited to, increased road width, more frequent turn outs and/or turn around locations, increased water supply requirements for fire protection and sprinkler requirements for structures.

IMPLEMENTATION MEASURE: 20c-3: The standards established through implementation of 20c-1 should include special consideration for land uses that customarily rely on remote locations and existing parcels in remote locations that do not have road access or are served by roads that may not meet minimum standards. Examples of these land uses that rely on remote locations include, but are not limited to, backcountry ski huts, pack stations, dispersed recreation sites and campgrounds. Some examples of existing parcels in remote locations with roads that do not meet minimum standards include, but are not limited to, private lands in the Poor Boy Road, Wolf Creek, Willow Creek, Forestdale Road, Blue Lakes and Leviathan Mine areas.

IMPLEMENTATION MEASURE: 20c-4: When compliance with the access standards specified in Public Resources Code 4290 is not possible, mitigation measures or alternatives shall be included to achieve fire safe goals as an exception in accordance with 14 CCR 1270.03.

20D. FIRE PROTECTION PLANNING AND CAPABILITY

Background: Recent efforts in fire protection planning include the “Alpine County Community Fire Plan” prepared in 2004 under the direction of the Alpine Fire Safe Council, the “Eastern Alpine Fire Services Plan” prepared in 2005 by an ad hoc committee of the Alpine County Board of Supervisors and the Alpine Fire Safe Council, and the “Bear Valley Community Fire Plan to Reduce Wildfire Risk and Improve Forest Health” completed by the community in Bear Valley. Additionally, in 2005 the Alpine County Board of Supervisors adopted the “Alpine County Natural Hazard Mitigation Plan” that addresses a variety of hazards including wildland fire. Taken together, these plans outline strategies and priorities for reducing the risk of fire and improving fire protection capability. Additionally, each of the fire protection districts within the County undertakes planning for capital needs and other necessary resources.

OBJECTIVE 20D: Obtain the best possible level of fire protection and emergency response services for all communities in Alpine County.

IMPLEMENTATION MEASURE: 20d-1: The Board of Supervisors should continue to contribute stable funding from the County general fund at recent historical levels for fire protection and

emergency services.

IMPLEMENTATION MEASURE: 20d-2: The County shall support efforts by each fire department within the County to obtain lower ISO ratings for structure fires within all fire protection areas.

IMPLEMENTATION MEASURE: 20d-3: To the extent allowable by law, the County shall support efforts to implement the recommendations of the Eastern Alpine Fire Services Plan in a timely manner. Further, and also to the extent allowable by law, the County should consider providing funding for completing preliminary studies and other documentation necessary to place a measure on the ballot regarding Option 9 as described in the Eastern Alpine Fire Services Plan and endorsed by the Board of Supervisors.

IMPLEMENTATION MEASURE: 20d-4: The County shall support efforts to utilize the Alpine County Airport as a base of operations for the Bureau of Land Management SEAT planes and associated fire suppression equipment.

IMPLEMENTATION MEASURE: 20d-5: No new development shall be approved unless the County can make a finding that the development can be provided with adequate fire protection and emergency services. For purposes of this policy, new development includes parcel maps and subdivisions that create new lots or building sites, planned developments and conditional use permits that entitle new structures.

IMPLEMENTATION MEASURE: 20d-6: To the extent possible by law, the County shall require all new parcel maps, subdivisions and planned developments to participate in any prospective or existing benefit assessment district or other similar organization or entity that will develop and improve water supply or other fire protection capabilities in the area where the new development is proposed.

IMPLEMENTATION MEASURE: 20d-7: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments, and other agencies with responsibility for public safety and fire protection to establish designated safe emergency evacuation routes and early warning systems.

IMPLEMENTATION MEASURE: 20d-8: The Community Fire Plan should be completed, adopted and updated on a regular basis.

IMPLEMENTATION MEASURE: 20d-9: The Alpine County Natural Hazard Mitigation Plan should be reviewed on a regular basis and updated if necessary as provided for in the plan.

IMPLEMENTATION MEASURE: 20d-10: The County shall support completion of a Master Fire Protection Plan to identify long term capital facility and operational needs for fire protection services in all areas of Alpine County. This plan should include minimum fire protection service standards based on NFPA (National Fire Protection Association) criteria.

IMPLEMENTATION MEASURE: 20d-11: The County Board of Supervisors should evaluate available options and consider establishing the functions of a Fire Marshall within all areas of Alpine County.

IMPLEMENTATION MEASURE: 20d-12: The County shall support the continued location of the Sierra Front Interagency Fire Dispatch Center and associated fire fighting resources at the Minden-Tahoe Regional Airport.

IMPLEMENTATION MEASURE: 20d-13: The County shall designate a suitable site between Woodfords and the Nevada state line for a future fire station and related facilities such as water storage, so that all existing residences and lots that have road access entirely within Alpine County and that are between Woodfords and the Nevada State line will be within five miles of either the Woodfords fire station or the designated site.

IMPLEMENTATION MEASURE: 20d-14: The County shall evaluate the current and future transportation system and identify opportunities to incorporate fire infrastructure elements such as turn outs, heliports and safety zones.

IMPLEMENTATION MEASURE: 20d-15: The County shall incorporate or reference the most current fire hazard mapping from CDF for both the SRA (State Responsibility Area and VHFHSZ (Very High Fire Hazard Severity Zones) in Local Responsibility Areas if applicable.

IMPLEMENTATION MEASURE: 20d-16: The County shall encourage the local fire protection agencies to conduct pre wildfire attack planning that includes consideration of structures, fuel breaks, back fire areas and staging areas that will support safe

fire suppression.

B. SEISMIC

The seismic hazards of greatest potential in Alpine County include those associated with surface rupture, ground shaking, or ground failure. Surface rupture involves displacement along fault lines and can result in direct damage to utilities, canals, pavement, foundations, and other improvements. The State Division of Mines and Geology has delineated "Special Study Zones" in Alpine County which encompass traces of active faults, as required by the Alquist-Priolo Special Studies Act of 1972. These zones are shown in Appendices R-8 and R-10. The Alquist-Priolo Special Studies Act requires that a geologic report be prepared for development projects proposed within the "Special Study Zones" and prohibits the location of most structures for human occupancy across the traces of active faults.

Ground shaking associated with seismic activity is the source for more damage to life and property than any other geologic hazard. Earthquakes have been monitored at various locations on the County's eastern slope. The maximum expected earthquake intensity rating for the eastern slope indicates that quakes could occur that would damage foundations, masonry, underground piping, and reservoirs. Seismologists in Nevada feel that earthquake intensity ratings along the entire Sierra Nevada east slope area zone may be low. (See Data Base Section 13.21.) On the County's west slope seismic risk is somewhat less.

Geologic reports done for two development in the Woodfords area indicated that these developments were in a Zone 4 area and that structural design for Zone 4 per the Uniform Building Code was required. In Alpine County, the most probable ground failures associated with seismic activity would be landslides or liquefaction. Landslides are addressed in the following section. Liquefaction is defined as a process by which water saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain. The greatest possibility for liquefaction in the County occurs where structures may be placed upon inadequate soils or fill material.

ELEMENT II - SECTION B

G. P. GOAL NO. 21

INFORM RESIDENTS OF THE CORRIDOR AREA OF SEISMIC RISKS THAT ARE LOCATED IN THE AREA

POLICY NO. 21a

Any parcel map, or subdivision map, subdividing lands near the potentially active faults located along the eastern escarpment of the Sierra Nevada as shown on the Land Use Map shall contain a notation warning that said area may be subject to seismic activity.

POLICY NO. 21b

All new development proposed within or adjacent to a "Special Study Zone" as identified on the Official Map prepared by the State Mines and Geology and shown in Appendices R-8 through R-10 in the Alpine County General Plan, shall require a geologic report. Human occupied structures shall not be constructed across traces of active

faults as identified in a required geologic report.

C. UNSTABLE SLOPES

The hazards associated with unstable slopes in Alpine County can be divided into two categories - landslides and avalanches. Landslides are defined to include rockslides, mudslides, and any other rapid down slope movement of earth material. Landslide potential can be considered significant where slopes consisting of material with questionable strength or coherence tend to exceed 30 percent. Landslides can be either natural or construction induced and both have been documented in the County. (See Data Base Section 13.22.)

Avalanche can be defined as the rapid down slope movement of snow or ice. Avalanche hazards are endemic to mountain country. A brief history of avalanche in Alpine County is provided in Data Base Section 13.4. The U.S. Forest Service offers that, as a rule of thumb, all treeless slopes, gullies, and bowls steeper than 30 percent where snow accumulates are possible avalanche areas. For safety sake, the rule must be recognized as a generalization. Like flooding, the likelihood of avalanche occurrence varies by season. Just as State guidelines require the County to address 100 year flood plains in its General Plan, the County should require future developers to study, address, and protect future developments on terrain that may be subject to avalanche occurrence.

Areas in the County containing slopes that generally exceed 30 percent are shown in Appendix S. Slope and soils maps have influenced the location, density, and intensity of areas planned for development shown on the Land Use Map.

ELEMENT II - SECTION C

G. P. GOAL NO. 22 LOCATE AND DESIGN ALL NEW DEVELOPMENT TO PREVENT THREAT DUE TO LANDSLIDE OR AVALANCHE

POLICY No. 22a All developments intended for human use or occupation shall address potential hazards by natural or construction related landslides.

POLICY No. 22b All developments intended for human use or occupation shall address avalanche hazard assessment where the following conditions occur: treeless or sparsely vegetated slopes, gullies, and bowls steeper than 30 percent; and/or any history or evidence of avalanche occurrence susceptibility.

D. FLOOD

Two types of natural flood occurrence have the potential to inflict injury to persons or damage to property in Alpine County. These are:

1. Flash floods or summer dry-mantle floods. Alpine County has no history of flash flood occurrence. The U.S. Department of Agriculture has, however,

documented flash floods in other areas along the eastern slope of the Sierra Nevada. Flash floods usually result from brief but locally intense convectional (thunder) showers. The downpour can combine with sediment and debris and form a rapidly moving wave that often leaves normal stream channels. (See Data Base Section 13.31.).

2. Wet-Mantel and rain-on-snow or frozen ground floods may occur during winter or spring months. More than 13 of these floods have been historically documented as having affected the Carson River drainage in Alpine County (See Appendix U.).

Based upon flood recurrence interval estimates prepared for the Carson River West Fork, none of the historic flood occurrences appear to have contained flows that could be expected in a 100 year flood incident. Floods reported in 1950, 1955, and 1963 all qualified as 50 year floods. (See Data Base Section 13.1.).

The 1950 flood caused evacuations and "engulfed the road and roared into residences and other buildings in the Woodfords-Markleeville area." The 1955 flood was reported to have created similar impacts. The 1963 flood was reportedly less severe than 1950 or 1955 floods. (See Appendix U of the Data Base).

No flood since 1937 has had the dramatic effects that were reported with flood occurrences up to and including the flood of that year. The 1937 flood which may have been classified as only a 25 year occurrence, swept away bridges and buildings. The reason later floods, including the record-setting 100 year flood of 1997, caused less damage is probably due to improved construction and the location of less development in flood prone areas. Changes to the Carson River West Fork channel constructed by the U.S. Army Corps of Engineers in 1962 may be partly responsible for lessening flood hazards at Woodfords.

The Federal Insurance Administration has prepared flood hazard boundary maps which designate the entire County as Zone D. This means that there are areas within the County where flood hazards are possible, but have not yet been determined. State law requires that general plans "identify areas...which are subject to flooding". (Government Code Section 65302-a) The stream environment designation on the Land Use Map disallows developments in possible flood prone areas unless it can be proven that damages from a 100 year flood occurrence would be insignificant.

Dam failures are a third type of flood hazard to areas located downstream from dams and reservoirs. In Alpine County reservoirs with potential to inflict damage to persons or property include Heenan Lake, Indian Creek Reservoir, Bear Lake, Red Lake and Caples Lake. (See data Base Section 13.3) Flood hazard inundation maps and plans have been prepared for Heenan Lake, Bear Lake, and Caples Lake. Dam failure may be a potentially greater risk in east slope areas due to the higher possibility of significant earthquake shaking or ground displacement.

County Ordinance Number 476-88 requires a development permit for all proposed construction and development in the County to include review of flood potential. The ordinance requires certain

construction methods and standards be followed to minimize flood damage, or other for proposed projects or structures in flood-prone areas.

ELEMENT II - SECTION D

**G. P. GOAL NO. 23 LOCATE AND DESIGN ALL NEW DEVELOPMENT TO PREVENT
THREAT FROM FLOOD OCCURRENCE**

POLICY NO. 23a Subdivision Maps shall identify 100 year flood zones. Uses which include overnight human occupancy, storage or processing of hazardous materials, or encroachments into the flood plain which could adversely affect the velocity, volume or direction of flood flows in a manner which could create threat to public health and safety shall be prohibited in those zones.

POLICY NO. 23b No living quarters shall be allowed at ground level and commercial, industrial, and other human activities shall be controlled within areas possibly subject to flood inundation due to possible dam failure.

POLICY NO. 23c Dam and irrigation ditch failure hazard assessments and emergency plans shall be prepared before any development which may subject persons or property to hazards associated with dam failure is approved.

POLICY NO. 23d Any parcel map, or subdivision map subdividing lands near drainage in Alpine County, shall contain a notation warning that said area is possibly subject to flash flood occurrence.

E. NOISE

State Government Code Section 65302(f) requires that an adequate Noise Element "identify and appraise noise problems in the Community." The Noise Element shall:

Recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- A. Highways and freeways;
- B. Primary arterials and major local streets;
- C. Passenger and freight on-line railroad operations and ground rapid transit systems;
- D. Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and

maintenance functions related to airport operation;

- E. Local industrial plants, including, but not limited to, railroad classification yards;
- F. Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any.

Due to the lack of sizeable industrial operations, the County's small population and topography, existing noise emissions in Alpine County are generally limited to transportation facilities and corridors. Recreation and tourism in the County create higher levels of noise at these facilities and corridors than would otherwise exist. The County airport presently receives very limited use and is located three miles from the nearest developed area. It is therefore not included as a significant noise producing transportation facility.

Noise issues which may be of concern in the future include noise produced by new industry and increased traffic on State highways. The establishment of new industry is listed as one of the General Plans primary goals.

Noise contours have been prepared for Alpine County by Brown-Buntin Associates which show existing and projected (2015) noise levels along County transportation corridors. Contour information is listed in Appendices O-1 through O-2 and the location of these segments is shown in Appendices O-3 through O-12. The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop the contours.

Short-term traffic noise measurements were taken at various sites in the County (shown in Appendix O-13) and were used in verifying the noise contours developed using the FHWA model. The measurement results are shown in Appendix O-14.

Section 12.1, Noise, in the data base discusses the noise contours and provides a community noise exposure inventory which shows noise levels in the more populated areas in the County.

The State's Guidelines for the Preparation and Content of the Noise Element of the General Plan prepared by the California Department of Health Services, provides suggested criteria for evaluating land use compatibility. This criteria is shown in Appendix O-15, and should be used in determining

compatibility of new proposed projects with existing or planned land uses on surrounding sites.

ELEMENT II - SECTION E

G. P. GOAL NO. 24 REDUCE OR MINIMIZE THE NUMBER OF NUISANCES CREATED BY NOISE AFFECTING CITIZENS OF ALPINE COUNTY

POLICY NO. 24a No development shall be allowed that would subject persons living in existing or planned residential areas to unhealthy noise levels.

POLICY NO. 24b New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards shown in the chart below, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified.

Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards as measured immediately at the property line of lands designated for noise-sensitive uses. Noise sensitive uses include hospitals, clinics, schools, libraries or residences. This policy shall not apply to noise sources associated with agricultural operations on lands zoned for agricultural uses, residential units established in conjunction with industrial or commercial uses or snow-making in ski resort areas.

NOISE LEVEL PERFORMANCE STANDARDS FOR NOISE SENSITIVE USES AFFECTED BY NON-TRANSPORTATION PROJECTS		
Noise Level Descriptor	Daytime (7 a.m to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, Maximum level, dB	50 70	45 65

POLICY NO. 24c The Planning Commission may allow noise level standards to be exceeded for temporary activities.

POLICY NO. 24d New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in the following chart, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified.

**MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL, dB	Interior Spaces L _{dn} / CNEL, dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	---	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	60 ³	--	45
Schools, Libraries, Museums	---	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
² As determined for a typical worst-case hour during periods of use.
³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn} / CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB L_{dn} / CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified as follows, at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

F. HAZARDOUS MATERIALS

There are no large generators of hazardous waste in the County and no procedures of hazardous materials. The majority of waster generated in the County is from households, small businesses, ski areas, and Caltrans, U.S. Forest Service and County vehicle maintenance stations.

The Alpine County Hazardous Waste Management Plan adopted in 1988 identified four potential sites in the County for hazardous waste storage and transfer facilities, 1) the Mud Lake Road Area, 2) the County Maintenance Yard, 3) The County Airport, and 4) Harvey Reservoir and nearby private lands. Leviathan Mine, a State Substance Cleanup Bond Site, is the only known contaminated site in the County.

ELEMENT II - SECTION F

G. P. GOAL NO. 25

PROTECT CITIZENS AND PROPERTY FROM DAMAGE BY HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO HARMFUL CHEMICALS, RADIATION LEVELS, GASES, EXPLOSIVES AND

HAZARDOUS WASTE

POLICY NO. 25a Ensure the hazardous waste materials used in business and industry are properly handled and that information on their handling and use is available to fire and police protection agencies.

IMPLEMENTATION MEASURE: Continue to enforce hazardous materials provisions in the County Zoning Code.

POLICY NO. 25b Ensure the hazardous waste generated in the County is properly planned for, handled, treated and disposed of.

IMPLEMENTATION MEASURE: Enact provisions of the implementation plan provided in the Alpine County Hazardous Waste Management Plan.

IMPLEMENTATION MEASURE: Comply with the California Integrated Waste Management Act which directs counties to prepare an Integrated Waste Management Plan consisting of the following elements:

- A. Source Reduction & Recycling
- B. Household hazardous Waste
- C. Nondisposal Facility
- D. Siting
- E. Summary Plan

POLICY NO. 25c Ensure that Alpine County does not become a corridor for transporting hazardous materials, including nuclear waste.

IMPLEMENTATION MEASURE: The Alpine County Board of Supervisors should consider adopting a resolution to establish a hazardous material and nuclear waste transport free County.

ALPINE COUNTY GENERAL PLAN



III. LAND USE ELEMENT

REVISIONS TO THIS SECTION:

ENTIRE ELEMENT

BOARD OF SUPERVISORS RESOLUTION NO. R2009-06, FEBRUARY 3, 2009

III. LAND USE ELEMENT

Introduction

In addition to State mandated requisites, the Land Use Element has been prepared to respond to local needs identified through the data collection and public review process. The element identifies a "balanced" plan that shows where and how the County can grow and prosper, but still conserves its varied resources and amenities. The Land Use Element contains the following sections:

- A. Community Character
- B. Growth Management
- C. Land Use Map Designations
- D. Public Services and Facilities
- E. Public Finance
- F. Planning

A. COMMUNITY CHARACTER

The Community Character section of the Alpine County General Plan defines the essential values and characteristics of our community that we all agree should be sustained over time as population growth and changes in land use occur. Further, the description of community character in this section is intended to provide definition and direction for the following policies:

POLICY No. 25.5a New development shall be compatible with, and shall not have a significant adverse effect upon existing community character as defined in the community character section of General Plan.

POLICY No. 25.5b The rate of new development shall be controlled in order to achieve the following community objectives:

OBJECTIVE No. 25.5a Obtain development that is compatible with, and does not have a significant adverse effect upon existing community character as defined in the community character section of General Plan.

OBJECTIVE No. 25.5b Maintain adequate levels of public services within the community as future growth and development occur.

IMPLEMENTATION MEASURE 25.5a: Adopt an ordinance which regulates the rate of new development on the east side of the County.

Alpine County is first and foremost a rural place and residents want it to stay that way. In a community survey conducted by the Alpine County Planning Department in the fall of 2005, respondents were asked to rate a number of community values or characteristics. The highest rated items generally relate to the County's natural setting and environment - scenic beauty and views, natural environment and wide open spaces. The County's rural/small town character, uniqueness (not like everywhere else), nearby public lands, outdoor recreation opportunities, being a good place to raise a family, and the presence of agricultural lands and working ranches were also rated highly. All of these items are part of the definition of a rural place or rural

community. Preserving and retaining a rural community while still allowing for growth and economic opportunity is one of the most significant challenges facing the community.

A practical way to organize a discussion of community character is to recognize that it consists of the following components:

- Landscape & Natural Setting
- Physical Design of the Built Environment
- Socio-Economic Factors
- Human Components

Landscape & Natural Setting

Alpine County sits astride the Pacific crest and is approximately 96 percent public land. Elevation ranges from just under 5000 feet above sea level where the West Fork Carson River leaves the County northeast of Woodfords to 11,462 feet above sea level on Sonora Peak at the southern tip of the County near Sonora Pass. The eastern side of the County sits on the edge of the Great Basin along the eastern Sierra front. This area is characterized by valley, meadow, foothill and canyon areas of the eastern Sierra. To the west toward the Pacific crest, the landscape changes to the mountains and high meadows within the Sierra Nevada. Further west, the County extends to the Pacific crest and high elevations along the western slope of the Sierras. The high elevations along the western slope of the Sierras receive significant winter snowfall. A near record one season snowfall for the continental United States was measured at Tamarack, located in Calaveras County just a few miles west of Bear Valley - 884 inches (73.7 ft.) in 1906-07. Snow depths at Bear Valley and Kirkwood can often exceed 20 to 30 feet. The Sierra Nevada creates a rain shadow effect that results in decreasing snowfall and precipitation as one travels from the high elevation western slopes of the Pacific crest to the lower elevations along the eastern edge of the County. Vegetation changes follow the precipitation pattern, transitioning from the relatively lush forests and high meadows of the Sierra Nevada western slope to the drier forests, sagebrush and grasslands along the eastern Sierra front.

Open space and scenic vistas of valleys, mountains and meadows are the dominant elements of landscape scale character in Alpine County. Elements of the built environment (structures, roads and other man made improvements) are present; however they are clearly secondary to the dominant natural landscape elements. Within this context, development with rural character in Alpine County is defined by a combination of very small relatively compact communities, low density development outside of existing communities and large areas of undeveloped lands that include natural areas and natural resource production (timber, water, forage), and agricultural lands that include grazing areas and irrigated pastures.

Physical Design of the Built Environment

The physical design of the built environment includes the arrangement of land uses, site design, building mass or scale, architectural style, exterior materials and other similar design details within a defined community or neighborhood.

Bear Valley and Kirkwood: Bear Valley and Kirkwood are mountain resort communities located at high elevation on the west slope of the Sierras. They serve as the primary base areas for year round outdoor recreation. Peak activity and population occurs in conjunction with winter snow sports. Year round population is low in comparison to the size of the communities as most dwelling units are second home, seasonal or vacation homes. Both communities are

characterized by a relatively high density village core surrounded by lower density residential neighborhoods. The village cores include a combination of residential, lodging and commercial uses serving residents and guests. The residential neighborhoods are dominated by detached single family homes with some lower density attached dwelling units present. Homes are larger than in most other areas of the County. Most homes are custom built.

The dominant styles of exterior architecture can be categorized as rustic mountain, mountain lodge and mountain contemporary. Influence of the craftsman and traditional European alpine architectural styles are also present, particularly in the Village West plaza area at Kirkwood. All of these styles are generally more elaborate in comparison to other areas in the County. Exterior building materials will vary but are dominated by wood and stucco. Exposed heavy beams and timbers along with log and stone accents are typical. Simple rooflines that minimize areas where snow can build up and cause damage, protected entrances and heavy structural elements are necessary to withstand extreme snow accumulation. Areas for snow removal and snow storage influence site design.

Markleeville: Markleeville dates to the 1860s when it served as a gateway to mining areas in the surrounding mountains and as a trade center for the ranching and lumber business, which were supplying the booming Comstock Lode mines in Virginia City Nevada. Today Markleeville is a very small community with a population of 197 persons (2000 Census) that sits in a small valley along Markleeville Creek at 5600 feet above sea level. The community is surrounded by forest and agricultural pasture lands. It is the center of County government and has a very small commercial area. The community includes the area within the Markleeville Townsite and nearby residential areas to the west along Hot Springs Road.

Downtown Markleeville consists of three blocks along Main Street (Highway 89) from just north of Webster Street to the County Courthouse on the south end and one secondary block along Montgomery Street between Main and School streets. Uses within this area include government and professional offices, lodging, bar/restaurant, retail and residential. The most common building type in the downtown area is a relatively small scale wood frame structure of a simple design with wood clapboard siding and a simple gable roof. False fronts and porches are present on some buildings. Roof pitches are moderate to steep and buildings are usually one or two stories with the exception of the Wolf Creek (formerly the Alpine Hotel) which has a third story under a steeply pitched roof. Building footprints are small to fit within the small lot sizes.

Two substantial public buildings - the Alpine County Courthouse and County Library (Old Webster Schoolhouse) – were built with native stone quarried from the Silver Mountain area. Both buildings were designed by Frederick DeLongchamps, one of the best known architects in the west. The architectural style is Stone Romanesque Revival. Both buildings are listed as "State Points of Historic Interest" and were recently added to the National Register of Historic Places. The Alpine County Courthouse was completed in 1928.

The entire 160-acre Markleeville Townsite is included in the Markleeville Historic District Combined Zone that was adopted by the Board of Supervisors on July 15, 2008. The Markleeville Historic Design Guidelines apply within this area. The purpose of the combine zone and design guidelines is to promote preservation of historic buildings; promote the harmonious appearance of non-historic buildings and new development within the Markleeville Townsite area; and to insure that new construction and new development within the Markleeville Townsite area is compatible with the area's historic period of architecture. The historic period of architecture refers to that style of architecture generally used in the Sierra Nevada region in the period of 1850 to 1940.

There are buildings in the downtown Markleeville area that do not conform to the historic period architecture. The Alpine County Administration Building, completed in the 1970's, has a flat roof and a more contemporary design. However, it is largely hidden from Main Street and thus, does not significantly influence the architectural character of the downtown historic area. Cinder block is the primary exterior building material of the Markleeville Gas Station, an addition to the Markleeville General Store, and the former M's Coffee house building. The Post Office building has metal siding.

Residential areas outside of downtown Markleeville (including Laramie Street, Markleeville Creek Estates, Markleevillage and others) have a different character. Most areas are medium density. Architectural style is somewhat varied with no predominant theme. Architectural styles include New England "Cape Cod", rustic cabin, mountain contemporary, ranch and other styles typical of many suburban areas.

Woodfords: Woodfords was first established in 1847 as a frontier outpost. It is situated 5600 feet above sea level at the mouth of Woodfords Canyon, a steep gorge that contains the West Fork Carson River. Woodfords became a trading post and stage stop on the way to the gold fields in the Mother Lode. Many of these early trading posts and stage stops became rural crossroads serving travelers and the surrounding community. Today Woodfords still functions as a rural crossroads and includes a mix of commercial, residential and institutional (i.e. government) uses.

Like Markleeville, Woodfords is also a very small community surrounded of approximately 170 residents surrounded by forest and agricultural lands. However, instead of small parcels in a confined downtown area like Markleeville, the commercial and institutional uses in Woodfords are more dispersed on comparatively larger parcels along Pony Express Road and Highway 89 going south towards Markleeville. The design of commercial buildings in Woodfords is somewhat similar to downtown Markleeville. The major exception is the Woodfords Inn which is a larger structure of a more contemporary design than historic buildings in Markleeville. County facilities including the Public Works yard and office buildings are also located in Woodfords. Most residential areas in Woodfords are medium density. Residences in Woodfords exhibit the same range of styles as residential areas outside of downtown Markleeville. The exception is the mobile home park at Sierra Pines which is an important source of affordable housing in the community. The Crystal Springs, Alpine Village, Sierra Pines and Manzanita areas are considered part of Woodfords.

Mesa Vista/River Ranch: This area is located northeast of Woodfords along the Highway 88, Emigrant Trail and Foothill Road corridors. The area is dominated by brush covered alluvial fans, mesa or bench land areas and valley bottoms that extend from the base of the Carson Range to the West Fork Carson River. The defining development character elements of this large area are low density, rural subdivisions interspersed with agricultural lands and undeveloped areas. Residential lot sizes typically range from 2 to 20 acres with some smaller lots particularly in the Paynesville and Fredericksburg areas. In addition to single family residences, many lots include outbuildings and areas for horses or other livestock. Most of the residential development in the Mesa Vista/River Ranch area dates from the 1970s and later. Building types include ranch style and more contemporary styles typical of many suburban areas. Large custom designed homes are present in many of the rural subdivisions.

Hung-A-Lel-Ti: Hung-A-Lel-Ti is a Washoe tribal community comprising 80 acres on Diamond Valley Road in the Dutch Valley area. It is situated at 5400 feet elevation on a mesa overlooking

the Carson Valley. Hung-A-Lel-Ti is under the combined jurisdiction of the Washoe Tribe of Nevada and California, and the Bureau of Indian Affairs. Its inclusion here is for reference only as the County does not have any land use jurisdiction within this community. The community includes single family residences and community buildings.

Ranching Areas: Ranching areas began to be developed in the 1860's. The historical development pattern is defined by a ranch complex that includes one or more residences, barns, outbuildings, pens and corrals surrounded by large areas of irrigated pasture, non irrigated grazing areas and undeveloped lands. Most often, the buildings within the ranch complex are grouped together within a relatively small area. This pattern persists today. Building types and materials are mixed. Traditional materials such as wood, stone and brick are found on older residences. More modern building materials are also present, including metal barns and storage buildings. Ranching areas that include permanent residences are found in the northeast portion of the County along the Highway 88/Foothill/Fredericksburg road corridors, Diamond Valley, Dutch Valley, Jubilee Ranch adjacent to Markleeville, Pleasant Valley, Carson River Road area and along Highway 89 between Markleeville and Woodfords. Some of these will overlap with the other rural lands described below.

Other Rural Lands: This category makes up the majority of lands within the County and includes all areas of the County outside of the communities and areas described above. The typical pattern is scattered private lands surrounded by vast areas of public lands. The private lands may be individual isolated parcels or groups of parcels. Most of this land is undeveloped and is used for livestock grazing and other natural resource based uses (mining, water, timber production and dispersed outdoor recreation). Significant portions of this area are designated wilderness. Some areas are served by improved roads. Other areas are remote from improved roads, or have winter access over the snow. A few small developments such as Carson River Resort south of Markleeville, Sorensens Resort and subdivision near Picketts Junction and the Blue Camas subdivision in Hope Valley are found within the other rural lands. Areas within the other rural lands category include (but are not limited to) the area between Markleeville and Sierra Pines, south of Markleeville to the Wolf Creek and Ebbetts Pass areas, Indian Creek Reservoir/Alpine County airport area, Monitor Pass area, Hermit Valley, Lake Alpine area, Hope Valley, Carson Pass/Caples Lake area and the far eastern end of the County bordering Nevada.

Socio-Economic Factors

Population: Alpine County is the least populated county in California with a total of just over 1200 full time residents (2000 Census). The population is expected to grow to just under 1400 full time residents by 2010 (California Department of Finance estimate). Long term population estimates made by the California Department of Finance show permanent population in Alpine County growing slowly to over 1400 persons in 2020 and then decreasing slightly from 2020 through 2050. These long term projections generally assume that current demographic trends will continue. They do not account for significant changes in development or other unexpected changes in the community that could cause dramatic changes in population.

Although the County's permanent population is very low, peak population (including permanent and second home residents, overnight visitors and day visitors) is likely in the range of 10,000 to 20,000 persons. This situation occurs during winter holidays and weekends when the Bear Valley and Kirkwood resort areas are near capacity. Community water and wastewater systems, law enforcement and emergency services within these two communities must be sized to adequately serve this larger population. Traffic congestion on the two major highways (4 & 88) serving Bear Valley and Kirkwood is probably the aspect of peak conditions that is most

apparent outside of these two communities. Traffic congestion is usually limited to a few hours in the mornings and late afternoon during the peak days. Because these peak conditions are short term and limited to just a few days each year, the overall rural character of the County is not significantly affected.

With a permanent population density of less than 2 persons per square mile, Alpine County is clearly a rural community. Counties with population densities of less than 2 persons per square mile are often characterized as “frontier counties.” These frontier counties usually have very low populations, minimal services and businesses available locally, and are usually distant from major metropolitan areas and other significant population centers. This description fits Alpine County.

Traffic Congestion: There are no stoplights in Alpine County. Alpine County does not experience any traffic congestion except for the peak conditions at Bear Valley and Kirkwood described previously, and some occasional minor congestion associated with construction related slow downs, accidents and winter weather conditions. All highways are two lanes, except for the occasional passing lane.

Schools: Total school enrollment in the Alpine Unified School District was 129 students in 2004/2005 (source: ACUSD School Accountability Reports). The District currently operates schools in Woodfords and Bear Valley. On the east side of the County, ACUSD students in grades 8-12 have the option of attending public schools in Douglas County, Nevada. A small number of K-7 aged children are enrolled in Douglas County Nevada or are home-schooled. High school aged students in Bear Valley have the option to attend Brett Harte Union High School in Angels Camp, approximately 45 miles west of Bear Valley.

Economic and Commercial Activity: Tourism and outdoor recreation are the mainstays of the economy and commercial activity in Alpine County. Almost all businesses in the County, except for the ranching business, rely on visitors to sustain them. Many retail businesses close during the off season since there are not enough local customers to carry them through to the next busy season. The rural character of the community is reinforced by the fact that most essential businesses serving the local resident population are located outside of Alpine County. For example, the County has no bank, full service grocery store, or drug store/pharmacy. There are small health clinics located in Bear Valley, Kirkwood and Woodfords. However, most residents need to travel to areas outside of the County for full health services. The communities closest to the County that provide essential services to County residents include Arnold and South Lake Tahoe in California; and Stateline, Minden, Gardnerville and Carson City in Nevada. The larger metropolitan areas of Reno/Sparks Nevada, and Stockton and Sacramento California are locations where County residents obtain services and goods not always available in these smaller communities.

In a community survey conducted by the Alpine County Planning Department in the fall of 2005, respondents supported additional businesses that are similar to those already within the community – small service and retail establishments that serve both the local population and visitors to the community. Examples include restaurants, specialty retail, convenience grocery and businesses that provide goods and services related to outdoor recreation. There was not strong support for increasing businesses and services that might be found in a larger community such as a general retail (hardware, clothing, house-wares, etc.), mini-storage warehouse and professional offices.

Human Element

The social and economic diversity of the local population and the types of social interaction which take place in rural community life are equally important components of Alpine County's character. These "human elements" of community character are generally less tangible and consequently more difficult to define. A diverse and friendly community, easy opportunities for social interaction, knowing your neighbors, small locally-owned businesses, a close association with the natural environment, easy access to outdoor recreation, a small and approachable government, and informal rather than formal institutions are some of the more important human elements of community character in Alpine County.

Maintaining the rural community character associated with these human elements can be a challenge when significant growth occurs. Many rural communities, and particularly those based on tourism, have experienced growth that results in less economic diversity in the local population as the cost of living in the community rises and housing opportunities for middle and lower income households are dramatically reduced. Rapid growth can result in a loss of community identity and the traditional social interactions that define community life.

In the extreme case, some popular tourism communities have changed from well rounded communities to places inhabited primarily by seasonal service workers, visitors and those wealthy enough to afford the high cost homes. Because many of the homeowners are only part time residents and most of the permanent work force does not live in the community, many of these places can become almost devoid of normal community activity during the off season, non peak times and after the end of the regular work day. Dropping school enrollment, loss of community volunteers for essential services such as the local fire department, new "boutique" or franchise type businesses catering primarily to tourists that replace or overwhelm long standing locally-owned businesses, and fewer community institutions and events for the local population are indicators that a community may be trending in the direction of these more extreme cases.

Some of the trends described above are beginning to occur in Alpine County. School enrollment at Kirkwood dropped to the point that the local elementary school was forced to close. Housing prices have increased in all areas of the County to the point where a relatively high income is required to purchase a home. Fire departments in Woodfords and Kirkwood have had difficulty finding enough volunteers. However, Alpine County as a whole has not experienced the type of significant community-changing growth that has occurred in many tourist oriented communities. Most of the businesses in Bear Valley, Markleeville and Woodfords are locally-owned. The social networks for local residents are still strong. Examples include programs for local children operating in Bear Valley and Woodfords, summer picnics and homeowner gatherings in Bear Valley and Kirkwood that have strong participation from both permanent residents and long term second home owners, and community events such as the annual Halloween parade in Markleeville and the annual Diamond Valley Bike-A-Thon in Woodfords.

B. GROWTH MANAGEMENT

Growth management generally consists of a number of techniques to manage the amount, type and rate of development desired by the community; and to channel that growth into designated areas. The growth management policies identified in the following table add to and/or compliment other existing policies in the General Plan. The topics listed below are addressed in the table on the next page. A check mark (✓) means that the policy applies to the land use action for the column listed at the top of the table.

- Protection of wildlife habitat

- Scenic highway corridors
- Avalanche zones, seismic fault areas and 100 year floodplains
- Proximity of proposed development to existing residential and commercially zoned areas
- Retaining land that is feasible for agriculture and timber production
- Requiring underground utilities
- Retaining community character
- Limiting the rate of new development (i.e. rate of growth)

Growth Management Policy Requirement	Proposed Land Use Action		
	General Plan	Zoning	Subdivision
	Change	Change	Conforms to Gen. Plan and Zoning
<p>25.5b. The rate of new development shall be controlled in order to achieve the following community objectives:</p> <ul style="list-style-type: none"> ○ Obtain development that is compatible with, and does not have a significant adverse effect upon existing community character as defined in the new community character section of plan. ○ Maintain adequate levels of public services within the community as future growth and development occur. 	√	√	√
25.5c: Wildlife habitat quality shall not be significantly diminished by the proposed development or use.	√	√	
25.5d: Scenic quality of designated scenic highway corridors shall not be significantly diminished by the proposed development or use.	√	√	
25.5e: Areas proposed to contain structures for human occupancy shall not be located within an avalanche zone, seismic fault area or 100 year floodplain.	√	√	√
25.5f: Land proposed for development shall be located within ¼ mile of an area that is currently zoned residential; or the land must be currently zoned residential, commercial or planned development.	√	√	
25.5g: If current General Plan designation is Open Space, then the land proposed for development must not be feasible for agriculture, timber production or other use allowed in the Open Space designation.	√		
25.5.h: Above ground electrical or communication lines shall not be allowed; except for necessary above ground components of underground utilities, cellular and/or or wireless systems.	√	√	√
25.5i: New development shall be compatible with, and shall not have a significant adverse effect upon existing community character as defined in the new community character section of plan.	√	√	

C. LAND USE MAP DESIGNATIONS

State Law requires that General Plans contain Land Use Elements which "designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of the land". The law also requires that land use elements contain "a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan" (Government Code Section 65302-a).

The Land Use Map Designations for the entire County are shown on the map set that follows page 38. These maps depict the following land use designations:

Wilderness (W)

Description: The Wilderness land use designation applies only to the existing Mokelumne and Carson/Iceberg Wilderness Areas. Conforming uses shall be those uses permitted under Federal Law. Examples of uses that are permitted are: the public purposes of recreational, scenic, scientific, educational, conservation, and historical use, and insect and fire management. Uses prohibited include motorized travel, timber harvest, new mining claims, and road and building construction (except those needed for administration such as patrol cabins or previously permitted livestock grazing in the Wolf Creek Drainage - see Data Base Section 7.12). Population densities and building intensities shall also conform to the act.

Map Location: Mokelumne and Carson/Iceberg Wilderness Areas encompass much of the south and eastern portion of the county.

Stream Environment (SE)

Description: The Stream Environment overlay designation is established as a means of implementing goals, policies, and objectives found within the Plan's Earth, Animal life, Culture, and Flood Hazard sections. State Law presently requires that a general plan "identify areas covered by the plan which are subject to flooding..." (Government Code Section 65302.a). In the absence of detailed flood plain map, the stream environment designation is intended to fulfill this requirement.

All year-round and seasonal streams in the County are indicated on the U.S. Geological Survey Base Map that was used in preparation of the General Plan's Land Use Map. A Stream Environment designation is hereby established for areas meeting certain criteria (Data Base, Appendices J-11.0 - 11.4).

Density and Intensity: No residential, commercial, industrial, or institutional structure or facility should be allowed in a Stream Environment designated area unless variance

special study provisions are satisfied. In such instances density and intensity shall be those for which the stream environment designation has been combined.

Map Location: All year-round and seasonal streams are designated SE.

Open Space (OS)

Description: The Open Space land use designation is intended to protect and promote wise use of the County's natural resources. State Law specifically requires inclusion of an open space plan or element in general plans. (Government Code Section 65302-e). The statutory requirements for open space elements have been summarized in Data Base Section 7.11.

Types of land uses allowed on (OS) designated lands should be limited to uses that would be integrally related to the wise use and protection of natural resources including, but not limited to, the protection or development of mineral resources, the growing or harvesting of forest products, ranch or farm type agricultural production, protection of important wildlife and aquatic habitats, preservation of significant view corridors and dispersed recreation such as hunting, fishing, hiking, cross-country skiing, and camping.

The following types of uses should be allowed in (OS) designated areas only after a use permit or other special County approval is granted:

- Mineral processing operations or mills that process more than 50 tons of ore per day. All surface mining operations are subject to approval of a surface mining permit.
- Lumber mills or plants capable of processing 5,000 board feet per day.
- Facilities intended to serve dispersed recreational activities such as camp grounds and trail heads and cross-country ski touring huts.
- Small commercial recreational facilities which presently exist in Open Space (OS) designated areas such as pack stations or snowmobiling should be allowed to continue. Expansions of these facilities or the establishment of new commercial recreational operations should require County approval. Large recreational facilities which may draw significant numbers of persons should be allowed only in RS or PD designated areas.
- Relatively intensive uses integrally related to ranch or farm type agricultural production such as slaughter houses, processing plants, and packaging plants.
- Erection, construction, alteration, or maintenance of gas, electric, water, sewage treatment or disposal, communication, or transportation facilities.
- Cemeteries.
- Reservoirs for irrigation or small scale hydro power generation (less the 100 kilowatts).

- Wind power generation facilities if consistent with Resource Policy II K-1.3.

Density and Intensity: Maximum density shall be one single family residence per twenty (20) acres, except that all legally created parcels in existence prior to December 21, 1982, in (OS) designated areas shall be allowed to contain one single family residence. Within the OS designation, two types of residential subdivision are recognized: standard and conservation. In a standard subdivision, all lots shall be a minimum of 20 acres. In a conservation subdivision, residential lot sizes may be reduced provided that the overall density of development does not exceed one residential unit per 20 acres of land included in the conservation plan with the exception that additional bonus density as provided in this section may be allowed. Lands not included in the residential lots shall be retained as open space. All lands included within the conservation plan must comprise a logical planning unit capable of being planned and developed in a cohesive and coordinated manner and must meet at least one of the following criteria:

- All lands are contiguous (contiguous is defined as having at least one point in common). Property may be considered contiguous even if separated by roads, streets, utilities easements, railroad rights-of way or other similar corridors.
- All lands are included within a County approved Master Plan or Specific Plan.

The minimum parcel size for a residential lot within a conservation subdivision shall be the smallest parcel that can be approved based upon existing County Ordinances; General Plan Goals, Objectives, and Policies and all other applicable laws. The residential lots in a conservation subdivision shall be designed and located in a manner that provides for efficient delivery of necessary services, utilities and infrastructure. The open space within the conservation subdivision shall provide for significant conservation of one or more of the following characteristics:

- **Agricultural Production:** Lands that are either in agricultural production or capable of sustaining agricultural production, including irrigated meadows, open range lands and timber production areas.
- **Cultural/Historic Value:** Lands which contribute significantly to Alpine County's history and culture including sites or areas significant to the County's Native American history and culture, other historic sites and significant archeological sites.
- **Scenic Value:** Lands with high aesthetic appeal which are generally visible and valued by residents and visitors to Alpine County and, through preservation, will maintain the rural mountain appearance of the County. Examples include, but are not limited to, scenic highway corridors, open meadows and range lands, significant ridge lines and mountain backdrop areas.

- Environmentally Sensitive Areas: Lands containing unique and/or sensitive ecological values including, but not limited to, significant wetland areas, riparian areas, alpine areas, rare flora, and important wildlife habitat
- Unique Areas: Lands possessing unique characteristics such as unusual geology or topographic features.
- Recreational Value: Lands with significant public recreational value, particularly for non motorized or passive uses such as hiking, fishing, hunting, wildlife viewing, etc. Recreation lands may also be lands that provide public access to public lands. Lands in this category shall include easements or other mechanisms which allow for public use.

To accomplish conservation of one or more of these characteristics, the residential lots may be clustered together in one or more groups, or dispersed in appropriate locations on the property. A combination of clustered and dispersed lots may also be considered. Care must be taken to insure that a dispersed lot pattern does not conflict with the goal of efficient delivery of necessary services, utilities and infrastructure. Use of the open space within a conservation subdivision must be restricted to those uses which will not adversely affect the characteristics being preserved.

Density Bonus: A 25 percent density bonus may be awarded to a conservation subdivision containing at least 80 acres of land provided all of the following are satisfied:

- A minimum of 75 percent of the land within the subdivision is designated and protected as permanent open space.
- The County determines that the open space has significant public value.
- Where the proposed open space contains lands in active agricultural operations, or lands capable of supporting agricultural production, water rights sufficient to sustain agricultural production are retained on the property and dedicated for continued agricultural use.

Map Location: OS is the predominant General Plan designation.

Planned Development (PD)

Description: The Planned Development designation is applied to areas where relatively intensive developments for human use would be desirable provided they are carefully planned and closely supervised to insure conformance with the Goals, Objectives, and Policies of the General Plan and applicable laws. The (PD) designation is intended to serve in conjunction with the County's (PD) zoning regulations. Development within (PD) areas should be preceded by the complete review and approval or application which fully discloses the nature and extent of the planned development. (Specific Plan as per State Code Section 65454).

Types of uses that would be appropriate include any residential, commercial, institutional, and recreational use or combination of uses arranged and/or designed to result in an integrated and organized development deemed acceptable by the County. Public facilities needed to serve a planned development including police and fire protection facilities, school sites, health and social service facilities, power and communication facilities, transportation facilities, solid waste collection facilities, and public sewer and water facilities may be appropriate or necessary accessories dependent upon the size and location of the planned development. In general, uses listed within the open space designation are also appropriate.

Density: Gross densities shall not exceed 2.5 dwelling units per acre. Lower densities may be enforced at the discretion of the Planning Commission or Board of Supervisors depending upon factors such as timing, parcel size, and environmental constraints.

Intensity: Minimum overall parcel size for a planned development should be 5 acres. The concentration of development into multi-family units or building clusters is encouraged especially where aesthetics, resource conservation, natural hazards or other concerns exist.

Map Location: Planned development locations include Kirkwood, Caples Lake, Bear Valley, Lake Alpine, Sorensens Resort, East Fork Resort, Sierra Pines and the Mahalee Lodge site in Markleeville. A brief description of each of these areas is included below.

- **Kirkwood:** A large scale year round destination resort and residential community governed by the County approved Kirkwood Master Plan or Specific Plan as may be amended. Primary uses include winter and summer recreation facilities including downhill and cross country skiing, residential and commercial development and open space. Future uses are determined by the approved Master Plan or Specific Plan.
- **Bear Valley:** A large scale year round destination resort and residential community governed by the County approved Bear Valley Master Plan. Primary uses include residential and commercial development and open space. Future uses are determined by the approved Master Plan.
- **Lake Alpine:** A small scale year round destination resort including limited commercial uses and lodging accommodations. Uses are currently governed by the AG-CR zoning designation. Future uses could include limited expansion of commercial and lodging facilities consistent with maintaining a small scale resort.
- **Caples Lake:** A small scale year round destination resort including limited commercial uses and lodging accommodations. Uses are currently governed by the AG-SH and AG-CR-SH zoning designations. Future uses could include limited expansion of the

commercial and lodging facilities consistent with maintaining a small scale resort.

- **Sorensen's Resort:** A small scale year round destination resort and residential community including limited commercial uses, lodging accommodations and single family residences. Uses are currently governed by the PD zoning development plan and the AG-SH and RN zoning designations. Future uses are determined by the approved PD zoning development plan and RN zoning designation consistent with maintaining a small scale resort and residential community.
- **East Fork Resort:** A small scale resort and residential community including limited commercial uses, lodging accommodations, mobile home/recreational vehicle park and small campground. Uses are currently governed by the RE-5-CR-SH zoning designations. Future uses could include limited expansion of the mobile home/recreational vehicle park and single family residential development consistent with maintaining a small scale resort and residential community.
- **Sierra Pines:** A small scale mobile home/recreational vehicle park and neighborhood commercial development. Uses are currently governed by the NC and NR zoning designations. Future uses could include limited expansion of the existing uses and development of a small campground consistent with maintaining a small scale residential and neighborhood commercial community.
- **Mahalee Lodge – Markleeville Village:** Gross densities shall not exceed 2.5 dwelling units per acre. Lower densities may be enforced at the discretion of the Planning Commission or Board of Supervisors depending upon factors such as timing, parcel size, and environmental constraints. (Board of Supervisors Resolution No. R2005-39)

Residential High (RH)

Description: The Residential High Density designation is intended for town sites and subdivisions where public sewage collection and disposal facilities and community water systems are or will be available. Careful discretion should be exercised by the County in allowing achievement of the densities suggested before adequate market demand, community support, and public services or facilities are present.

Density: Maximum densities shall not exceed 4 15 dwelling units per acre. Dwellings may be constructed as multi-family units, zero lot line units, townhouses, or building clusters in which case the balance necessary to meet density requirements should be reserved for town commons or dedicated public parks or recreational facilities.

Intensity: Minimum parcel size shall be the smallest parcel that can be permitted based upon existing County Ordinances; General Plan, Goals, Objectives, Policies and all other applicable laws.

Map Location: Two RH areas are designated in the established settlements of Markleeville and Woodfords where sewer and water systems are most likely to be developed or expanded.

Residential Medium (RM)

Description: The Residential Medium Density designation is intended for town sites or suburban type residential areas. A major purpose of the designation is to protect the single family residential neighborhood environment. Commonly, public water service should be present and sewage collection and disposal facilities should be either provided or available to (RM) designated areas. Home occupations and certain institutional uses or public facilities should be allowed providing they do not create public nuisance or hazard and they do not seriously detract from single family residential neighborhoods.

Density: Maximum density shall be 4 single family dwellings per acre. Lower density limits may be upheld by the County given site specific conditions such as topography and sewage disposal capacity.

Intensity: Minimum parcel size shall be the smallest parcel that can be permitted based upon existing County Ordinances, General Plan, Goals, Objectives, and Policies and all other applicable laws.

When a developer intends to create parcels that would be smaller than those implied by the density requirements (10,890 square feet), the developer must set aside the balance of lands needed to meet density requirements as open space or common area.

Map Location: RM areas are limited to the existing settlements of Markleeville and Woodfords where services are appropriate and the Washoe Indian settlement in Dutch Valley.

Residential Low (RL)

Description: The residential low density designation is intended for rural subdivisions where public sewer systems are generally not available or planned. However, public water service should be provided.

County Officials should encourage thoughtful design of developments within the designation taking into consideration such concerns as local topography and scenic features as well as hazards and resource protection and utilization. Care should be taken in locating neighborhood commercial enterprises, schools, parks, or other public and quasi-public facilities all of which may be acceptable provided the other appropriate land

use symbols are present (NC. & INS.). Home occupations and cottage industries should be permitted providing they do not create public nuisance or hazard.

Density: Maximum density shall be one (1) single family dwelling per acre. Lower density limits may be upheld by the County given site specific conditions such as topography, water availability and sewage disposal capacity.

Intensity: Minimum parcel size shall be the smallest parcel that can be permitted based upon existing County Ordinances, General Plan, Goals, Objectives, and Policies and all other applicable laws.

In instances where a developer intends to create parcels that would be smaller than those implied by the density requirement (one acre), the developer must set aside the balance of lands needed to meet density requirements as open space or common area. The County may allow variable parcel size as long as larger parcels created are not further subdivided or developed.

Map Location: RL designations are limited to the existing settlements of Markleeville and Woodfords and along Fredericksburg Road between Fredericksburg and Paynesville.

Residential Rural (RR)

Description: The Residential Rural designation is intended for rural estate or mini-ranch type developments where neither public sewer or water facilities are available or planned. As in areas designated for residential low density development, residential rural areas should be located within a reasonable distance of existing public facilities and commerce. Plans for all residential developments should take into consideration features of the local environment such as topography, aesthetics, hazards and natural resources. The (RR) designation may provide for limited agricultural activities as well as home occupations or cottage industries providing they do not cause public nuisance or hazard.

Density: Maximum density shall be one (1) single family dwelling unit per five (5) acres. Lower density limits may be required given site specific conditions.

Intensity: Minimum parcel size shall be the smallest parcel that can be permitted based upon existing County Ordinances, General Plan, Goals, Objectives, and Policies and all other applicable laws. In instances where a developer intends to create parcels that would be smaller than those implied by the density requirements specified above (five acres), the developer must set aside the balance of lands needed to meet density requirements as open space or common area. The County may allow variable parcel sizes so long as larger parcels are not further subdivided or developed.

Map Location: RR map designations are limited to the outskirts of Woodfords and in the development corridor on either side of Highway 88 between Woodfords and Nevada.

Neighborhood Commercial (NC)

Description: The Neighborhood Commercial (NC) land use designation is intended to indicate locations where grocery stores, convenience stores, delicatessens or similar "street corner" type commercial services, churches and fraternal organization meeting halls involving less than 2500 square feet would be most appropriate. More intensive types of commercial activities should be limited to other appropriately designated areas.

Density & Intensity: Population densities and building intensities shall be those indicated for the land use designation with which the Neighborhood Commercial symbol (NC) is combined. The County may allow smaller parcel sizes with the approval of detailed plans or permit applications for Neighborhood Commercial developments. Such plans or permits must be deemed acceptable and in conformance with the General Plan and all other applicable laws.

In no such instance shall parcel size be less than 8000 square feet. For larger parcel sizes, water and sewer may be required for Neighborhood Commercial developments in order to protect public safety and/or water quality.

Map Location: NC designations are located on Washoe Tribe land north of Woodfords on Highway 88 to recognize the intended use designated in the Washoe Tribe Comprehensive Land Use Plan (1994).

Commercial (C)

Description: The commercial designation indicates areas in the County where a broad range of commercial activities would be desired. Types of uses being considered as commercial for the purposes of this designation include grocery stores, hardware stores, garages, restaurants, hotels, professional offices, light industrial operations, small department stores, banks, furniture stores and similar developments or activities that would normally be considered "downtown" commercial activities. Types of activities considered "light industry" for the purpose of this designation include cabinet shops, bakeries, print shops, upholsterers or other similar small operations involving manufacturing, processing, storage or shipping and that generate minimal nuisance or environmental impact. The County Zoning Ordinance requires use permit approval for the more intensive commercial and light industrial use, such as fast food establishments, laundromats, bars, and night clubs, welding and sheet metal shops, and upholstering shops, where environmental impacts may need to be more closely controlled.

A certain number of public services and facilities should exist or be developed in order to promote and serve commercial activities in areas with commercial designation. For instance, police and fire protection should be readily available. Sewer, water and parking may be necessary. Commercial areas should be in established areas near well traveled routes (collectors and arterials) yet not spread out along such routes creating strip commercial development.

The standards necessary for commercial (C) activities are similar to those needed to serve residential high density (RH) designated areas. Downtown commercial activities should not be allowed within exclusively residential neighborhoods, however residences should be allowed to mix within concentrated commercial or business districts, with a special use permit.

Density & Intensity: Densities and intensities shall be the same as those allowed for the land use designation with which the C symbol has been combined.

Map Location: Three areas are designated C; Markleeville, Woodfords and the County Airport site.

Industrial (IND)

Description: The industrial designation is used to locate areas for development of industries such as manufacturing and warehousing that might create objectionable conditions for adjacent uses.

Map Location: The only IND designation is at the county Airport site which is isolated from other uses and general view from scenic highways.

Institutional (INS)

Description: The institutional designation is applied to areas where public, quasi-public, or public utility developments would be appropriate.

Examples of such institutional developments include schools, clinics, parks and playgrounds, public buildings, corporation yards, water and sewer collection and treatment facilities, and power sub-stations.

As in other designations, careful discretion is required in allowing the location of such uses within residential high, medium, and low-density areas. Appropriate standards would include many of those listed for commercial or industrial designations.

Density & Intensity: Population densities and building intensities shall not exceed those that are indicated for the land use designation with which the institutional symbol (INS) is combined unless or until plans for institutional development are approved by the County. In such instances, densities and intensities should not exceed those specified in the residential high density (RH) designation.

Map Location: INS General Plan Map designations are located in Markleeville, Woodfords and midway between the two settlements at Turtle Rock Park which is the location of a community center and campground. Additionally, a church/school site is designated INS at Paynesville as is the County Airport.

Recreational Sites (RS)

Description: Dispersed recreational activities are encouraged in open space designated areas. Concentrated small commercial recreational facilities may be allowed in (OS) areas if County approval is obtained. The (RS) designation is intended to identify areas which presently contain or may in the future contain larger recreational facilities, such as ski resorts, private parks and campgrounds, etc. which may draw to the County significant numbers of persons. Such (RS) developments in the future would require County approval of complete plans for development as well as General Plan Land Use Map revision. Consistent zoning may be (PD); however, densities should not exceed those specified below.

Density & Intensity: Population densities and building intensities shall not exceed those specified for Open (OS) Land Use designation; i.e., one residential unit per 20 acres overall density.

Map Location: RS designations are located adjacent to the two resort areas; Bear Valley and Kirkwood.

Solid Waste Disposal Areas (WD)

The (WD) symbol indicates areas of the County where solid waste disposal facilities would be most appropriate. The General Plan recommends that waste disposal or storage in the County be controlled by permit.

Liquid Waste

In Bear Valley and Diamond Valley, treated effluent is applied to large areas of land. This practice benefits agricultural purposes and is considered allowable in Open Space designated areas.

Hazardous Waste Facility (HWF)

The HWF symbol is given to 5 specific sites in the County which were identified in the Alpine County Hazardous Waste Management Plan as possibly suitable for a hazardous waste facility. The five sites include (1) Harvey Place Reservoir; (2) the Alpine County Airport; (3) the Alpine County Maintenance Yard; (4) the Leviathan Mine site; and (5) the Mud Lake Road area (which is also designated as a WD area). The County Maintenance Yard, considered possibly suitable only for small transfer and storage facilities. The Leviathan Mine site is designated HWF to allow for on site treatment of any remaining waste on-site and to prevent the transportation of existing on-site hazardous waste along dangerous routes and through residential areas. The Mud Lake Road area has been deleted from further consideration as a location for hazardous waste management facilities due to its proximity to the Washoe Community.

Scenic Highways (SH)

All State Highways in Alpine County are designated scenic highways. State Law allows County governments to designate County roads as scenic routes. (See Natural Resources and Conservation Element Goals and Objectives).

D. PUBLIC SERVICES AND FACILITIES

Alpine County is the least populated of California's 58 counties. Permanent population growth has typically been very slow and steady in Alpine County. The California Department of Finance provides population estimates and projections for Alpine County. The estimated 2007 permanent resident population was 1261 persons. The permanent population is expected to grow to 1462 full time residents by 2030 and then decline to 1377 persons by 2050 (California Department of Finance projections). These long term projections generally assume that current demographic trends will continue. They do not account for significant changes in development or other unexpected changes in the community that could cause dramatic changes in population.

As noted in the discussion of community character, although the County's permanent population is very low, peak population (including permanent and second home residents, overnight visitors and day visitors) drives requirements for many public facilities and services.

Police Protection

The existing staff and facilities of the Alpine County Sheriff's Department are considered adequate to serve County needs. Over the long-term, department needs could change significantly depending upon the type and intensity of growth.

Fire Protection

In the short-term, mobile water source equipment for the eastern slope area and a continuing rotation and replacement of fire equipment County wide, is a primary requirement for fire protection in Alpine County. Bear Valley and Kirkwood are served by water systems that have or will have adequate fire flow as development continues. There are two small community water systems on the east side of the County. However, large areas of the east side are not served by any water system. Long term plans call for more static water supply in strategic locations on the east side of the County. A 50,000 gallon water storage tank is being installed at the Woodfords fire station and other locations for water storage in the Mesa Vista/River Ranch areas have been investigated. The possibility of connecting the water supply to a hydrant system in order to improve fire flow delivery within developed areas should also be investigated.

The two fire departments on the east side of the County (Markleeville and Woodfords) are staffed entirely by volunteers. Ambulance and emergency response services on the east side of the County are also entirely volunteer staffing. The number of volunteers available for response at any given time can often be limited since many of the volunteers work outside of the County. Lake Valley Fire Protection District (Lake Tahoe area) and

East Fork Fire District (Douglas County, Nevada) provide mutual aid response to the east side of the County and Kirkwood.

Kirkwood is served by the Kirkwood Volunteer Fire Department which operates under the umbrella of the Kirkwood Meadows Public Utility District. Bear Valley is served by a volunteer fire department operated under County direction. Mutual aid to Bear Valley is provided by the Ebbetts Pass Fire Protection District (Arnold area, Calaveras County).

Public Health

The existing health facility at Woodfords is considered adequate for the short-term planning period and able to handle increases in the level of services predicted during that time.

Public Library System

County-wide library circulations are projected to increase along the present lines, in response to population increases, demographic changes and diversification of library resources and programs.

Social Services

Social service programs will continue to increase steadily along with population increases and demographic changes, and with proactive identification of needs and problems.

Roads and Highways

County roads and State Highway needs are addressed in the Circulation Element.

Schools

Total school enrollment in the Alpine Unified School District was 129 students in 2004/2005 (source: ACUSD School Accountability Reports). The District currently operates schools in Woodfords and Bear Valley. On the east side of the County, ACUSD students in grades 8-12 have the option of attending public schools in Douglas County, Nevada. A small number of K-7 aged children are enrolled in Douglas County Nevada or are home-schooled. High school aged students in Bear Valley have the option to attend Brett Harte Union High School in Angels Camp, approximately 45 miles west of Bear Valley. In September 2008 the Governing Board of the ACUSD adopted school facilities fees to finance future construction and reconstruction of school facilities made necessary by growth in enrollment. Such fees are collected in conjunction with issuance of building permits for new construction.

Public Buildings

County owned public buildings are located in Bear Valley, Markleeville and Woodfords. In the long-term, a comprehensive analysis of County long-term facility and infrastructure needs is necessary to establish a Capital Improvement Program.

Solid Waste

The three distinctly separate geographic areas of the County - Kirkwood, Bear Valley, and the east slope, each presently utilize separate solid waste disposal services. Kirkwood and Bear Valley utilize landfills in Amador and Calaveras Counties, respectively. Markleeville, Woodfords and other east slope communities utilize the Douglas County Disposal service. Use of the Amador, Douglas and Calaveras dump sites is expected to continue. The regulatory and financial requirements of operating a landfill site in Alpine County are prohibitive.

Sewage Disposal

The four waste-water collection and treatment systems found in Alpine County include:

1. The Markleeville Public Utility District serving Markleeville;
2. The Washoe Tribe's system serving the Woodfords Indian Colony in Dutch Valley;
3. The Kirkwood Public Utility District serving the Kirkwood development;
4. The Bear Valley Water District system serving much of the Bear Valley Planning area.

The Markleeville Public Utility District system presently operates at half capacity. The system's excess capacity creates economic difficulties for the entity. Should water quality become degraded by present or added use of individual septic systems in the surrounding area, annexation and hook-ups to the Markleeville Public Utility District system could be required. Capacity could thus be attained sooner than expected and an expansion of the facility could become necessary.

The Kirkwood Public Utility District system has been expanded to accommodate planned development during the short term planning period. Long term planning includes increased capacity.

The Bear Valley Water District (BVWD) provides wastewater collection and treatment service for Bear Valley, Lake Alpine campground, and the Bear Valley Mountain Resort (ski area). The existing treatment facilities are currently planned to accommodate anticipated wastewater flow from current and future developments within the BVWD service area. Treated wastewater is disposed with a combination of land disposal and seasonal discharge to Bloods Creek.

BVWD estimates it has disposal capacity available to serve 1,127 new EDUs. BVWD defines an EDU as a residential living unit equal to three sewer service units and defines a sewer service unit as one kitchen or full or half bath, or equivalent.

Water Systems

Of five water systems being operated on Alpine County's eastern slope, only the Markleeville Mutual Water Company is on record as having problems in meeting current or projected needs.

Lack of adequate year-round water supplies have lead the company to require that new developments in the Markleeville area provide wells, increased storage, and hookups. However, increased Federal and State Water Quality standards will likely place most small systems in the County in jeopardy of non-attainment of both standards and increased capacity demands. In the future, new development may be required to provide water source and infrastructure improvements to meet the increased demands it generates. (Fire protection needs addressed in the Hazards Element are not included.)

On the west slope, Kirkwood anticipates future water needs for snowmaking capability and, potentially, for domestic use in both the Kirkwood planned development community and in the surrounding areas of Caples Lake. Short-term capacity increases of larger storage tanks and new wells are planned. Alpine County has applied for water appropriations for Caples Lake to meet future economic, domestic and recreational development needs in this regional area.

The privately-owned Lake Alpine Water Company (LAWC) provides domestic water service in the Bear Valley area. A "Water Supply Assessment" pursuant to California law (SB 610) was recently completed for the LAWC system. The LAWC has additional water rights applications pending with the State Water Resources Control Board. It is expected that these applications will be approved and will increase the amount of water available to LAWC to 577 acre feet/year. This is sufficient water for the full development of the Bear Valley area.

Power & Telephone

Power and Communications facilities and services are addressed in the Circulation Element.

ELEMENT III - SECTION D

G. P. GOAL NO. 26

PROVIDE A LEVEL OF PUBLIC SERVICE ADEQUATE TO INSURE THE HEALTH, SAFETY, AND WELFARE OF ALPINE COUNTY CITIZENS AND PROMOTE ECONOMIC DEVELOPMENT

POLICY NO. 26a

Provide additional safety, community services, security personnel and facilities as dictated by growth and development.

OBJECTIVE NO. 26a Develop and maintain a short and long term capital improvement program.

OBJECTIVE NO. 26b Establish a Capital Improvement Fund and budget annually to place monies in the fund.

IMPLEMENTATION MEASURE: A Capital Improvement Program should list buildings, grounds and other public works projects to be constructed in the County. To date only fire protection needs have an adopted plan.

Special Districts should annually submit their own capital improvement programs to the County. All capital improvements should be reviewed for conformance with the General Plan.

POLICY NO. 26b All new commercial or residential units utilizing community sewer or water systems should be required to contain low or restrictive flow water fixtures or devices wherever possible.

OBJECTIVE NO. 26c Apply to the State Water Resources Control Board for set aside of water for future needs in Bear Valley area from Lake Alpine.

IMPLEMENTATION MEASURE: The appropriate steps and responsibilities for accomplishing the objective as well as a means for delivering the Lake Alpine water to users in the Bear Valley Planning Area, when deemed necessary, are presented in the Bear Valley Master Plan EIR (Gretzinger and Weatherby, Inc.), and future water supply for the Bear Valley Area of Alpine County (Bill Dendy and Associates, assisted by James M. Morris, Jr. 1982).

OBJECTIVE NO. 26d Continue to pursue a set aside of water for future needs in the Kirkwood area from Caples Lake with the State Water Resources Control Board.

Adequate Public Facilities and Services

This section defines the minimum standards and requirements for necessary improvements, services and public facilities that must be in place to support additional development. The attachment addresses the following general categories:

- Roads - capacity, construction standards and maintenance
- Utilities

- Public Safety
- Water and Wastewater Systems

Under the concept of adequate public facilities and services, development is only allowed when the proposed project will not cause the minimum standards to be exceeded. The project may include improvements and system upgrades concurrent with the development that are necessary to meet the minimum standards. If these improvements and upgrades are not provided, the project will not be approved.

The proposed requirements are divided into two major sections based on the existing General Plan land use designations. The first section is for land already designated Open Space (OS). Open Space areas have the least intensive development potential, are often remote and may not have year round road access. The second section defines the requirements in Rural Residential, Residential and Planned Development General Plan areas. These are the categories of land with the highest development potential and are where most residential, commercial and mixed use development occurs.

The table is organized as follows:

Column 1: Category

Column 2: Minimum standard

Columns 3-5: Information required to demonstrate that the minimum standard has been satisfied for each step in the process that applies to the proposed project (general plan, zoning, subdivision)

PART 1:Development in Open Space (OS) designation with density not exceeding OS (assumes no change in General Plan designation or zoning):

Service Type	Minimum Standard	Information Required		
		General Plan Change	Zoning Change	Subdivision
Roads (Includes lanes and driveways)				
Road Capacity	Maintain LOS C for all intersections at peak hour (includes all intersections back to and including the nearest intersection with a State Highway that serves the project)	Not applicable	Not applicable	May require traffic study if capacity is questionable
Construction Standard	Meet applicable County standards for roads, lanes and driveways as applicable to the project	Not applicable	Not applicable	Preliminary improvement plan submitted with tentative map application must show compliance
Maintenance	County maintenance or equivalent; special consideration possible for areas served by existing roads with no winter snow removal	Not applicable	Not applicable	County accepts or demonstrate equivalent; note on final map if in area with no winter snow removal
Utilities				
Electricity	Adequate capacity to serve proposed uses	Not applicable	Not applicable	Will service letter from provider, or if off grid describe power requirements and include note on final map
Propane	Individual tank	Not applicable	Not applicable	Will serve letter from provider if service deemed necessary
Telephone	Adequate capacity if within existing land line service area	Not applicable	Not applicable	Will service letter from provider if within land line service area. If no land line service include note on final map - cell service may or may not be available and reliable
Solid Waste Disposal	Adequate provision for proper removal and disposal for the proposed uses	Not applicable	Not applicable	Will serve letter from disposal provider if within service area. If outside of service area demonstrate that an alternative is available and include note on final map

Service Type	Minimum Standard	Information Required		
		General Plan Change	Zoning Change	Subdivision
Public Safety				
Law Enforcement		Not applicable	Not applicable	If in area with no winter snow removal require acknowledgement on final map and possible waiver of liability
Fire Protection		Not applicable	Not applicable	If more than 5 miles via improved road from fire station or in area with no winter snow removal, require acknowledgement on final map and possible waiver of liability
Emergency Medical		Not applicable	Not applicable	If more than 5 miles via improved road from fire station or in area with no winter snow removal, require acknowledgement on final map and possible waiver of liability
Water and Wastewater				
Domestic Water	Adequate supply to serve the proposed uses (assumption is that OS areas will likely be served by individual wells)	Not applicable	Not applicable	Well test(s) and data pursuant to County Health Department requirements
Fire Flow	Meet requirements for rural areas pursuant to CDF (2500 gallons per dwelling unit) via individual or shared storage in a location(s) acceptable to the County that is capable of delivering the required flow within the subdivision area.	Not applicable	Not applicable	Note on final map requiring individual storage, or fire department to verify
Wastewater Disposal	Site suitability for all proposed lots (assumption is that OS areas will likely be served by individual on site systems)	Not applicable	Not applicable	Percolation test, soil profile data and other documentation pursuant to County Health Department requirements

PART 2: Development in Rural Residential, Residential and Planned Development General Plan areas; includes a proposed change in the General Plan from Open Space (OS) to a more intense level of use

Service Type	Minimum Standard	Information Required		
		General Plan Change	Zoning Change	Subdivision
Roads				
Road Capacity	Maintain LOS C for all intersections at peak hour (includes all intersections back to and including the nearest intersection with a State Highway that serves the project)	May require traffic study if capacity is questionable	May require traffic study if capacity is questionable	May require traffic study if capacity is questionable
Construction Standard	Meet applicable County standards for roads, lanes and driveways as applicable to the project	Identify potential constraints that might preclude ability to meet standards (ex. Slope, other)	Show street design for Planned Development zoning; otherwise identify potential constraints that might preclude ability to meet standards (ex. Slope, other)	Preliminary improvement plan submitted with tentative map application must show compliance
Maintenance	County maintenance or equivalent; includes snow removal for all areas except those areas of single family development in Bear Valley that do not have snow removal	Identify method	Identify method, include in draft CCR for Planned Development zoning	County accepts or demonstrate equivalent
Utilities				
Electricity	Adequate capacity to serve proposed uses	Identify proposed source	Will service letter from provider	Will service letter from provider
Propane	Individual tank	Not applicable	Not applicable	Not applicable
Telephone	Adequate capacity to serve proposed uses	Identify proposed source	Will service letter from provider	Will service letter from provider
Solid Waste Disposal	Adequate provision for proper removal and disposal for the proposed uses	Identify proposed method of disposal	Will serve letter from disposal provider if within service area. If outside of service area demonstrate that an alternative is available	Will serve letter from disposal provider if within service area. If outside of service area demonstrate that an alternative is available and include note on final map

Service Type	Minimum Standard	Information Required		
		General Plan Change	Zoning Change	Subdivision
Public Safety				
Law Enforcement	None identified	Not applicable	Not applicable	Not applicable
Fire Protection	Located within 5 miles via improved road from fire station	Verify location or demonstrate compliance based on known future location and timing	Verify location or demonstrate compliance based on known future location and timing	Verify location
Emergency Medical	Located within 5 miles via improved road from fire station	Verify location or demonstrate compliance based on known future location and timing	Verify location or demonstrate compliance based on known future location and timing	Verify location
Water and Wastewater				
Domestic Water	Adequate supply and water quality to serve the proposed uses	Indicate proposed source of water supply to serve the area, including estimates of the amount of water required if connection to a central water system is proposed, or information on availability of groundwater if individual wells are proposed.	Indicate proposed source of water supply to serve the subdivision, including documentation of existing well permits and/or water rights that will be utilized, evidence of adequate capacity and permission to connect to an existing water supply system (if connection is proposed)	Indicate proposed source of water supply to serve the subdivision, including documentation of existing well permits and/or water rights that will be utilized, evidence of adequate capacity and permission to connect to an existing water supply system (if connection is proposed); if water system show on preliminary improvement plans
Fire Flow	250 gallons per minute for 2 hours within the subdivision by shared storage in a location acceptable to the County. Location must be able to deliver the required flow within the subdivision area. (NFPA standard applicable to rural areas with homes generally not larger than 3600 square feet each)	Indicate proposed method to meet the fire flow requirement	Indicate proposed method and location of improvements to meet the fire flow requirement	Preliminary improvement plan submitted with tentative map application must show compliance (may want to require some level of pump test to verify that the system can deliver the required flow, although this may be moderated somewhat by storage capacity)
Wastewater Disposal – Individual on site systems	Site suitability for all proposed lots	Information regarding general soils characteristics and expected suitability for on site wastewater disposal	Information regarding general soils characteristics and expected suitability for on site wastewater disposal	Proof of site suitability for all proposed lots (percolation and soil profile) pursuant to County Health Department requirements

Service Type	Minimum Standard	Information Required		
		General Plan Change	Zoning Change	Subdivision
Wastewater Disposal – community system	Adequate capacity to serve the proposed uses and meet the applicable design and waste discharge requirements for a new (or expanded) system as administered by the applicable Regional Water Quality Control Board	Describe the proposed method of wastewater treatment including the estimated amount of wastewater expected if connection to a central waste water treatment plant is proposed.	Describe the proposed method of wastewater treatment including the estimated amount of wastewater expected if connection to a central waste water treatment plant is proposed.	<p><u>New System:</u> Indicate the design and capacity of proposed system; document ability to meet waste discharge requirements; show system layout on preliminary improvement plans</p> <p><u>Connect to existing system:</u> evidence of adequate capacity and permission to connect to an existing wastewater treatment system that can operate in compliance with waste discharge requirements (include verification from RWQCB) ; show system layout on preliminary improvement plans</p>

E. PUBLIC FINANCE

Careful fiscal planning of public services and facilities has long been of importance in Alpine County where few private land holdings, limited commerce and industry, and a small population have constrained revenues. As growth occurs County-wide, both within the permanent population and within the recreation population, the ability to raise revenues to meet new demands will remain constrained due to Propositions 4 and 13. (See Data Base Section 11.2).

Many County programs have in the past been accomplished with Federal and State financial assistance. Examples include social welfare programs and County roads and public building projects. Current Federal Policies include the elimination or adjustment of programs that have traditionally aided local governments. At the State level, budget surpluses which decreased for three years after the passage of Proposition 13 have become deficits.

Given the specter of Federal and State cutbacks, and constraints upon the generation of local tax revenues, the County has few alternatives but to require that the costs and responsibilities for providing public services be passed more directly to the citizens being served. The County will increasingly need to decide which services it can afford to provide and eliminate or find new funding sources for others. A recent report concerning public finance by the State Office of Planning and Research reaffirms "Our conclusion is simple and dramatic: Foothill governments (*and Mountain Governments - Ed.*) must insure that new development pays its fair share—now and in the long-term--or risk financial collapse and further erosion of local control."

Funding mechanisms currently available for the construction of public facilities and provision of on-going services are discussed in Data Base Sections 11.22, and 11.23.

ELEMENT III - SECTION E

G. P. GOAL NO. 27 PROVIDE AN ADEQUATE LEVEL OF PUBLIC SERVICE WHILE MAINTAINING A BALANCED COUNTY BUDGET

OBJECTIVE NO. 27a Develop a long-range budget plan.

IMPLEMENTATION MEASURE: The costs involved in operating all County departments should be analyzed. In general, the costs for new development shall be paid for by developers or residents of new developments. They should not become an undue burden upon existing tax base for County service levels and systems. Those departments able to charge fees for services should establish fees that would, as nearly as possible, equal the cost of services provided. The costs of operating all other departments or

services should be compared with current and projected revenues and adjusted accordingly.

OBJECTIVE NO. 27b Area specific impact fees should be established in accordance with State Code Section 66000 for the Markleeville/Woodfords, Bear Valley and Kirkwood areas. Development Impact Fees are charges that are applied to new construction to cover each development's fair share of public facilities that are required to serve that development. Development Impact Fees should be assessed for expansion of all services including fire, police, water, sanitary sewer, drainage, parks, public facilities and streets.

OBJECTIVE NO. 27c Improve and maintain a Local Agency Formation Commission (LAFCO) capable of reviewing and acting upon proposals for County annexations as well as special district formations, annexations, consolidations, dissolutions, and reorganizations.

IMPLEMENTATION MEASURE: The requirements and responsibilities for Local Agency Formation Commissions (LAFCO's) are contained within State Law. The current make-up of the County's LAFCO and the assistance provided by County Staff are considered adequate for all immediate and long-term purposes. County Staff should prepare for LAFCO members a clear and concise guide to LAFCO procedures consistent with enabling statutes.

OBJECTIVE NO. 27d Establish a method for clearly delineating all costs associated with proposed developments and a means for assigning those costs appropriately and equitably.

IMPLEMENTATION MEASURE: Include analysis of economic impacts as a standard part of all environmental analysis accomplished under CEQA.

OBJECTIVE NO. 27e Alternative sources of revenues, such as business license fees, sales tax increase, court penalty assessments, and impact fees, should be reviewed as they become available through State enabling legislation for appropriateness, revenue generation capability, and cost of implementation.

OBJECTIVE NO. 27f The County should require that either a homeowners association or a special district exist or be formed that would provide for the on-going costs incurred by a new development, before approving such a development - or -

the County should charge benefit assessments for the same purpose.

IMPLEMENTATION MEASURE: The general procedures and responsibilities for Special District formation are summarized in Data Base Section 11.23. Examples of special districts that have been suggested during the General Plan preparation process include district formation or expansion in the Corridor, Kirkwood, and Bear Valley Planning Areas. Kirkwood has established a public utility district with broad authority to acquire, construct, and maintain electric and gas facilities and water and sewer facilities, to operate public parking, cable television, road maintenance, snow removal, fire protection, and other services. Bear Valley has formed County Service Area #1, under which Bear Valley residents and property owners locally provide and pay for various services, including snow removal, fire protection and solid waste. Re-organizing the CSA as a community services district is under consideration.

OBJECTIVE NO. 27g Lands which are located in areas designated Open Space and distant from existing developed areas should be traded for appropriately designated Federal Lands near existing communities in all possible instances. A list of specific Federal parcels that should be considered for trade is included in Data Base 7.6. A Memorandum of Understanding should be established with the Forest Districts to establish procedures for such transfers.

F. PLANNING

"While the General Plan sets the framework for community development, the day-to-day actions of local governments truly shape the community. Thus, the manner in which a plan is implemented is the real test of a local government's commitment to the Goals, Objectives, Policies, and programs in the General Plan, not the mere adoption of the plan itself". (California Governor's Office of Planning and Research, General Plan Guidelines, Sacramento, CA., 1990, p.161).

California Government Code 65400 requires that after a County legislative body has adopted all or part of a General Plan, the Planning Agency (Commission) shall:

1. Investigate and make recommendations to the legislative body upon reasonable means of putting into effect the General Plan.

2. Render an Annual Report on the status of the Plan and progress in its implementation, including progress in meeting its share of regional housing needs.

An increasing number of statutes are requiring that local actions be consistent with the adopted General Plan. Among them, AB 1301 (1971) requires all zoning ordinances and subdivision approvals to be consistent with an adopted General Plan. Furthermore, all elements within the General Plan must be consistent with one another. The General Plan Guidelines define consistency as follows:

"An action, program, or project is consistent with the General Plan if it, considering all its aspects, will further the Objectives and Policies of the General Plan and not obstruct their attainment."

Zoning is the primary tool used in implementing the General Plan. Zoning is often misconstrued as the highest authority in local land use regulation. State Law, however, establishes clearly that the General Plan must set the guideline and zoning must follow. Zoning ordinances can specify standards and requirements in greater detail than those provided by General Plan Land Use designations, to regulate the timing of development. Although the general plan may allow for a use the zoning may not be changed until the timing is appropriate for the use. They must not, however, be out of conformity with the General Plan.

California Government Code Sections 66473.5, 66474, 66474.60, and 66474.61 require that counties approving subdivisions must make findings that the developments are consistent with the General Plan and applicable specific plans.

Government Code Sections 65401 and 65402 require that any plans for capital improvements or real property acquisitions or disposal by the County or any local government agency including school districts and special districts must be reviewed by the Planning Commission for conformity with the General Plan.

The Alpine General Plan is designed to be used, kept up to date, and not shelved for revision after five or ten years time when it is determined inadequate. As times change, new facts about the County's environment will emerge and community goals and values will change. Changes or amendments to the County's General Plan will, no doubt, become necessary. Amendments to the General Plan can be initiated by the County or by the public.

Avenues available to the public generally include application for approval by the County's Planning Commission or Board of Supervisors. State Law requires the General Plan not be amended more than four times per year. The Circulation Element/Regional Transportation Plan requires update every two years. Proposed amendments cannot be adopted without public hearing(s) for which adequate public notice is provided.

The Alpine County General Plan consists of the mandated Regional Transportation Plan as well as other required General Plan Elements,–and a Land Use Map. All sections should be reviewed for correction or adjustment with any major amendment.

The General Plan's Data Base, Environmental documents, and Appendices serve several important planning functions. First of all, they provide the background, reasoning, and justification for the General Plan's Goals, Objectives, Policies, and Land Use Map.

The Data Base and Appendices can also be used as a "Master Environmental Assessment" when conducting the environmental review required for subsequent projects. The Data Base and Appendices offer background data regarding the possibilities and constraints for future projects anywhere in the County. They tell staff and officials where further study is important. The Data Base and Appendices are, in fact, merely summarizations of often far more detailed information contained within the County's Planning Library. It is suggested that County staff maintain and utilize the Data Base, Appendices, and Library for conducting initial studies upon specific projects in the future. For some projects that are found to be in conformance with the General Plan's EIR, use of Section 15067 of the Public Resources Code may suffice for allowing that no further environmental study is necessary.

ELEMENT III - SECTION F

G. P. GOAL NO. 28

MAINTAIN A COMPREHENSIVE PLANNING PROCESS IN ALPINE COUNTY

OBJECTIVE NO. 28a Maintain consistency between all applicable County Ordinances and the County General Plan.

IMPLEMENTATION MEASURE: State Law allows the County "reasonable time" within which to make zoning or other ordinances consistent with the General Plan. All County Ordinances should be reviewed with respect to the General Plan's Goals, Objectives, Policies, and the Land Use Map upon adoption. Recommendations or alternatives for revisions should be available for public review and at least one public hearing should be held before adoption.

IMPLEMENTATION MEASURE: The County should continue to provide adequate funding and staff to insure that the County maintains a comprehensive Planning process.

OBJECTIVE NO. 28b Maintain a comprehensive and internally consistent General Plan.

IMPLEMENTATION MEASURE: Once each year in coordination with the County's budget process, the

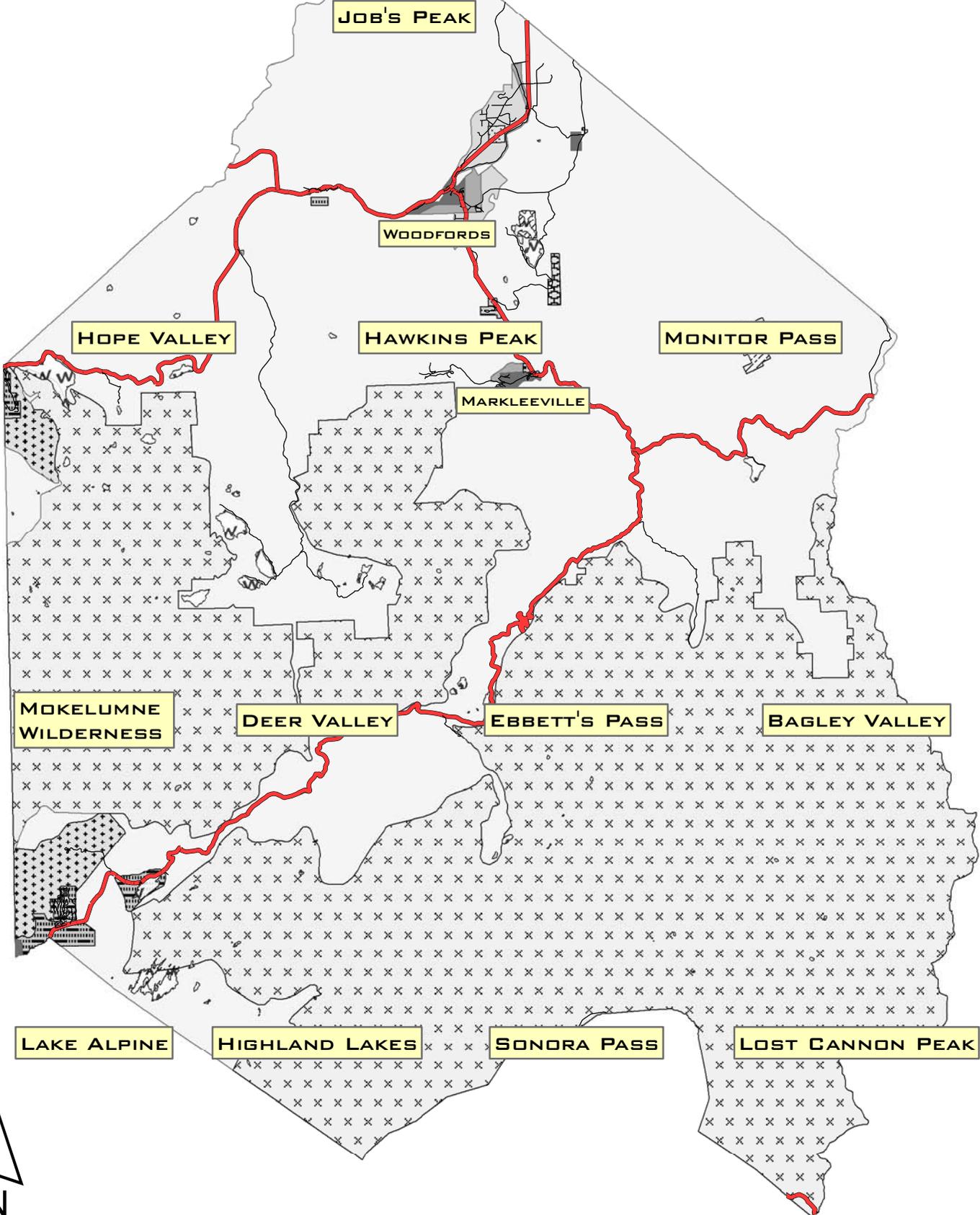
County's Planning Commission should report to the Board of Supervisors on the status of the General Plan, the progress in its application, and whether or not revisions or amendments would be in order. Amendments to the General Plan must not exceed four per year.

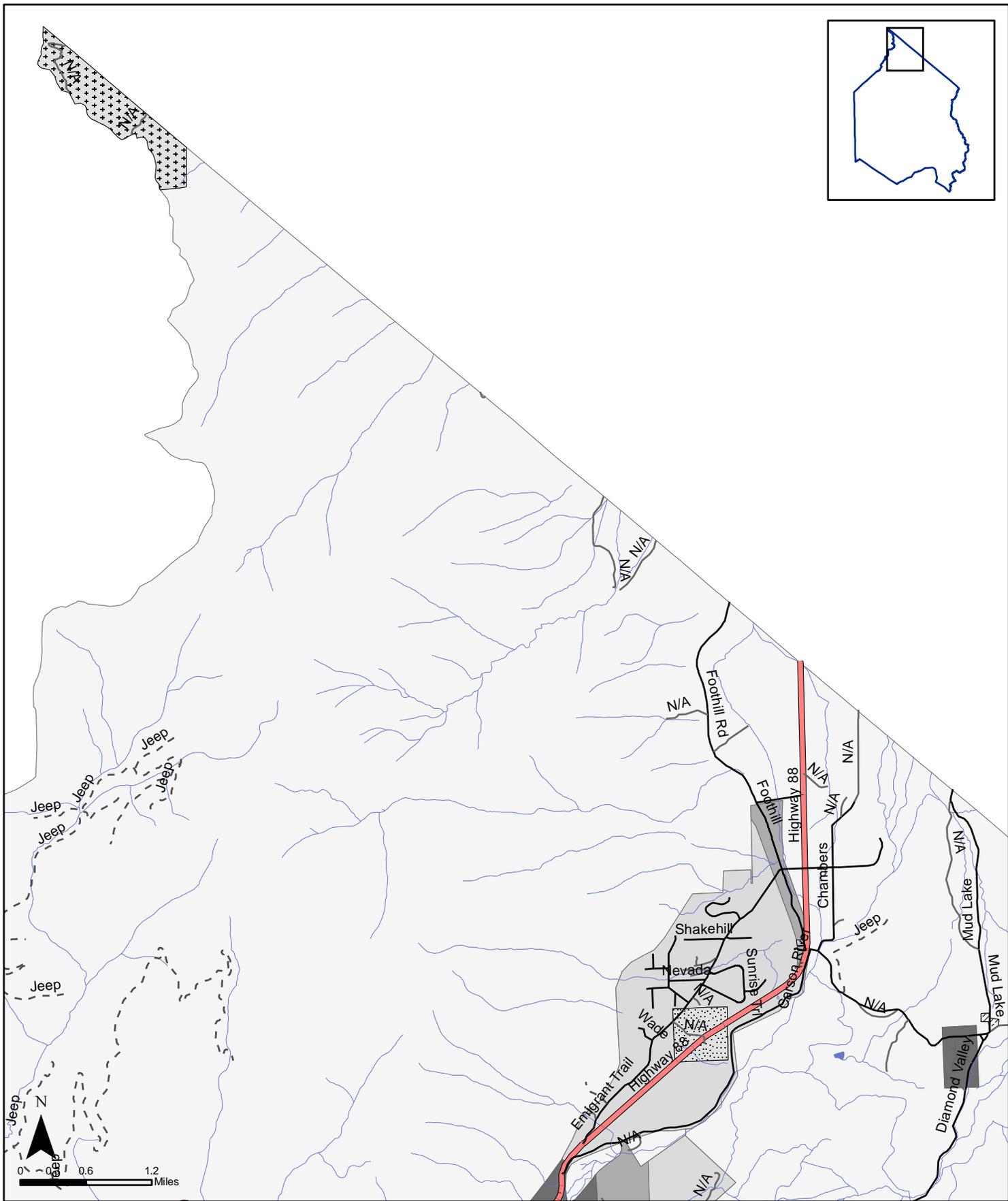
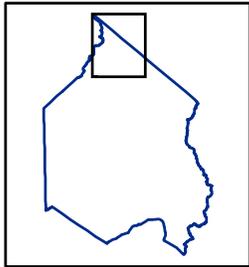
OBJECTIVE NO. 28c Maintain a system for clear and streamlined permit processing.

IMPLEMENTATION MEASURE: State Government Code 65920 et seq. places certain requirements on local governments with respect to processing permit applications in a timely fashion. The legislation, when enacted locally, can offer benefits to the County, the general public, and project proponents by clearly spelling out responsibilities and time limits for project review and approval. The County should maintain application process descriptions that conform with requirements of AB 884 using simple schematic drawings where possible. These should show all parties the steps and time frames involved in the acceptance, review, and action upon any General Plan Amendment, Subdivision, Rezoning, Use Permit, or other application.

The first step in the review of any such application should be a General Plan consistency determination. Before any application would be accepted as complete for processing the determination should be made whether or not such application is consistent with the General Plan. This determination should, in most instances, be made by qualified County Staff. However, where interpretation is difficult, the determination may need to be referred to the Planning Commission or Board of Supervisors. Where applications are submitted for projects that are clearly not in conformance with the General Plan, such applications should be returned and the applicant informed that adoption of a General Plan Amendment would be necessary to make the application acceptable.

Alpine County General Plan Maps Index

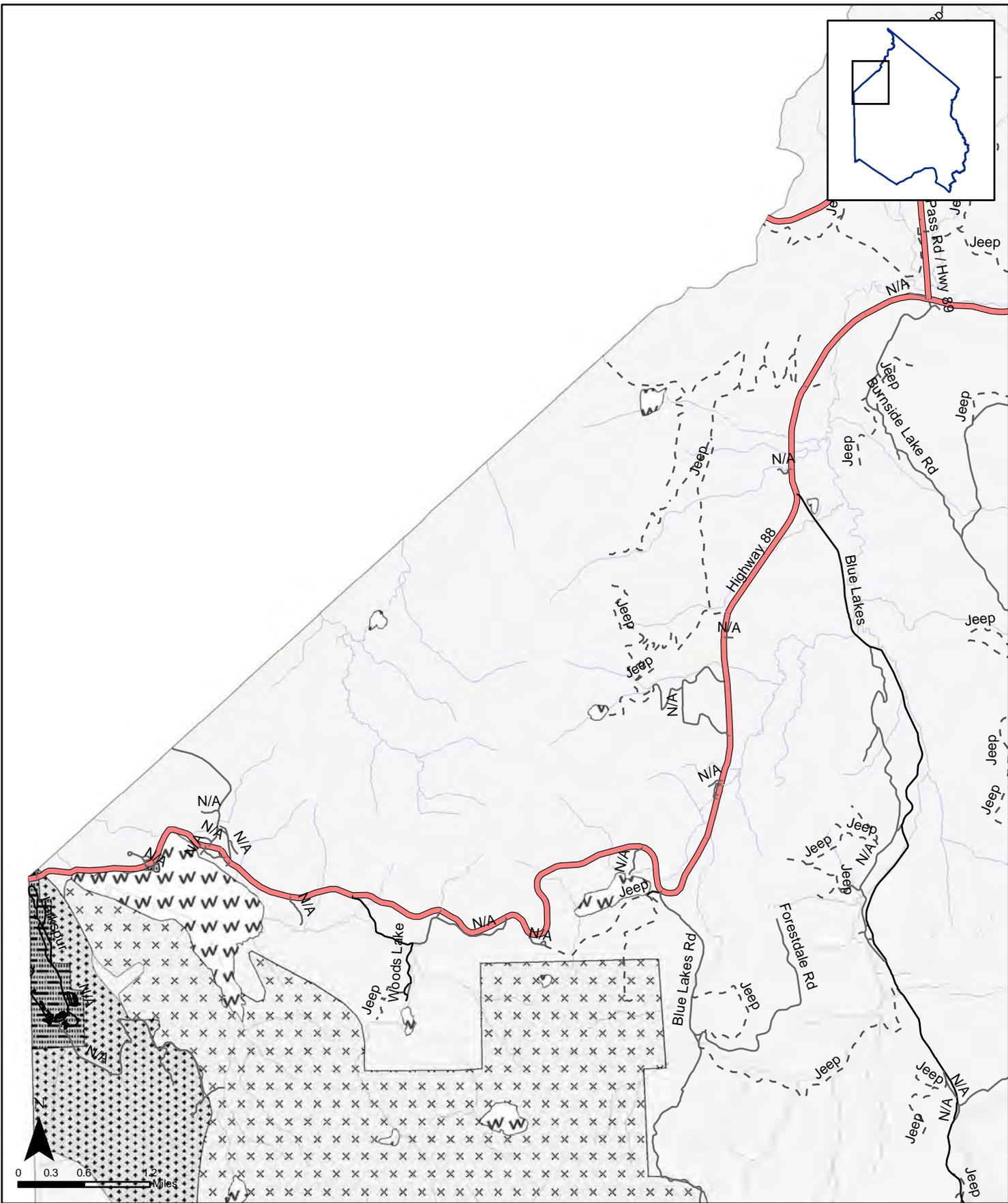
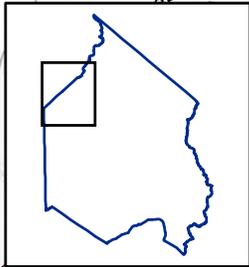




Legend

HWF	C	PD	RM	RS
IND	NC	RL	RR	W
INS	RH	OS		— Streams

**ALPINE COUNTY
GENERAL PLAN
JOB'S PEAK**

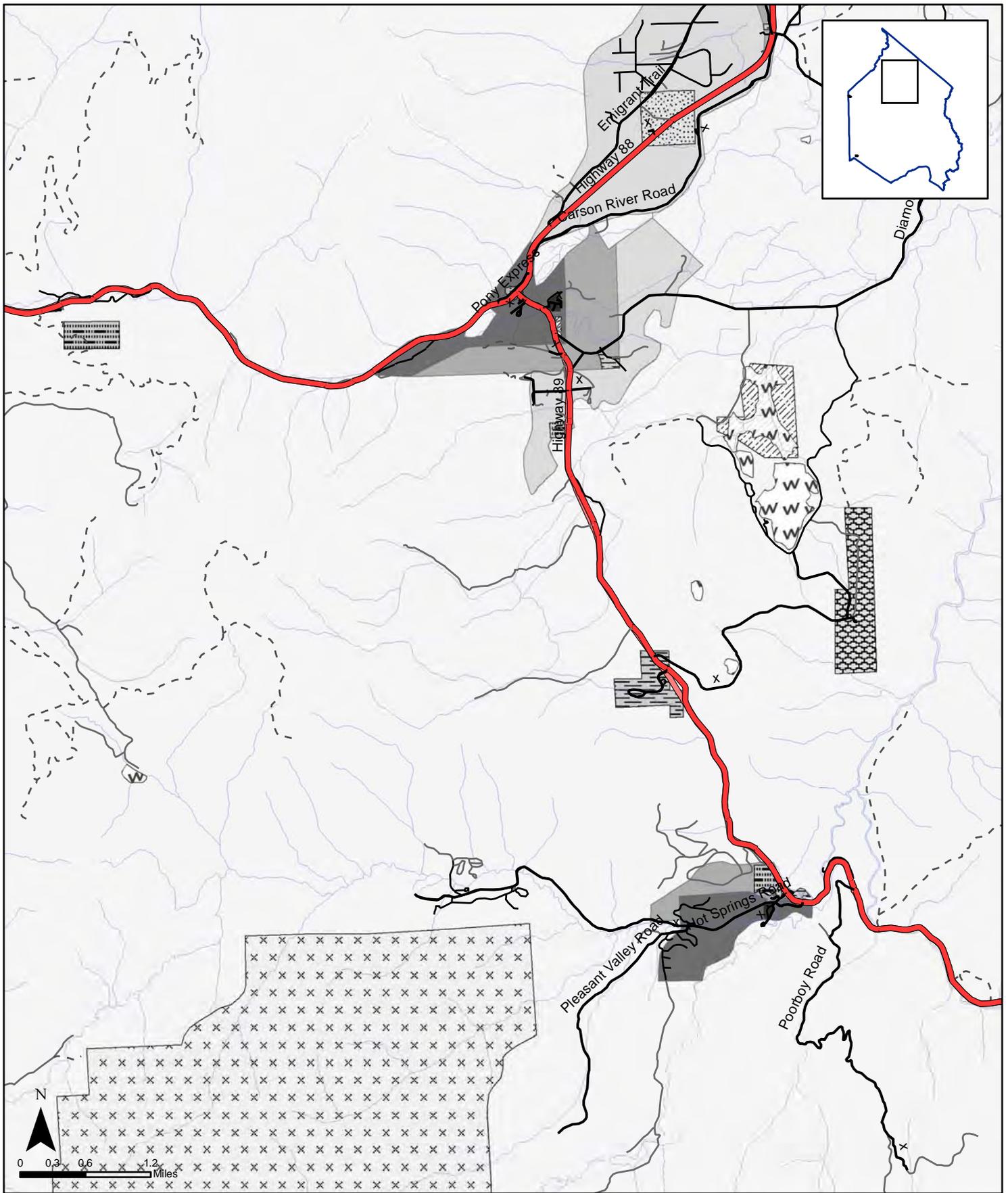


Legend

General Plan

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			RH		OS		Water Bodies

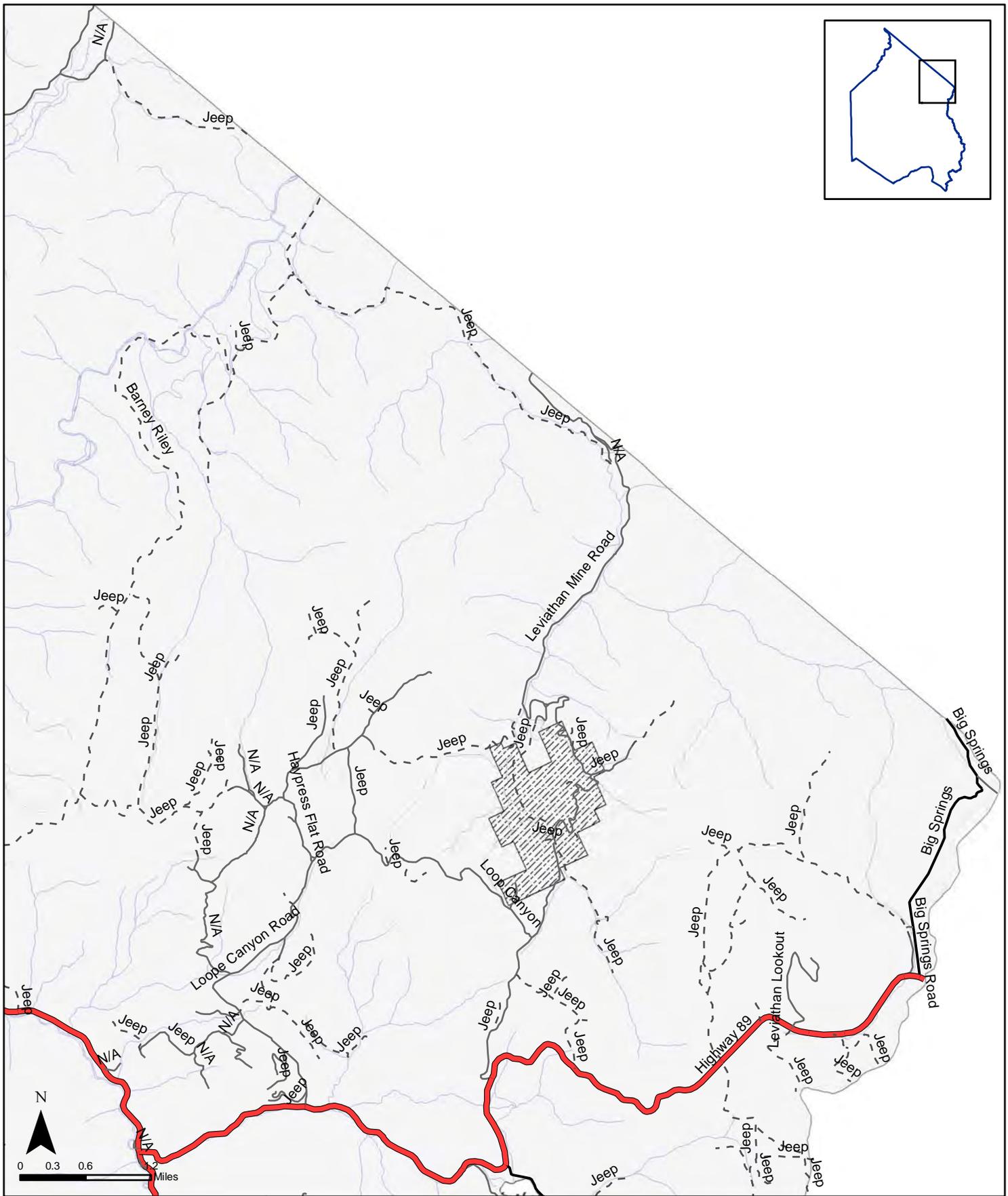
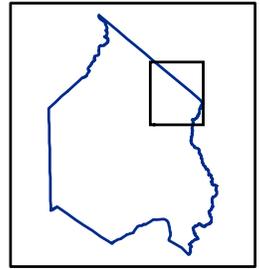
**ALPINE COUNTY
GENERAL PLAN
HOPE VALLEY**



Legend

	Highway	General Plan		PD		RM		RS	
	Road		HWF		C		RL		W
			IND		NC		RR		Stream
			INS		RH		OS		Water Bodies

**ALPINE COUNTY
GENERAL PLAN
HAWKINS PEAK**

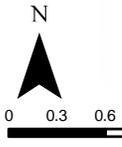
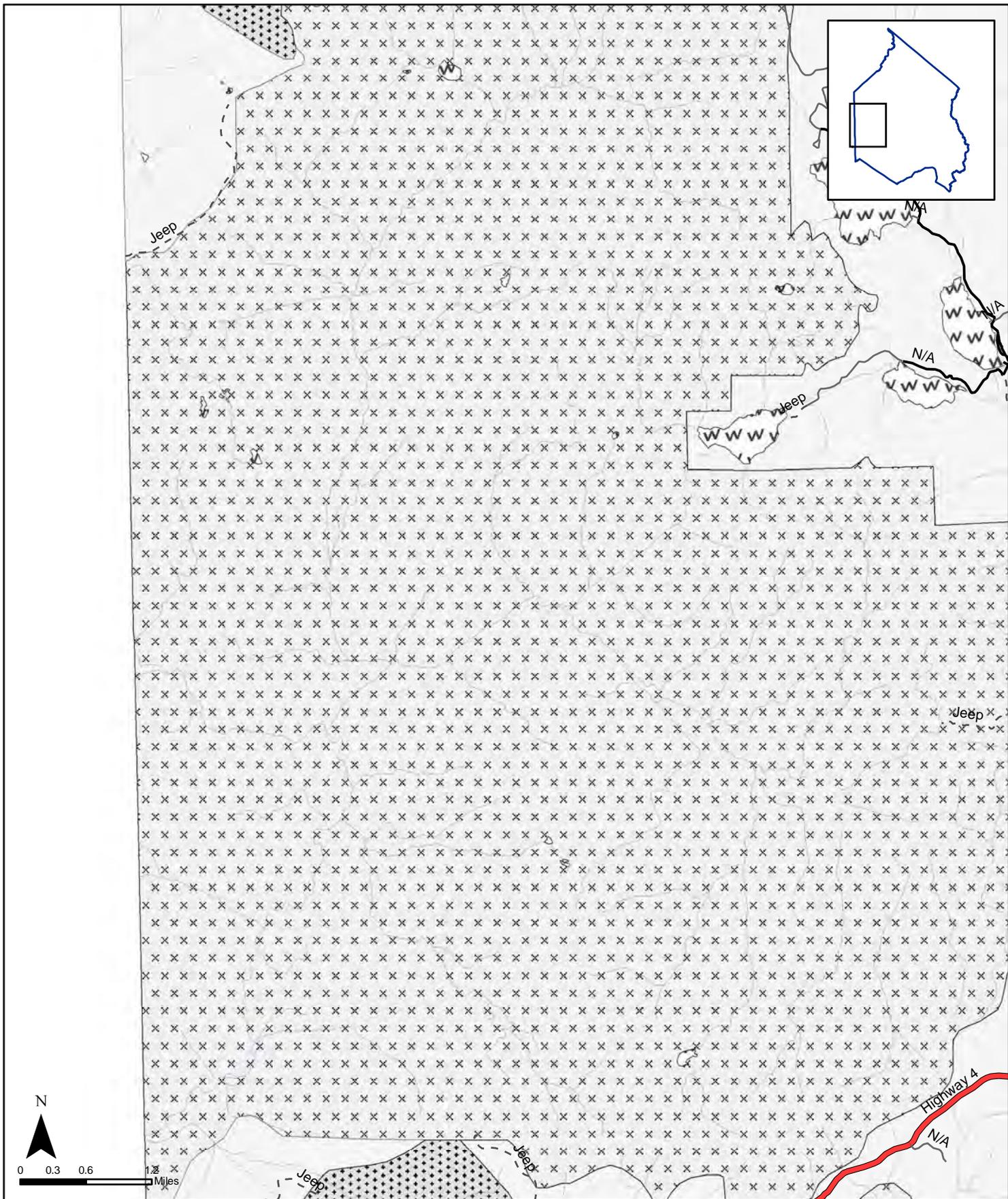


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General Plan

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			RH		OS		Water Bodies

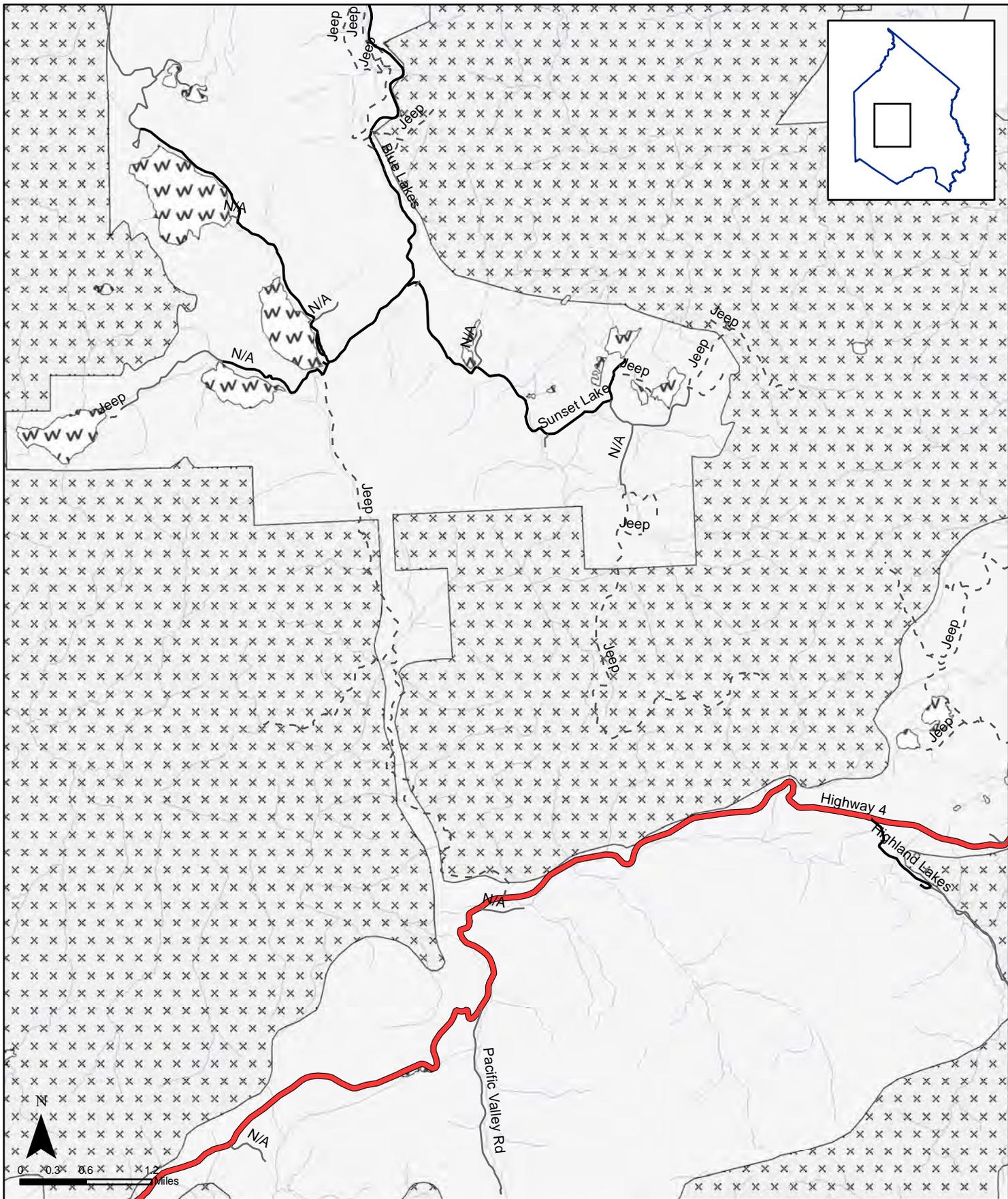
**ALPINE COUNTY
GENERAL PLAN
MONITOR PASS**



Legend

General Plan		PD	RM	RS
HWF	C	RL	W	Streams
IND	NC	RR	Water Bodies	
INS	RH	OS		

**ALPINE COUNTY
GENERAL PLAN
MOKELUMNE WILDERNESS**

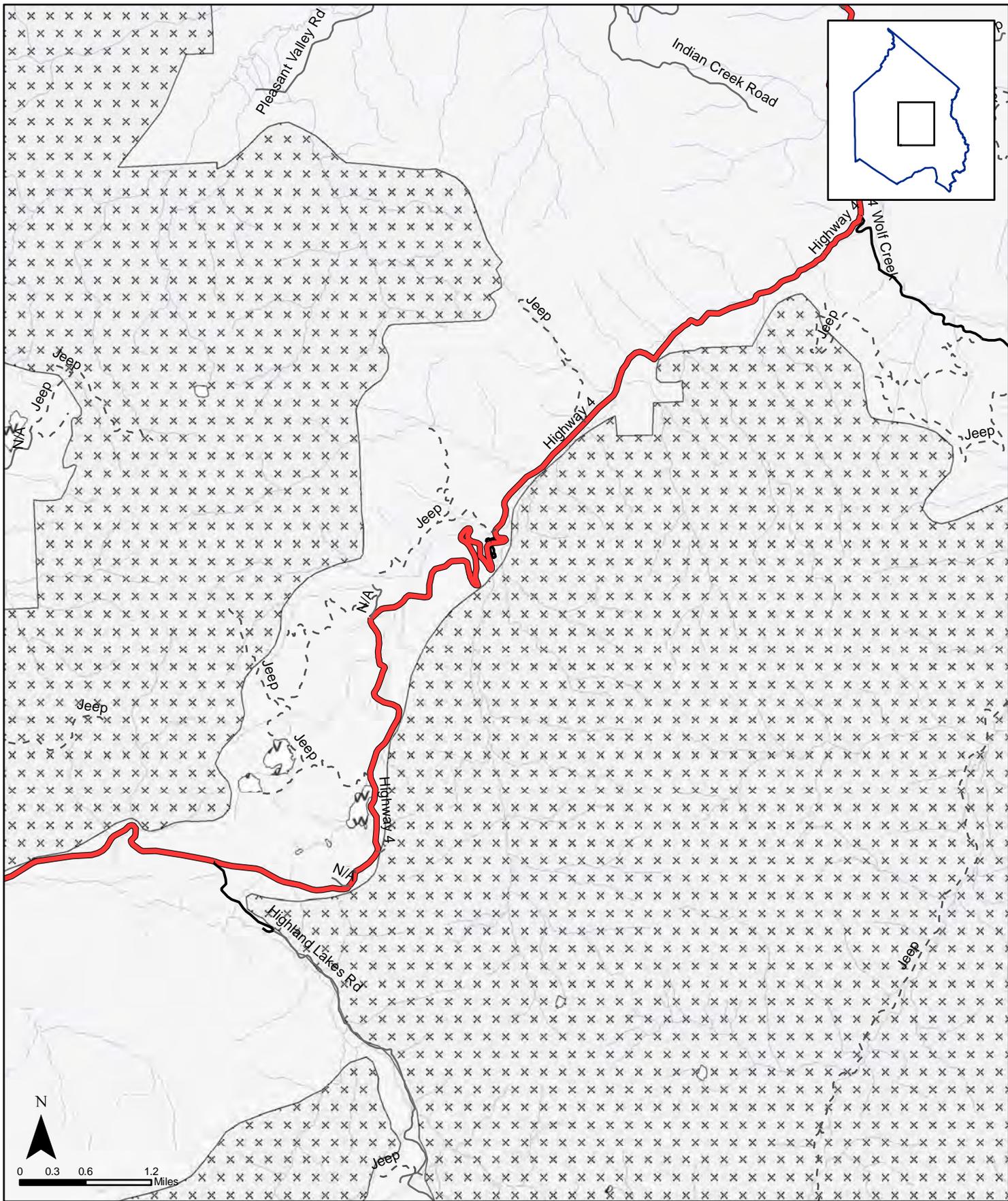


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General Plan

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	INS		NC		RR		Streams
			RH		OS		Water Bodies

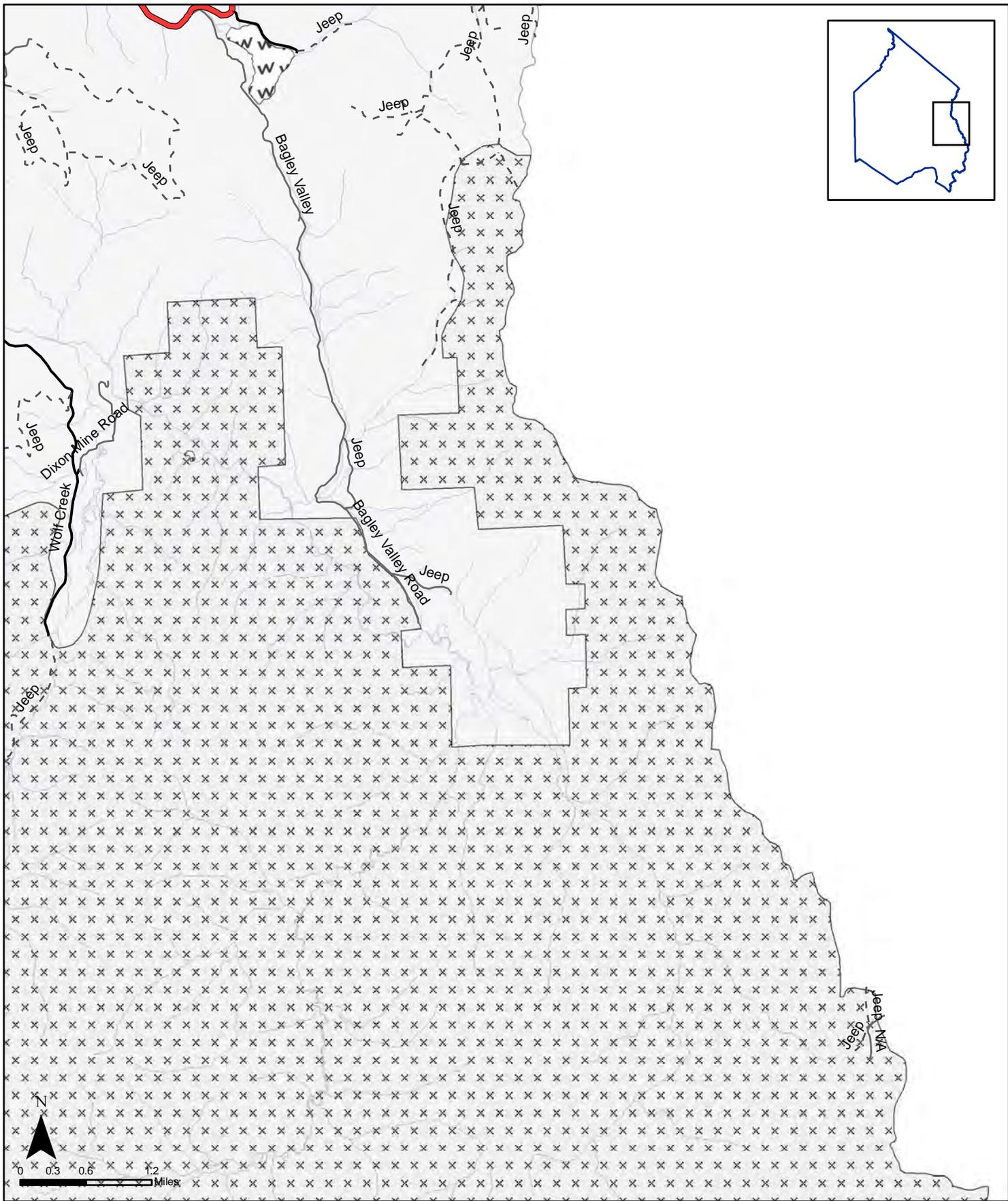
**ALPINE COUNTY
GENERAL PLAN
DEER VALLEY**



Legend

HWF	PD	RM	RS
IND	C	RL	W
INS	NC	RR	Streams
	RH	OS	Water Bodies

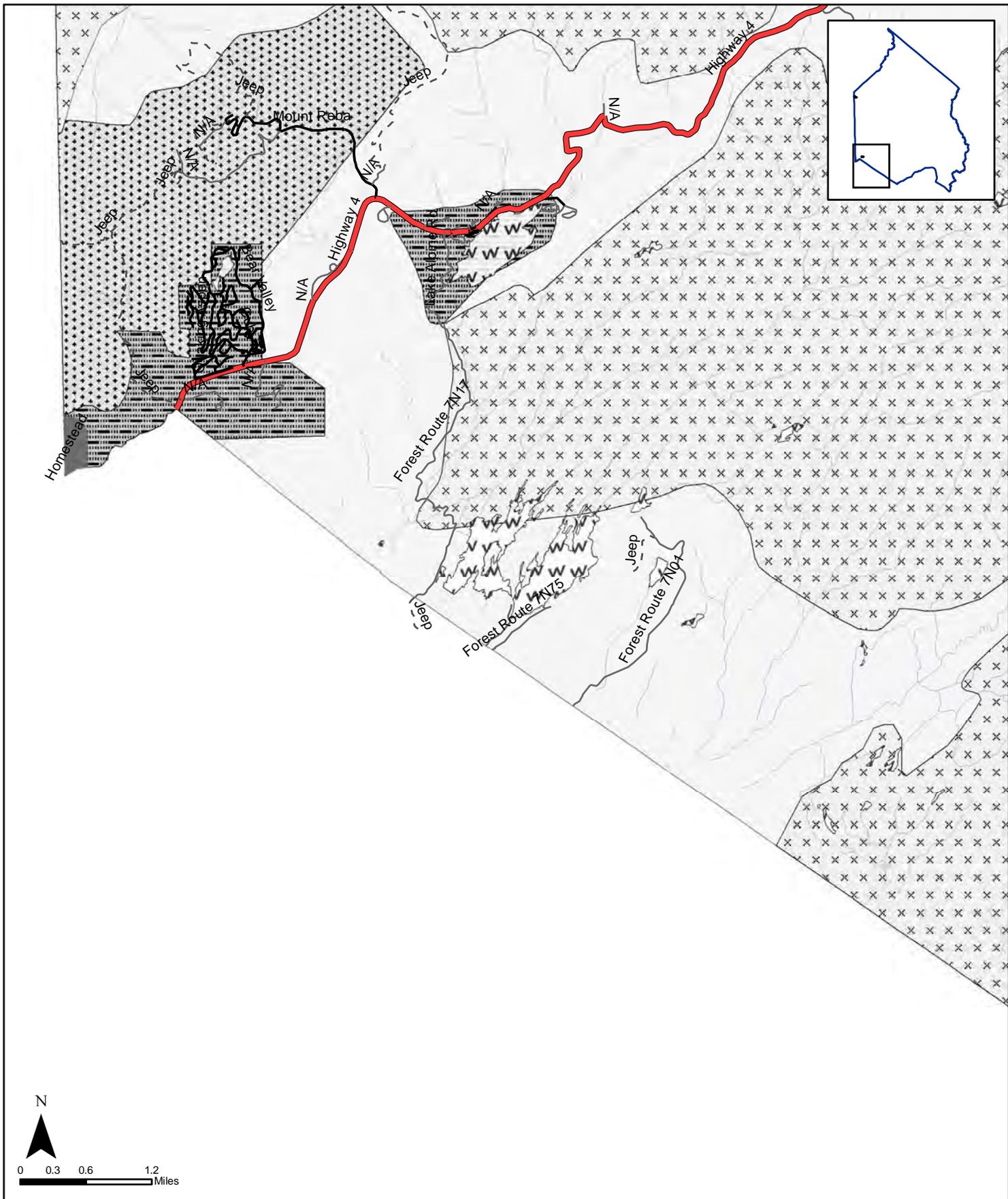
**ALPINE COUNTY
GENERAL PLAN
EBBETT'S PASS**



Legend

HWF	C	PD	RM	RS
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INS	RH	OS	Streams	Water Bodies

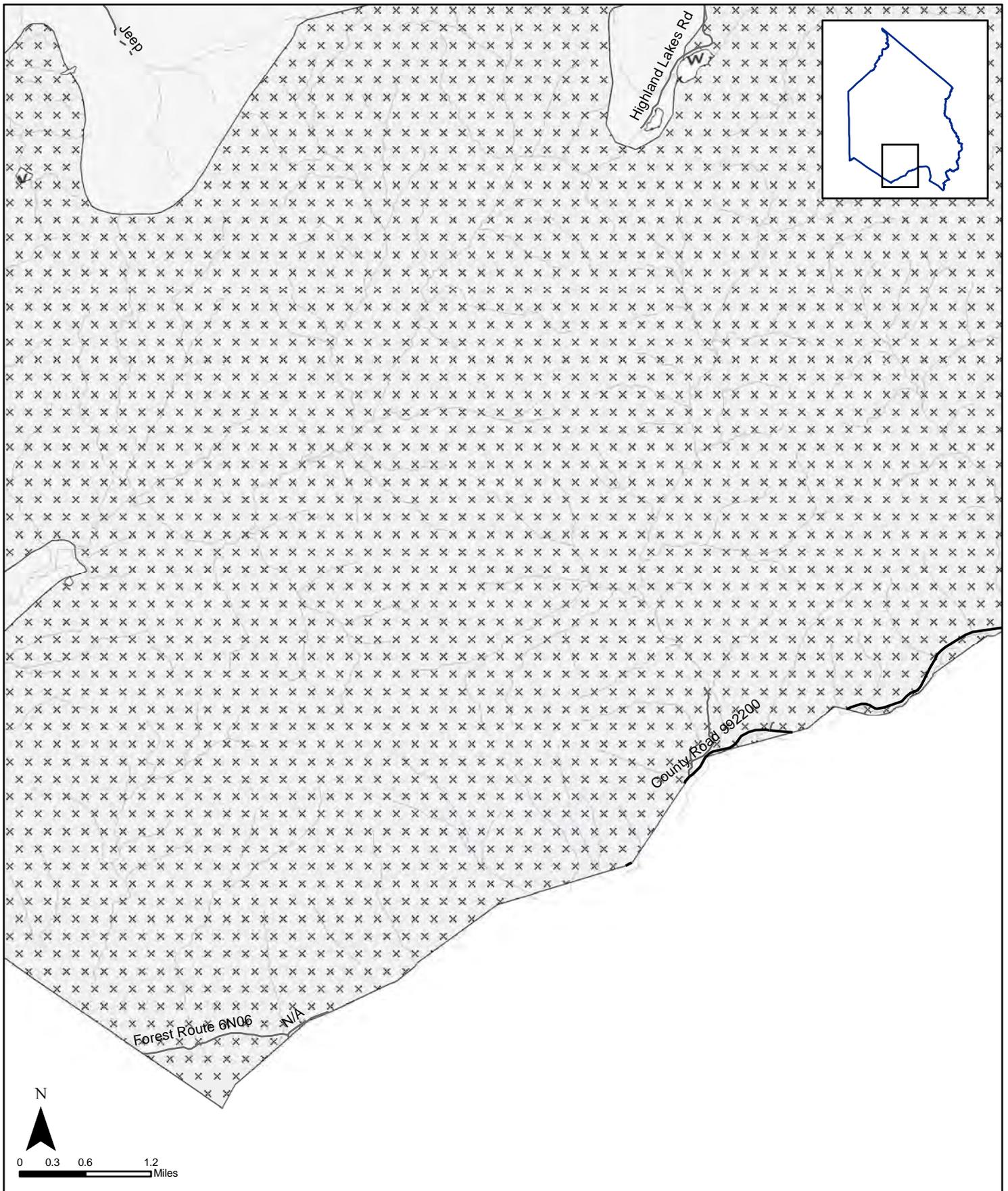
**ALPINE COUNTY
GENERAL PLAN
BAGLEY VALLEY**



Legend

General Plan		PD	RM	RS		
	HWF		C	RL		W
	IND		NC	RR		Streams
	INS		RH	OS		Water Bodies

**ALPINE COUNTY
GENERAL PLAN
LAKE ALPINE**



Legend

General Plan

- HWF
- IND
- INS

- PD
- C
- NC
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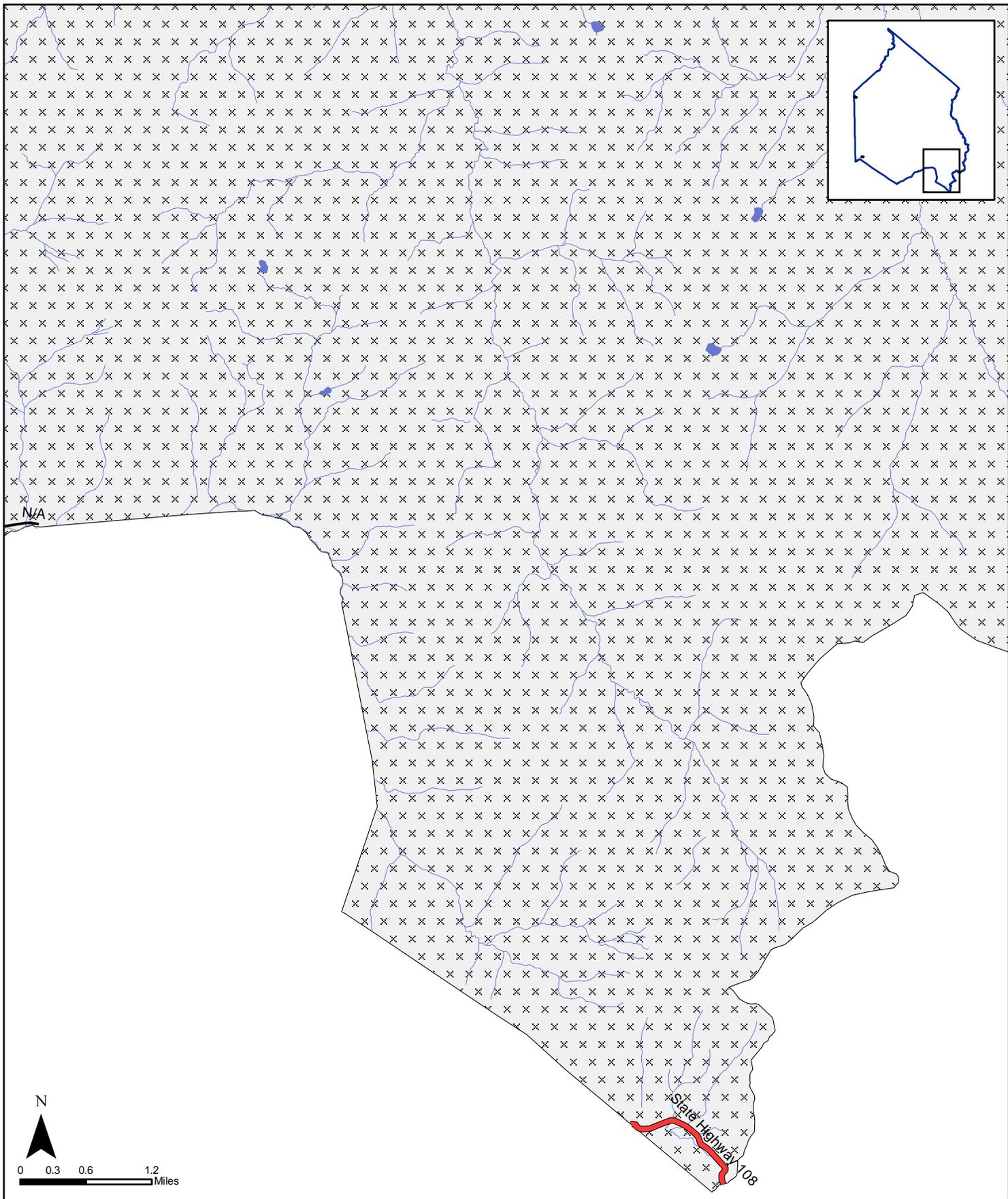
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Streams

Water Bodies

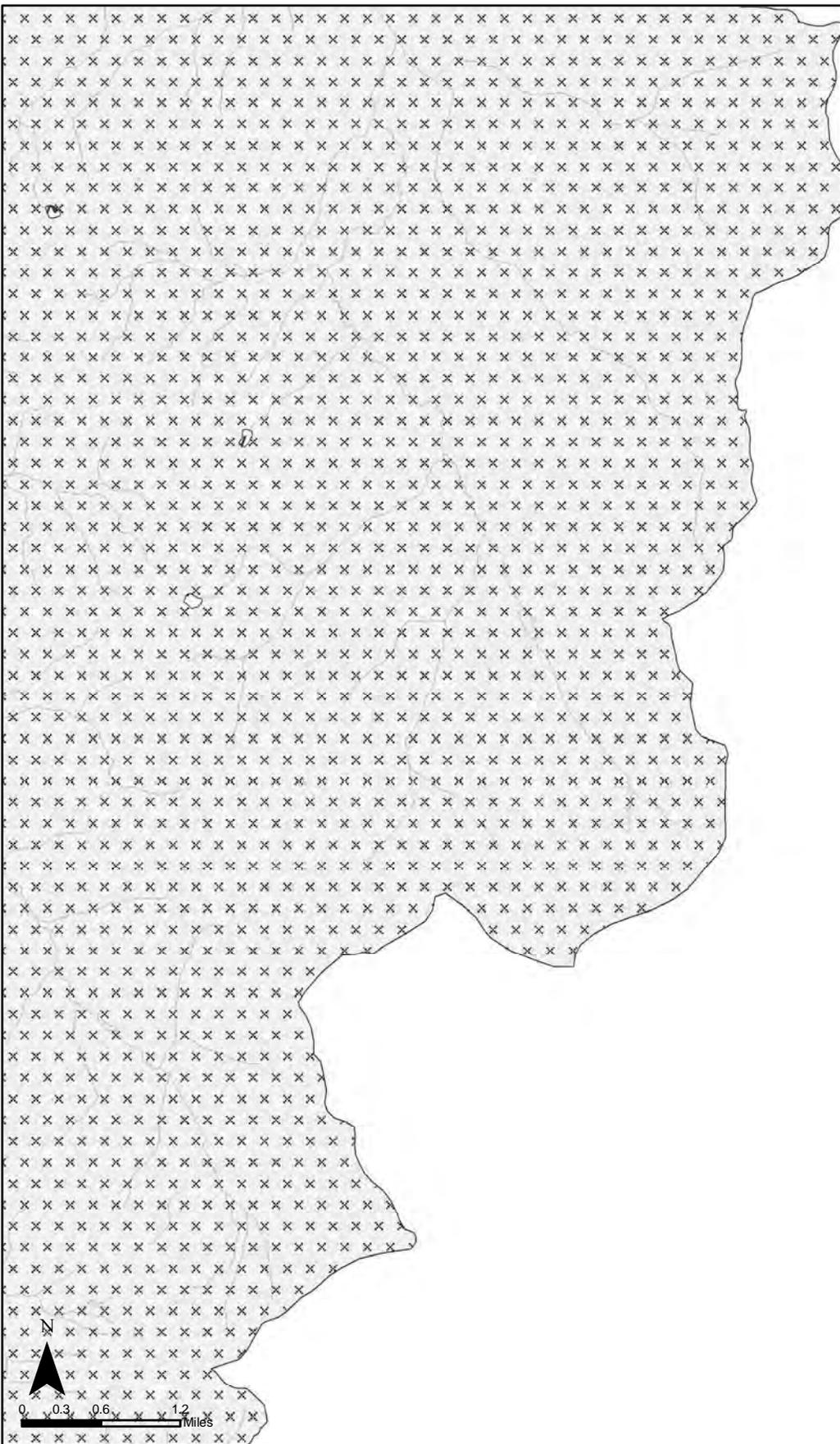
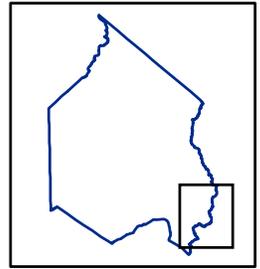
**ALPINE COUNTY
GENERAL PLAN
HIGHLAND LAKES**



Legend

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INS	NC	RR	Streams
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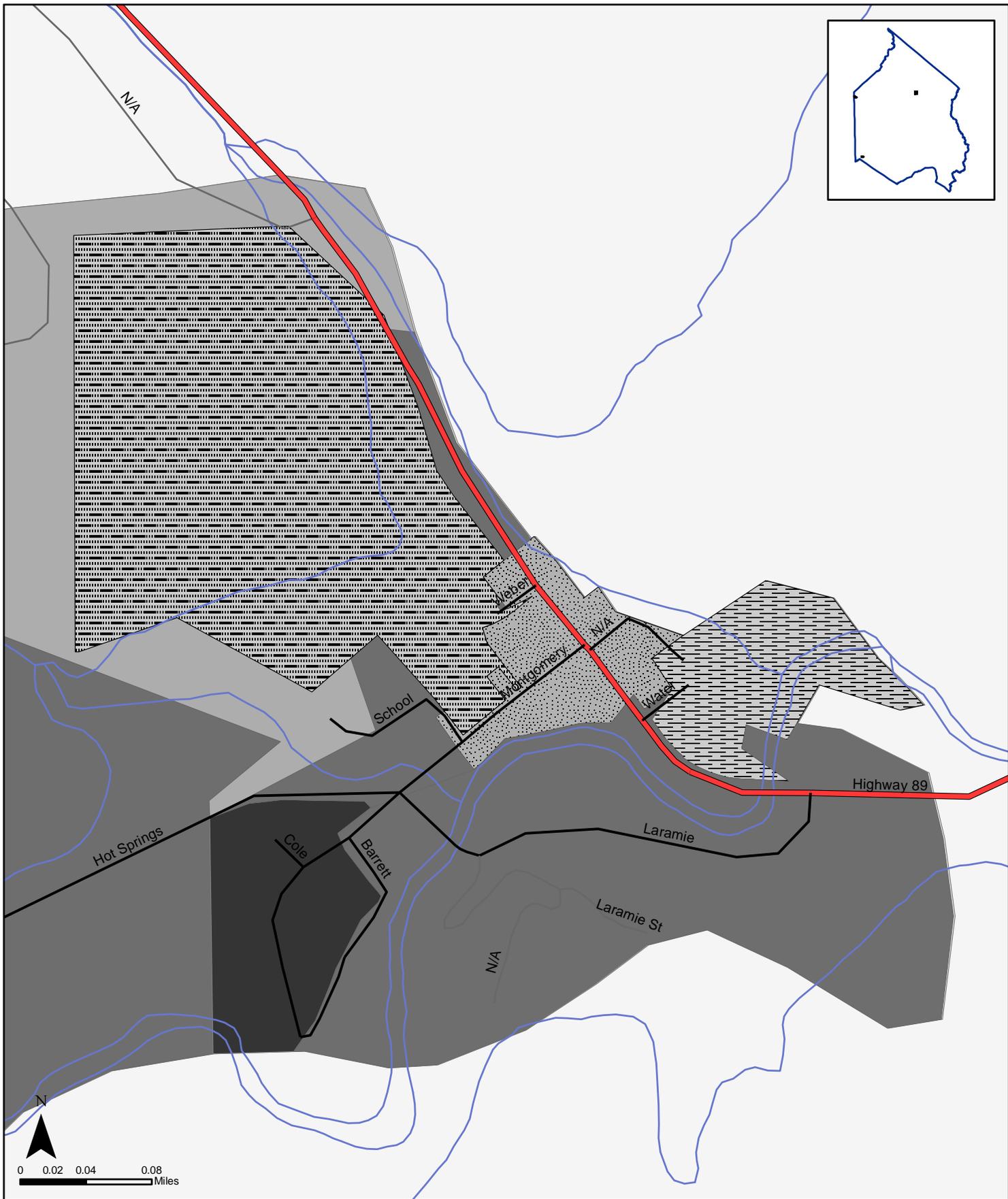
**ALPINE COUNTY
GENERAL PLAN
SONORA PASS**



Legend

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					OS		Water Bodies

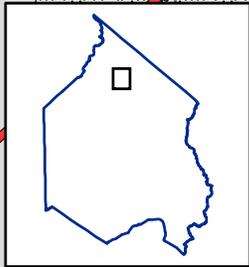
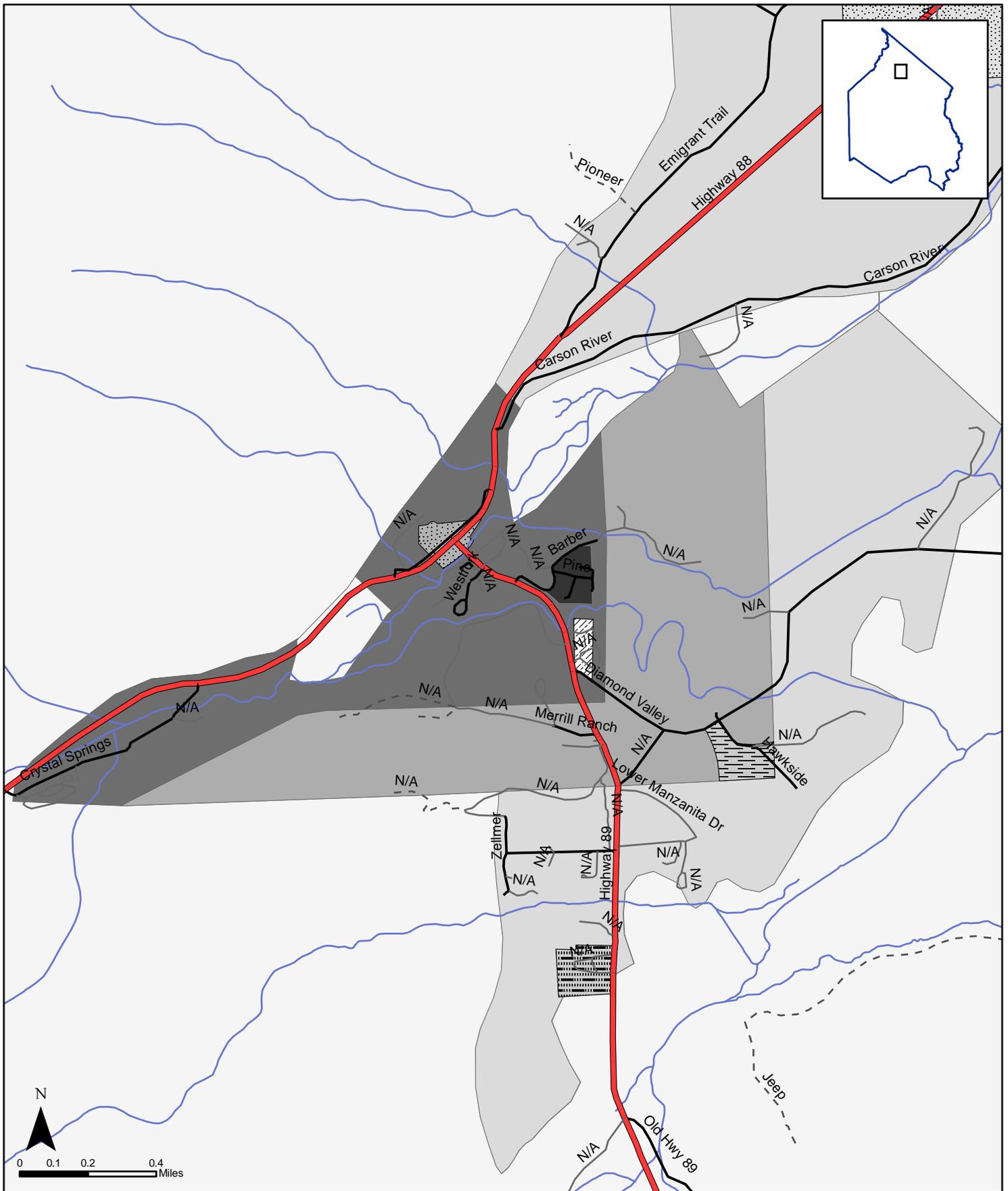
**ALPINE COUNTY
GENERAL PLAN
LOST CANNON PEAK**



Legend

General Plan		PD	RM	RS
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	IND		NC	RR
	INS		RH	OS
			RM	
			RL	W
			RR	Streams
			OS	

**ALPINE COUNTY
GENERAL PLAN
DOWNTOWN MARKLEEVILLE**



Legend

HWF	C	PD	RM	RS
IND	NC	RH	RL	W
INS	OS		RR	Streams

**ALPINE COUNTY
GENERAL PLAN
WOODFORDS**

ALPINE COUNTY GENERAL PLAN



IV. CIRCULATION ELEMENT

REVISIONS TO THIS SECTION:

ENTIRE ELEMENT

BOARD OF SUPERVISORS RESOLUTION NO. R2012-26, JUNE 19, 2012

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1. INTRODUCTION

This General Plan Element identifies goal and policies related to circulation and infrastructure needs in Alpine County. The Circulation Element focuses on transportation issues related to roadways, bicycle/pedestrian facilities, transit, goods movement, and airports. The document is organized into the following sections:

- Introduction: Includes demographic information, a summary of the existing transportation setting, and information on other related planning documents.
- Goals & Polices: Includes goals and policies related to circulation and infrastructure needs to support the General Plan Land Use Element. In addition, implementation strategies for each policy and responsibility for each policy is provided.
- Needs Assessment: Evaluates existing and future transportation conditions based on the goals, polices, and implementation strategies. Roadway functional classification and existing and future level of service is discussed.

ALPINE COUNTY DEMOGRAPHICS

Historically, Alpine County has experienced a slow rate of population growth due to the County's rural nature and absence of expanding employment opportunities. **Table 1** shows the historical population growth from 2000 through 2009. The population in Alpine County has increased and decreased as much as 2% from year-to-year over the last 10 years; however, some may consider the population change insignificant, considering the overall fluctuation is only 60 people (from highest year to the lowest year).

TABLE 1 HISTORICAL POPULATION GROWTH IN ALPINE COUNTY		
Year	Population	Growth from Previous Year
2000	1,208	NA
2001	1,222	1.2%
2002	1,246	2.0%
2003	1,252	0.5%
2004	1,261	0.7%
2005	1,242	-1.5%
2006	1,237	-0.4%
2007	1,255	1.5%
2008	1,227	-2.2%
2009	1,201	-2.1%

Source: California State Department of Finance (DOF) E-4 Population Estimates 2001-2007

The California State Department of Finance projects Alpine County to have a population of 1,462 by year 2030.

In addition to permanent residents, Alpine County has many second home residents, particularly in the Bear Valley and Kirkwood areas. During peak winter weekends, when the resorts at Bear Valley and Kirkwood are near capacity, the Alpine County population is likely upwards of 10,000.

The 2000 US Census data indicated that approximately 64% of the Alpine County working population is employed in Alpine County, 11% is employed outside of Alpine County in California, and 25% is employed in Nevada. Approximately, 71% travel to work via private automobile and 26% walk. The percentage of walking trips is substantial and individuals likely walk to work in Markleeville and the resort communities of Bear Valley and Kirkwood.

EXISTING TRANSPORTATION SETTING

In addition to the residential population in the County, visitors and tourists utilize the County’s transportation systems. The County offers numerous outdoor recreation activities from skiing in winter months to hiking, camping, and fishing in summer months. Alpine County is home to special events such as the annual “Death Ride” which attracts hundreds of bicyclists each year. In addition, several bike clubs utilize Alpine County roads for race events or weekend rides. Regional traffic peaks during summer months, when all roadways are open. During winter months, regional travel in Alpine County is limited due to winter road closures because of snowy conditions. However, as discussed, the county population increases on peak winter weekends in the resort communities when Bear Valley and Kirkwood resorts are near capacity. During these times, there is localized traffic congestion on SR 88 and SR 4 in the resort vicinities. The traffic congestion is usually limited to a few hours on a few peak days a year, and does not significantly affect the rural nature of the county.

Roadway System

Travel in Alpine County is primarily automobile-oriented due to the rural nature of the local communities, low development densities, and limited options for using alternative modes of travel.

Three state highways traverse Alpine County: State Route (SR) 4, SR 88, and SR 89. These routes are functionally classified by Caltrans as Rural Minor Arterials. In addition, SR 207 (Mount Reba Road) connects to SR 4 in Bear Valley. Mount Reba Road is approximately 1.5 miles long and provides access to the Mount Reba ski area. Alpine County also has a network of county roadways. Significant county roadways include Diamond Valley Road, Montgomery Street/Hot Springs Road, Bear Valley Road, Blue Lakes Road, Emigrant Trail, and Foothill Road. The majority of travel throughout the County occurs on the state highway system, which is described in more detail below.

Caltrans has jurisdiction over the State Highways in Alpine County. Caltrans prepares Transportation Concept Reports (TCRs), which are a twenty-year consensus-based transportation planning document that provides a comprehensive analysis of facility conditions, demographics, local economies, land use, and environmental issues. Caltrans has recently prepared TCR’s for SR 4 (2002) and SR 89 (2002) within Alpine County.

State Route (SR) 4

SR 4 is a two-lane road that extends from the southwest corner of Alpine County (near Bear Valley) to the junction with SR 89 south of Markleeville. It is classified by Caltrans as a Minor Arterial. SR 4 originates in Contra Costa County at Interstate 80 (I-80) near Hercules. The route heads east through San Joaquin County, Stanislaus County, and Calaveras County, before entering Alpine County. The segment of SR 4 in Alpine County is



a State Scenic Highway and a National Scenic Byway. SR 4 is closed during the winter, between Mount Reba Road and SR 89, due to unsafe road conditions from inclement weather. The Caltrans Concept Level of Service for SR 4 in Alpine County is LOS C.



State Route 88

SR 88 is an east-west roadway that begins in Stockton in the west and ends at US 395 in Douglas County, Nevada. SR 88 is generally a two-lane roadway with occasional passing lanes and is classified by Caltrans as a Minor Arterial. The segment of SR 88 in Alpine County is a State Scenic Highway and a US Forest Service Scenic Byway. Unlike other state facilities in Alpine County, SR 88 remains open during the winter and is closed only for temporary, extreme weather conditions.

State Route 89

In Alpine County, SR 89 traverses the north half of the county for 24 miles between the El Dorado County and Mono County lines. The two-lane route is classified by Caltrans as a Minor Arterial and serves the communities of Markleeville and Woodfords. SR 89 shares a route with SR 88 from Woodfords to Picketts Junction. The segment of SR 89 in Alpine County is a State Scenic Highway. The eastern segment of SR 89, from the Mono County-Alpine County line to the junction at SR 4, is closed during the snow season, usually from November until May.

Historical Traffic Volumes on State Highways

Traffic volumes on the state roadways throughout Alpine County have fluctuated throughout the last ten years, some showing an overall increase, and a few showing an overall decrease. Caltrans collects traffic volume data on state roadways in Alpine County and provided annual average daily traffic volumes (AADT) and peak month daily traffic volumes. In Alpine County, the peak month traffic volumes generally occur during the summer months because all of the roadways are open for regional travel. The traffic volumes on segments of SR 4 and SR 88 near Bear Valley and Kirkwood ski resorts peak during the winter months. Historical peak month daily traffic volumes on state highways are shown in **Table 2**.

**TABLE 2
HISTORICAL PEAK MONTH DAILY TRAFFIC VOLUMES ON STATE FACILITIES**

Route and Location	Average Daily Traffic Volumes by Year										% Growth per Year
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	
SR 4 at Calaveras/Alpine County Line	1,800	1,900	1,950	1,950	1,950	1,900	1,650	1,650	1,650	1,650	-0.93%
SR 4 at Mount Reba Road	1,800	1,900	1,950	1,950	1,950	1,900	1,650	1,650	1,650	1,650	-0.93%
SR 4 at Lake Alpine	1,350	1,350	1,350	1,350	1,350	1,350	1,600	1,600	1,600	1,600	1.74%
SR 4 at Ebbetts Pass Summit	680	680	680	700	700	700	710	710	710	710	-0.49%
SR 4 at Bullion, Jct. Rte. 89	800	800	800	800	800	800	830	830	830	830	-0.42%
SR 88 at Amador/Alpine County Line	4,250	4,250	4,250	4,700	4,700	4,700	4,700	4,700	3,750	3,600	-1.70 %
SR 88 at Caples Lake	4,350	4,350	4,350	4,800	4,800	4,800	4,700	4,700	3,950	3,750	-1.53%
SR 88 at Carson Pass Summit	4,100	4,100	4,100	4,600	4,600	4,600	4,700	4,700	3,950	3,750	-0.95%
SR 88 at Picketts, W Jct. Rte 89	3,550	3,550	4,050	4,500	4,500	4,250	4,250	4,250	3,600	3,800	-0.78%
SR 88 at Woodfords, E Jct. Rte. 89	3,200	3,200	4,150	4,600	4,600	4,100	4,600	4,600	3,900	4,000	2.78%
SR 88 at Nevada State Line	3,250	3,250	4,750	5,300	5,300	5,200	4,900	4,900	4,200	4,350	3.76%
SR 89 at Mono/Alpine County Line	650	650	600	600	640	730	730	730	770	770	2.05%
SR 89 at Bullion, W Jct. Rte. 4	1,100	1,100	1,100	1,100	1,100	1,200	1,200	1,200	960	960	-1.41%
SR 89 at Laramie Street	1,700	1,700	1,700	1,700	1,700	1,750	1,750	1,750	1,400	1,400	-1.96%
SR 89 at Markleeville, Webster Street	3,100	3,100	3,100	3,100	3,100	3,200	3,200	3,200	2,550	2,550	-1.97%
SR 89 at Woodfords, E Jct. Rte. 88	3,100	3,100	3,100	3,100	3,100	3,200	3,200	3,200	2,650	2,650	-1.61%
SR 89 at Picketts, Jct. Rte. 88	4,200	3,750	3,750	3,750	3,350	3,300	3,300	3,400	3,100	3,100	-2.91%
SR 89 at Alpine/El Dorado County Line, Luther Pass	4,200	3,750	3,750	3,750	3,350	3,300	3,300	3,400	3,100	3,100	-2.91%
SR 207 (Mount Reba Road) at Mount Reba Ski Resort	1,800	1,800	1,800	1,800	1,800	1,800	1,800	--	1,100	1,100	-4.32%

Notes: -- Data not available

Source: Caltrans Traffic and Vehicle Data Systems Unit

Truck Traffic

Caltrans also collects truck traffic volumes on state highways. Due to the mountainous terrain and the winter closure of SR 4 and SR 89, Alpine County does not serve a major interregional trucking route; however, truck traffic is present on the state highways. **Table 3** displays the Caltrans truck traffic data for 2007.

TABLE 3 2007 TRUCK TRAFFIC VOLUMES ON STATE FACILITIES			
Route and Location	Average Daily Traffic Volumes by Year		
	Total AADT	Total Truck Traffic	% Trucks
SR 4 at Calaveras/Alpine County Line	1,150	23	2.0%
SR 4 at Bullion, Jct. Rte. 89	500	21	4.2%
SR 88 at Picketts, W Jct. Rte 89	3,100	239	7.7%
SR 88 at Nevada State Line	3,800	281	7.4%
SR 89 at Mono/Alpine County Line	350	17	4.9%
SR 89 at Bullion, W Jct. Rte. 4	570	31	5.4%
SR 89 at Picketts, Jct. Rte. 88	2450	327	13.3%
Notes: AADT = Annual Average Daily Traffic Source: Caltrans Traffic and Vehicle Data Systems Unit			

Vehicle Miles of Travel

Vehicle Miles of Travel (VMT) is a computed value, which correlates to the extent of an area's reliance on private automobile for trip-making. VMT is calculated by adding together the length of each trip made in the County, typically over a set period of time, commonly one year. VMT is often used to estimate vehicle emissions (i.e. green house gas emissions) and effects on air quality.

Table 4 displays the yearly VMT in Alpine County on the state facilities. Alpine County has the fewest vehicle miles of travel on state highways of all counties in California.

TABLE 4 VMT ON STATE HIGHWAYS IN ALPINE COUNTY	
Year	VMT (in millions)
1995	38.5
1996	42.9
1997	45.7
1998	44.9
1999	45
2000	45
2001	46
2002	50
2003	50
2004	48.1
2005	52.1
2006	53
2007	46.6
2008	47

Source: Caltrans Traffic and Vehicle Data Systems Unit

OTHER RELATED PLANNING DOCUMENTS

This General Plan Circulation Element is intended to provide goal and policies consistent with other General Plan elements to paint a picture of the County’s future development. The Circulation Element provides guidance to other focused transportation planning documents and must be consistent with these documents. A general discussion of Alpine County’s transportation planning documents is provided as follows:

Regional Transportation Plan

In general, a Regional Transportation Plan (RTP) is developed to clearly present regional transportation goals, objectives, and policies complemented by short-term and long-term strategies for implementation. These goals, objectives, and policies must be both realistic and fiscally constrained. The RTP is designed to be a blueprint for the systematic development of a balanced, comprehensive, multi-modal transportation system, taking into consideration the conditions of current transportation resources and areas of needed improvement. The planning process must be flexible enough to be updated as conditions and needs change. The California Transportation Commission (CTC) requires that rural RTPs be updated every four years. The current Alpine County RTP was updated in 2005 and will be updated in the near term.

Bicycle and Pedestrian Plan

Bicycle and Pedestrian plans focus on bicycle and pedestrian travel including existing facilities, focused goals and policies, needs assessment, and prioritized bicycle/pedestrian projects. Adopting a Bicycle and Pedestrian Plan provides additional funding opportunities for projects such as the Bicycle Transportation Account funds, administered by Caltrans. Alpine County is currently preparing a Bicycle and Pedestrian Plan.

Short Range Transit Plan

A short range transit plan provides guidance on the development of a transit system for an area. Plans for the transit system should provide an effective and efficient solution that meets the needs of the users. The plan must also take into account the economic requirements set forth by state transit funding sources.

The Alpine County Short Range Transit Plan presents a five year outlook on the operations and financial impacts of a public transit system in the County, based on an assessment of existing transportation and transit studies, existing transit settings and facilities, and the need for transit services in the County. A comprehensive analysis of various alternatives was performed as part of the document.

Pavement Management System

A pavement management system (PMS) is a tool used to estimate local roadway maintenance needs for programming and for updates of the Regional Transportation Plan (RTP). The Alpine County PMS is limited to paved local roadways under the jurisdiction of Alpine County and the National Forest Service roadways maintained by Alpine County. State highways, bridges and other transportation infrastructure such as bike and pedestrian facilities are not addressed. The PMS is a tool for planning purposes only and is not intended to set policy or provide design recommendations. Roadway projects are prioritized (typically in the Regional Transportation Plan) on a case-by-case basis utilizing such factors as preference, traffic volume, truck traffic, pavement condition, and budget constraints.

GOALS & POLICIES

Alpine County Circulation Element goals and policies were developed by coordinating with adopted planning documents such as the Regional Transportation Plan and the General Plan Land Use Element.

STREETS & HIGHWAYS

Goal 29: Develop and maintain an efficient, safe, and effective road system.

Policy 29a Support/Encourage actions at the local, state, and federal level that ensure roadways are adequate and improved to accommodate present and future traffic.

Policy 29b Implement and maintain level of service C on roadways (evaluated for average daily traffic conditions based on **Table 5**) and at intersections (evaluated for peak hour conditions using the current Highway Capacity Manual methodology) to ensure travel delays and congestion do not cause impacts to drivers. New development must comply with the Road Capacity policy and procedures outlined in the *General Plan Land Use Element: Public Services and Facilities*.

Functional Class	Lanes	Level of Service				
		A	B	C	D	E
County Collectors	2	900	2,000	6,800	14,100	17,400
	4	2,300	5,000	17,500	27,400	28,900
State Highway (Rural Minor Arterial)	2	1,200	2,900	7,900	16,000	20,500
	4*	10,700	17,600	25,300	32,800	36,500

Notes: * The thresholds are provided for a multi-lane highway; this threshold should not be applied to two lane highway with passing lanes. Currently, Alpine County does not have any four lane facilities. The thresholds for four lane facilities are provided for informational purposes.
Source: HCM 2000 and Fehr & Peers, 2009

Policy 29c Establish and maintain a functional classification system that identifies the 20-year function and lane requirements for the existing and proposed county and state road system.

Policy 29d Limit access to state highways consistent with their primary function as carriers of through traffic.

Policy 29e Utilize a road improvement project priority system based on traffic volumes, congestion, and safety characteristics to increase capacity or enhance safety on existing roadways and intersections.

Policy 29f Implement and maintain the pavement management system to protect the investment in existing roads.

Policy 29g Support a high level of state maintenance for State Highways.

Policy 29h Periodically monitor accident records to identify high-accident locations and to recommend appropriate mitigation measures.

Policy 29i Maintain existing transportation facilities and support efforts to improve Alpine County's highway system to support economic development and tourism within the County.

Time Frame: Ongoing

Responsibility: Alpine County Department of Public Works

Desired Outcome: Maintain transportation facilities at acceptable levels of service

TRANSIT

Goal 30: Establish alternative transportation modes consistent with demand and available resources.

Policy 30a Support improvements in specialized transportation services (including the acquisitions of new transit vehicles) provided by public and private entities.

Policy 30b Utilize industry accepted cost-efficiency guidelines in making decisions about new or existing public transit services.

Policy 30c Develop operating procedures for operators of public transit systems to ensure safety of passengers.

Time Frame: Short-term

Responsibility: ACLTC

Desired Outcome: Make transit available for residents in populated areas of Alpine County.

NON-MOTORIZED TRANSPORTATION

Goal 31: Encourage bicycling and walking in Alpine County.

Policy 31a Develop and periodically update a bicycle and pedestrian master plan that can be incorporated into the planning and construction activities for all County departments.

Policy 31b Subdivision layouts should accommodate pedestrians where appropriate, and facilities should be designed in accordance with best practices including the Americans with Disabilities Act provisions.

Policy 31c Accommodate bicyclists where feasible along roadways. Incorporate standard signage and traffic controls as established by Caltrans to ensure a high level of safety for bicyclists and motorists.

Policy 31d Accommodate walking and bicycling to and from schools consistent with demand and available resources.

Policy 31e Implement education and encouragement programs to promote safe use of Alpine County bicycle and pedestrian facilities.

Time Frame: Long-term

Responsibility: Alpine County Department of Public Works

Desired Outcome: Provide efficient alternatives to the automobile for travel.

AVIATION

Goal 32: Maintain the Alpine County Airport in a safe and operable condition.

Policy 32a Airports shall be designed, maintained, and improved in compliance with the FAA Airport Design Advisory Circular (150/5300-most current issue).

Policy 32b Airport Land Use Plans shall be developed and periodically updated for each county airport facility.

Time Frame: Ongoing

Responsibility: Alpine County Department of Public Works; Caltrans

Desired Outcome: Alpine County airports are maintained at a safe level and are promoted to attract economic development to the County.

NEEDS ASSESSMENT

STREETS AND HIGHWAYS

Functional Classification

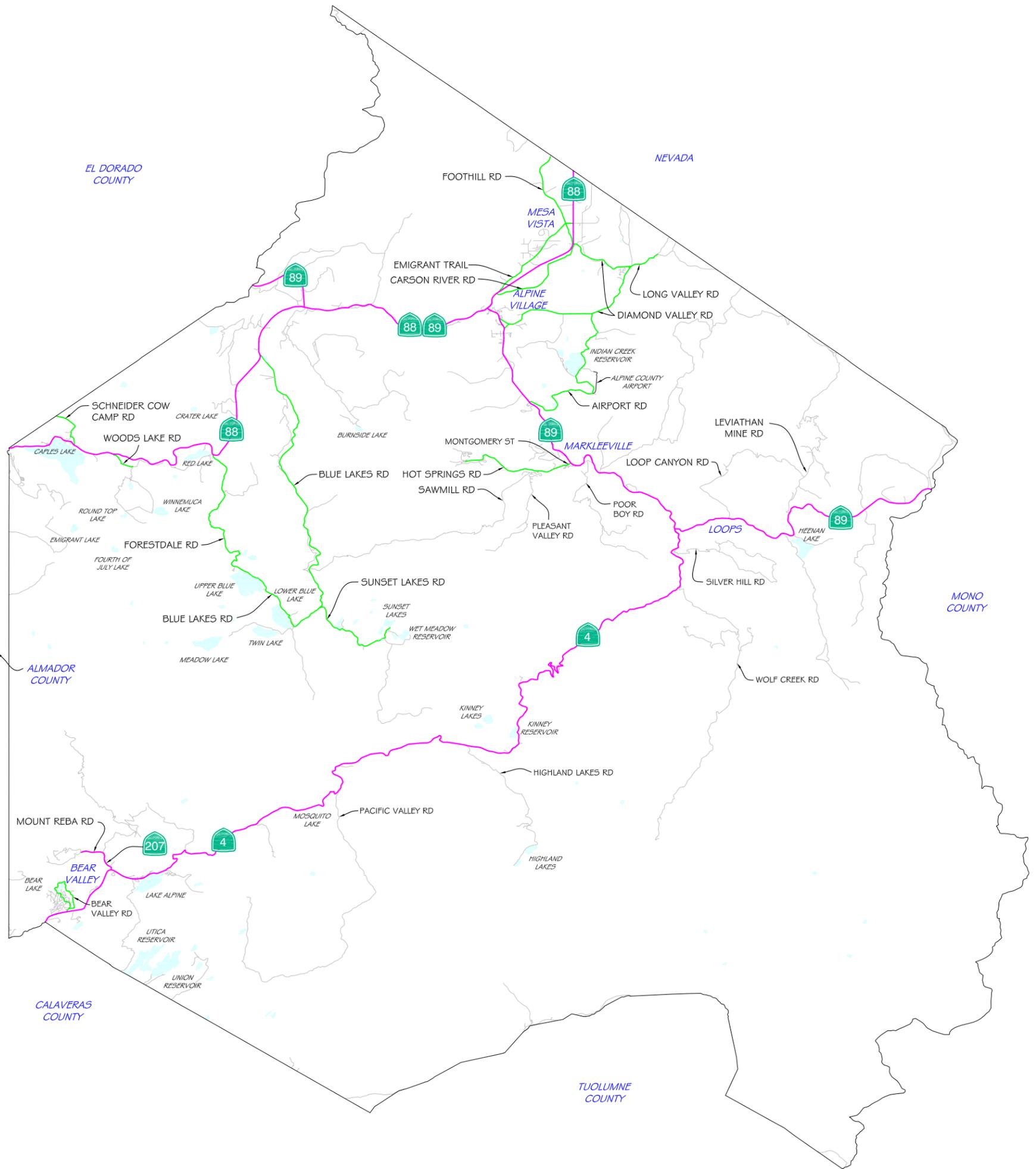
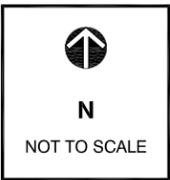
Roadways within Alpine County fall into the following three classifications:

State Highway: State Highways in Alpine County are under Caltrans District 10 jurisdiction. Caltrans further classifies the State Highways in Alpine County as “Rural Minor Arterials.” The primary function of the State Highways is regional travel. These roadways are generally characterized by moderate travel speeds (greater than 45 mph). These roadways are primarily two-lane facilities (one lane in each direction) with passing lanes or dashed center-line striping to allow passing (where appropriate).

County Collector: County Collector roadways connect to the State Highways and provide access to businesses, residential neighborhoods, and recreational opportunities within the County. The primary function of the County Collector is to provide access. They are typically two lane facilities (one-lane in each direction) and are characterized by having access driveways at regular intervals. Typical travel speeds range from 20 mph to 45 mph.

Local Streets: Local Streets connect to County Collectors or State Highways and serve local access needs. These are neighborhood streets with maximum travel speeds of 25 mph. These roadways are one or two lanes and may be paved or unpaved.

Figure 1 displays the Alpine County roadway functional classification system.



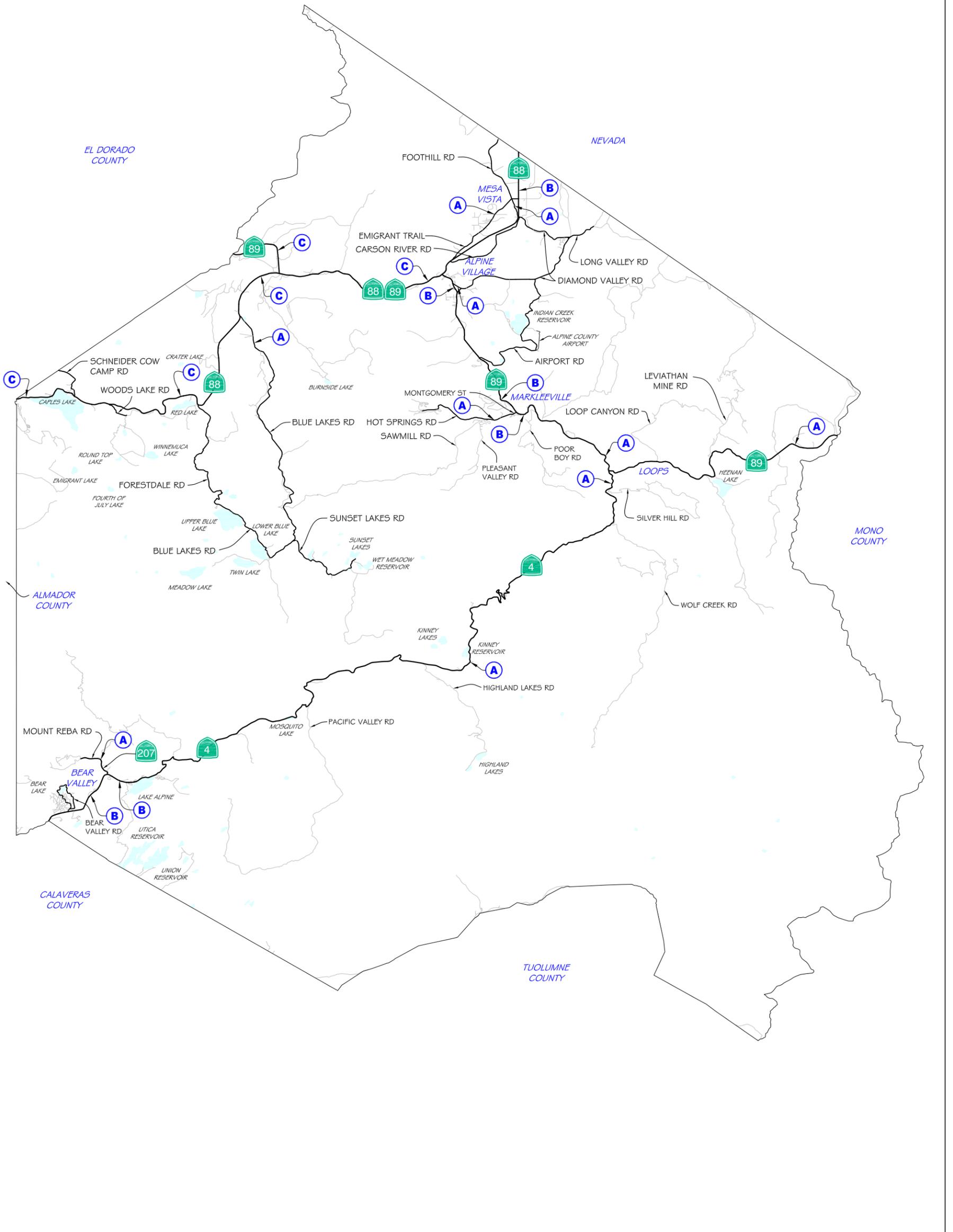
LEGEND

- State Highway
- County Collector
- Local Streets

Level of Service

Level of service (LOS) is a term used to discuss the operating performance of an intersection or roadway segment. LOS is measured on a scale from A to F, with A representing the best performance and F the worst. Alpine County State Highway and County Collector roadway segment LOS is analyzed using the Roadway Segment Average Daily Traffic Level of Service Thresholds Table. State Highway volumes were collected by Caltrans in 2008 during the summer months. Volumes on County Collector roadways were collected in July 2009 and represent typical summer conditions.

Table 6 and **Figure 2** display the existing roadway levels of service on roadways throughout Alpine County.



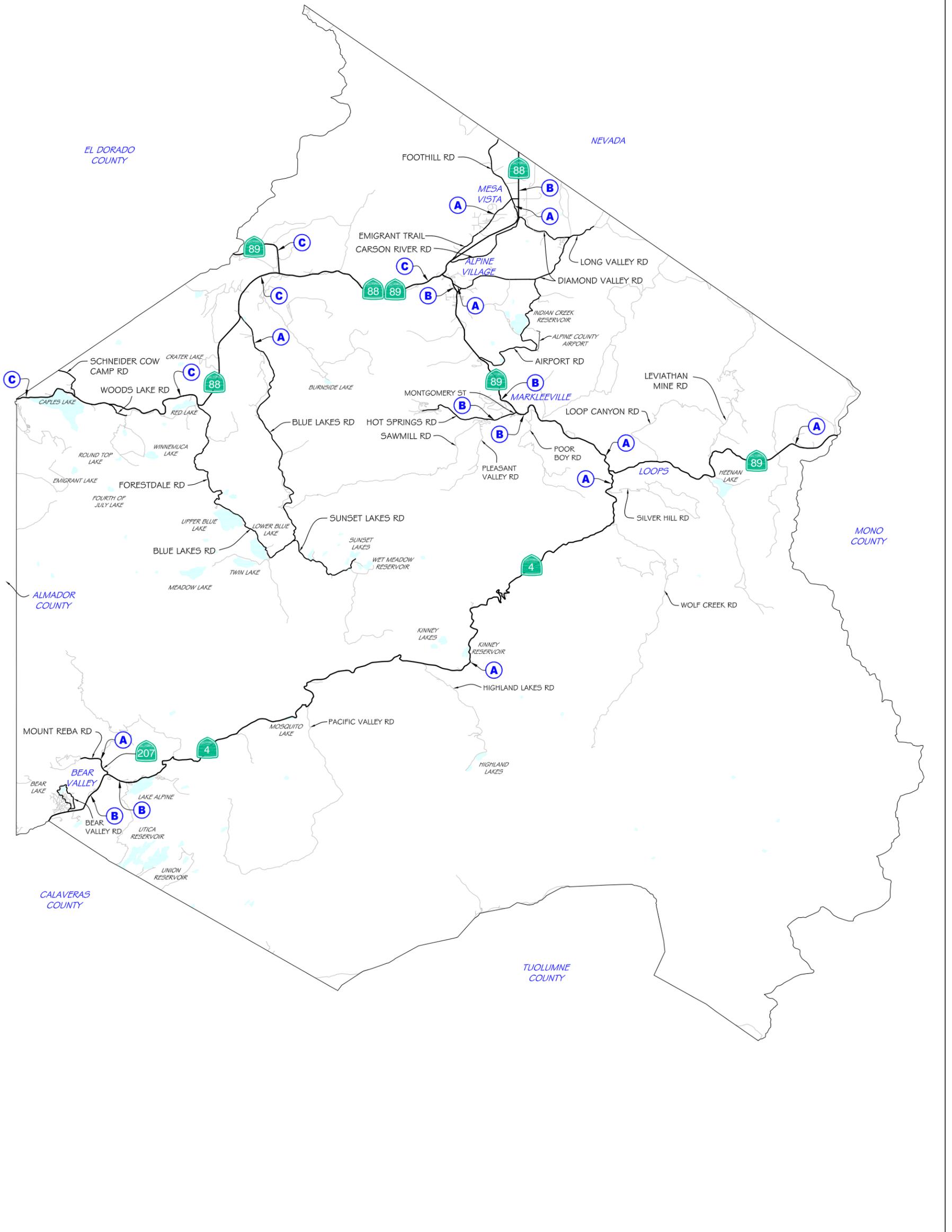
**TABLE 6
ROADWAY SEGMENT EXISTING DAILY LEVEL OF SERVICE ON STATE FACILITIES**

Route and Description	Daily Volume (two-way)	Truck Percentage	Policy LOS	LOS
SR 4 between Calaveras County Line and Mount Reba Road	1,650	2%	C	B
SR 4 between Mount Reba Road and Lake Alpine	1,600	NA	C	B
SR 4 at Ebbetts Pass Summit	710	NA	C	A
SR 4 at Junction with SR 89	830	4%	C	A
SR 88 at Amador County Line	3,600	NA	C	C
SR 88 between Caples Lake and Carson Pass Summit	3,750	NA	C	C
SR 88 at West Junction with SR 89	3,800	8%	C	C
SR 88 at East Junction with SR 89	4,000	8%	C	C
SR 88 at Nevada State Line	4,350	7%	C	C
SR 89 at Mono County Line	770	5%	C	A
SR 89 at West Junction with SR 4	960	5%	C	A
SR 89 at Laramie Street	1,400	NA	C	B
SR 89 at Webster Street	2,550	NA	C	B
SR 89 at East Junction with SR 88	2,650	13%	C	B
SR 89 between West Junction with SR 88 and El Dorado County Line	3,100	13%	C	C
SR 207 between Junction with SR 4 and Mount Reba Ski Resort	1,100	5%	C	A
Montgomery Street West of SR 89	890	NA	C	A
Diamond Valley Road East of SR 89	200	NA	C	A
Emigrant Trail West of SR 88	260	NA	C	A
Foothill Road West of SR 88	190	NA	C	A
Blue Lakes Road East of SR 88	760	NA	C	A

Source: Caltrans Traffic and Vehicle Data Systems Unit and Fehr & Peers, 2009

As shown in **Table 6**, all of the roadway segments studied are anticipated to operate at or better than the Policy LOS C.

Roadway segment LOS for estimated 2030 conditions are presented in **Table 7**. The historical traffic volume data indicates that traffic growth throughout Alpine County ranges from negative rates (on portions of SR 88 and SR 89) to positive rates (on SR 4 and portions of SR 88 and SR 89). Overall the average growth rate is approximately 0.4% per year. This rate was applied to the existing (2008/2009) traffic volumes for a 22 year period. This level of growth is consistent with the land use and population projections presented in the *General Plan Land Use Element* (February 2009).



**TABLE 7
ROADWAY SEGMENT 2030 DAILY LEVEL OF SERVICE ON STATE FACILITIES**

Route and Description	2030 Daily Volume (two-way)	Truck Percentage	Policy LOS	LOS
SR 4 between Calaveras County Line and Mount Reba Road	1,795	2%	C	B
SR 4 between Mount Reba Road and Lake Alpine	1,740	NA	C	B
SR 4 at Ebbetts Pass Summit	770	NA	C	A
SR 4 at Junction with SR 89	905	4%	C	A
SR 88 at Amador County Line	3,915	NA	C	C
SR 88 between Caples Lake and Carson Pass Summit	4,080	NA	C	C
SR 88 at West Junction with SR 89	4,135	8%	C	C
SR 88 at East Junction with SR 89	4,350	8%	C	C
SR 88 at Nevada State Line	4,730	7%	C	C
SR 89 at Mono County Line	840	5%	C	A
SR 89 at West Junction with SR 4	1,045	5%	C	A
SR 89 at Laramie Street	1,525	NA	C	B
SR 89 at Webster Street	2,775	NA	C	B
SR 89 East Junction with SR 88	2,885	13%	C	C
SR 89 between West Junction with SR 88 and El Dorado County Line	3,370	13%	C	C
SR 207 between Junction with SR 4 and Mount Reba Ski Resort	1,195	5%	C	A
Montgomery Street West of SR 89	970	NA	C	B
Diamond Valley Road East of SR 89	215	NA	C	A
Emigrant Trail West of SR 88	280	NA	C	A
Foothill Road West of SR 88	205	NA	C	A
Blue Lakes Road East of SR 88	825	NA	C	A

Note: **Bold** indicates that the LOS does not meet the Concept LOS

* Four lane segment. All other segments are 2-lanes.

Source: Caltrans Traffic and Vehicle Data Systems Unit and Fehr & Peers, 2008

As with existing conditions, all of the roadway segments studied operate at or better than the Policy LOS C in 2030 assuming an average rate of volume growth consistent with population and land use growth.

The level of service results indicate that no major roadway capacity improvements are necessary to accommodate future growth. Localized transportation improvements may be necessary to enhance safety. These projects should be identified in the Regional Transportation Plan.

TRANSIT

Alpine County currently provides a dial-a-ride transit service to all county residents. The transport runs on Tuesdays and Wednesdays, weather permitting, and 24 hours notice is required. Service areas include Gardnerville, Minden, Dresslerville, Lake Tahoe, Carson City, Reno, and Sacramento. A two week notice is required for trips to Reno or Sacramento.

This level of transit service is consistent with resources and demand and provides basic service to residents in Alpine County. This service meets the basic transit needs of Alpine County.

NON-MOTORIZED TRANSPORTATION

Bicycle and Pedestrian Facilities

Bicycle and pedestrian travel are the two primary modes of non-motorized travel in Alpine County. Walking and bicycling are mostly the result of recreational activity rather than commuting; however, the 2000 Census data does indicate that many Alpine County residents walk to work (approximately 26%). There are three classifications of bicycle facilities including:

- Class I: Shared use, off-street paths (not sidewalks)
- Class II: On-street marked bicycle lanes
- Class II: On-street “share-the-road” facilities

Existing bicycle facilities in Alpine County are mostly limited to Class III facilities. A Class II bike lane does exist on SR 89 between Woodfords and Markleeville, as well as an off-road bike trail in the Mount Reba area. Although the 2000 Census found that 0% of the Alpine County population travels to work by bicycle, it still remains a popular form of recreation.

Due to the rural nature of Alpine County, limited pedestrian facilities exist throughout the county and are limited to the small communities and ski resorts found in the county.

Many factors influence the decision to walk or bicycle as a means of transportation, and studies show that safety is a principal concern. In order for non-motorized transportation to be a viable transportation option, it must be safe, attractive, and easy to use. Generally this includes use of pathway design techniques that promote safety and eliminate barriers. It is important for paths to be attentively located to connect with important activity centers such as schools, parks, shopping centers, and residential areas.

The Alpine County Bicycle and Pedestrian Plan provides a comprehensive needs assessment of bicycle and pedestrian facilities.

AVIATION

Alpine County has one public aviation facility. The Caltrans Division of Aeronautics classifies the airport as a Limited Use Airport. Limited Use Airports serve recreational, training, military, and emergency uses and accommodate predominately single engine aircraft under 12,500 pounds. Alpine County Airport currently serves approximately 650 users annually.

The Alpine County Airport has one asphalt runway (17/35) that is 4,443 feet long by 50 feet wide. There are no runway lights.

AirNav.com provides airport users with FAA information about airport conditions. The AirNav report for the Alpine County airport provides the following alerts for users:

- There are large stones along the edge of the runway off of the graded surface.
- There is no snow removal, the airport is closed when snow is present on the runway
- There are trees penetrating the transitional surfaces east and west of the runway
- Soil conditions off of the runway are poor in wet weather.
- The runway is limited to aircraft with 4,800 pounds for a single wheel and 9,600 pounds for a dual wheel.

The California Aviation System Plan (CASP) examines the state's overall aviation systems. The State Aeronautics Act (Act) requires that the CASP include as one of its elements, the Capital Improvement Plan (CIP). The CIP is a ten-year compiled listing of capital projects submitted to the Department for inclusion in the CASP, predominantly based on general aviation airport master plans or other comparable long-range planning documents. Biennial updates to the CIP provide the basis for the development of the funding program, which consists of airport development and land use compatibility plan projects selected by the Department based on a priority matrix. The California Transportation Commission adopts the Aeronautics Program from the projects listed in the CIP, so projects must be in the CIP to obtain State funding.

The 2010-2019 California Aviation System Plan Capital Improvement Plan includes the following projects for the Alpine County Airport:

- Reconstruct Runway; Program Year 2012
- Install Runway Lighting; Program Year 2013

The National Plan of Integrated Airport Systems (NPIAS) is a federal document that identifies airports that are significant to national air transportation and are eligible to receive grants under the Federal Aviation Administration (FAA) Airport Improvement Program (AIP). Currently, the Alpine County Airport is not part of the NPIAS; therefore is not eligible to receive grants under the AIP.

The CASP Capital Improvement Plan addresses the future needs at Alpine County Airport.

COMPLETE STREETS ACT (AB 1538)

On September 30, 2008 Governor Arnold Schwarzenegger signed Assembly Bill 1358, the California Complete Streets Act. The Act states: "In order to fulfill the commitment to reduce greenhouse gas emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to shift from short trips in the automobile to biking, walking and use of public transit."

The legislation impacts local general plans by adding the following language to Government Code Section 65302(b)(2)(A) and (B):

(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

(B) For the purposes of this paragraph, "users of streets, roads, and highways" means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

The following is a review and analysis of the Circulation Element as it relates to the Complete Streets Act. The purpose of the discussion is to demonstrate that the Alpine County Circulation Element update meets the intent of the Complete Streets Act.

Major Thoroughfares

Streets, Roads, and Highways

The Circulation Element identifies goals and policies which plan for a efficient, safe, and effective road system. The key policy is implementation of roadway level of service standards. The Circulation Element also recognizes non-motorized transportation and a goal to encourage bicycling and walking in Alpine County. Policy 3.1 of the Circulation Element notes that the County should develop a Bicycle and Pedestrian Master Plan. The Alpine County Local Transportation Commission adopted the Alpine County Bicycle and Pedestrian Transportation Plan in May of 2010. The Bicycle and Pedestrian Transportation Plan (BPTP) recommends projects which improve street and highway design to accommodate a diverse group of pedestrians and bicyclists. The BPTP identifies physical barriers to access and problem locations. The BPTP is specific to the rural nature of Alpine County's roadways.

Transit and Railroads

Alpine County does not have any railroads. The LTC adopted the Paratransit Plan which makes specific recommendations which plan for a transit system that meets the accessibility and accommodations of all transit users in Alpine County. The Circulation Element includes goals and policies for the establishment of alternative modes of transportation that are consistent with demand and available resources. Alpine County Community Development currently operates a Dial-A-Ride system which regularly analyzes and assesses the demand for and adequacy of the service.

Navigable Waterways

There are no navigable waterways within Alpine County.

Transportation Operations Management

Alpine County's road network has very low traffic volumes and minimal operations management beyond regular maintenance. The BPTP recommends some projects which could reduce speeds or separate vehicle from pedestrian or bicycle traffic.

Transportation Routes

Truck Routes:

The majority of Alpine County's agricultural land is along the State Route 88 corridor with access to markets via local roads and state highways.

Pedestrian and Bicycle Routes

Alpine County adopted the BPTP and is currently implementing projects identified in the Plan.

Transit Routes

Transit routes in Alpine County area primarily along existing local roads and State Highways.

Emergency Routes

The Alpine County Fire Safe Council in coordination with local law enforcement and volunteer fire agencies has determined emergency egress routes and evacuation locations for the County.

Terminals

General and Commercial Airports

The Alpine County Airport does not have facilities beyond the runway and taxi areas. The County has an adopted Airport Land Use Compatibility Plan.

Ports and Harbors

There are no ports or harbors within Alpine County.

Railroad Depots:

There are no railroad depots within Alpine County.

Public and Private Transit Terminals

There are no public or private transit terminals in Alpine County. Ski resort bus systems? Private?

Freight Truck Terminals and Warehouses

There are no Freight Truck Terminals or Warehouses in Alpine County.

Military Facilities

There are no Military Facilities within Alpine County.

Utilities

Utility infrastructure was considered in the BPTP for possible obstruction in walking and bicycle areas in the downtown Markleeville and Bear Valley areas.

Land Use and Transportation Integration

The Circulation Element and Bicycle and Pedestrian Plan promote a mix of transportation options. The BPTP includes design standards for facilities in new development. The Commercial (C) and Planned Development (PD) zoning designations allow for mixed uses that typically plan for pedestrian, bicycle, and transit oriented design.

Parking Facilities

The BPTP includes recommendations for improvement of bicycle parking Countywide. Several projects to improve bike parking were identified in the Plan and will be implemented by Alpine County.

Air Pollution

Alpine County has created community wide and local government operations greenhouse gas (GHG) inventories through the Green Communities project sponsored by the Sierra Business Council and Pacific Gas and Electric utility company. The next step in the process will be the adoption of a Climate Action Plan which will recommend implementation measures to reduce emissions.

Electric and Non Carbon Emitting Vehicles

Alpine County has a very small population with an unknown demand for electric vehicles.

Green Streets

The BPTP includes design standards for landscaping of bicycle and pedestrian facilities.

ALPINE COUNTY GENERAL PLAN



V. HOUSING ELEMENT

REVISIONS TO THIS SECTION:

ENTIRE ELEMENT

BOARD OF SUPERVISORS RESOLUTION NO. 2017-07, MARCH 7, 2017

Acknowledgments:

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Chapter 1: Introduction

1.1 State Requirement for Housing Element Updates

The Housing Element is a State mandated component of the Alpine County General Plan, intended to guide development of housing in the county. There are five main components to the Housing Element. They are: an assessment of housing needs in the county; an inventory of housing resources and constraints relevant to meeting those needs; a review of progress; and housing program which provides a statement of goals, quantified objectives and policies. The assessment of housing needs includes an analysis of population and employment trends, as well as current household characteristics including housing costs compared to income and overcrowding. Chapter three addresses both housing resources and constraints, and includes an inventory of land suitable for residential development as well as an analysis of housing development constraints such as local fees, land use controls, the price of land and construction costs. Chapter four assesses the achievements of the previous planning period's housing program. The statement of goals, quantified objectives and policies in chapter five provides guidance for meeting the needs and is directed at maintenance, preservation, improvement and development of local housing. The housing program is a schedule of actions which the County should undertake to implement the policies and achieve the goals and objectives of the housing element.

Section 65588 of the California Government Code requires that local government shall review their general plan housing elements "as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city or county in implementation of the housing element."

In addition, Government Code Section 65588 establishes a minimum schedule for adoption of periodic updates to housing elements. In 2012 the California Department of Housing and Community Development certified the Alpine County Housing Element. This certification expired on June 30, 2014. This housing element covers the period from June 30, 2014 to June 30, 2019.

The State housing goal, as expressed in Section 65580 of the California Government Code is the attainment of decent housing and a suitable living environment for every Californian. In striving to meet this goal, the State requires that local governments play a key role in expanding opportunities for housing and that particular emphasis is needed to meet the housing needs of low and moderate income households. Local governments are

thus directed by the State to use their vested powers to facilitate the improvement and development of housing in order to meet the needs of all economic segments within their communities.

Consistency with Other General Plan Elements

Planning law requires the general plan to be an internally consistent document, consisting of compatible policies, objectives, standards, etc. and housing element law further requires the housing element to describe how consistency is achieved and maintained. As part of this update process, the housing element, including goals, policies, objectives and programs has been reviewed for consistency with the rest of the general plan. The County will maintain consistency upon general plan amendments and will consider general plan consistency as part of its annual progress report required under Government Code Section 65400.

1.2 Community Context

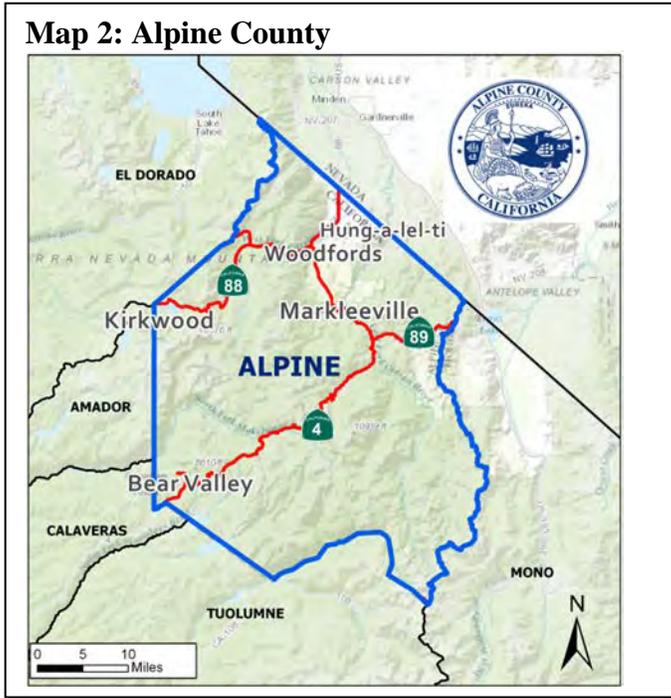


Now 150 years old, Alpine County was formed in 1864 during a silver boom. After the silver rush, Alpine County's economy consisted almost entirely of farming, ranching, and logging. In the late 1960's ski resorts came to the area with the construction of Bear Valley and Kirkwood resorts. The current economy is largely comprised of public administration, education, health and social services, and recreation based tourism employment.

Alpine County is the least populated county in the State of California with a population of just 1175. Of the 58 Counties in the State, Alpine is the 8th smallest county with approximately 726 square miles of land. Alpine County is made up of 96 percent publicly held land with only 4 percent in private ownership.

The county seat is located in Markleeville, which is the largest community both in population and in size. Employment in the Markleeville and Woodfords area is a blend of state, federal and local government jobs and some small businesses. This area of Alpine County is only accessible in the winter months via Highway 88 and 89, as both Monitor Pass and Ebbetts Pass close due to heavy snowfall.

Bear Valley is home to the Bear Valley Mountain Resort. The community of Kirkwood is home to Kirkwood Mountain Resort. Both communities offer winter skiing and summer recreation, with a small population of year round residents. Much of the employment here centers on the demands of recreation tourism and small businesses.



1.3 Sources of Demographic Data

U.S. Census Bureau data

The U.S. Census Bureau organizes its data regarding population and housing into four summary files as follows.

- [Summary File 1](#) (SF 1) and [Summary File 2](#) (SF 2) focus on the information collected on the census short form – namely on age, sex, race, Hispanic/Latino origin, households, families, housing units, and owner/renter status. SF 1 has the most geographic detail, with data for census block groups and blocks.
- [Summary File 3](#) (SF 3) and [Summary File 4](#) (SF 4) focus on social, economic and housing characteristics compiled from a sample of approximately 19 million housing units (about 1 in 6 households) that received the Census 2000 long-form questionnaire. Topics include income, education, occupation, ancestry, disability, foreign birth, commuting, household financial arrangements, year housing structure built and many other population and housing subjects. SF 3 has data for block groups.

You can access the data from all four of the files in [American FactFinder](#) and also can be obtained on [DVD or CD-ROM](#) from the Customer Services Center at 1-800-923-8282 or (301) 763-INFO (4636).

U.S. Census Bureau, American Community Survey (ACS) Sample Data

The American Community Survey, produced by the U.S. Census Bureau, provides general population characteristics for only a sample of the community. When used in conjunction with the most recently available decennial census counts, information from the ACS illustrates *how* individuals live, including educational attainment, housing preferences, employment opportunities, and many other characteristics. This sample data has only been used in cases where the authors thought it provided new insight into the housing issues of the community.

The ACS is a legitimate survey that is part of the Decennial Census Program. It is a survey sent to a small percentage of our population on a rotating basis. These data were previously collected only in census years in conjunction with the decennial census. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade.

With each ACS estimate, the Census Bureau reports a Margin of Error (MOE), or measure of the variability of the estimate due to sampling error. The MOE enables data users to measure the range of uncertainty around each estimate. The larger the MOE, the lower the accuracy of the estimate—and the less confidence one should have that the estimate is close to the true value.

County of Alpine Housing Needs Assessment, prepared for the Alpine County Planning Department by Laurin Associates, December 2003

Alpine County General Plan Housing Element, 2009-2014

You can access the Plan on Alpine County's website here:

<http://alpinecountyca.gov/documentcenter/view/51>.

California Employment Development Department (EDD)

The EDD promotes California's economic health by providing information to help people understand California's economy and make informed labor market choices. You can access the data on their website here: <http://www.labormarketinfo.edd.ca.gov/>.

California Department of Finance (DOF)

The Demographic Research Unit of the California Department of Finance is designated as the single official source of demographic data for state planning and budgeting.

1.4 Public Participation

The Planning Commission held a public hearing to review the Draft Housing Element at their regular meeting on April 30, 2015.

A duly noticed public hearing was held with the Alpine County Planning Commission on April 30, 2015 prior to the Commission making a recommendation on the housing element update. The Board of Supervisors also held a public hearing on March 7, 2017 prior to taking action on the update. The housing element update and its related

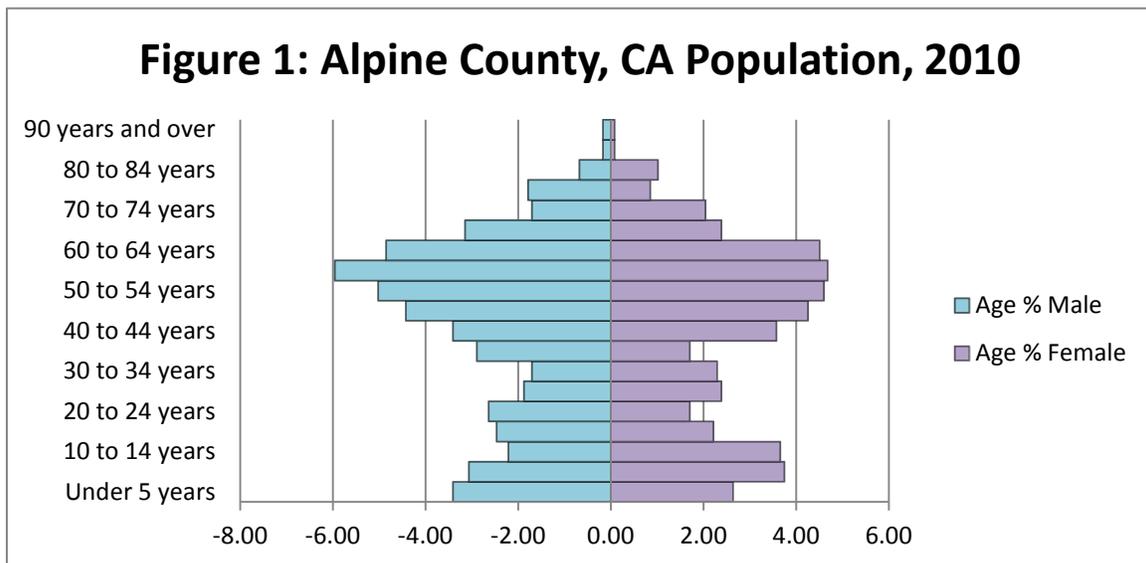
environmental review documents were made available for review from the County Planning Department and County Clerk. Information on the update was also posted on the Alpine County website. Comments were considered, and as appropriate, incorporated into the final update.

Chapter 2: Housing Needs Assessment

2.1 Population

Between 2000 and 2010, Alpine County experienced a slight decrease in population. According to the U.S. Census Bureau, the total population of the County in 2010 was 1,175 compared to 1,208 in 2000. Additionally, the CA Department of Finance has published a 2014 population estimate of 1,079; which further illustrates a decline in population since 2010.¹

In 2010, 51.6 percent of the population was men while 48.4 percent was women. As you can see in Figure 1 below, the largest segment of the population, for both men and women, is between 50 and 59 years in age, which makes up more than 20 percent of the population.



Source: U.S. Census, 2010

¹ California Department of Finance, Report E-1: City/County Population Estimates with Annual Percent Change, January 1, 2013 and 2014.

Table 1 below depicts the populations of specific communities within the county boundaries. As you can see, the county seat of Markleeville has the largest population. Additionally, the areas experiencing the most growth in population are Markleeville and Kirkwood. According to the California Department of Finance, the county population is expected to maintain at its current level through 2040.²

Table 1:		
Recent Population Trends in Alpine County & Communities		
JURISDICTION	2000	2010
Alpine County - Total	1,208	1,175
Bear Valley	133	121
Kirkwood	96	158
Markleeville	197	210
Woodfords	219	X
Mesa Vista	X	200

X Data unavailable
Source: U.S. Census, 2000, 2010

2.2 Household Characteristics

According to the U.S. Census, Alpine County was home to 497 households in 2010. This is up from 483 in 2000. This illustrates a growth of 2.9 percent. While the number of households has increased, the average size of those households in Alpine County has decreased. Table 2 illustrates that between 2000 and 2010 the county's average household size has gone from 2.5 to 2.32 individuals.

Table 2:			
Average Household Size Over Time			
Alpine County		California	
2000	2010	2000	2010
2.5	2.32	2.87	2.9

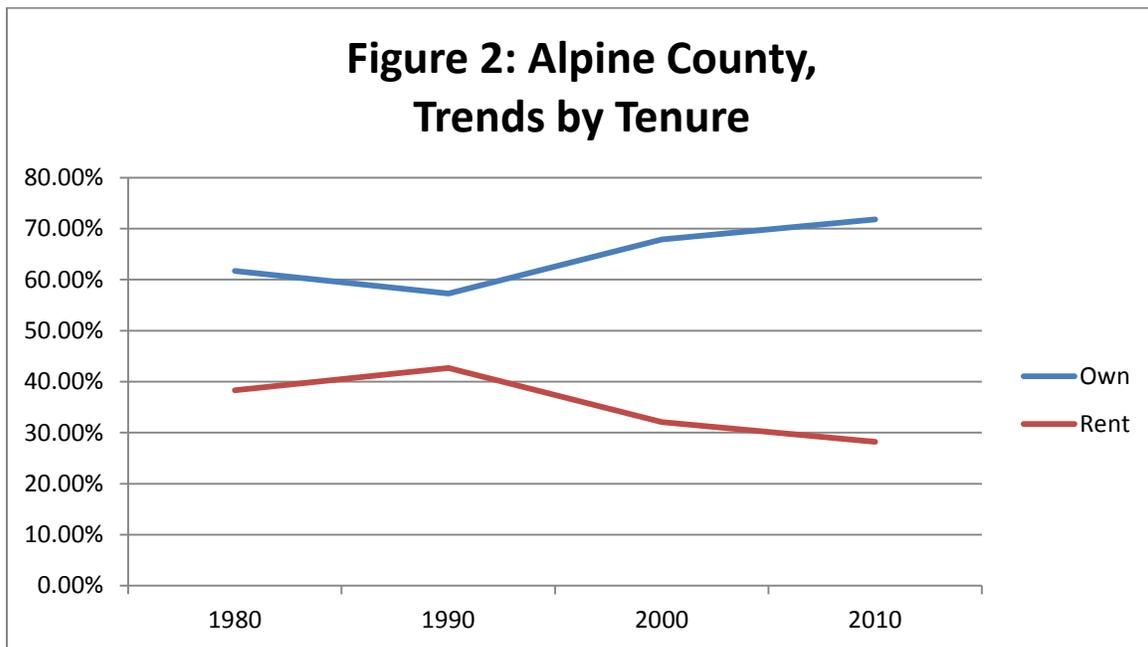
Source: U.S. Census

² California Department of Finance, Report P-1 (County): State and County Total Population Projections, 2010-2060.

Table 3 illustrates the most concentrated communities in terms of number of households. Markleeville remains the largest community; however, Kirkwood has seen the most growth over time.

Table 3:			
Number of Households by Community			
JURISDICTION	2000	2010	Percent Change
Alpine County - Total	483	497	2.9%
Bear Valley	67	67	0%
Kirkwood	19	72	278.9%
Markleeville	92	100	8.7%
Mesa Vista	57	83	45.6%

Source: U.S. Census 2000 and 2010. Breakouts for communities shown if data is available; data for Hung-A-Lel-Ti community is included in County total



Source: Census Bureau 2010 Census, (2000 Census, SF 3: H7, 1990 Census, SF 3: H8, and 1980 Census.

Table 4 shows household tenure data for the County. The total households for the County are shown, followed by a breakout for community areas where specific data is available. Data for the Hung-A-Lel-Ti community is not available separately and is included in the County totals. The number of owner occupied households has increased significantly since 1990, while as a nation homeownership is at a 19 year low according to the U.S. Census. Alpine County’s continued increase could be in large part due to the largest segment of the population being between 50 and 59 years in age, while the decrease in homeownership on the national level is largely attributed to the millennial generation

who are postponing buying homes. In 2010, almost three-fourths of the households in the county were owner occupied. As Table 4 illustrates, the mix of ownership and rentals varies by community. There has been a substantial increase in homeownership in Kirkwood.

Table 4:						
Alpine County & Communities, Households by Tenure						
	Owner			Renter		
	2000	2010	% Change	2000	2010	% Change
Alpine County - total	351	357	1.7%	163	140	-14.1%
Bear Valley	40	47	17.5%	27	20	-25.9%
Kirkwood	3	45	1400%	16	27	68.8%
Markleeville	63	63	0%	29	37	27.6%
Mesa Vista	X	73		X	10	

X data unavailable
 Source: US Census, 2000 and 2010; Breakouts for communities shown if data is available.

As Table 5 below depicts, there is a high ownership and rental rate among those householders between the ages of 35-64 years.

Table 5:			
ESTIMATED HOUSEHOLDERS BY AGE AND TENURE (2010) – ALPINE COUNTY			
Householder Age	Owners	Renters	Total
15-24 years	3	10	13
25-34 years	9	26	35
35-64 years	249	92	341
65-74 years	61	9	70
75 plus years	35	3	38
TOTAL	357	140	497

Source: US Census 2010

Overcrowding

Overcrowding is defined by the Census as a household with more than one person per room. For purposes of determining overcrowding, “room” includes the living room, dining room, kitchen, bedrooms and finished recreation room or den. Table 6 illustrates overcrowding. Overcrowding is not a significant situation in Alpine County with only 7.5

percent of the total households classified as overcrowded. Two-thirds of the overcrowding occurs in renter households. The total rate of overcrowding in Alpine County is approximately one-half of the statewide rate of 15.2 percent.

Table 6:			
Estimate of Overcrowded Households – Alpine County (2012)			
Households	Owners	Renters	TOTAL
TOTAL HOUSEHOLDS	311	74	385
Total Overcrowded Households	2	4	6
1-1.5 Persons per Room	2	2	4
1.5 or More Persons per Room	0	2	2
County Overcrowding Rates	.6%	5.4%	1.6%
Statewide Overcrowding Rates	4.1%	13.3%	8.2%
Source: 2008-2012 ACS			

2.3 Housing Stock Characteristics

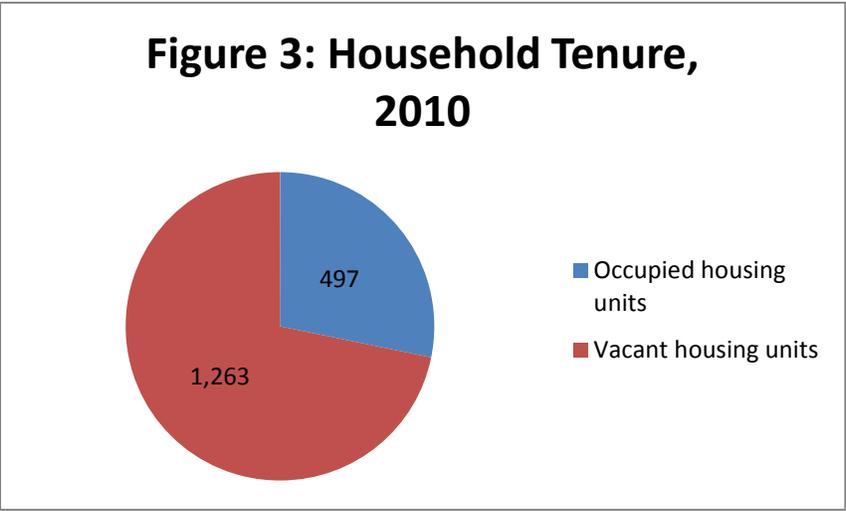
The 2010 census counted 1,760 housing units in Alpine County, an increase of 246 units since 2000. The California Department of Finance reports an estimated 1,774 units in 2014. All but one of those additional fourteen units between 2010 and 2014 was single family attached and detached. The distribution of those units by type of unit is shown below in Table 7.

Table 7:	
APPROXIMATE PERCENTAGE OF UNITS IN STRUCTURE	
1-unit, detached	59.6%
1-unit, attached	0.5%
2 units	2.6%
3 or 4 units	1.3%
5 to 9 units	4.7%
10 to 19 units	7.4%
20 or more units	21.4%
Mobile home	2.4%
Boat, RV, van, etc.	0.0%

Source: U.S. Census Bureau, American Community Survey, 2008-2012

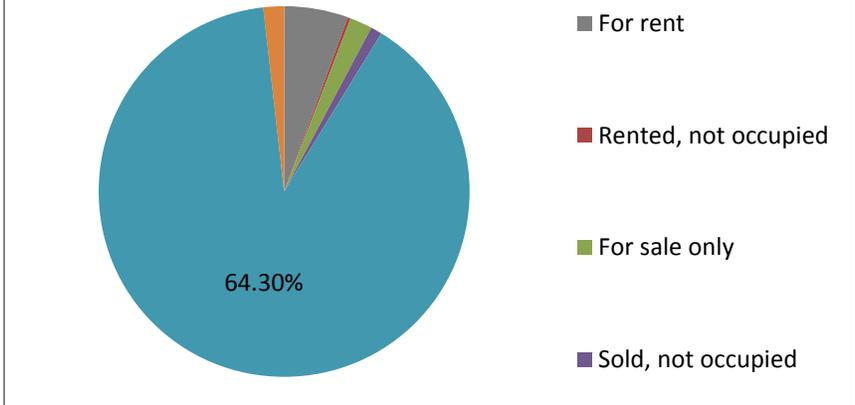
Between 2009 and 2014, the County issued building permits for 26 single family homes, 36 multi family dwelling units and one (1) manufactured home. It is expected that multifamily construction will be a larger portion of the total within the next five years. This is due to the approved Specific Plan for Kirkwood and the approved Bear Valley Village project in Bear Valley, both of which emphasize development of multifamily units; however almost all of the housing units in these projects are expected to be vacation or second home properties. Construction of single family homes throughout the County is expected to continue at a relatively slow and constant rate over the next five years. Very few new manufactured homes are expected to be located in the County in the next five years, although development of manufactured housing units on single lots is a viable affordable housing solution that can be promoted by the County.

According to the 2010 Census, 71.8 percent of the housing units in Alpine County are vacant. Most, if not all, of these vacancies are most likely due to units that are classified as vacation homes or second homes that are not part of the housing stock available to permanent residents of the County. Figures 3 and 4 show the proportion of vacant homes in the county.



Source: U.S. Census, 2010

Figure 4: Vacant Units, 2010



Source: U.S. Census, 2010

Table 8:

Housing Units by Community within Alpine County

Geographic area	Total housing units	Occupied housing units	Vacant housing units				Vacancy rate	
			Total	Percent			Homeowner [1]	Rental [2]
				For sale only	For rent	Seasonal, recreational, or occasional use		
Alpine County	1,760	497	1,263	2.0	5.5	89.5	6.3	32.9
COUNTY								
SUBDIVISION AND PLACE								
Markleeville CCD*	1,760	497	1,263	2.0	5.5	89.5	6.3	32.9
Alpine Village CDP**	69	52	17	11.8	0.0	76.5	4.7	0.0
Bear Valley CDP	531	67	464	4.3	13.1	82.3	29.9	75.3
Kirkwood CDP (part)	532	37	495	0.2	0.0	98.6	3.0	0.0
Markleeville CDP	194	100	94	1.1	4.3	91.5	1.6	9.8
Mesa Vista CDP	103	83	20	5.0	20.0	50.0	1.3	28.6
Remainder of Markleeville CCD	331	158	173	0.0	0.6	87.9	0.0	1.8
PLACE								
Alpine Village CDP	69	52	17	11.8	0.0	76.5	4.7	0.0
Bear Valley CDP	531	67	464	4.3	13.1	82.3	29.9	75.3
Kirkwood CDP (part)	532	37	495	0.2	0.0	98.6	3.0	0.0
Markleeville CDP	194	100	94	1.1	4.3	91.5	1.6	9.8
Mesa Vista CDP	103	83	20	5.0	20.0	50.0	1.3	28.6

*CCD - Census county divisions (CCDs) are areas delineated by the Census Bureau in cooperation with state, tribal, and local officials for statistical purposes. CCDs have no legal function and are not governmental units. CCD boundaries usually follow visible features and usually coincide with census tract boundaries. The name of each CCD is based on a place, county, or well-known local name that identifies its location.

**CDP - Census Designated Places (CDPs) are the statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The boundaries usually are defined in cooperation with local or tribal officials and generally updated prior to each decennial census. These boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place or another legal entity boundary, have no legal status, nor do these places have officials elected to serve traditional municipal functions. CDP boundaries may change from one decennial census to the next with changes in the settlement pattern; a CDP with the same name as in an earlier census does not necessarily have the same boundary. CDPs must be contained within a single state and may not extend into an incorporated place. There are no population size requirements for CDPs.

Source: 2010 Census

Housing Stock Conditions

A housing conditions survey was conducted in Alpine County in May and June 2003. A total of 1,143 housing units in the county were surveyed. The survey focused on the communities and immediate surroundings of Bear Valley, Kirkwood, Markleeville and Woodfords. Scattered housing in outlying rural areas was not included in the survey. Units were classified as follows:

SOUND: No repairs needed, or only one minor repair needed such as exterior painting or window repair.

MINOR: Two or more minor repairs needed, such as patching and painting of siding, roof patching or window replacement; or one major repair needed, such as roof replacement.

MODERATE: Two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs.

SUBSTANTIAL: Repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical.

DILAPIDATED: The costs of repair would exceed the cost to replace the residential structure.

The results of the survey are contained in Tables 9 and 10. Note that the total number of housing units included in the survey was 1143, which is different than the total number of housing units in the County. Over 95 percent of the housing stock surveyed in 2003 was in sound condition. Because the survey is now over ten years old and the Great Recession has since taken place which likely has resulted in less capital to maintain homes and investment properties, it seems likely that more homes have fallen out of the sound condition category.

Table 9:		
Alpine County Housing Conditions		
Condition	Number	Percent
Sound	1093	95.6
Minor Rehabilitation	34	3.0
Moderate Rehabilitation	15	1.3
Substantial Rehabilitation	0	0
Dilapidated	1	0.1
Source: Alpine County Housing Needs Assessment, 2003		

Table 10 shows housing conditions by community area. The Sierra Pines mobile home community within the Woodfords area has the highest concentration of units in need of rehabilitation at 17. The one dilapidated unit found in the survey is an older mobile home in Sierra Pines. Most of the residents of this community are within the very low and low income household categories.

Table 10:								
Housing Conditions by Community Area								
Condition	Bear Valley		Kirkwood		Markleeville		Woodfords	
	No.	%	No.	%	No.	%	No.	%
Sound	584	99.8	278	100	119	86.2	114	90.3
Minor	1	0.2	0	0	17	12.3	14	9.9
Moderate	0	0	0	0	2	1.5	13	9.2
Substantial	0	0	0	0	0	0	0	0
Dilapidated	0	0	0	0	0	0	1	0.7
TOTAL	585	100	278	100	138	100	142	100

Source: Alpine County Housing Needs Assessment, 2003

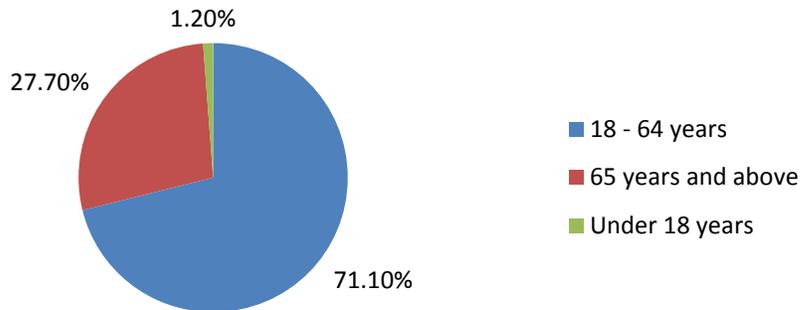
According to the 2000 Census, there are 404 housing units in Alpine County that were constructed prior to 1950. Given the age of the housing conditions survey described above, it can be estimated that most of these units are still in sound condition though some have most likely fallen out of sound condition given the time since the last survey and the Great Recession during that time period. Therefore, there are probably more than 48 units within the County that need minor or moderate rehabilitation.

2.4 Special Housing Needs

Persons with Disabilities

According to the 2012 American Community Survey, 13.9 percent of the population in Alpine County has a disability. A vast majority of those individuals are between the ages of 18 and 64.

Figure 5: Percent of County Population with a Disability by Age Group



Source: U.S. Census Bureau, American Community Survey, 2008-2012

As one can see from Table 11 below, the majority of disabilities are ambulatory and make independent living difficult for those between the ages of 18 and 64. Housing initiatives may want to focus on group care facilities and social service delivery.

Table 11:		
Estimate of Persons with Disabilities by Type		
	Number	Percent
Total Disabilities Talled	166	100.0%
Total Disabilities for Ages 5-64	120	72.3
With a hearing difficulty	34	28.3
With a vision difficulty	39	32.5
With a cognitive difficulty	33	27.5
With an ambulatory difficulty	57	47.5
With a self-care difficulty	41	34.2
With an independent living difficulty	50	41.7
Total Disabilities for Ages 65 and Over	46	27.7
With a hearing difficulty	17	37
With a vision difficulty	11	23.4
With a cognitive difficulty	10	21.3
With an ambulatory difficulty	31	66
With a self-care difficulty	0	0
With an independent living difficulty	9	19.1
Source: ACS 2008-2012		

Seniors

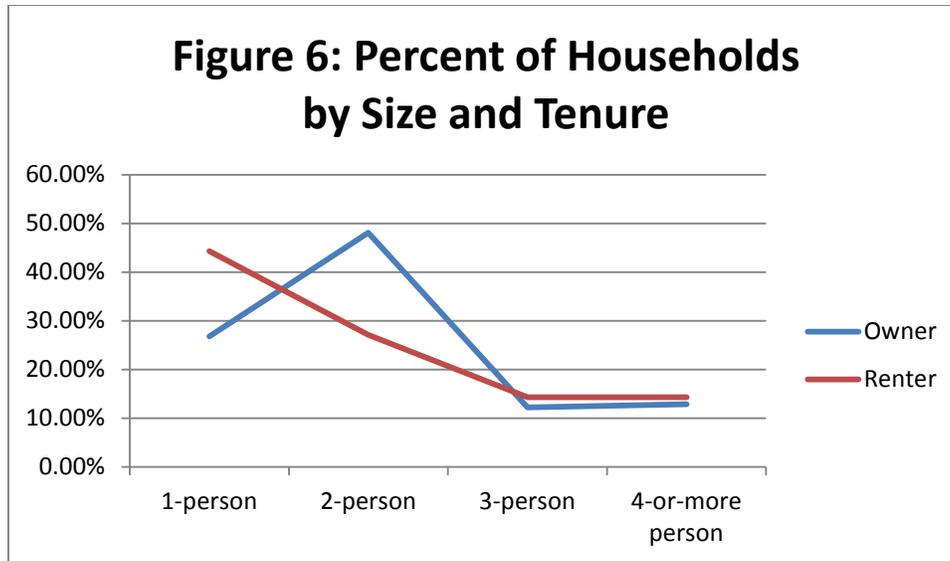
According to the 2010 Census, 108 senior households (age 65 or over) reside in Alpine County, which is 21.7 percent of the total households. This is an increase from 72 senior households reported in the 2000 Census. This is a 50 percent change within a ten year period. Seniors tend to have special needs because they typically live on fixed incomes, have higher health care costs, and are more likely to have some form of disability. Population projections for Alpine County by the Department of Finance estimate that by year 2020 the senior population will reach 163 individuals. While housing specifically for seniors is best located within nearby urban communities where health care and other necessary services are more convenient, it may become necessary to focus housing initiatives on this group in the future.

Large Families

Large households are defined as households with more than five persons. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can result. As discussed earlier, overcrowding is not a significant housing issue in Alpine County, with overcrowded situations representing only 1.6 percent of total households.

Table 12:		
Estimate of Household Size by Type		
	Owner	Renter
<i>Estimated Total</i>	357	140
1-person household	17.9%	11.5%
2-person household	33.6%	7.8%
3-person household	8.0%	3.0%
4- person household	7.2%	2.4%
5-or more person household	5.0%	3.4%

Source: US Census 2010



Source: 2007-2011 ACS, 5-year estimate

Farmworkers

The most current accurate data on farmworkers is the USDA 2007 Census of Agriculture. According to this data, there were 12 farmworkers on seven farms in Alpine County in 2007. Ranches are included as farms in this data. Both the California Employment Development Department and the 2012 Census of Agriculture report zero farmworkers in Alpine County.³ The 2000 Census data lists 23 persons employed in the combined category of agriculture, forestry, fishing and hunting, and mining. In 2012, this number was estimated to be 25 individuals.

The eastern side of the County contains a small number of ranches which graze livestock and grow hay crops. Currently there are approximately six separate ranching operations in this area. Many of these operations will employ seasonal or part time agricultural workers that live in housing provided on the ranch or commute from the nearby Carson Valley area in Nevada where there are both additional housing and employment opportunities.

Female-headed Households

According to the 2010 Census, there were 40 female headed households in the County. Of these, 23 included children less than 18 years of age. Table 13 is a summary of the data regarding female headed households.

³ Census of Agriculture, 2012, http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf; California Employment Development Department, www.labormarketinfo.edd.ca.gov, accessed 10/27/14.

Table 13:		
Female Headed Households and Poverty		
Householder Type	Number	Percent
Total Households	497	
Female Headed Households	40	8
<i>Female Heads with Own Children</i>	23	4.6
<i>Female Heads without Children</i>	57	11.5
All Families Under the Poverty Level*	X	2.4
Female Headed Families Under the Poverty Level*	X	3.7
X Data unavailable Source: U.S. Census 2010		

There is no housing in Alpine County specifically targeted to female headed households or low income households with children. In January 2012, funding for the Housing Choice Voucher program (HCV, formerly “Section 8”) was transferred from the State Department of Housing & Community Development to the Stanislaus County Housing Authority via HUD to administer the HCV Program in the County of Alpine. The funding levels transferred supported a total of three households; however, since that time two households have relocated outside of the county. The one household currently utilizing the HCV program in Alpine County is a single, male head of household with two minor children.

There are presently nine applicants on the Stanislaus County Housing Authority’s HCV waiting list, none of which are residents of Alpine County. The Housing Authority intends to open the wait list sometime later this year and develop a "Local Residency Preference" to ensure residents of Alpine County are given priority in receipt of these limited vouchers. The greatest obstacle identified for voucher holders within Alpine County is the lack of rentals which are affordable. At the time of the HCV transfer, the three HCV participating households resided in a mobile home park in the community of Markleeville.⁴

Families and Persons in Need of Emergency Shelter

According to the Alpine County Department of Health and Human Services, there is a small homeless population in Alpine County. This is an increase from the last update which documented no homeless individuals. The department has funding for emergency

⁴ Mammoth Lakes Housing, Inc. (MLH), Email with Michele Gonzales, Director of Regional Housing Choice Voucher Programs, Housing Authority County of Stanislaus, February 4, 2015.

hotel stays only and attributes the small but growing homeless population to the lack of affordable housing options in the county.

Currently, there are no dedicated shelters in Alpine County. The non-profit Live Violence Free, based in South Lake Tahoe, is the nearest provider of domestic violence and sexual assault services and provides services in Alpine County. They have a full service shelter in South Lake Tahoe that can accommodate four or five families at one time and they are currently working on an agreement for shelter services with the Family Support Council of Douglas County located in Gardnerville, Nevada. Live Violence Free has made arrangements with a lodging facility in Alpine County to provide a one night stay in a motel room on an emergency basis before transferring clients to the South Lake Tahoe facility or, soon, the Gardnerville shelter⁵.

2.5 Housing Costs and Affordability

Recreation and tourism are the dominant economic activities in the county. This is reflected in the employment numbers for arts, entertainment, recreation and services; and retail trade. Secondary to recreation and tourism is education and government as reflected in the educational, health and social services; and public administration categories. Together, recreation, tourism, education and government account for almost two-thirds of the employment within the County. The largest employers within the county are the Kirkwood Mountain Resort, Bear Valley Mountain Resort, Alpine County Government and the Alpine County Unified School District. Wages and housing costs can be an indicator of affordability. This section seeks to take a look at how Alpine County's median income relates to the cost of housing in the county.

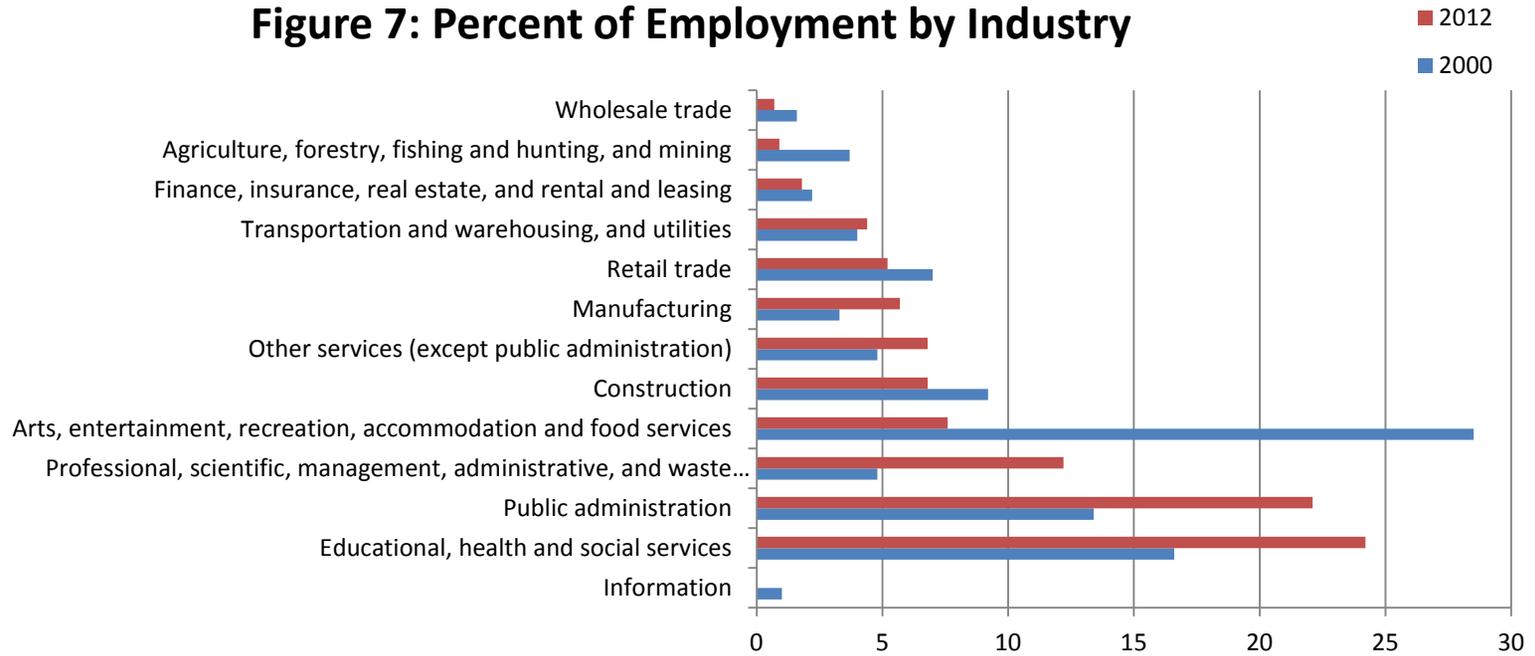
Since the 2000 Census there has been a shift in employment. The largest growth in employment sectors over this period were the professional and scientific sectors, educational and health and social sectors, and the public administration sector which now make up almost one-third of employment in Alpine County. The arts, entertainment and recreation sectors experienced the most significant drop in employment rates dropping from 28.5 percent in 2000 to only about 7.6 percent in 2010; however, this could be due to the fact that many employees in these industries live outside of Alpine County for many reasons. Among the most significant factors are:

- The part time and seasonal nature of the employment;
- Housing costs and limited availability of housing within the County;
- The desire to be in a more urban environment such as South Lake Tahoe, Minden/Gardnerville, Carson City, Nevada which are closer to services and other urban amenities not available in Alpine County; and
- The employment location of other household members.

⁵ MLH phone interview with Live Violence Free staff on November 14, 2014.

Table 14:		
Approximate Income and Benefits for Households in Alpine County, CA		
	2008-2012 5-year estimates*	
	Number	Percent
Total households	385**	100
Less than \$10,000	22	5.7
\$10,000 to \$14,999	12	3.1
\$15,000 to \$24,999	63	16.4
\$25,000 to \$34,999	12	3.1
\$35,000 to \$49,999	44	11.4
\$50,000 to \$74,999	77	20
\$75,000 to \$99,999	39	10.1
\$100,000 to \$149,999	78	20.3
\$150,000 to \$199,999	24	6.2
\$200,000 or more	14	3.6
Median household income	\$59,931	
Mean household income	\$76,815	
Source: 2008-2012 ACS, 5-year estimate *2012 inflation adjusted dollars; ** Household income data is available for 385 households, which is less than total census count of 497 households		

Figure 7: Percent of Employment by Industry



Source: U.S. Census 2000 and 2008-2012 ACS 5-year estimates⁶

⁶ Census 2000 codes are 3-digit codes and are based on the North American Industry Classification System (NAICS) 1997. The 2012 ACS industry codes are 4-digit codes and based on the 2007 NAICS. Codes and descriptions, particularly within the Electronic Shopping, Wholesale, and Information categories changed. For a summary of code changes from Census 2000 to 2007 visit the 1990-2012 Census Industry Codes with Crosswalk on the [Industry and Occupation website](#).

Table 15:		
Estimate of Employment by Industry in Alpine County		
Industry Type	2000	2010
	Percent	Percent
Agriculture, forestry, fishing and hunting, mining	3.6	.9
Construction	9.2	6.8
Manufacturing	3.3	5.7
Wholesale trade	1.6	.7
Retail trade	7.0	5.2
Transportation and warehousing, and utilities	4.0	4.4
Information	1.0	1.5
Finance, insurance, real estate and rental and leasing	2.2	1.8
Professional, scientific, management, administration	4.8	12.2
Educational, health and social services	16.6	24.2
Arts, entertainment, recreation, and services	28.5	7.6
Other services	4.8	6.8
Public administration	13.4	22.1
TOTAL	100.00	100.00
Source: Census Bureau (2000 Census); 2008-2012 ACS		

As revealed in Table 15 above, many of Alpine County’s citizens earn low wages and can generally afford a maximum monthly rent of about \$500 (see Table 16, below). Table 17 illustrates affordable home prices and rents for each income category. It illustrates the actual prices that individuals can afford without over-expending their income on housing.

The following table illustrates common area service sector jobs and their corresponding incomes. Incomes are calculated on both full-time (2080 hours annually) and part-time (1040 hours annually) employment.

TABLE 16:**Occupational Employment Statistics, Alpine County, 2012**

	<i>2012 Hourly Wage Median¹</i>	<i>Approximate Annual Income²</i>	
		Full-Time	Half-Time
All Occupations	\$15.91	\$33,093	\$16,547
Property Real Estate and Community Association Managers	\$25.51	\$53,061	\$26,531
Food Preparation Workers	\$11.02	\$22,923	\$11,462
Waiters and Waitresses	\$9.05	\$18,824	\$9,412
Hosts and Hostesses Restaurant Lounge and Coffee Shop	\$9.00	\$18,720	\$9,360
Maids and Housekeeping Cleaners	\$11.07	\$23,026	\$11,513
Childcare Workers	\$11.09	\$23,067	\$11,534
Cashiers	\$10.89	\$22,651	\$11,326
Hotel Motel and Resort Desk Clerks	\$10.29	\$21,403	\$10,702
Farming Fishing and Forestry Occupations	\$19.23	\$39,998	\$19,999

¹ Wages based on the Eastern Sierra Region which includes Alpine, Inyo, and Mono counties for May 2012.

² Based on full-time employment at 2,080 hours of work per year. It's important to note that many service jobs are not full-time positions. For this reason, both full-time and part-time calculations have been provided.

Source: United States Department of Labor, Bureau of Labor Statistics, Occupational Employment Statistics Query System, http://data.bls.gov/oes/search.jsp?data_tool=oes, accessed June 6, 2013.

Lastly, Table 17 illustrates the area median income (AMI) for varying household sizes and the homes (both ownership and rental) that these incomes can afford, based on the U.S. Department of Housing and Urban Development's (HUD) standard of spending no more than 30 percent of monthly household income on housing expenses (rent or principle, interest, insurance, and taxes as well as utilities).

TABLE 17:					
Alpine County Affordable Home Prices and Rental Rates, 2014					
HOUSEHOLD TYPE/SIZE		HOME PRICE			RENTAL RATE
<i>Minimum Unit Size</i>		<i>Income</i>	<i>Down Payment</i>	<i>Affordable Home Price²</i>	<i>Affordable Rent (includes utilities)</i>
Extremely Low-Income - <30% of AMI¹					
1-Person	Studio	\$17,150	\$3,145	\$62,900	\$429
2-persons	One-Bedroom	\$19,600	\$3,765	\$75,300	\$490
3-Persons	Two-Bedroom	\$22,050	\$4,240	\$84,800	\$551
4-Persons	Three-Bedroom	\$24,500	\$4,925	\$98,500	\$613
Very Low-Income - 31% to 50% of AMI					
1-Person	Studio	\$28,600	\$5,750	\$115,000	\$715
2-persons	One-Bedroom	\$32,650	\$6,565	\$131,300	\$816
3-Persons	Two-Bedroom	\$36,750	\$7,710	\$154,200	\$918
4-Persons	Three-Bedroom	\$40,800	\$8,560	\$171,200	\$1,020
Low-Income - 51% to 80% of AMI					
1-Person	Studio	\$44,750	\$9,385	\$187,700	\$1,119
2-persons	One-Bedroom	\$51,150	\$10,735	\$214,700	\$1,279
3-Persons	Two-Bedroom	\$57,550	\$12,075	\$241,500	\$1,439
4-Persons	Three-Bedroom	\$63,900	\$13,410	\$268,200	\$1,598
Moderate-Income - 81% to 120% of AMI					
1-Person	Studio	\$71,400	\$14,980	\$299,600	\$1,785
2-persons	One-Bedroom	\$81,600	\$17,125	\$342,500	\$2,040
3-Persons	Two-Bedroom	\$91,800	\$20,065	\$401,300	\$2,295
4-Persons	Three-Bedroom	\$102,000	\$22,300	\$446,000	\$2,550

Continued on the next page

TABLE 17:						
Alpine County Affordable Home Prices and Rental Rates, 2014						
HOUSEHOLD TYPE/SIZE		HOME PRICE			RENTAL RATE	
<i>Minimum Unit Size</i>		<i>Income</i>	<i>Down Payment</i>	<i>Affordable Home Price²</i>	<i>Affordable Rent (includes utilities)</i>	
Middle-Income - 121% to 150% of AMI						
1-Person	Studio	\$89,250	\$19,515	\$390,300	\$2,231	
2-persons	One-Bedroom	\$102,000	\$22,300	\$446,000	\$2,550	
3-Persons	Two-Bedroom	\$114,750	\$25,085	\$501,700	\$2,869	
4-Persons	Three-Bedroom	\$127,500	\$27,870	\$557,400	\$3,188	
Upper-Income - 151% to 200% of AMI						
1-Person	Studio	\$119,000	\$26,015	\$520,300	\$2,975	
2-persons	One-Bedroom	\$136,000	\$29,730	\$594,600	\$3,400	
3-Persons	Two-Bedroom	\$153,000	\$33,450	\$669,000	\$3,825	
4-Persons	Three-Bedroom	\$170,000	\$37,165	\$743,300	\$4,250	
¹ AMI = Area Median Income ³ Calculation of affordable home sales prices based on an annual interest rate of 4.5 percent for a standard mortgage, 30-year mortgage, 5% down payment, and monthly payments that do not exceed 30 percent of the household monthly income. Source: Mammoth Lakes Housing, Inc. (MLH), 2014.						

Chapter 3: Resources and Constraints

3.1 Regional Housing Need

The central intent of State Housing Element Law legislation is to attain the state’s housing goal through the cooperation of government entities. Multi-jurisdictional agencies, or Councils of Governments (COGs), are given the responsibility of distributing the State’s housing needs in an equitable manner that attempts to avoid the disproportionate distribution of low and very-low income households.

The Central Sierra Planning Council, which encompassed a four-county region including all the incorporated and unincorporated areas within Alpine, Amador, Calaveras and Tuolumne Counties, was dissolved in 2011. Since then, the California Department of Housing and Community Development has been tasked with distributing the Regional Housing Need (RHNA) to Alpine County. For the period 2014 to 2019, Alpine County’s housing need allocation is 30 new housing units. The specific need by income group is depicted in Table 18.

Table 18:		
Alpine County Regional Housing Needs Allocation (RHNA) by Income Group, 2014-2019		
Income Group	Income Range (4-person household)	RHNA
Very-Low	<\$40,800	7
Low	\$40,801-\$63,900	6
Moderate	\$63,901-\$102,000	6
Above-Moderate	>\$102,001	11
TOTAL		30

Source: Department of Housing and Community Development, Alpine County RHNA, June 2012.

From January 2009 through December 2014, a total of 64 dwelling units were completed within the county. Table 19 shows the distribution of these units by income group. Building permits have been issued for three dwelling units that are expected to be completed within this planning phase. Table 20 shows the anticipated distribution of these units by income group. The remaining housing need by income category is shown in Table 21. It is expected that the regional need within the moderate and above moderate income categories will be met during the planning period (January 2014 to December 2019). Additional programs are necessary to satisfy the regional need for very low and low income households. The Housing Program (Chapter 5) will be tasked with satisfying the regional need for the remaining units needed to meet the Regional Housing Need Allocation (RHNA).

Table 19	
Units Constructed (January 2009 to December 2014)	
Income Group	Number of Units Constructed
Low	5
Moderate	5
Above Moderate	54
TOTAL	64

Source: Alpine County Building Department, January 2015

Table 20	
ANTICIPATED CONSTRUCTION IN THE ENTITLEMENT PROCESS	
Income Group	Number of Units Anticipated
Very Low	0
Low	0
Moderate	6
Above Moderate	163
TOTAL	169

Source: Alpine County Building and Planning Departments, January 2015

Table 21				
PROGRESS TOWARD THE REGIONAL HOUSING NEED (JAN. 2009 TO DEC. 2019)				
Income Group	Regional Housing Need	Units Constructed	Units Anticipated	Remaining Housing Need
Very Low	7	0	0	7
Low	6	4	0	2
Moderate	6	1	6	0
Above Moderate	11	59	163	0
TOTAL	30	64	169	9

Source: Alpine County Building and Planning Departments, February 2015; HCD letter, June 27, 2012

3.2 Resources

Sites Inventory and Analysis

This section of the element addresses the provisions of Government Code § 65583 and § 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The State Department of Housing and Community Development, Division of Housing Policy Development provides the RHNA for Alpine County. Alpine County's identified share of the regional need was identified as a total of 30 new housing units. This share was broken down by income category as follows:

7 very low-income units,
6 low-income units,
6 moderate-income units, and
11 above moderate-income units
30 TOTAL

Alpine County's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, second units). However, the primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant sites that are suitable and appropriately zoned.

The County's evaluation of adequate sites begins with an identification of appropriate areas by general plan designation and availability of utilities and services. Then appropriately sized and zoned sites within those areas are identified and constraints to their development listed. The County's land inventory was developed with the use of a combination of resources including updated Assessor's data, and review of the Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity.

Table 21 contains the vacant land inventory and the estimated realistic development capacity for those vacant lands. Factors considered in evaluating capacity include typical built density by zoning district, availability of water and sewer service, slope constraints, flood prone areas, seismic hazards and road access. A typical built density for each zoning district (except for the Planned Development, PD, designation) has been calculated by first determining the total number of residential units on the developed parcels within each zoning district and then calculating the average number of units per acre or density within the built parcels. The estimated realistic development capacity is based on the typical built density and then adjusted based on one or more of the factors described below.

Availability of Water and Sewer: Limited availability of water and sewer service is a major constraint to development in Alpine County in general. Parcels that cannot be served with central sewer were assumed to have a maximum density of one unit per acre which is generally considered to be the minimum parcel size that can accommodate an on-site wastewater treatment system (typically a septic system with leach field) that meets all applicable design standards and regulations. Specific limits for the Markleeville Mutual Water Company and the Bear Valley Water District have been factored into the estimated realistic development capacity for those specific areas. The notes in the table explain how these limits affect development capacity.

Slope Constraints: Slope is a major constraint to development in Alpine County. The following factors were applied to vacant lands:

Slope less than 15%: 100% of typical built density
Slopes greater than 15%, less than 30%: 75% of typical built density
Slopes greater than 30%, less than 45%: 50% of typical built density
Slopes greater than 45%: 0% of typical built density

Flood Prone Areas: Alpine County does not participate in the National Flood Insurance Program and does not have any detailed flood insurance rate maps. However, the California Department of Water Resources has completed “Awareness Floodplain Maps” for Alpine County. In general, flood prone areas in Alpine County are limited to narrow areas immediately adjacent to stream channels. This is due, in large part, to the steep gradient of streams in the County. Most parcels within potential flood areas would still include significant area that would not be subject to flooding. Also, there are very few areas where small parcels are located entirely within a potential flood area. For these reasons, development capacity was not reduced along flood prone areas.

Seismic Hazards: Seismic hazards do occur in many areas along the eastern Sierra front. Most of Alpine County is within seismic hazard zone 3. Typically, development can occur within these areas subject to building and design requirements as required by the Uniform Building Code. Development capacity was not reduced due to seismic hazard.

Road Access: Road access was evaluated as a potential development constraint that might result in reduced density. Most of the developable private lands in the County are located within ½ mile of an improved state highway or county road. More remote lands were likely already discounted due to slope constraints. Therefore it was assumed that distance from an improved road would not, by itself, be a constraint.

For comparison purposes, Table 21 shows the potential residential development capacity of selected parcels suitable for housing development. Maximum capacity can only be achieved under ideal circumstances where adequate infrastructure is available; there are no physical or environmental constraints, or other conditions present that would not support the maximum capacity. The locations of the available parcels are shown in Appendix A.

Of the 30 housing units identified in the RHNA, 11 are needed for households in the Above Moderate income category. There are approximately 85 acres of vacant land in Alpine County suitable for housing development and available to the above moderate income segment of the market. These properties can accommodate up to 410 units of above moderate income housing. The 12 units of moderate and low income housing can be accommodated within the Residential Neighborhood (RN) and Planned Development zoning (PD) designations.

In January 2013, Alpine County adopted a resolution approving the Bear Valley Village Plan. Under this Plan, future employee housing will be evaluated as part of the project's Conditional Use Permit. Included in the evaluation will be an Employee Housing Implementation Plan (EHIP). The EHIP ensures adequate employee housing is available to serve each phase of the project, including construction phases. Any additional employee units to be created as part of the Bear Valley Village Plan will be determined at that time.

The Mahalee Lodge project in Markleeville was approved in 2009 with four employee housing units.

Up to 197 units are also possible within the Residential Neighborhood (RN) zoning district. The purpose of the RN zone is to establish and protect organized and attractive urban or suburban residential environments at a density not to exceed four units per acre except in cases where a use permit and the appropriate residential high density (RH) General Plan designation exists or is obtained. This district has the smallest potential lot size and is most likely to support housing that might be affordable to low and moderate income households. Within the RN zoned areas of Markleeville/Woodfords there are 54 vacant lots in existing subdivisions or developed communities areas that are served by either central water or both central water and central sewer. These lots should be considered the most likely available sites for new single family homes that could be affordable to low and moderate income households. Alpine Village is zoned RN and is served with central water only. There are five additional vacant lots within this subdivision. Marklee Village is zoned RN and is served by central water. There are over 36 vacant lots within Marklee Village. Four vacant lots within the town of Markleeville have central water and sewer service available.

With the number of vacant lots in the Markleeville and Woodfords areas, and the established development pattern in this rural area, development with manufactured homes is likely to be most successful at providing housing for moderate and low-income households. Through the use of homebuyer assistance grants including HOME, CDBG, and/or CalHome, approximately \$60,000 in subsidy could be available in order to make homes available within the affordability range of a low-income household.

There are two vacant parcels in the Markleeville/Woodfords area that are suitable for subdivision (APN 001120007 and APN 001080051). The maximum development potential under current zoning is 108 units. Because of the current lack of utilities, these parcels were assigned a maximum density of only 28 units in Table 21. With grant assistance for infrastructure development, the maximum density for these parcels could

be attainable.

One of the larger sites is within the Planned Development (PD) zone. The PD designation is applied to areas where relatively intensive developments for human use would be desirable provided they are carefully planned and closely supervised to insure conformance with the Goals, Objectives, and Policies of the General Plan and applicable laws. This zoning classification provides maximum flexibility in establishing development characteristics, including clustering of development in response to environmental constraints and project priorities. This flexibility provides for more effective housing development site planning and design, and can provide for higher densities than might be achieved through rigid application of zoning standards. The Markleeville Village/Mahalee Lodge Master Plan site permits multi-family housing and employee/affordable housing. The Markleeville Historic Design Guidelines' development standards related to setbacks and minimum lot sizes are reduced to encourage compact development to create a traditional neighborhood feel. Parking standards are consistent with overall County requirements. Multi-family housing is a permitted use in Markleeville Village.

To assist with affordability, Alpine County will investigate programs available to the County for provision of financial assistance and will pursue those programs that it finds appropriate and feasible. These programs include, but are not limited to, seeking grant funding through the HOME, CDBG, and CalHome programs for first-time homebuyer assistance, establishment of a housing authority, partnering with agencies and organizations in adjoining counties to maximize use of limited staff resources and financing opportunities, and seeking infrastructure grants to facilitate development for workforce housing.

Emergency Shelters, and Supportive & Transitional Housing

In addition to sites suitable for the housing needs identified in the RHNA, the County must also demonstrate that it has sites adequate to meet the need for homeless/emergency shelter. As noted above, Alpine County has a few homeless individuals. A Continuum of Care (COC) was recently formed for Inyo, Mono and Alpine Counties and will be required to perform an annual homeless count. Therefore, the need for sites suitable for emergency shelter is minimal with one emergency shelter easily meeting the need of such a small homeless population. Four Commercially zoned sites within the Markleeville and Woodfords areas have been identified and, upon enactment of the recommendations of Implementation Program 2, will provide adequate capacity. These sites are shown on the Available Land Maps. Approval of emergency shelters will not require a conditional use permit and will be treated in the same manner as other permitted uses in the same zones. For new construction or exterior modification, this may include design review.

Suitable Sites Summary

As outlined in Table 21, Alpine County has already exceeded its RHNA target for above-moderate-income housing through new construction. Six units of the remaining need for moderate-income housing have been either constructed or approved and four of the low-income housing units have been constructed. Of the remaining very low-, low-income housing need (9 units total: 7 very-low-income, and 2 low-income), these units can be achieved in the Markleeville Village (APN 002270016). This exceeds the need identified in the RHNA for these income groups. With grant assistance, additional low- and very low-income housing could be provided in the Markleeville/Woodfords area. Potential sites in these communities are shown on the Markleeville and Woodfords maps and in Table 21. As described above, there are 54 vacant single-family lots in the Markleeville/Woodfords area that are suitable for development with manufactured housing affordable to households of moderate income. These lots are shown on the Markleeville and Woodfords maps in Appendix A. One Parcel (APN 002250016, Storm Crow) is developed with single-family homes. This parcel is estimated to be able to accommodate an additional 20 units.

The multi-family housing within the Markleeville Village Master Plan is identified as phases located on a mixed use parcel. The phase identified for workforce housing occupies approximately 1/8 acres. The remaining multi-family units are integrated in the mixed-use portions of the project. They can be served from existing water and sewer services. If developed in advance of the commercial portions of the project, on-site access and stormwater infrastructure would need to be developed, perhaps with grant support if developed for affordable housing. The Markleeville Village units represent additional multi-family housing opportunities in Alpine County.

With the Markleeville Village development, new construction since January 1, 2009, vacant lots suitable for manufactured home development, and vacant parcels in the RN zone, Alpine County has sufficient capacity to meet its 2014-2019 fair share of the regional housing need in all income categories.

Table 22								
LAND INVENTORY AND ESTIMATED REALISTIC DEVELOPMENT CAPACITY								
APN	Zone	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
002270016	PD	PD	60	18	60	Vacant	See Notes	Part of a mixed use development
002250016	RN	RM	160	41	20-30	Single Family	See Notes	Hillside lot, No Services
001120007	RN	RM	32	8	8	Vacant	See Notes	No water or wastewater services**
001080051	RN	RM	76	19	15-20	Vacant	See Notes	No water or wastewater services
Markleeville Lots								
002381006	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services **
002372013	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services**
002382002	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services**
002382009	RN	RM	1	< 1	1	Vacant	See Notes	No water or wastewater services**
002382014	RN	RM	1	< 1	1	Vacant	See Notes	No water or wastewater services**
Woodfords Lots								
001251003	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001251007	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252004	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252003	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252014	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
Mesa Vista Lots								
001260007	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001260021	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001270001	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001270002	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001280012	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**

Table 22**LAND INVENTORY AND ESTIMATED REALISTIC DEVELOPMENT CAPACITY**

APN	Zone	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
Total Capacity			343		118-133			

* units per acre

** assumes on-site well and/or septic

Notes:

Within the PD Zone, APN 002270016 does not require a conditional use permit for multi-family housing and employee/affordable housing. The multi-family portion of APN 002270016 can connect to existing utilities.

RN zone: The RN zoned portion of the Markleeville area contains approximately 56 vacant parcels. Due to limitations in water service, only 1 unit per parcel was assigned as a realistic development capacity. The remaining 27 acres of vacant RN zone was assigned realistic development capacity of 1 unit per acre due to lack of any central services for these parcels. Total realistic development capacity for these parcels is 103 to 118 units.

PD zone: The PD zone includes all of Kirkwood, a portion of Bear Valley and two smaller areas near Woodfords.

3.3 Constraints

Governmental Constraints

Land Use Controls

Land use controls in Alpine County are typical of a rural area. There are very few requirements beyond the basic standards for density, lot size, setbacks, building height and parking. Setback requirements may appear quite excessive compared to more urban areas. These larger setback areas have been established to provide a minimum defensible space around structures needed due to the high wildfire hazard that occurs throughout most of Alpine County.

Table 23 below shows the basic development standards within the primary residential zoning districts in the county.

Table 23				
DEVELOPMENT STANDARDS FOR PRIMARY RESIDENTIAL ZONING DISTRICTS				
Zoning District	RN	RE	AG	PD
Density Range	1.5 units/acre to 15 units/acre	1 unit/10 acres to 1 unit/acre	Up to 1 unit/20 acres	Up to 2.5 units per acre
Setbacks (F/S/R)	30/20/20	30/30/30	30/30/30	Varies
Lot Coverage	No limit	No limit	No limit	Varies
Minimum Lot Size	8000 sq ft.	1 acre	20 acres	Varies
Minimum Unit Size	600 sq. ft.	600 sq.ft.	600 sq. ft.	600 sq. ft.
Parking	2/unit	2/unit	2/unit	SF 2/unit MF 1-2/unit based on # bdr.
Height Maximum	34-40 feet	34-40 feet	34-40 feet	65 feet
Open Space Requirement	None	None	None	None
Source: Alpine County Zoning Ordinance				

Codes and Enforcement

Alpine County has adopted and enforces the California Building Code and its appurtenances (2013) and has also adopted amendments which are more restrictive than the State codes including requirements for Class B siding on exterior walls, plumbing insulation in unconditioned areas, and Class A roofing. These requirements are needed for fire and freeze

protection. According to the County Building Inspector, they will result in an increase to the cost of home construction in the county, but the increased cost is not substantial and amendments are considered essential to upholding health and safety given Alpine County's unique climatic conditions. Further, Alpine County conducts code enforcement on a complaint basis.

On/Off Site Improvements

The County's requirements for on and off site improvements for new development are intended to address the basic service needs created by the new development and are not considered a constraint to development. Included are basic requirements for the construction of roads, drainage improvements, and the installation of necessary utilities. For example, basic road standards include a 54 foot right of way, 20-24 foot pavement width, and 4-6 foot shoulders (depending on road classification). Off-site improvements are generally limited to road improvements such as turning lanes on state highways needed to access a new development.

Fees and Exactions

Table 24 lists the planning and development fees that are applicable to new development. In accordance with State law, fees for processing and review are intended to cover the actual costs to the County associated with processing an application. With the exception of the California Department of Fish and Wildlife environmental review fee and the impact fees listed in the table, the fees collected for review are in the form of a deposit, with actual costs charged to the applicant. These costs include the cost of required public notices, staff time for review, preparation of necessary reports and documents, as well as other costs directly attributable to the application.

Table 24	
PLANNING AND DEVELOPMENT FEES	
PLANNING AND DEVELOPMENT APPLICATION FEES	
Fee Category	Fee Amount
ZONING AND GENERAL PLAN	
Preliminary Review (Optional)	750
Variance	500
Conditional Use Permit	1,200
General Plan Amendment	3,000
Zone Change	3,000
Architectural/Site Plan Review	3,000
Development Agreement	3,000
SUBDIVISION	
Preliminary Review (Optional)	750
Tentative Subdivision Map	5,900 – 10,000
Tentative Parcel Map	1,200 – 3,850

Table 24	
PLANNING AND DEVELOPMENT FEES	
PLANNING AND DEVELOPMENT APPLICATION FEES	
Fee Category	Fee Amount
Final Subdivision Map	3,000 – 6,000
Final Parcel Map	2,000
Certificate of Compliance	800
Lot Line Adjustment	750
Vesting Tentative Map	Same as tentative map
ENVIRONMENTAL REVIEW	
Initial Environmental Study/Negative Declaration	Actual Cost
Environmental Impact Report	Actual Cost
California Fish & Game Negative Declaration/EIR	ND 1,250 EIR 850
IMPACT FEES	
Fire (outside Kirkwood Meadows PUD)	.30/sq. ft.
Fire (within Kirkwood Meadows PUD)	.47/sq. ft.
Kirkwood Traffic Impact Fee (Multi-family)	2,308
Kirkwood Traffic Impact Fee (Single-family)	3,250
Water Storage	2,500 ¹
TOTAL	
Estimated Proportion of Total Development Costs – Single Family (outside Kirkwood)	2.4%
Estimated Proportion of Total Development Costs – Single Family (Kirkwood)	3.4%
Source: Alpine County Planning and Building Department	
¹ Fee is an option to be paid in lieu of providing 2500 gallons of water storage on site for a new residence in areas with no water system.	

Table 25 shows the County fees associated with a typical single family subdivision of 10 lots for single family units in the Markleeville area. Fees are approximately 2.4 percent of the total estimated market cost of a new home in this area. Since other areas have higher housing costs, fees will be a smaller proportion of the total cost. Fees for multifamily development are not significantly higher than those applicable to a single family development. The only additional County fee is \$500.00 for a conditional use permit for the entire project. There have been no new multifamily dwellings constructed outside Kirkwood in many years. Therefore, it is difficult to estimate the cost of multifamily dwellings in other areas in the county. Within Kirkwood, the cost of multifamily units is very high, beyond what would be considered affordable to almost all

county residents (See Table 28).

For any project the cost of environmental review will increase significantly if an environmental impact report is required. However, most residential projects in Alpine County are very small and have typically been approved with an initial study and negative declaration.

Table 25		
ALPINE COUNTY FEES AS A PROPORTION OF HOUSING COST – 10 UNIT SINGLE FAMILY HOME SUBDIVISION EXAMPLE		
Category	Total Cost	Per Unit Cost
Preliminary Review	500.00	50.00
Tentative Subdivision	2000.00	200.00
Initial Study/Negative Declaration	500.00	50.00
Final Subdivision Map	1000.00	100.00
Fire (outside Kirkwood Meadows PUD)		540.00
Kirkwood Traffic Impact Fee (Single-family)		3,250.00
Water Storage		2,500.00
Building Permit		4,500.00
Total Fees		11,190.00
Market Cost of Housing		327,840.00
Fees as a Proportion of Market Cost		2.4%
Fees as a Proportion of Market Cost Kirkwood		3.4%
Source: Alpine County Planning Department		

Processing and Permit Procedures

Permit processing timelines for discretionary reviews are shown in Table 26. The typical approval process for a single family development involves a preliminary review, initial study/negative declaration, tentative subdivision map and final subdivision map. For most multifamily development a conditional use permit will be required in addition to the steps listed for single family development. A small number of residential projects may require a change in zoning. The Specific Plan for Kirkwood, Westfork Terrace/ Estates subdivision, and the Markleeville Village/Mahalee Lodge project required General Plan amendments to create Planned Development (PD) land use designations.

Table 26	
TIMELINES FOR DISCRETIONARY REVIEW PROCEDURES	
Category	Typical Processing Time
ZONING AND GENERAL PLAN	
Preliminary Review (Optional)	4 weeks
Variance	6 weeks
Conditional Use Permit	8 weeks
General Plan Amendment	8-12 weeks
Zone Change	8 -12 weeks
Architectural/Site Plan Review	4 weeks
Development Agreement	8-12 weeks
SUBDIVISION	
Preliminary Review (Optional)	4 weeks
Tentative Subdivision Map	8-12 weeks
Tentative Parcel Map	8 weeks
Final Subdivision Map	4 weeks
Final Parcel Map	4 weeks
Certificate of Compliance	4 weeks
Lot Line Adjustment	3 weeks
Vesting Tentative Map	8-12 weeks
ENVIRONMENTAL REVIEW	
Initial Environmental Study/Negative Declaration	6-8 weeks
Environmental Impact Report	26-52 weeks or longer
Source: Alpine County Planning Department	

The classification of residential uses (permitted, conditional, not allowed) by zoning district is shown in Table 27. Most of the residential development within the county is located in one of four zoning districts – Residential Estate (RE), Residential Neighborhood (RN), Agriculture (AG) and Planned Development (PD). Residential development is also allowed in Commercial (C) and Neighborhood Commercial (NC) zones. Within these two commercial zones, living quarters that are directly related to a commercial use are permitted by right, whereas residential use that is not directly related to a commercial use requires a conditional use permit. In 2008 Alpine County adopted a Second Family Dwelling Unit ordinance which regulates the development of second units. Second family dwellings are allowed in the AG, RE, and RN zoning districts. Recent changes in California law have mandated that second family dwellings be categorized as permitted uses rather than conditional as was the case in Alpine County prior to the new ordinance.

Mobile home parks are only possible within the RN zoning district with a conditional use permit. Placement of a mobile home (pre 1974 HUD certification) on an individual lot or parcel outside of a mobile home park is not allowed. In accordance with California law passed in 1988 (Government Code § 65852.3) manufactured and modular homes meeting UBC and local building code requirements are not distinguished from site built housing and, as such, may be located wherever residential dwellings are allowed as a permitted use.

The County will allow temporary residence in a recreational vehicle for up to one year on a lot or parcel where a home is under construction with a valid building permit. Camping in a recreational vehicle is allowed for up to 16 days per calendar year on any lot or parcel in the county. Longer periods are possible in emergency situations that are justified by public health and safety concerns.

Employee housing necessary to maintain an active agricultural operation (i.e. farm or ranch workers) is allowed by conditional use permit in Agricultural (AG) and Agricultural Preserve (AP) zoning districts. Although there are none in the county currently, emergency shelters, transitional housing and other forms of group housing (including single-room occupancies) are allowed by conditional use permit in the Residential Estate (RE), Residential Neighborhood (RN), Commercial (C) and Neighborhood Commercial (NC) zoning districts. In accordance with California law, group or community housing for six or fewer residents is permitted as a single family use wherever single family development is allowed. These requirements are no longer consistent with the provisions of California law for employee housing, emergency shelters, transitional housing, and supportive housing and may create a constraint to the creation of these types of housing. SB 2 requires emergency shelters to be allowed in at least one zoning district by right without discretionary action, subject to the same development and management standards that apply to other uses within the district. Removal of this potential constraint is addressed in the Housing Programs section.

Conditional uses are a discretionary review. The process requires a public hearing and public notice provided to the owners of surrounding properties. Conditional use permits can be approved by the Alpine County Planning Commission. The decision of the Planning Commission can be appealed to the Alpine County Board of Supervisors. The Alpine County Zoning Ordinance establishes decision criteria for conditional use permits. Approval of a conditional use permit requires affirmative findings that the proposed location, uses and conditions of operation:

1. Will not be detrimental to the health, safety or welfare of the persons residing or working in the neighborhood, the general public or property in the vicinity.
2. Will be in conformity with all pertinent County ordinances and the purpose of the zone district where the site is located.
3. Are in conformity with all elements of the General Plan and any specific plan adopted for the area.
4. Will not overload utilities and will not generate more than the acceptable level of

traffic on the streets in the vicinity.

5. Will complement and harmonize with existing and proposed land uses in the vicinity, and be compatible with physical design, land use intensities and dwelling unit densities of the neighborhood.

The decision criteria described above have not been found to be overly burdensome. For example, no application that met basic code requirements was denied. In the period between 2003 and 2009, the County approved 17 conditional use permits. During this same time period there were no denials of conditional use permits for multifamily dwellings. Between 2009 and 2014 the County approved 1 conditional use permit for a seasonal yurt to be used by a local business to operate their cross-country ski touring business from. While this was a commercial improvement it does illustrate the ability of the County to work with applicants.

Conditional use permits are considered necessary because of the variable conditions within Alpine County related to infrastructure, access, and other necessities of development. This variability makes establishment of county-wide standard conditions for project approval difficult. Nonetheless, as stated above, the current process has been efficient and has not posed a significant obstacle to residential development.

Table 27						
RESIDENTIAL USE BY ZONING DISTRICT						
Zoning District	Single family dwellings	Multifamily dwellings	Mobile Homes	Second family units	Employee housing	Group/ Transitional 6 or more residents
Residential Estate	P	NA	NA	P	NA	C
Residential Neighborhood	P	C	C	P	NA	C
Agriculture	P	NA	NA	P	C	NA
Planned Development	P	C	NA	P	P	C
Commercial	C	C	NA	NA	P	C
Neighborhood Commercial	C	C	NA	NA	P	C

Source: Alpine County Zoning Ordinance; P=Permitted, C=Conditional, NA=Not Allowed

The fifth required finding for a conditional use permit is more vague and subjective than the others. A lack of certainty regarding the meaning of the phrase “compliment and harmonize” could constitute a constraint on affordable housing development. To address this potential constraint, the County will review the findings language with an objective of providing more precise language or definitions in its code revisions to reduce uncertainty (Program 2) In practice, Alpine County uses this finding to determine consistency with County design criteria as well as densities and intensities identified in the General Plan and any applicable Master or

Specific Plan. As such, the last finding has a basis in adopted policy, does not create uncertainty, and does not create a constraint on affordable housing inconsistent with the same housing types in the same zone.

Planned Development

Planned Development is used to foster creativity in developing land while still insuring protection of Alpine County's unique character and environmental quality. A planned development also provides for the possibility of flexible development standards that can be customized to the unique conditions and circumstances of a specific development proposal. This flexibility provides for more effective housing development site planning and design and can provide for higher densities than might be achieved through rigid application of zoning standards. Planned Development is an optional process available through the County's zoning ordinance. Approval of a planned development is a discretionary decision made by the Planning Commission and Board of Supervisors.

The sites identified as suitable for the development of Extremely Low, Very Low, and Low Income housing are located in areas with existing master plans approved under the Planned Development zoning. These master plans already incorporate multi-family or affordable housing. Therefore, approval of affordable housing on the identified sites requires only a conditional use permit. In the case of these sites, the existence of approved Planned Developments streamlines rather than lengthens the planning process. For PD designated areas without existing adopted plans, the PD process adds flexibility in development standards compared to the conditional use permit process. However, it does lengthen the processing timeline because of the requirement for Board of Supervisors approval.

Design Review

Design review is conducted on a very limited basis in two areas: Kirkwood and Markleeville, as follows:

Kirkwood – Construction on all lots within the scenic view corridor from Highway 88 are subject to a design review process that evaluates exterior colors and materials. There is an accepted palette of colors and materials intended to achieve development that blends with the background view. This review does not get into architectural style or details. Review is by a technical advisory committee with representatives from each of the three counties in which Kirkwood is located – Alpine, Amador and El Dorado. No development applications have been denied due to these design standards.

Markleeville – The County Zoning Ordinance establishes a historic design combined zone that applies to the Markleeville Townsite, which includes approximately 160 acres in the downtown area. All projects which require a building permit within the design review area must obtain approvals from the Markleeville Design Historic Review Committee. The ordinance designates a period of architecture between the years 1850 and 1940. New construction must be compatible with the scale and general design of buildings from this period. The primary land use within this combined zone is residential. All of the existing residential predates the defined period. Mixed

use residential/commercial is also permitted. To date, no development applications have been denied due to these design standards.

Potential Constraints on Persons with Disabilities

The Alpine County Code does not have specific references to individuals with disabilities and the County refers to the 2016 California Building Code for processing and permitting. Requests for reasonable accommodation would be handled by the building official and detailed on the plan submittal. Upon request, the building department would provide any needed information and assistance on codes and guidelines. Retrofits or other home modifications to accommodate disabilities are handled over the counter by the building official.

The County does not have any specific conditions or regulations for group homes with less than six persons. There are no requirements for site plans or distances between facilities. The County does not have provisions in the zoning code to allow deviation from parking standards for residential care facilities which may assist in the development these types of projects. Group homes over six persons are allowed and no special conditions are placed on their development.

Alpine County has adopted the California Building Code and its appurtenances (2016). The County has not adopted any amendments to the code that diminish or constrain the development, maintenance or improvement of housing for persons with disabilities.

Generally, Alpine County requires two off-street parking spaces per dwelling unit. This requirement is considered a reasonable minimum for a rural area with limited or no on-street parking. Because of the remote location of Alpine County and limited public transit options, most working households rely on private automobiles for transportation and households generally require multiple automobiles. Given these considerations, the 2-car minimum is a reasonable requirement for residential development in the county. Nonetheless, the development of off-street parking imposes a cost in terms of land and development. With the adoption of a Density Bonus provision in the code (Program 2), affordable housing developers, including senior citizen housing, will have the option of requesting reduced parking requirements pursuant to Government Code 65915.

Non-Governmental Constraints

Availability of Housing:

As of 2010, there are 1,760 housing units in the county compared to 1,514 in 2000 (14 percent increase). Of this total, over 64 percent are seasonal vacation or second homes that are not occupied year-round and are normally not available for workforce or long-term resident housing.

Affordability

To a large extent, the cost of housing is influenced by market factors that are beyond the scope or control of government. Within Alpine County, the housing market can be separated into three

distinct geographic areas – Bear Valley, Kirkwood and the east side (which includes the communities of Markleeville and Woodfords as well as surrounding rural areas). The housing market in all three of these areas is strongly influenced by forces outside the county. In the Bear Valley and Kirkwood areas, the most significant factor is the vacation/second home market. The east side of the county is heavily influenced by a regional housing market that includes the South Lake Tahoe and Carson Valley Nevada areas.

A snapshot survey conducted in November of 2014 found 36 single family units and 37 condominiums for sale in the county. The prices ranged from \$92,500 for a studio condo to \$2,695,000 for a 4,000 square-foot home. Given the small number of units for sale at any one time and the wide range of housing within the county (small cabins to luxury/custom homes), it can be expected that the average asking price of housing for sale within the county will vary substantially. A November 2014 review of real estate listing prices for each of the county’s three housing market areas is contained in Table 28. Based on these listings, the county median asking prices are \$510,000 for a single family home and \$434,450 for all housing types. Fifty-five undeveloped lots were listed for sale, with a county median asking price of \$199,000.

Housing prices have increased substantially since the early 1990s when single family homes ranged in price from approximately \$75,000 for an older home in the Markleeville/Woodfords area up to approximately \$200,000 for a home in Bear Valley.

Table 28						
ALPINE COUNTY REAL ESTATE LISTING PRICES – NOVEMBER 2014						
Community	Vacant Lots		Single Family Homes		Multifamily Units	
	Range	Median	Range	Median	Range	Median
Bear Valley	57,000–89,000	69,000	439,000–625,000	545,000	99,000–389,000	124,500
Kirkwood*	135,000–975,000	350,000	415,000–2,695,000	789,000	92,500–869,000	339,000
Markleeville/ Woodfords	24,900–225,000	155,000	145,000–1,499,000	459,450	None	None

Source: Internet real estate listings from the following sources: Realtor.com, Bear Valley Realty, Kirkwood Real Estate, Coldwell-Banker.
 *Data for Kirkwood includes the Alpine and Amador county portions of Kirkwood; fractional share ownerships are not included.

The cost of developing housing varies among the different communities in Alpine County. Table 29 illustrates single family development costs for four different examples that are typical of current conditions with the county. Subdivision development costs are not shown separately and are assumed to be captured within the lot price. The variation in home size reflects the typical homes being constructed in these communities. The most significant variables are lot size and construction costs. Construction costs in the Markleeville and Woodfords area are estimated at \$140 per square foot. Construction costs in Bear Valley and Kirkwood are estimated at \$300 per

square foot. The higher cost is due to a number of factors, the most significant of which are remote locations which increases transportation costs for materials and contractors, sites which are difficult to build on, limited length of the building season at higher altitudes, and snow load requirements (up to 300 lbs./sq. ft.).

Table 29				
TYPICAL DEVELOPMENT COSTS FOR SINGLE FAMILY HOMES				
Cost Component	Bear Valley	Kirkwood	Markleeville	Woodfords
Typical Home Size (sq.ft.)	2,000	4,000	1,800	1,800
Lot Price	69,000	350,000	155,000	155,000
On site well (300 feet @ \$30/foot)	0	0	0	9,000
Septic System	0	0	8,000	8,000
Misc. Plan Preparation/Arch. Fees	10,000	20,000	5,000	5,000
Misc. Grading/Site Preparation	8,000	10,000	5,000	5,000
Misc. Engineering/Permit Costs	8,000	10,000	5,000	5,000
Utility Connections (power, phone)	10,000	15,000	5,000	8,000
Construction Cost	500,000	1,000,000	225,000	225,000
Building Permit (2% of const. cost)	10,000	20,000	4,500	4,500
Water/Sewer Connections	8,000	8,000	5,000	0
Water Storage Fee	0	0	0	2,500
Fire Impact Fee (.30/sq ft, except .47 per sq.ft. in Kirkwood)	600	1,880	540	540
Financing/Transaction Cost (approx. 1.5% of total)	10,000	20,000	4,800	6,000
TOTAL	714,600	1,404,880	327,840	398,540
Source: Mammoth Lakes Housing, Inc., 2014				

Data on rental rates within the County are difficult to obtain due primarily to the small number of long term rentals that are available. Rents in the Markleeville/Woodfords area are estimated to be approximately \$500 per bedroom. Rental rates exceeding \$1,100 per month can be expected for single family homes. Housing units in Kirkwood that are restricted to employees only have rental rates ranging from \$250 per month for dormitory type housing up to \$400 per month for an apartment.

Clearly there is a need for affordable housing in the county. According to the 2013 ACS, 51

percent of renters and 26 percent of homeowners in the county are overpaying for shelter (based on the HUD standard that spending more than 30 percent of gross household income on shelter, including utilities, defines a cost burdened household). In order to afford the median priced home (\$459,450) currently for sale in the Markleeville/Woodfords area, where most full time residents live, a household would need to earn approximately \$119,000 annually (this assumes a down payment of 10 percent, a 30-year mortgage at 4.5 percent interest, typical real estate taxes, homeowners insurance, and utility costs). Higher household incomes would be necessary to afford the median priced home in Bear Valley and Kirkwood. Table 30 shows housing affordability by income group using the following assumptions: a four-person household with the maximum income for the category; a maximum monthly shelter cost of 30 percent of gross monthly income; a down payment of 10 percent; a 30-year mortgage at 4.5 percent annual interest; homeowners insurance of \$800 per year; average monthly utility costs of \$300 per month (electric and propane); and, typical county property tax rates.

Table 30			
HOUSING AFFORDABILITY BY INCOME GROUP			
Income Category	Maximum Income	Maximum Shelter Cost/Month	Maximum Purchase Price of House
Extremely Low	\$24,500	\$613	\$50,000
Very Low	\$40,800	\$1,020	\$125,000
Low	\$63,900	\$1,598	\$225,000
Moderate	\$102,000	\$2,550	\$395,000,000

Source: State of California Department of Housing and Community Development 2014

Availability of Water and Sewer Services

Limited availability of water and sewer service is a major constraint to development in general. Bear Valley, Kirkwood and Markleeville have central water and sewer service. The Kirkwood Meadows Public Utility District upgraded their wastewater system in 2004 and has the capacity to serve the full development of the community. Water services within the Kirkwood Meadows PUD are monitored very closely. “Will-Serve” letters are issued to new developments as they are proposed. The wastewater treatment plant at Bear Valley has been experiencing water balance variations that are causing concern for the number of connections available. A major plant expansion will be needed to accommodate full development of the community as approved in the Bear Valley Master Plan. Water service in Markleeville is provided by a private mutual water company. This company has very limited resources and is not able to provide new hook ups (beyond what has already been allocated) or fund expansion of the system. A small wastewater treatment plant serves Markleeville. The public utility district that operates this plant also has limited resources and insufficient funds for any significant plant expansion. One subdivision in Woodfords (Alpine Village) has central water provided by a small private mutual water company. There are no central wastewater treatment facilities in Woodfords.

All outlying rural areas of the county are served by on-site wells and septic systems. Well depths

are variable, with an average around 300 to 350 feet. Well depths exceeding 400 feet are not uncommon. On-site septic systems are generally feasible in the county; however, soil and geologic conditions are highly variable throughout the county. The cost of installing an individual system can exceed \$10,000 on more difficult sites with poor soils, inadequate soil depth to bedrock, or seasonally high groundwater.

Units At-risk of Converting to Market Rate Uses

According to HCD and Regional Housing Need Plan, there are no State or Federally assisted unit in Alpine County at-risk of converting to market rate uses during the planning period. This analysis includes units with government subsidy from all levels including federal (i.e., HUD, USDA), state (i.e., HCD, CalHFA) and local sources (i.e., density bonus, RDA, inclusionary).

Energy Conservation

Energy costs can have impacts on a household's ability to pay for monthly shelter and consequently energy efficiency can be a key component of affordability. Alpine County enforces the provisions of Title 24, California Code of Regulations through its building permit process. All new construction must comply with the most recent energy standards. To create energy savings, Alpine County will continue to implement the most recent standards under Title 24. This includes the applicable sections of California's first green building code, the California Green Building Code (CALGreen) standards and covers energy saving design, construction, lighting, heating, and appliances. Over time, these standards will reduce household energy consumption and reduce residents' monthly housing expenses.

Electricity in Alpine County is provided by several utilities. The community of Bear Valley, west of the Sierra Crest, receives its power through Pacific Gas and Electric (PG&E). The Markleeville and Woodfords area gets its power from Liberty Utilities. The Kirkwood area is served by the Kirkwood Meadows Public Utilities District which fully connected to the national grid in November 2014.

PG&E and Sierra Pacific both have numerous programs that are available to assist households with conserving energy and reducing expenditures for electricity. As a part of the Low-Income Home Energy Assistance Program, low income households in Alpine County can receive assistance through the El Dorado County Department of Community Services. Available programs include Utility Payment Assistance, Energy Crisis Intervention Program, and Weatherization assistance.

Discretionary project reviews provide Alpine County the opportunity to address additional energy conservation measures that can enhance the energy efficiency of larger scale projects, including building orientation, site design, and housing location and design.

The employee housing policies for the Kirkwood and Bear Valley areas either provide or assure of housing close to places of employment, thereby reducing commute related vehicle emissions.

Chapter 4: Evaluation of Achievements (2007-2014)

The following is a review of the most recent housing element's goals, policies and programs in order to determine their appropriateness in the current planning period.

Housing Goal

The overall Goal of the 2009 Housing Element was "The attainment of safe and decent housing for all members of the Alpine County community through the availability of sites, assistance to the development community, addressing local constraints, conserving existing stock and promoting equal opportunity."

Status: Since the adoption of the Housing Element in 2012, due to staffing limitations, lack of demand from residents and developers, lack of appropriate funding, and changes in market conditions, work on the implementation of the policies of the 2009 element still remains. The effectiveness of the policies in meeting housing goals (GC § 65588(a)(1)) is included in the status as appropriate. Those that are still appropriate to the 2014-2019 planning period are carried over. Details of the status of each implementation program are described below.

This goal remains the statement of the overall intentions of Alpine County to provide decent and appropriate housing for all its residents.

Implementation Programs

Implementation Program 1: Employee Housing Requirements

Program Description: The Kirkwood and Bear Valley resorts are major employment centers in Alpine County. Employment within these areas is highly seasonal, resulting in a unique need for housing.

Objectives: The County will continue to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance. As new development occurs in Bear Valley, the County will require employee housing patterned after the requirements at Kirkwood and in stride with specific needs in Bear Valley.

Responsible Agency: Alpine County Planning Department

Numerical Objective: 18 (12 low income, 6 moderate income)

Funding Source: Private development

Completion Dates and Milestones: On-going

Status: Nineteen employee housing credits were established in Kirkwood equaling approximately nine employee housing units. One unit was established in Bear Valley in the Silver Mountain project. Ten unit equivalents were established

under this policy during the period of the 2004-2009 Housing Element. This policy was effective and will be carried into the new planning period.

Implementation Program 2: Zoning ordinance Review and Amendment

Program Description: The County zoning ordinance needs to be updated for a variety of State requirements, such as permitting manufactured homes in residential zones by right; allowing emergency shelters and transitional and supportive housing, allowing agricultural employee housing by right, and including a density bonus ordinance.

Currently, emergency shelters, employee housing and transitional housing require a conditional use permit in all zones where they are permitted and supportive housing is not mentioned. This program would make them permitted uses in appropriate zones. The commercial and RN zones include similar uses and have sufficient capacity to meet the needs of the county for emergency shelters.

Objectives: Government Code § 65852.3 requires manufactured homes on permanent foundations to be permitted by-right in single family zoning districts. In addition, other changes to state law require revisions to sections of the County Code. The County will amend its zoning ordinance to:

- Comply with Government Code § 65852.3 regarding manufactured housing in residential zones;
- Include density bonus provisions in compliance with Government Code § 65915;
- Allow for emergency shelters as a permitted use without requiring a conditional use permit or other discretionary review in the Commercial (C), and Neighborhood Commercial (NC) zones;
- Assure that transitional and supportive housing is treated in the same manner as the same housing type in the same zones;
- Implement Health and Safety Code § 17021.5 and § 17021.6 which generally require employee housing to be permitted by-right without a conditional use permit in single-family zones for six or fewer persons and in zones permitting agricultural uses for up to 12 units or 36 beds. Allow employee housing as a permitted use in all zoning districts that permit agricultural uses consistent with Health and Safety Code § 17021.5 and § 17.021.6;
- Revise the definition of “Family” to be consistent with the requirements of state law; and,
- Review Use Permit finding language and revise as needed to reduce ambiguity.

Responsible Agency: Alpine County Planning Department
Numerical Objective: Not applicable
Funding Source: Alpine County
Completion Dates and Milestones: Amend the Zoning Ordinance by December 2011(replace with date 12 months from BOS element adoption)

Status: *Changes in the zoning ordinance to allow for emergency shelters as a permitted use without requiring a conditional use permit or other discretionary review in the Commercial (C), and Neighborhood Commercial (NC) zones; assure that transitional and supportive housing is treated in the same manner as the same housing type in the same zones; and revise the definition of “Family” to be consistent with the requirements of state law were adopted by the Board of Supervisors on January 5, 2016. Other changes not adopted will be proposed for implementation in the 2014-2019 planning period.*

Implementation Program 3: Mixed Use Development

Program Description: Outside of the resort communities of Bear Valley and Kirkwood where mixed use is a common type of development, Alpine County has very small commercial areas. Facilitating development of mixed uses (residential and commercial) in these small commercial areas promotes more efficient use of land and resources, thus, is an effective way of attaining affordable housing.

Objectives: Amend the zoning ordinance to clearly allow mixed use residential and commercial projects in commercial zones as a principal permitted use, not requiring a conditional use permit. Evaluate the zoning ordinance and development standards for opportunities to encourage mixed development.

Responsible Agency: Alpine County Planning Department
Funding Source: Alpine County
Numerical Objective: Not applicable
Completion Dates and Milestones: Amend zoning ordinance by June 2012

Status: The mixed use zoning amendment was not completed during the planning period. This program will be proposed for implementation in the 2014-2019 planning period.

Implementation Program 4: Assist in the Development of Housing for Low and Moderate Income Households

Program Description: Infrastructure and financing are major constraints to housing that is affordable to lower income households.

Objectives: The County will explore opportunities to build partnerships to expand infrastructure and obtain funding to develop a variety of housing types affordable to low and moderate income households. The County will meet with stakeholders, including

community representatives, interested landowners, developers and infrastructure providers annually to discuss and identify opportunities, including funds to expand infrastructure and develop affordable housing. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis. The County will deliver a copy of the adopted Housing Element to all public and private water providers in accordance with GC § 65589.7.

Priority areas for assistance in infrastructure development include Bear Valley, Markleeville, and Woodfords. The County will work with the utility providers in these areas and will apply for grant or loan funding on behalf of interested utility providers as appropriate. Grant funding sources for infrastructure improvements benefitting lower income households include USDA Rural Development and Community Development Block Grants. Infrastructure loans are available from USDA Rural Development, the California Infrastructure and Economic Development Bank (I-Bank), and the Rural Communities Assistance Corporation.

For housing construction, acquisition, or rehabilitation possible funding sources include the Community Development Block Grant program, the HOME program, USDA Rural Development Rural Housing Repair and Rehabilitation Grants, and other programs available through the California Department of Housing and Community Development.

The County will assist developers of workforce and affordable housing in the securing of appropriate grants and loans. Further, the County will assertively seek to have workforce and affordable housing included in private development projects through identification of funding sources that can assist in the provision of that housing. In these efforts, the County will emphasize the needs of Extremely Low and Very Low Income households to assure to the extent feasible that housing for these income groups is addressed. The County will identify and pursue funding sources, programs, and partners to assist in the development of housing for Extremely Low and Very Low Income households.

Responsible Agency: Alpine County Planning Department (as facilitator)

Numerical Objective: 10 housing units (5 very low, 5 low)

Funding Source: HCD, USDA, other

Completion Dates and Milestones: Ongoing program – pursue partnerships, funding opportunities, and other housing support opportunities as available and appropriate for Alpine County. At least two funding applications for housing or infrastructure developments will be submitted during the planning period.

Status: County staff has conferred with the Eastern Sierra Planners on the Mono County inclusionary ordinance, and Mammoth Lakes’ housing programs; the Tri-County Technical Advisory Committee (Amador, Alpine, El Dorado – with focus on Kirkwood), and held informal discussions with Sierra Business Council staff on housing programs. No presentations were made to the Planning Commission or Board of Supervisors. This program will be continued in the 2014-2019 planning period.

Implementation Program 5: Direct Assistance to Residents and Homebuyers

Program Description: Home price and development trends in Alpine County indicate that housing affordable to the workforce and other local residents remains difficult to obtain. Since a large portion of the county's population is over 50 years of age, as this segment reaches the retirement stage of life it will be necessary to create ownership opportunities for the incoming workforce. There are a number of potential programs to directly assist residents and potential homebuyers available through the State and Federal governments and non-governmental agencies. These include programs such as the HOME, CDBG, or CalHome programs to provide first-time homebuyers assistance to low and moderate income households.

Objectives: The County will explore opportunities to provide direct assistance to potential residents and homebuyers through Federal, State and non-governmental programs that provide down payment assistance, favorable financing, sweat equity projects and other methods of making housing more affordable. The County will compile a list of available programs and investigate the feasibility of making such programs available within the community. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis.

Responsible Agency: Alpine County Planning Department (as facilitator)

Numerical Objective: not applicable

Funding Source: HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others

Completion Dates and Milestones: Annually review with Planning Commission and present opportunities to the Board of Supervisors

Status: No programs suitable to the needs of Alpine County during the planning period were identified. This program will be continued in the 2014-2019 planning period.

Implementation Program 6: Affordable Housing Requirements

Program Description: Home price and development trends in Alpine County indicate that housing affordable to the local workforce continues to be difficult to obtain. Requiring major new development to participate in increase the supply of affordable and/or workforce housing can be an effective way to provide more affordable housing.

Objectives: The County will continue to explore the variety of opportunities to require housing affordable to low and moderate income households to be provided in conjunction with major new development. The County will contact the Department of Housing and Community Development, housing advocacy groups, and other similar agencies and organizations to assist in identifying the variety of options and select the best alternatives

for County consideration and action. Alternatives will be presented to the Alpine County Planning Commission for public review and discussion.

Responsible Agency: Alpine County Planning Department, HCD

Numerical Objective: Not applicable

Completion Dates and Milestones: On-going. Identify and present alternatives to the Alpine County Planning Commission as new programs become available.

Status: Newer developments, including Mahalee Lodge/Markleeville Village and Bear Valley Village have incorporated workforce housing into their project proposals. This program will be continued.

Implementation Program 7: Persons with Disabilities

Program Description: To encourage the development, maintenance and improvement of housing for persons with disabilities. The County evaluated its zoning, permit procedures and building codes and found the County should pursue a reasonable accommodation procedure and further investigate the feasibility of parking reductions for residential care facilities.

Objectives: Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.

Responsible Agency: Alpine County Building and Planning Departments

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Adopt a reasonable accommodation procedure by January of 2012 and investigate parking reductions as part of the amendments to the zoning ordinance by (insert date one year from adoption once the adoption hearing date is set).

Status: Parking reductions for residential care facilities were not implemented during the planning period. No residential care applications were proposed that would have triggered the need for review. This program will be carried forward to the next planning period. The County Code was not amended to incorporate reasonable accommodation provisions. This provision will be carried forward to the next planning period.

Implementation Program 8: Fair Housing Information and Referral

Program Description: The County seeks to remove discrimination in housing

Objectives: The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle complaints. Information regarding housing discrimination will be made available at the County Library, post offices, community centers, civic buildings and other areas appropriate to reach the entire

community of Alpine County. The County will periodically contact the Department of Fair Employment and Housing to maintain current materials on fair housing issues.

Responsible Agency: Alpine County Planning Department

Numerical Objective: Not applicable

Completion Dates and Milestones: Contact the Department of Fair Employment and Housing annually; handle complaints and maintain fair housing materials on an on-going basis

Status: Fair housing information has been posted in civic buildings, including the County Health and Human Services office. Additionally, contact information for free legal assistance from the Legal Services of Northern California Pro Per Project on civil cases, including fair housing discrimination, is available on the County's website. This program will continue in the next planning period.

Implementation Program 9: Conservation and Rehabilitation

Program Description: The health of the county housing stock is a vital component serving the County's existing housing needs.

Objectives: The County will continue its code enforcement activity and encourage private activities to conserve housing stock, including remodeling and weatherization efforts through technical assistance and educational efforts. The County will also consider the feasibility of obtaining grant funds for rehabilitation of older mobile homes within the Sierra Pines community as well as housing units throughout the county.

In recognition of the need to address state policy regarding climate change especially Assembly Bill 32, the rehabilitation program will support program 12, Energy Conservation

Responsible Agency: Alpine County Building and Planning Departments

Numerical Objective: 16 units rehabilitated if determined to be feasible

Completion Dates and Milestones: Ongoing for code enforcement, technical assistance and educational efforts

Status: Two units were identified as needing rehabilitation during the planning period. Grant resources are being sought for their rehabilitation. The County will continue with building code enforcement and code compliance.

Implementation Program 10: General Plan Progress Report

Program Description: The General Plan is required to be internally consistent and the County is required to report on the implementation of the General Plan on an annual basis, pursuant to Government Code § 65400.

Objectives: The County will annually review the General Plan's implementation programs

and prepare a report on their progress. This annual report will also include the housing element and summarize the County's progress toward its share of the regional housing need. The annual report will also address the internal consistency of the General Plan.

Responsible Agency: Alpine County Planning Department

Completion Dates and Milestones: Prepare a report annually by October and submit to the Office of Planning and Research and the Department of Housing and Community Development

Status: Due to staffing constraints reports were not filed every year. This program will be carried forward to the next planning period.

Implementation Program 11: Sites Inventory

Program Description: The Housing Element is required to include an inventory of sites available for residential development. This inventory summarizes vacant and underutilized sites suitable for residential development, including zoning, size, realistic capacities, and known constraints.

Objectives: The County will update its Available Sites Inventory as necessary to reflect changes in available sites. The inventory will be made available to the development community as a resource, including possible posting to the County Web site.

Responsible Agency: Alpine County Planning Department

Completion Dates and Milestones: This program is on-going and updates to the inventory will be made as needed.

Status: Staff has continued to maintain a current Available Sites Inventory log and will continue to make it available to the development community as a resource. The Inventory has not yet been posted on the County's website. This program will be carried forward to the next planning period.

Implementation Program 12: Energy Conservation

Program Description: Energy costs form a substantial portion of total housing costs. Reduction in energy usage through conservation and land use can substantially reduce household energy use and reduce overall housing costs.

Objectives: A) The county will continue to implement the standards of the California Building Code including energy conservation standards. B) The County will continue to require employee housing be constructed in conjunction with major projects in Bear Valley and Kirkwood thereby reducing energy use associated with commuting. C) Households needing energy assistance will be referred to the appropriate public utility or the El Dorado County Department of Community Services for assistance through LIHEAP. D) Code Enforcement and rehabilitation efforts will include a focus on energy efficiency and conservation.

To promote energy conservation in housing, Alpine County will:

- Partner with community services agencies to seek financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes.
- Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances, and public education about ideas to conserve energy.
- Support standards, including zoning standards that promote passive solar heating and other forms of conservation and alternative energy where appropriate.
- Partner with nonprofit and for profit developers to seek appropriate grant funding to assist with construction of energy efficient housing.

Responsible Agency: Alpine County Planning, Building, and Social Services Departments

Completion Dates and Milestones: This program is on-going.

Status: This program will be carried forward to the next planning period.

Chapter 5: Housing Program

Housing Goal 33

The County of Alpine's housing goal is to attain safe and decent housing for all members of the community through an analysis of available sites, assistance to the development community, addressing local constraints, conserving existing stock, and promoting equal opportunity.

Policies

- 33a Assist and encourage the development of housing to meet the needs of low and moderate income households.
- 33b Promote the development of adequate employee housing to meet the needs in the county's ski resort communities.
- 33c Provide zoning which results in adequate sites with development standards for a variety of housing types to meet the county's share of housing needs.
- 33d Pursue infrastructure to facilitate a variety of housing types to meet the county's share of the regional housing need.
- 33e Support and facilitate the rehabilitation and conservation of Alpine County's existing housing stock.
- 33f Address constraints to the development, maintenance and improvement of housing.
- 33g Prevent housing discrimination and promote equal opportunities for all persons.

Implementation Programs

Implementation Program 33h: Employee Housing Requirements

Program Description: The Kirkwood and Bear Valley resorts are major employment centers in Alpine County. Employment within these areas is highly seasonal, resulting in a unique need for housing.

Objectives: The County will continue to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance. As new development occurs in the Bear Valley Village area, the County will require an Employee Housing Implementation Plan (EHIP) in stride with specific needs in Bear Valley.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 18 (12 low income, 6 moderate income)

Funding Source: Private development

Completion Dates and Milestones: On-going

Implementation Program 33i: Zoning ordinance Review and Amendment

Program Description: The County zoning ordinance needs to be updated for a variety of State requirements such as permitting manufactured homes in residential zones by right, allowing agricultural employee housing by right, and including a density bonus ordinance.

Objectives: Government Code § 65852.3 requires manufactured homes on permanent foundations to be permitted by-right in single family zoning districts. In addition, other changes to state law require revisions to sections of the County Code. The County will amend its zoning ordinance to:

- Comply with Government Code § 65852.3 regarding manufactured housing in residential zones;
- Include density bonus provisions in compliance with Government Code § 65915;
- Implement Health and Safety Code § 17021.5 and § 17021.6 which generally require employee housing to be permitted by-right without a conditional use permit in single-family zones for six or fewer persons and in zones permitting agricultural uses for up to 12 units or 36 beds. Allow employee housing as a permitted use in all zoning districts that permit agricultural uses consistent with Health and Safety Code § 17021.5 and § 17.021.6;
- and,

- Review Use Permit finding language and revise as needed to reduce ambiguity.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Amend the Zoning Ordinance by December 2016 (replace with date 12 months from BOS element adoption)

Implementation Program 33j: Mixed Use Development

Program Description: Outside of the resort communities of Bear Valley and Kirkwood where mixed use is a common type of development, Alpine County has limited commercial areas. Facilitating development of mixed uses (residential and commercial) in these small commercial areas promotes more efficient use of both land and resources, and, thus, is an effective way of attaining affordable housing.

Objectives: Amend the zoning ordinance to clearly allow mixed use residential and commercial projects in commercial zones as a principal permitted use, not requiring a conditional use permit. Evaluate the zoning ordinance and development standards for opportunities to encourage mixed development.

Responsible Agency: Alpine County Community Development Department

Funding Source: Alpine County

Numerical Objective: Not applicable

Completion Dates and Milestones: Amend zoning ordinance by December 2016 (replace with date 12 months from BOS element adoption)

Implementation Program 33k: Assist in the Development of Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households

Program Description: The general lack of infrastructure and financing options are major constraints to housing that is affordable to lower income households.

Objectives: The County will explore opportunities to build partnerships that will work to expand infrastructure and obtain funding to develop a variety of housing types affordable to low and moderate income households. The County will meet with stakeholders, including community representatives, interested landowners, developers and infrastructure providers annually to discuss and identify opportunities, including funding sources to expand infrastructure and develop affordable housing. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis. The County will deliver a copy of the adopted Housing Element to all public and private water providers in accordance with GC § 65589.7.

Priority areas for assistance in infrastructure development include Bear Valley,

Markleeville, and Woodfords. The County will work with the utility providers in these areas and will apply for grant or loan funding on behalf of interested utility providers as appropriate. Grant funding sources for infrastructure improvements benefitting lower income households include USDA Rural Development and Community Development Block Grants. Infrastructure loans are available from USDA Rural Development, the California Infrastructure and Economic Development Bank (I-Bank), and the Rural Communities Assistance Corporation.

For housing construction, acquisition, or rehabilitation possible funding sources include the Community Development Block Grant (CDBG) program, the HOME program, USDA Rural Development Rural Housing Repair and Rehabilitation Grants, and other programs available through the California Department of Housing and Community Development.

The County will assist developers of workforce and affordable housing to secure appropriate grants and loans. Further, the County will assertively seek to have workforce and affordable housing included in private development projects through identification of funding sources that can assist in the provision of that housing. In these efforts, the County will emphasize the needs of Extremely Low and Very Low Income households to ensure to the extent feasible that housing for these income groups is addressed. The County will identify and pursue funding sources, programs, and partners to assist in the development of housing for Extremely Low and Very Low Income households.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: 10 housing units (5 very low, 5 low)

Funding Source: HCD, USDA, other

Completion Dates and Milestones: Ongoing program – pursue partnerships, funding opportunities, and other housing support opportunities as available and appropriate for Alpine County. At least one partnership or funding opportunity for housing or infrastructure developments will be pursued during the planning period.

Implementation Program 331 : Direct Assistance to Residents and Homebuyers

Program Description: Home price and development trends in Alpine County indicate that housing that is affordable to the workforce and other local residents remains difficult to obtain. There are a number of potential programs to directly assist residents and potential homebuyers available through the State and Federal governments and non-governmental agencies. These include programs such as the HOME, CDBG, and CalHome Programs which provide first-time homebuyers assistance and rehabilitation funds to low- and moderate-income households.

Objectives: The County will explore opportunities to provide direct assistance to potential residents and homebuyers through Federal, State, and non-governmental programs that provide down payment assistance, favorable financing, sweat equity

projects, and other methods of making housing more affordable. The County will compile a list of available programs and investigate the feasibility of making such programs available within the community. Included in the opportunities to be evaluated will be the establishment of a Housing Authority and/or partnering with agencies or organizations in adjoining counties to increase opportunities and efficiency. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: not applicable

Funding Source: HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others

Completion Dates and Milestones: Annually review with Planning Commission and present opportunities to the Board of Supervisors.

Implementation Program 33m: Affordable Housing Requirements

Program Description: Home price and development trends in Alpine County indicate that housing that is affordable to the local workforce continues to be difficult to obtain. Requiring major new development to participate in the production of affordable housing for the workforce can be an effective way to increase the supply.

Objectives: The County will continue to explore the variety of options available to require major new development to provide housing that is affordable to low and moderate income households. The County will contact the Department of Housing and Community Development, housing advocacy groups, and other similar agencies to help identify these tools and select the best alternatives for County consideration and action. Alternatives will be presented to the Alpine County Planning Commission for public review and discussion.

Responsible Agency: Alpine County Community Development Department, HCD

Numerical Objective: Not applicable

Completion Dates and Milestones: On-going. Identify and present alternatives to the Alpine County Planning Commission as new tools become available.

Implementation Program 33n: Persons with Disabilities

Program Description: To encourage the development, maintenance and improvement of housing for persons with disabilities, the County evaluated its zoning, permit procedures and building codes and found that the County should pursue a reasonable accommodation procedure and further investigate the feasibility of parking reductions for residential care facilities.

Objectives: Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Adopt a reasonable accommodation procedure by January 2016 and investigate parking reductions as part of the amendments to the zoning ordinance by (insert date one year from adoption once the adoption hearing date is set).

Implementation Program 33o: Fair Housing Information and Referral

Program Description: The County seeks to remove discrimination in housing.

Objectives: The County will direct persons with complaints of housing discrimination to the CA Department of Consumer Affairs and the U.S. Department of Housing and Urban Development. Information regarding housing discrimination will be made available at the County Library, post offices, community centers, civic buildings and other areas appropriate to reach the entire community of Alpine County. The County will periodically contact the Department of Fair Employment and Housing to maintain current materials on fair housing issues.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Completion Dates and Milestones: Contact the Department of Fair Employment and Housing annually for updated publications, posters, and similar material; handle complaints and maintain fair housing materials on an on-going basis.

Implementation Program 33p: Conservation and Rehabilitation

Program Description: The health of the county housing stock is a vital component of the County's housing needs.

Objectives: The County will continue code enforcement efforts and encourage private activities to preserve the aging housing stock through remodeling and weatherization. The County will provide technical assistance and education. The County will also consider the feasibility of obtaining grant funds for the rehabilitation of older mobile homes within the Sierra Pines community as well as other housing units throughout the county.

In recognition of the need to address state policy regarding climate change, especially Assembly Bill 32, the rehabilitation program will support Program 12, Energy Conservation.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 16 units rehabilitated if determined to be feasible

Completion Dates and Milestones: Ongoing for code enforcement, technical assistance and educational efforts.

Implementation Program 33q: General Plan Progress Report

Program Description: The General Plan is required to be internally consistent and the County is required to report on the implementation of the General Plan on an annual basis, pursuant to Government Code § 65400.

Objectives: The County will review the General Plan's implementation programs and prepare an annual report for the State Department of Housing and Community Development (HCD). This annual report will include an analysis of the progress made in regards to the Housing Program chapter of the Housing Element and summarize the County's progress toward its share of the regional housing need. The annual report will also address the internal consistency of the General Plan.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: Prepare a report in October of each year and submit to the Office of Planning and Research and the Department of Housing and Community Development.

Implementation Program 33r: Sites Inventory

Program Description: The Housing Element is required to include an inventory of sites available for residential development. This inventory summarizes vacant and underutilized sites suitable for residential development, including zoning, size, realistic capacities, and known constraints.

Objectives: The County will update its Available Sites Inventory as necessary to reflect changes in available sites. The inventory will be made available to the development community as a resource, including possible posting to the County website.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: This program is on-going and updates to the inventory will be made as needed.

Implementation Program 33s: Energy Conservation

Program Description: Energy costs represent a substantial portion of total housing costs. Reduction in energy usage through conservation and land use standards can substantially reduce household energy use and reduce overall housing costs.

Objectives: A) The County will continue to implement the standards of the California Building Code including energy conservation standards; B) The County will continue to require employee housing be constructed in conjunction with major projects in Bear Valley and Kirkwood thereby reducing energy use associated with commuting; C) Households needing energy assistance will be referred to the appropriate public utility or the El Dorado County Department of Community Services for assistance through the

Low Income Home Energy Assistance Program (LIHEAP); D) Code Enforcement and rehabilitation efforts will include a focus on energy efficiency and conservation.

To promote energy conservation in housing, Alpine County will:

- Partner with community services agencies to seek financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes.
- Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances, and public education about energy conservation.
- Support standards, including zoning,, that promote passive solar heating and other forms of conservation and alternative energy where appropriate.
- Partner with nonprofit and for profit developers to seek appropriate grant funding to assist with the construction of energy efficient housing.

Responsible Agency: Alpine County Community Development and Social Services Departments

Completion Dates and Milestones: This program is on-going.

Quantified Objectives 33t

Table 31					
Income Group	Regional Share ¹	New Construction	Rehabilitation	Homebuyer Assistance	Conservation and Preservation*
Extremely Low	3	3	3	0	2
Very Low	4	4	3	2	2
Low	6	6	5	2	3
Moderate	6	6	5	2	3
Above Moderate	11	11	0	0	0
Total	30	30	16	6	10

¹This quantified objective is per the Regional Housing Needs Assessment.
 *There is an overlap with Rehabilitation as dilapidated units may be conserved through rehabilitation.
 Source: Alpine County Housing Department, Alpine County Housing Needs Assessment 2003

Appendix A

Available/Vacant Land Maps

ALPINE COUNTY GENERAL PLAN



VI. ECONOMIC DEVELOPMENT ELEMENT

VI. ECONOMIC DEVELOPMENT

Economic development is the process by which people, finances, physical and natural resources are mobilized to produce marketable goods and services. Unique local factors determine whether or not it is necessary for normal entrepreneurial activity to be assisted by government actions for the benefit of the entire community. In communities where economic activity is robust, government may not need to take any action and instead focus on other community concerns such as preserving or improving the environment. Other communities may need to take actions to stimulate economic growth to maintain community balance if government revenues are not keeping pace with community service needs. Alpine County needs to both promote economic development and preserve its environment. The alpine environment of the County is not only a primary reason for the high quality of life enjoyed by residents, but also the most important economic resource of the County due to its attraction of tourism and recreation which are the strongest components of the economy.

Two economic studies have been completed for the County which are included in the General Plan Data Base 11.4 and 11.5. These studies document a lack of industry and declining retail businesses in the County. Consequently, dependence upon urban centers outside the County for goods and services cause a significant drain of local economy dollars. This leakage hinders attempts to expand local business activity and, as a result, local government revenue is also declining. Cutbacks in Federal and State funding and reduction of timber revenues add to the problem of providing services for a small population which generates correspondingly low property tax revenues. Summary results of the studies which characterize Alpine County economic activity follow:

1. The proportion of tax revenue the County receives from property taxes predominates at more than 68%. Room Taxes contribute 17%, with mining approximating 10% and retail sales providing only 5%.
2. More than 70% of County employment is in services, primarily associated with tourism/recreation. Most of this employment consists of seasonal, minimum-wage and low-benefit jobs.
3. The potential for residential or commercial growth is restricted due to limited sewer and water systems. Expansion of all other County services are also problematic due to low revenues.
4. There are no serviced industrial sites available in the County, including at the County airstrip. This lack of infrastructure inhibits both business attraction and improvement of the airstrip by private developers or operators.
5. There is a high rate of small business failure. Unemployment ranges from 5% to 27% following the employment cycle of the ski resorts. Business activity in Markleeville recedes to a minimal amount during the winter when closure of Monitor and Ebbetts Passes prevents through traffic.

6. Dependence on one economic sector - tourism/recreation, makes the economy susceptible to extreme fluctuations due to weather conditions affecting segments of the winter tourism industry and road closures which isolate Markleeville.

ELEMENT VI

G.P. GOAL NO. 34

ESTABLISH A BALANCED ECONOMY THAT IS CONSISTENT WITH SUSTAINABLE ENVIRONMENTAL PRESERVATION

OBJECTIVE NO. 34a

Identify programs to help diversify the economy.

OBJECTIVE NO. 34b

Identify programs to help reverse the trend of failing or stagnating businesses and recruit new businesses.

OBJECTIVE NO. 34c

Identify programs to improve services to support economic growth.

IMPLEMENTATION MEASURE: Establish an Economic Development Advisory Committee to identify and recommend appropriate programs to the Board of Supervisors. Members should include a Supervisor, a Planning Commissioner, a Chamber of Commerce representative, the BOS Assistant, the Planning Director and the Public Works Director.

ALPINE COUNTY GENERAL PLAN



VII. DEFINITIONS

VII. DEFINITIONS

ADT, (Average Daily Trip)	A measure of the amount of traffic being generated from a source, utilizing a route or corridor, and/or arriving at or through a destination or point.
Arterial	A major street carrying the traffic of local and collector streets to and from freeways or other major streets, with controlled intersections and generally providing access to properties.
Aquatic Habitat	The plants and other environment within a body of water.
Cluster Development	A development pattern in which residential land uses are grouped or "clustered" rather than spread evenly throughout a development area or a parcel as in conventional lot-by-lot development.
Conservation	(1) The management of natural resources to prevent waste, destruction, or neglect and; (2) <u>Wise Use</u> of resources over time, providing for the replenishment of Natural Resources.
Contiguous	Property is contiguous if boundaries are coterminous at any point, even if separated by roads, streets, utility easement or railroad rights-of-way.
Cottage Industry	(1) A manufacturing activity carried on, as in the early part of the industrial revolution, by farming out work to be done in the worker's homes and; (2) Any relatively small-scale business operation carried on as from the home.
County Planner	The agent of the Planning Commission and the County appointed by the Board of Supervisors.
Cumulative Impacts	Impacts which may be limited when viewing an individual project or parcel split, but which become significant when added to others.
Decibels (DB)	A unit used to measure the amplitude of sound. Each increasing unit is measured by a logarithmic scale rather than a usual arithmetic scale. See also Ldn.
Development	The improvement of land for the purposes of accommodating land uses.
Development Plan	Plans required for proposed development in a Planned Development

Zone which guide development and control land uses on site. Required items to be shown on development plans are listed in Section 18.28 of the Alpine County Zoning Code.

Dwelling Unit

One room, or a suite of two or more rooms, equipped with sleeping, and bath facilities, and designed for legal use by one or more families, but not including any tent or camping shelter, or any boat, camper, motor coach, vehicle, or trailer, dormitory or labor camp.

Environmental Impact Report (EIR)

An informational document required by State Government Code 2100 - 2108 for proposed activities which may significantly impact the environment. The EIR provides public agencies and the general public with detailed information about the effect an activity is likely to have on the environment, so they can make an informed decision.

Erosion

The process by which soil and rock are detached and moved by running water, wind, ice and gravity.

Escarpment

A steep slope formed by erosion or faulting.

Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Active Fault

A fault which has exhibited surface displacement within the last 11,000 years.

Potentially Active Fault

A fault that showed evidence of surface displacement within the last 1.6 million years.

Inactive Fault

A fault which shows no evidence of movement within the last 11,000 years.

Flood Plain

A lowland or relatively flat area adjoining inland or costal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e. 100-year flood).

Geothermal Energy

Energy derived from the heat of the earth's interior such as found in hot springs, volcanoes, etc.

Goal

The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Habitat

The natural environment of a plant or animal.

Habitation (Structure Intended for Human Habitation)	Residence, year-round or seasonal
Hazardous Material	An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.
Industry	Any land use or activity that involves the production of finished goods from raw materials or natural resources.
Ldn	Day/Night average level. The average equivalent day-weighted level during a 24 hour day, obtained after addition of 10 decibels to sound levels in the night before 7 a.m. and after 10 p.m. See also decibels (D6).
Lead Agency	The public agency which has the principal responsibility for carrying out or approving a project.
Leg	A level of noise exposure measured over a certain period of time, typically one hour.
Loam	A rich soil composed of clay, sand and some organic matter.
Ministerial Action	A land use activity not subject to rezoning, use permit, subdivision or other County approval which would not require environmental review.
National Fire Danger Rating System(NFDRS)	A system developed and used by National Forest Services in Alpine County to evaluate and categorize special factors that affect fire hazard including general fuel type, rate of spread, resistance to control, vegetation, slope and access.
Natural Fire Management Areas	Designated Wilderness Areas in which natural fires meeting certain criteria are allowed to burn with close monitoring in order to carry out their natural role in the ecosystem.
Parcel Map	A map of a type of subdivision as defined in the Alpine County Subdivision Ordinance, containing complete engineering data, and prepared in accordance with the conditions of approval of a tentative map and in acceptable form for processing and filing for record, as provided in the Subdivision Ordinance.
Planned Development	A form of development which, before construction, requires County

review and approval of detailed plans. A planned development may include a number of housing units, clustered buildings, common open space, and a mix of building types and land uses.

Policy A specific statement guiding action and implying clear commitment.

Prime Agricultural Land

- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications, (Alpine Soils are predominantly Class VII);
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating, (it is not expected that any exist in Alpine County);
- (3) Land which supports livestock used for the production of food and fiber which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;
- (4) Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant products an annual gross value of not less than \$200 per acre for three of the previous five years". (Government Code Section 51201-c).

Private Road Roads on private lands not accepted into the County road system.

Public Roads County, State, or Federally maintained roads, roads offered for dedication, roads intended to remain private but which have become public through use over a number of years.

Renewable Natural Resources Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests, plants, fish, and wildlife).

Riparian Habitat The land and plants bordering a watercourse or lake.

Scenic River A State designation given to rivers with special visual qualities and which protects them from the construction of dams, reservoirs, diversions or water impoundments unless the State determines such facilities are needed for water supply or will not adversely affect free flowing conditions.

Shall Implies an unequivocal directive.

Should Signifies a slightly less rigid directive to be honored in the absence of

compelling, countervailing considerations.

Significant (Significant Effect Upon the Environment)

A substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the activity including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. (California Administrative Code, Section 5040).

Silt

A fine-grained sediment with particles in size between those of sand and clay, carried or laid down by moving water.

Special Study Zones

Zones delineated by the California Division of Mines and Geology which encompass traces of active faults where surface displacement has occurred within the last 11,000 years. These zones were delineated as a requirement of the Alquist-Priolo Special Studies Zone Act of 1972.

Threatened, Rare or Endangered Plants and Wildlife Species

Plant and animal species designated threatened, rare or endangered as determined by the California Fish and Game Commission or determined by The Secretary of the Interior or Secretary of Commerce.

Timber

Trees of any species maintained for eventual harvest of forest product purposes, whether planted or of natural growth, including Christmas trees, but not including nursery stock.

Timber Preserve Zone

A zone designated in the Alpine County Zoning Code to preserve timberland. A timber preserve zone is a 10 year restriction on the use of land which is automatically renewed each year unless or until the affected property owner wishes to initiate withdrawal proceedings. In return for said restrictions, the taxation of timberland under this zone will be based on such restrictions in use.

Use Permit

A permit granted by the Planning Commission pursuant to the provisions of Section 18.76 of the Alpine County Zoning Code authorizing uses not allowed as a matter of right in a zone.

Utility Corridor

A linear strip of land without definite width, but limited by technological, environmental, and topographical factors, and containing one or more utility.

ALPINE COUNTY GENERAL PLAN



SUMMARY OF GOALS, POLICIES, OBJECTIVES
AND IMPLEMENTATION MEASURES
REVISED: MARCH 2017

**SUMMARY
OF
GOALS, POLICIES, OBJECTIVES
AND
IMPLEMENTATION MEASURES**

**I. CONSERVATION ELEMENT
A. EARTH**

ELEMENT I - SECTION A

G. P. GOAL NO. 1 CONSERVE SOIL AND RELATED RESOURCES

POLICY NO. 1 Require soils and geologic reports for all land development projects.

OBJECTIVE NO. 1 Adopt a comprehensive erosion control and grading ordinance.

IMPLEMENTATION MEASURE: Such an ordinance should require County approval for significant grading or vegetation removal operations. It should contain standards for on and off-site erosion control including re-seeding.

G. P. GOAL NO. 2 PROTECT THE MINERAL RESOURCES OF ALPINE COUNTY AND PROMOTE THEIR WISE USE

POLICY NO. 2a Existing mines and mineral deposits shall be protected from encroachment by incompatible land uses in accordance with California Public Resources Code 2710 et seq. (Surface Mining and Reclamation Act).

POLICY NO. 2b Maintain open space buffer zones around existing or possible future mining sites to prevent encroachment and help mitigate noise, dust, vibration, and visual impacts and protect public safety.

POLICY NO. 2c All costs and responsibilities for controlling off-site effects generated by mining and associated operations should be

attenuated by mine operators and developers to the satisfaction of the County.

POLICY NO. 2d All surface mined lands should be reclaimed following completion of surface mining operations to a usable condition which is readily adaptable to alternative land uses.

B. AIR

ELEMENT I - SECTION B

G. P. GOAL NO. 3 **MEET OR EXCEED FEDERAL AND STATE AIR QUALITY REGULATIONS**

POLICY NO. 3 The County should continue to consult with the Great Basin Unified Air Pollution Control District regarding any proposed project which has the potential to adversely affect ambient air quality.

C. WATER

ELEMENT I - SECTION C

G. P. GOAL NO. 4 **MAINTAIN ADEQUATE SUPPLIES OF SURFACE WATER IN ALPINE COUNTY FOR ALL CURRENT AND FORESEEABLE NEEDS**

POLICY NO. 4a Alpine County should remain opposed to any reduction in quantities of surface water presently administered to users in the County for in county uses under the final decree issued by the District Court for the District of Nevada involving the United States of America versus Alpine Land and Reservoir Company (1980) unless or until reasonable alternatives for supply of water for County's agricultural needs are secured.

POLICY NO. 4b Development on lands draining to the Carson River should not significantly diminish the present supply of surface water to any tributary or channel of said river segments.

POLICY NO. 4c Analysis of run off from new land developments should consider individual or cumulative increased flows of existing stream or river channels and down stream users.

POLICY NO. 4d	Acquire and maintain water rights to protect the County’s interest and future needs.
G. P. GOAL NO. 5	MAINTAIN ADEQUATE SUPPLIES OF GROUNDWATER IN ALPINE COUNTY FOR ALL CURRENT AND FORESEEABLE NEEDS
POLICY NO. 5a	Groundwater withdrawals should not exceed or significantly draw-down groundwater supplies.
POLICY NO. 5b	Alpine County should oppose any significant reduction in quantities in groundwater in the County due to extractions by wells that serve areas outside of the County.
POLICY NO. 5c	Coverage of land that would reduce infiltration from run off or surface water should be minimized in areas important for groundwater recharge including coarse (gravelly) deposits along mountain fronts and stream or river channels.
POLICY NO. 5d	No parcel should be created or development approved that may involve structures intended for human occupancy unless an acceptable means of water supply has been established.
G. P. GOAL NO. 6	IMPROVE AND MAINTAIN THE QUALITY OF ALPINE COUNTY’S SURFACE WATER RESOURCES IN COOPERATION WITH THE LAHONTAN AND CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARDS
G. P. GOAL NO. 7	MAINTAIN SAFE, CLEAN GROUNDWATER SUPPLIES THAT ARE ADEQUATE FOR ALL CURRENT AND FORESEEABLE BENEFICIAL USES
POLICY NO. 7a	The County should notify, inform, and provide adequate time for response to the appropriate Regional Water Quality Control Board regarding all projects for which County approval is necessary except those for which waiver provisions have been granted.
POLICY NO. 7b	No parcel should be created or development approved that may involve structures intended for human occupancy unless an acceptable means of sewage disposal has been proven available.
POLICY NO. 7c	Residential developments utilizing individual sewage disposal systems should not be allowed to accumulate in a given area in

such concentrations that they collectively pose a threat to groundwater quality.

D. WETLANDS

ELEMENT I - SECTION D

G. P. GOAL NO. 8 PRESERVE AND PROTECT WETLAND AREAS

POLICY NO. 8 Minimize development in or conversion of wetlands.

IMPLEMENTATION MEASURE: Require the submittal of detailed wetland delineation, performed by a qualified biologist, for development projects proposed in or near suspected wetland areas.

IMPLEMENTATION MEASURE: Require proponents of development projects in wetland areas to mitigate impacts on wetlands such that, at minimum, there will be no net loss of either wetland habitat values or acreage.

IMPLEMENTATION MEASURE: Require U.S. Army Corps review prior to County approval of projects impacting wetlands.

IMPLEMENTATION MEASURE: No use that would involve significant vegetation removal or earth disturbance should be allowed in stream environment designated areas. Due to the generalized standard used to delineate stream environments, variances in the above standards should be allowed where it can be proven projects will not generate unmitigable significant adverse effects upon the following features: groundwater recharge, surface water quality, aquatic or riparian habitat, wetlands, archaeological sites, aesthetics, and cliff or stream bank erosion. The County may approve projects that would impact designated stream environment areas where it is found that negative effects upon any of the listed parameters are outweighed by public need or concern.

However, variance provisions should not apply to streams presently serving or intended to serve as habitat for threatened trout species. The County may require developers to dedicate land or easements to and along streams that support fisheries for the protection of stream environments or their public use.

E. PLANT LIFE

ELEMENT I - SECTION E

G. P. GOAL NO. 9 **PROTECT AND INCREASE THE POPULATIONS OF THREATENED, RARE, OR ENDANGERED PLANT SPECIES**

POLICY NO. 9 Areas containing or suspected of containing rare, endangered, or threatened plants should not be disturbed without providing the California Department of Fish and Game a reasonable period of time within which to investigate, remove, or otherwise protect them.

F. AGRICULTURE

ELEMENT I - SECTION F

G. P. GOAL NO. 10 **PRESERVE AND PROTECT AGRICULTURAL PRACTICES IN ALPINE COUNTY**

OBJECTIVE NO. 10 Establish tax incentives or other means of preservation of Agriculture in Alpine County.

IMPLEMENTATION MEASURE: Implement state enabling legislation, "The Williamson Act," to provide prime agricultural land owners with the option of reduced taxes to preserve agricultural uses through ten-year contracts with the County. The eligible area to be identified in an implementing ordinance should include all areas of 15% or less slope which are designated Open Space (OS) and zoned Agricultural (AG).

G. P. GOAL NO. 11 Encourage clustering of development proposed for agricultural lands to minimize loss of productive lands to agriculturally uneconomical parcel sizes.

G. FORESTS

ELEMENT I - SECTION G

G. P. GOAL NO. 12 **PROMOTE WISE FOREST MANAGEMENT PRACTICES AND FIRE PROTECTION ON ALL EXISTING OR POTENTIAL COMMERCIAL TIMBER LANDS**

POLICY NO. 12 Property owners should be encouraged to apply for timber preserve zoning and be thereby granted an opportunity for property taxation based upon timber yields.

OBJECTIVE NO. 12 Work with the California Department of Forestry toward the adoption and implementation of special timber harvest management practices for east slope timber resources.

IMPLEMENTATION MEASURE: It is a policy of the State Board of Forestry that counties try to improve existing State rules covering timber harvest practices rather than adopt their own. Alpine County is part of the Southern Forest for forest practice purposes as specified in Section 909 of the California Administrative Code. Section 952 et seq. specifies forest practice rules which apply to the entire Southern Forest District. Special rules could be added which address conditions that are unique to the Sierra Nevada east slope including fire danger (refer to Safety Element - Fire).

H. ANIMAL LIFE

ELEMENT I - SECTION H

G. P. GOAL NO. 13 **PROTECT THE CRITICAL HABITAT OF ALL FEDERAL OR STATE LISTED SENSITIVE, THREATENED, RARE, OR ENDANGERED WILDLIFE**

POLICY NO. 13 The County should provide the California Department of Fish and Game notice of all development that may encroach upon the critical habitat of sensitive, threatened, rare or endangered species with reasonable time for the Department to respond with recommendations for project alternatives and mitigation measures.

G. P. GOAL NO. 14 **PROTECT IMPORTANT DEER HABITATS AND MIGRATION ROUTES TO THE GREATEST EXTENT FEASIBLE**

POLICY NO. 14a The County should provide the California Department of Fish and Game with notice of all development projects located within known or suspected critical summer or winter range or deer migration corridors with reasonable time for the Department to respond with recommendations for project alternatives and mitigation measures.

POLICY NO. 14b The County should encourage cluster development to protect wildlife habitats and migration routes by placing them in permanent open space in conjunction with approved cluster development.

G. P. GOAL NO. 15 **PROTECT AND ENHANCE FISHERIES INCLUDING THE EXISTING AND PROPOSED HABITATS FOR THREATENED PAIUTE AND LAHONTAN CUTTHROAT TROUT**

POLICY NO. 15a Protect the aquatic habitat along the East Fork of the Carson River to maintain the fishery in the designated Wild Trout Management Area upstream from Wolf Creek.

POLICY NO. 15b Cooperate with the Department of Fish and Game in implementing their East Fork of the Carson River Wild Trout Management Plan.

POLICY NO. 15c The County should acquire easements to and along rivers, streams, and lakes which provide viable fish habitats wherever feasible and appropriate to maintain fishing access.

POLICY NO. 15d Cooperate with other agencies in the development of an overall drainage management plan for the East and West Forks of the Carson River and their tributaries.

POLICY NO. 15e Support acquisition of water rights at Heenan Lake, Red Lake, Caples Lake, Twin Lake, and Meadow Lake Hydro System. Oppose the transfer of water rights or diversion of water within Alpine County that would adversely impact fisheries and recreational uses.

I. ENERGY

ELEMENT I - SECTION I

G. P. GOAL NO. 16 **ACHIEVE MAXIMUM LEVELS OF ENERGY CONSERVATION THROUGH PROPER CONSTRUCTION, DESIGN, AND PLACEMENT OF ALL NEW DEVELOPMENTS**

POLICY NO. 16a All new public, private facilities and residences should be designed to meet requirements of Title 24 of the State Energy Code.

POLICY NO. 16b In approving development permits the County should set requirements and/or make recommendations wherever possible that would improve energy conservation and save long-term costs.

POLICY NO. 16c New residential development which creates significant demand for public facilities and services should be located adjacent to areas where the necessary services and facilities are available; or in locations where such services can easily be extended and where necessary facilities are easily accessed. An exception to this policy shall be allowed for residential development not exceeding one unit per 20 acres gross density that is located within the OS Open Space designation of this plan.

G. P. GOAL NO. 17 **DEVELOP ENERGY RESOURCES INCLUDING BUT NOT LIMITED TO SOLAR, WIND, GEOTHERMAL, AND SMALL HYDRO WITHOUT SACRIFICE TO AESTHETICS OR THE EXISTING NATURAL OR SOCIOECONOMIC ENVIRONMENT**

POLICY NO. 17a Small scale hydro electric power generation facilities should be developed where dams, canals, or pipelines exist or are constructed provided any losses of water to present beneficial uses can be determined to be insignificant.

POLICY NO. 17b Existing and proposed special service districts should consider power generation using locally available hydro, wind, or other resources among the services and facilities they would intend to provide.

POLICY NO. 17c All new lots or parcels intended to contain structures for human occupancy should be designed to allow for and protect maximum utilization of available solar and wind resources.

POLICY NO. 17d The investigation and development of geothermal resources on Alpine County's eastern slope should be encouraged.

POLICY NO. 17e Opportunities for generating electricity using wasted heat from future industrial, commercial, or manufacturing processes (co-generation) should be considered where feasible and appropriate.

POLICY NO. 17f Trans-Sierra utility corridors including power lines, pipelines and other utility transmission facilities that do not provide direct benefits to Alpine County and its residents should not be allowed

in Alpine County. In no event shall new overhead transmission and utility lines be permitted. Where the County does not have jurisdiction to prohibit such facilities, they should be discouraged to the greatest degree possible.

J. CULTURE

ELEMENT I - SECTION J

G. P. GOAL NO. 18 PRESERVE AND PROMOTE THE ARCHAEOLOGY AND HISTORY OF ALPINE COUNTY

POLICY NO. 18a The County should cooperate with the Washoe and the MiWok Tribes to develop policies for the identification and protection of significant archeological sites.

POLICY NO. 18b The County should provide notice and necessary information to the Regional Officer governing archaeological sites of any development project that may have the potential to affect an archaeological site. The officer should be allowed reasonable time to determine whether the project involves an archaeological site and respond with project alternatives and/or mitigation measures which would lessen or mitigate any identified negative effects.

POLICY NO. 18c The proponents or applicants for development projects in areas known or suspected of containing historic artifacts should be required to protect any historic sites and/or artifacts that may be found.

POLICY NO. 18d The County should assist the public in locating and obtaining grants for low interest loans for the preservation and enhancement of historic buildings.

POLICY NO. 18e The County should promote proactive planning to avoid cultural resource impacts and promote historic preservation through appropriate standards, incentives and easements.

K. AESTHETICS

ELEMENT I - SECTION K

G. P. GOAL NO. 19 MAINTAIN AND IMPROVE EXISTING AESTHETIC RESOURCES IN

ALPINE COUNTY

POLICY NO. 19a Maintain scenic highway designation for Highways 4, 88 and 89.

IMPLEMENTATION MEASURE: Highways 4, 88 and 89 are designated scenic routes on the Land Use map. The County's scenic highway ordinance should be applied to these routes.

POLICY NO. 19b Protect steep slopes from grading, vegetation removal, road construction or other developments or activities that may impact the viewshed from any designated scenic route.

IMPLEMENTATION MEASURE: The County's scenic highway ordinance should be revised to clearly define what is meant by protection including a definition of steep slopes and clear guidelines for protection.

POLICY NO. 19c Protect open areas, ridges, peaks and other skyline features from structures that may impact the viewshed from any designated County or State scenic route.

IMPLEMENTATION MEASURE: The County's scenic highway ordinance should be revised to clearly define what is meant by protection including definitions of open areas, ridges, peaks and other skyline features, and clear guidelines for protection.

POLICY NO. 19d Regulations and guidelines for protection of any designated scenic highway routes shall not, by themselves, result in the prohibition of construction of a single family home on any parcel within the County, or the prohibition of any use which is listed as permitted within the various zoning districts that are defined in the County's zoning ordinance.

POLICY NO. 19e Continue to maintain a design review committee to review and make recommendations upon building permits and development plans in the town of Markleeville.

POLICY NO. 19f Protect nighttime views by minimizing outside lighting.

POLICY NO. 19g Encourage voluntary application of the scenic highway corridor design requirements contained in the County Zoning Ordinance throughout all areas in the County.

II. SAFETY ELEMENT
A. FIRE

ELEMENT II - SECTION A

G. P. GOAL NO. 20

MINIMIZE THE THREAT TO LIVES AND PROPERTY POSED BY THE POSSIBILITY OF WILDLAND AND STRUCTURAL FIRES WITHIN THE WILDLAND URBAN INTERFACE IN THE COUNTY.

OBJECTIVE NO. 20A: Reduce fuel loading to a low risk level within the wildland urban interface.

IMPLEMENTATION MEASURE: 20a-1: The County shall coordinate with the Fire Safe councils to distribute informational materials for homeowners regarding wildland fire hazards, defensible space requirements and other measures that can be done by homeowners to reduce wildland fire hazard and fuel loading on individual lots and within existing neighborhoods. These materials should be included in the building permit packet and made available to the general public at county libraries, other public offices within the County and on the County's web site.

IMPLEMENTATION MEASURE: 20a-2: The County shall work with the California Department of Forestry and Fire Protection to assertively implement the defensible space requirements of Public Resources Code 4291. This includes implementation of the requirements for individual lots and a periodic inspection program to monitor compliance and correct deficiencies.

IMPLEMENTATION MEASURE: 20a-3: The County and/or Fire Safe councils shall pursue public and private funding, where available, to assist private landowners in implementing fuels reduction and defensible space measures in order to achieve a low risk condition.

IMPLEMENTATION MEASURE: 20a-4: The County shall require vegetation management plans for all new development that, at a minimum, include provisions for implementation and maintenance of fuels reduction and defensible space; and which meet the minimum clearance standards pursuant to Public Resources Code 4290 (14 CCR 1270). Consideration should be given to maintaining healthy vegetation, minimizing the potential spread of noxious weeds, habitat for wildlife and visual impacts in formulating these vegetation management plans. For purposes of this policy, new development

includes parcel maps and subdivisions that create new lots or building sites, planned developments and conditional use permits that entitle new structures. Requirements for ongoing maintenance of vegetation management plans shall be addressed in conditions of approval and/or CC&Rs for the development. A mechanism for enforcement of the maintenance requirements shall also be implemented.

IMPLEMENTATION MEASURE: 20a-5: The County shall work with public land management agencies to pursue fuel modification and reduction in addition to prescribed burning projects to reduce risks on public lands in areas both within and surrounding existing communities. Priority areas for this type of project are identified in the Alpine Community Fire Plan.

OBJECTIVE 20B: Improve water supplies for fire protection in developed areas within the wildland urban interface.

IMPLEMENTATION MEASURE: 20b-1: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments and other agencies with responsibility for fire protection to establish uniform minimum water supply standards for new development. The standards shall meet or exceed the requirements of Public Resources Code 4290. These standards shall be officially adopted by the County. Variances, waivers and/or exceptions to the minimum standards shall only be allowed when an alternative that can be documented to provide an equivalent or better level of protection is required. When compliance with the water supply standards specified in Public Resources Code 4290 is not possible, mitigation measures or alternatives shall be included to achieve fire safe goals as an exception in accordance with 14 CCR 1270.03.

IMPLEMENTATION MEASURE: 20b-2: The County shall encourage long range planning for improved water supplies for fire protection throughout the County. This planning process should involve the Fire Safe councils, local area residents, fire departments, CDF and other agencies with responsibility for fire protection.

IMPLEMENTATION MEASURE: 20b-3: The County and/or Fire Safe councils shall pursue public and private funding to improve water supply for fire protection throughout the County.

OBJECTIVE 20C: All new development in Alpine County shall be provided with adequate access for emergency response vehicles and an emergency

egress route for evacuation.

IMPLEMENTATION MEASURE: 20c-1: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments and other agencies with responsibility for fire protection to establish uniform minimum access standards for new development. The access standards shall meet or exceed the requirements of Public Resources Code 4290, except as specifically provided in Item 20c-2, 20c-3 and 20c-4. These standards shall address driveways and roads and shall include minimum standards for the number of access points into and out of the development area, driving lane width, grade, curve and cul de sac radius, dead end roads, turn arounds, emergency access/escape routes, home addressing and signing. These standards shall be officially adopted by the County. Variances, waivers and/or exceptions to the minimum standards shall only be allowed when an alternative that can be documented to provide an equivalent or better level of protection is required.

IMPLEMENTATION MEASURE: 20c-2: Where through roads or dual access to new development is not feasible or desirable due to significant environmental constraints or legal access rights, mitigation measures shall be required. Possible mitigation measures could include, but not be limited to, increased road width, more frequent turn outs and/or turn around locations, increased water supply requirements for fire protection and sprinkler requirements for structures.

IMPLEMENTATION MEASURE: 20c-3: The standards established through implementation of 20c-1 should include special consideration for land uses that customarily rely on remote locations and existing parcels in remote locations that do not have road access or are served by roads that may not meet minimum standards. Examples of these land uses that rely on remote locations include, but are not limited to, backcountry ski huts, pack stations, dispersed recreation sites and campgrounds. Some examples of existing parcels in remote locations with roads that do not meet minimum standards include, but are not limited to, private lands in the Poor Boy Road, Wolf Creek, Willow Creek, Forestdale Road, Blue Lakes and Leviathan Mine areas.

IMPLEMENTATION MEASURE: 20c-4: When compliance with the access standards specified in Public Resources Code 4290 is not possible, mitigation measures or alternatives shall be included to achieve fire safe goals as an exception in accordance with 14 CCR

1270.03.

OBJECTIVE 20D: Obtain the best possible level of fire protection and emergency response services for all communities in Alpine County.

IMPLEMENTATION MEASURE: 20d-1: The Board of Supervisors should continue to contribute stable funding from the County general fund at recent historical levels for fire protection and emergency services.

IMPLEMENTATION MEASURE: 20d-2: The County shall support efforts by each fire department within the County to obtain lower ISO ratings for structure fires within all fire protection areas.

IMPLEMENTATION MEASURE: 20d-3: To the extent allowable by law, the County shall support efforts to implement the recommendations of the Eastern Alpine Fire Services Plan in a timely manner. Further, and also to the extent allowable by law, the County should consider providing funding for completing preliminary studies and other documentation necessary to place a measure on the ballot regarding Option 9 as described in the Eastern Alpine Fire Services Plan and endorsed by the Board of Supervisors.

IMPLEMENTATION MEASURE: 20d-4: The County shall support efforts to utilize the Alpine County Airport as a base of operations for the Bureau of Land Management SEAT planes and associated fire suppression equipment.

IMPLEMENTATION MEASURE: 20d-5: No new development shall be approved unless the County can make a finding that the development can be provided with adequate fire protection and emergency services. For purposes of this policy, new development includes parcel maps and subdivisions that create new lots or building sites, planned developments and conditional use permits that entitle new structures.

IMPLEMENTATION MEASURE: 20d-6: To the extent possible by law, the County shall require all new parcel maps, subdivisions and planned developments to participate in any prospective or existing benefit assessment district or other similar organization or entity that will develop and improve water supply or other fire protection capabilities in the area where the new development is proposed.

IMPLEMENTATION MEASURE: 20d-7: The County shall work in conjunction with the Fire Safe councils, CDF, fire departments, and other agencies with responsibility for public safety and fire protection to establish designated safe emergency evacuation routes and early warning systems.

IMPLEMENTATION MEASURE: 20d-8: The Community Fire Plan should be completed, adopted and updated on a regular basis.

IMPLEMENTATION MEASURE: 20d-9: The Alpine County Natural Hazard Mitigation Plan should be reviewed on a regular basis and updated if necessary as provided for in the plan.

IMPLEMENTATION MEASURE: 20d-10: The County shall support completion of a Master Fire Protection Plan to identify long term capital facility and operational needs for fire protection services in all areas of Alpine County. This plan should include minimum fire protection service standards based on NFPA (National Fire Protection Association) criteria.

IMPLEMENTATION MEASURE: 20d-11: The County Board of Supervisors should evaluate available options and consider establishing the functions of a Fire Marshall within all areas of Alpine County.

IMPLEMENTATION MEASURE: 20d-12: The County shall support the continued location of the Sierra Front Interagency Fire Dispatch Center and associated fire fighting resources at the Minden-Tahoe Regional Airport.

IMPLEMENTATION MEASURE: 20d-13: The County shall designate a suitable site between Woodfords and the Nevada state line for a future fire station and related facilities such as water storage, so that all existing residences and lots that have road access entirely within Alpine County and that are between Woodfords and the Nevada State line will be within five miles of either the Woodfords fire station or the designated site.

IMPLEMENTATION MEASURE: 20d-14: The County shall evaluate the current and future transportation system and identify opportunities to incorporate fire infrastructure elements such as turn outs, heliports and safety zones.

IMPLEMENTATION MEASURE: 20d-15: The County shall incorporate or reference the most current fire hazard mapping from CDF for both the SRA (State Responsibility Area and VHFHSZ (Very High Fire Hazard Severity Zones) in Local Responsibility Areas if applicable.

IMPLEMENTATION MEASURE: 20d-16: The County shall encourage the local fire protection agencies to conduct pre wildfire attack planning that includes consideration of structures, fuel breaks, back fire areas and staging areas that will support safe fire suppression.

B. SEISMIC

ELEMENT II - SECTION B

G. P. GOAL NO. 21 INFORM RESIDENTS OF THE CORRIDOR AREA OF SEISMIC RISKS THAT ARE LOCATED IN THE AREA

POLICY NO. 21a Any parcel map, or subdivision map, subdividing lands near the potentially active faults located along the eastern escarpment of the Sierra Nevada as shown on the Land Use Map shall contain a notation warning that said area may be subject to seismic activity.

POLICY NO. 21b All new development proposed within or adjacent to a "Special Study Zone" as identified on the Official Map prepared by the State Mines and Geology and shown in Appendices R-8 through R-10 in the Alpine County General Plan, shall require a geologic report. Human occupied structures shall not be constructed across traces of active faults as identified in a required geologic report.

C. UNSTABLE SLOPES

ELEMENT II - SECTION C

G. P. GOAL NO. 22 LOCATE AND DESIGN ALL NEW DEVELOPMENT TO PREVENT THREAT DUE TO LANDSLIDE OR AVALANCHE

POLICY NO. 22a All developments intended for human use or occupation shall address potential hazards by natural or construction related landslides.

POLICY NO. 22b All developments intended for human use or occupation shall address avalanche hazard assessment where the following

conditions occur: treeless or sparsely vegetated slopes, gullies, and bowls steeper than 30 percent; and/or any history or evidence of avalanche occurrence susceptibility.

D. FLOOD

ELEMENT II - SECTION D

G. P. GOAL NO. 23

LOCATE AND DESIGN ALL NEW DEVELOPMENT TO PREVENT THREAT FROM FLOOD OCCURRENCE

POLICY NO. 23a

Subdivision Maps shall identify 100 year flood zones. Uses which include overnight human occupancy, storage or processing of hazardous materials, or encroachments into the flood plain which could adversely affect the velocity, volume or direction of flood flows in a manner which could create threat to public health and safety shall be prohibited in those zones.

POLICY NO. 23b

No living quarters shall be allowed at ground level and commercial, industrial, and other human activities shall be controlled within areas possibly subject to flood inundation due to possible dam failure.

POLICY NO. 23c

Dam and irrigation ditch failure hazard assessments and emergency plans shall be prepared before any development which may subject persons or property to hazards associated with dam failure is approved.

POLICY NO. 23d

Any parcel map, or subdivision map subdividing lands near drainage in Alpine County, shall contain a notation warning that said area is possibly subject to flash flood occurrence.

E. NOISE

ELEMENT II - SECTION E

G. P. GOAL NO. 24

REDUCE OR MINIMIZE THE NUMBER OF NUISANCES CREATED BY NOISE AFFECTING CITIZENS OF ALPINE COUNTY

POLICY NO. 24a

No development shall be allowed that would subject persons living in existing or planned residential areas to unhealthful noise levels.

POLICY NO. 24b

New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the

noise level standards shown in the chart below, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified.

Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards as measured immediately at the property line of lands designated for noise-sensitive uses. Noise sensitive uses include hospitals, clinics, schools, libraries or residences. This policy shall not apply to noise sources associated with agricultural operations on lands zoned for agricultural uses, residential units established in conjunction with industrial or commercial uses or snow-making in ski resort areas.

NOISE LEVEL PERFORMANCE STANDARDS FOR NOISE SENSITIVE USES AFFECTED BY NON-TRANSPORTATION PROJECTS		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq,	50	45
Maximum level, dB	70	65

POLICY NO. 24c The Planning Commission may allow noise level standards to be exceeded for temporary activities.

POLICY NO. 24d New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in the following chart, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified.

F. HAZARDOUS MATERIALS

ELEMENT II - SECTION F

G. P. GOAL NO. 25 **PROTECT CITIZENS AND PROPERTY FROM DAMAGE BY HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO HARMFUL CHEMICALS, RADIATION LEVELS, GASES, EXPLOSIVES AND HAZARDOUS WASTE**

POLICY No. 25a Ensure the hazardous waste materials used in business and industry are properly handled and that information on their handling and use is available to fire and police protection agencies.

IMPLEMENTATION MEASURE: Continue to enforce hazardous materials provisions in the County Zoning Code.

POLICY No. 25b Ensure the hazardous waste generated in the County is properly planned for, handled, treated and disposed of.

IMPLEMENTATION MEASURE: Enact provisions of the implementation plan provided in the Alpine County Hazardous Waste Management Plan.

IMPLEMENTATION MEASURE: Comply with the California Integrated Waste Management Act which directs counties to prepare an Integrated Waste Management Plan consisting of the following elements:

- A. Source Reduction & Recycling
- B. Household hazardous Waste
- C. Nondisposal Facility
- D. Siting
- E. Summary Plan

POLICY No. 25c Ensure that Alpine County does not become a corridor for transporting hazardous materials, including nuclear waste.

IMPLEMENTATION MEASURE: The Alpine County Board of Supervisors should consider adopting a resolution to establish a hazardous material and nuclear waste transport free County.

III. LAND USE ELEMENT
A. COMMUNITY CHARACTER

ELEMENT III - SECTION A

POLICY No. 25.5a New development shall be compatible with, and shall not have a significant adverse effect upon existing community character as defined in the community character section of General Plan.

POLICY No. 25.5b The rate of new development shall be controlled in order to achieve the following community objectives:

OBJECTIVE No. 25.5a Obtain development that is compatible with, and does not have a

significant adverse effect upon existing community character as defined in the community character section of General Plan.

OBJECTIVE NO. 25.5b Maintain adequate levels of public services within the community as future growth and development occur.

IMPLEMENTATION MEASURE 25.5a: Adopt an ordinance which regulates the rate of new development on the east side of the County.

D. PUBLIC SERVICE AND FACILITIES

ELEMENT III - SECTION D

G. P. GOAL NO. 26 **PROVIDE A LEVEL OF PUBLIC SERVICE ADEQUATE TO INSURE THE HEALTH, SAFETY, AND WELFARE OF ALPINE COUNTY CITIZENS AND PROMOTE ECONOMIC DEVELOPMENT**

POLICY NO. 26a Provide additional safety, community services, security personnel and facilities as dictated by growth and development.

OBJECTIVE NO. 26a Develop and maintain a short and long term capital improvement program.

OBJECTIVE NO. 26b Establish a Capital Improvement Fund and budget annually to place monies in the fund.

IMPLEMENTATION MEASURE: A Capital Improvement Program should list buildings, grounds and other public works projects to be constructed in the County. To date only fire protection needs have an adopted plan.

Special Districts should annually submit their own capital improvement programs to the County. All capital improvements should be reviewed for conformance with the General Plan.

POLICY NO. 26b All new commercial or residential units utilizing community sewer or water systems should be required to contain low or restrictive flow water fixtures or devices wherever possible.

OBJECTIVE NO. 26c Apply to the State Water Resources Control Board for set aside of water for future needs in Bear Valley area from Lake Alpine.

IMPLEMENTATION MEASURE: The appropriate steps and responsibilities for accomplishing the objective as well as a means for delivering the Lake Alpine water to users in the Bear Valley

Planning Area, when deemed necessary, are presented in the Bear Valley Master Plan EIR (Gretzinger and Weatherby, Inc.), and future water supply for the Bear Valley Area of Alpine County (Bill Dendy and Associates, assisted by James M. Morris, Jr. 1982).

OBJECTIVE NO. 26d Continue to pursue a set aside of water for future needs in the Kirkwood area from Caples Lake with the State Water Resources Control Board.

E. PUBLIC FINANCE

ELEMENT III - SECTION E

G. P. GOAL NO. 27 **PROVIDE AN ADEQUATE LEVEL OF PUBLIC SERVICE WHILE MAINTAINING A BALANCED COUNTY BUDGET**

OBJECTIVE NO. 27a Develop a long-range budget plan.

IMPLEMENTATION MEASURE: The costs involved in operating all County departments should be analyzed. In general, the costs for new development shall be paid for by developers or residents of new developments. They should not become an undue burden upon existing tax base for County service levels and systems. Those departments able to charge fees for services should establish fees that would, as nearly as possible, equal the cost of services provided. The costs of operating all other departments or services should be compared with current and projected revenues and adjusted accordingly.

OBJECTIVE NO. 27b Area specific impact fees should be established in accordance with State Code Section 66000 for the Markleeville/Woodfords, Bear Valley and Kirkwood areas. Development Impact Fees are charges that are applied to new construction to cover each development's fair share of public facilities that are required to serve that development. Development Impact Fees should be assessed for expansion of all services including fire, police, water, sanitary sewer, drainage, parks, public facilities and streets.

OBJECTIVE NO. 27c Improve and maintain a Local Agency Formation Commission (LAFCO) capable of reviewing and acting upon proposals for County annexations as well as special district formations, annexations, consolidations, dissolutions, and reorganizations.

IMPLEMENTATION MEASURE: The requirements and responsibilities

for Local Agency Formation Commissions (LAFCO's) are contained within State Law. The current make-up of the County's LAFCO and the assistance provided by County Staff are considered adequate for all immediate and long-term purposes. County Staff should prepare for LAFCO members a clear and concise guide to LAFCO procedures consistent with enabling statutes.

OBJECTIVE NO. 27d Establish a method for clearly delineating all costs associated with proposed developments and a means for assigning those costs appropriately and equitably.

IMPLEMENTATION MEASURE: Include analysis of economic impacts as a standard part of all environmental analysis accomplished under CEQA.

OBJECTIVE NO. 27e Alternative sources of revenues, such as business license fees, sales tax increase, court penalty assessments, and impact fees, should be reviewed as they become available through State enabling legislation for appropriateness, revenue generation capability, and cost of implementation.

OBJECTIVE NO. 27f The County should require that either a homeowners association or a special district exist or be formed that would provide for the on-going costs incurred by a new development, before approving such a development - or - the County should charge benefit assessments for the same purpose.

IMPLEMENTATION MEASURE: The general procedures and responsibilities for Special District formation are summarized in Data Base Section 11.23. Examples of special districts that have been suggested during the General Plan preparation process include district formation or expansion in the Corridor, Kirkwood, and Bear Valley Planning Areas. Kirkwood has established a public utility district with broad authority to acquire, construct, and maintain electric and gas facilities and water and sewer facilities, to operate public parking, cable television, road maintenance, snow removal, fire protection, and other services. Bear Valley has formed County Service Area #1, under which Bear Valley residents and property owners locally provide and pay for various services, including snow removal, fire protection and solid waste. Re-organizing the CSA as a community services district is under consideration.

OBJECTIVE NO. 27g Lands which are located in areas designated Open Space and distant from existing developed areas should be traded for appropriately designated Federal Lands near existing communities in all possible

instances. A list of specific Federal parcels that should be considered for trade is included in Data Base 7.6. A Memorandum of Understanding should be established with the Forest Districts to establish procedures for such transfers.

F. PLANNING

ELEMENT III - SECTION F

G. P. GOAL NO. 28 MAINTAIN A COMPREHENSIVE PLANNING PROCESS IN ALPINE COUNTY

OBJECTIVE NO. 28a Maintain consistency between all applicable County Ordinances and the County General Plan.

IMPLEMENTATION MEASURE: State Law allows the County "reasonable time" within which to make zoning or other ordinances consistent with the General Plan. All County Ordinances should be reviewed with respect to the General Plan's Goals, Objectives, Policies, and the Land Use Map upon adoption. Recommendations or alternatives for revisions should be available for public review and at least one public hearing should be held before adoption.

IMPLEMENTATION MEASURE: The County should continue to provide adequate funding and staff to insure that the County maintains a comprehensive Planning process.

OBJECTIVE NO. 28b Maintain a comprehensive and internally consistent General Plan.

IMPLEMENTATION MEASURE: Once each year in coordination with the County's budget process, the County's Planning Commission should report to the Board of Supervisors on the status of the General Plan, the progress in its application, and whether or not revisions or amendments would be in order. Amendments to the General Plan must not exceed four per year.

OBJECTIVE NO. 28c Maintain a system for clear and streamlined permit processing.

IMPLEMENTATION MEASURE: State Government Code 65920 et seq. places certain requirements on local governments with respect to processing permit applications in a timely fashion. The legislation, when enacted locally, can offer benefits to the County, the general public, and project proponents by clearly spelling out responsibilities and time limits for project review and approval. The County should maintain application process descriptions that conform with

requirements of AB 884 using simple schematic drawings where possible. These should show all parties the steps and time frames involved in the acceptance, review, and action upon any General Plan Amendment, Subdivision, Rezoning, Use Permit, or other application.

The first step in the review of any such application should be a General Plan consistency determination. Before any application would be accepted as complete for processing the determination should be made whether or not such application is consistent with the General Plan. This determination should, in most instances, be made by qualified County Staff. However, where interpretation is difficult, the determination may need to be referred to the Planning Commission or Board of Supervisors. Where applications are submitted for projects that are clearly not in conformance with the General Plan, such applications should be returned and the applicant informed that adoption of a General Plan Amendment would be necessary to make the application acceptable.

IV. CIRCULATION ELEMENT

STREETS & HIGHWAYS

Goal 29: Develop and maintain an efficient, safe, and effective road system.

Policy 29a Support/Encourage actions at the local, state, and federal level that ensure roadways are adequate and improved to accommodate present and future traffic.

POLICY 29B IMPLEMENT AND MAINTAIN LEVEL OF SERVICE C ON ROADWAYS (EVALUATED FOR AVERAGE DAILY TRAFFIC CONDITIONS BASED ON TABLE 5) AND AT INTERSECTIONS (EVALUATED FOR PEAK HOUR CONDITIONS USING THE CURRENT HIGHWAY CAPACITY MANUAL METHODOLOGY) TO ENSURE TRAVEL DELAYS AND CONGESTION DO NOT CAUSE IMPACTS TO DRIVERS. . NEW DEVELOPMENT MUST COMPLY WITH THE ROAD CAPACITY POLICY AND PROCEDURES OUTLINED IN THE GENERAL PLAN LAND USE ELEMENT: PUBLIC SERVICES AND FACILITIES.TABLE 5 ROADWAY SEGMENT AVERAGE DAILY TRAFFIC LEVEL OF SERVICE THRESHOLDS						
Functional Class	Lanes	Level of Service				
		A	B	C	D	E
County Collectors	2	900	2,000	6,800	14,100	17,400
	4	2,300	5,000	17,500	27,400	28,900
State Highway (Rural Minor Arterial)	2	1,200	2,900	7,900	16,000	20,500
	4*	10,700	17,600	25,300	32,800	36,500

Notes: * The thresholds are provided for a multi-lane highway; this threshold should not be applied to two lane highway with passing lanes. Currently, Alpine County does not have any four lane facilities. The thresholds for four lane facilities are provided for informational purposes.

Source: HCM 2000 and Fehr & Peers, 2009

Policy 29c Establish and maintain a functional classification system that identifies the 20-year function and lane requirements for the existing and proposed county and state road system.

Policy 29d Limit access to state highways consistent with their primary function as carriers of through traffic.

Policy 29e Utilize a road improvement project priority system based on traffic volumes, congestion, and safety characteristics to increase capacity or enhance safety on existing roadways and intersections.

Policy 29f Implement and maintain the pavement management system to protect the investment in existing roads.

Policy 29g Support a high level of state maintenance for State Highways.

Policy 29h Periodically monitor accident records to identify high-accident locations and to recommend appropriate mitigation measures.

Policy 29i Maintain existing transportation facilities and support efforts to improve Alpine County's highway system to support economic development and tourism within the County.

Time Frame: Ongoing

Responsibility: Alpine County Department of Public Works

Desired Outcome: Maintain transportation facilities at acceptable levels of service

TRANSIT

Goal 30: Establish alternative transportation modes consistent with demand and available resources.

Policy 30a Support improvements in specialized transportation services (including the acquisitions of new transit vehicles) provided by public and private entities.

Policy 30b Utilize industry accepted cost-efficiency guidelines in making decisions about new or existing public transit services.

Policy 30c Develop operating procedures for operators of public transit systems to ensure safety of passengers.

Time Frame: Short-term

Responsibility: ACLTC

Desired Outcome: Make transit available for residents in populated areas of Alpine County.

NON-MOTORIZED TRANSPORTATION

Goal 31: Encourage bicycling and walking in Alpine County.

Policy 31a Develop and periodically update a bicycle and pedestrian master plan that can be incorporated into the planning and construction activities for all County departments.

Policy 31b Subdivision layouts should accommodate pedestrians where appropriate, and facilities should be designed in accordance with best practices including the Americans with Disabilities Act provisions.

Policy 31c Accommodate bicyclists where feasible along roadways. Incorporate standard signage and traffic controls as established by Caltrans to ensure a high level of safety for bicyclists and motorists.

Policy 31d Accommodate walking and bicycling to and from schools consistent with demand and available resources.

Policy 31e Implement education and encouragement programs to promote safe use of Alpine County bicycle and pedestrian facilities.

Time Frame: Long-term

Responsibility: Alpine County Department of Public Works

Desired Outcome: Provide efficient alternatives to the automobile for travel.

AVIATION

Goal 32: Maintain the Alpine County Airport in a safe and operable condition.

Policy 32a Airports shall be designed, maintained, and improved in compliance with the FAA Airport Design Advisory Circular (150/5300-most current issue).

Policy 32b Airport Land Use Plans shall be developed and periodically updated for each county airport facility.

Time Frame: Ongoing

Responsibility: Alpine County Department of Public Works; Caltrans

Desired Outcome: Alpine County airports are maintained at a safe level and are promoted to attract economic development to the County.

V. HOUSING ELEMENT

Housing Goal 33

The County of Alpine's housing goal is to attain safe and decent housing for all members of the community through an analysis of available sites, assistance to the development community, addressing local constraints, conserving existing stock, and promoting equal opportunity.

Policies

- 33a Assist and encourage the development of housing to meet the needs of low and moderate income households.
- 33b Promote the development of adequate employee housing to meet the needs in the county's ski resort communities.
- 33c Provide zoning which results in adequate sites with development standards for a variety of housing types to meet the county's share of housing needs.
- 33d Pursue infrastructure to facilitate a variety of housing types to meet the county's share of the regional housing need.
- 33e Support and facilitate the rehabilitation and conservation of Alpine County's existing housing stock.
- 33f Address constraints to the development, maintenance and improvement of housing.
- 33g Prevent housing discrimination and promote equal opportunities for all persons.

Implementation Programs

Implementation Program 33h: Employee Housing Requirements

Program Description: The Kirkwood and Bear Valley resorts are major employment centers in Alpine County. Employment within these areas is highly seasonal, resulting in a unique need for housing.

Objectives: The County will continue to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance. As new development occurs in the Bear Valley Village area, the County will require an Employee Housing Implementation Plan (EHIP) in stride with specific needs in Bear Valley.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 18 (12 low income, 6 moderate income)

Funding Source: Private development

Completion Dates and Milestones: On-going

Implementation Program 33i: Zoning ordinance Review and Amendment

Program Description: The County zoning ordinance needs to be updated for a variety of State requirements such as permitting manufactured homes in residential zones by right, allowing

agricultural employee housing by right, and including a density bonus ordinance.

Objectives: Government Code § 65852.3 requires manufactured homes on permanent foundations to be permitted by-right in single family zoning districts. In addition, other changes to state law require revisions to sections of the County Code. The County will amend its zoning ordinance to:

- Comply with Government Code § 65852.3 regarding manufactured housing in residential zones;
- Include density bonus provisions in compliance with Government Code § 65915;
- Implement Health and Safety Code § 17021.5 and § 17021.6 which generally require employee housing to be permitted by-right without a conditional use permit in single-family zones for six or fewer persons and in zones permitting agricultural uses for up to 12 units or 36 beds. Allow employee housing as a permitted use in all zoning districts that permit agricultural uses consistent with Health and Safety Code § 17021.5 and § 17.021.6;
- and,
- Review Use Permit finding language and revise as needed to reduce ambiguity.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Amend the Zoning Ordinance by December 2016 (replace with date 12 months from BOS element adoption)

Implementation Program 33j: Mixed Use Development

Program Description: Outside of the resort communities of Bear Valley and Kirkwood where mixed use is a common type of development, Alpine County has limited commercial areas. Facilitating development of mixed uses (residential and commercial) in these small commercial areas promotes more efficient use of both land and resources, and, thus, is an effective way of attaining affordable housing.

Objectives: Amend the zoning ordinance to clearly allow mixed use residential and commercial projects in commercial zones as a principal permitted use, not requiring a conditional use permit. Evaluate the zoning ordinance and development standards for opportunities to encourage mixed development.

Responsible Agency: Alpine County Community Development Department

Funding Source: Alpine County

Numerical Objective: Not applicable

Completion Dates and Milestones: Amend zoning ordinance by December 2016
(replace with date 12 months from BOS element adoption)

Implementation Program 33k: Assist in the Development of Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households

Program Description: The general lack of infrastructure and financing options are major constraints to housing that is affordable to lower income households.

Objectives: The County will explore opportunities to build partnerships that will work to expand infrastructure and obtain funding to develop a variety of housing types affordable to low and moderate income households. The County will meet with stakeholders, including community representatives, interested landowners, developers and infrastructure providers annually to discuss and identify opportunities, including funding sources to expand infrastructure and develop affordable housing. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis. The County will deliver a copy of the adopted Housing Element to all public and private water providers in accordance with GC § 65589.7.

Priority areas for assistance in infrastructure development include Bear Valley, Markleeville, and Woodfords. The County will work with the utility providers in these areas and will apply for grant or loan funding on behalf of interested utility providers as appropriate. Grant funding sources for infrastructure improvements benefitting lower income households include USDA Rural Development and Community Development Block Grants. Infrastructure loans are available from USDA Rural Development, the California Infrastructure and Economic Development Bank (I-Bank), and the Rural Communities Assistance Corporation.

For housing construction, acquisition, or rehabilitation possible funding sources include the Community Development Block Grant (CDBG) program, the HOME program, USDA Rural Development Rural Housing Repair and Rehabilitation Grants, and other programs available through the California Department of Housing and Community Development.

The County will assist developers of workforce and affordable housing to secure appropriate grants and loans. Further, the County will assertively seek to have workforce and affordable housing included in private development projects through identification of funding sources that can assist in the provision of that housing. In these efforts, the County will emphasize the needs of Extremely Low and Very Low Income households to ensure to the extent feasible that housing for these income groups is addressed. The County will identify and pursue funding sources, programs, and partners to assist in the development of housing for Extremely Low and Very Low Income households.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: 10 housing units (5 very low, 5 low)

Funding Source: HCD, USDA, other

Completion Dates and Milestones: Ongoing program – pursue partnerships, funding opportunities, and other housing support opportunities as available and appropriate for Alpine County. At least one partnership or funding opportunity for housing or infrastructure developments will be pursued during the planning period.

Implementation Program 33l: Direct Assistance to Residents and Homebuyers

Program Description: Home price and development trends in Alpine County indicate that housing that is affordable to the workforce and other local residents remains difficult to obtain. There are a number of potential programs to directly assist residents and potential homebuyers available through the State and Federal governments and non-governmental agencies. These include programs such as the HOME, CDBG, and CalHome Programs which provide first-time homebuyers assistance and rehabilitation funds to low- and moderate-income households.

Objectives: The County will explore opportunities to provide direct assistance to potential residents and homebuyers through Federal, State, and non-governmental programs that provide down payment assistance, favorable financing, sweat equity projects, and other methods of making housing more affordable. The County will compile a list of available programs and investigate the feasibility of making such programs available within the community. Included in the opportunities to be evaluated will be the establishment of a Housing Authority and/or partnering with agencies or organizations in adjoining counties to increase opportunities and efficiency. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: not applicable

Funding Source: HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others

Completion Dates and Milestones: Annually review with Planning Commission and present opportunities to the Board of Supervisors.

Implementation Program 33m: Affordable Housing Requirements

Program Description: Home price and development trends in Alpine County indicate that housing that is affordable to the local workforce continues to be difficult to obtain. Requiring major new development to participate in the production of affordable housing for the workforce can be an effective way to increase the supply.

Objectives: The County will continue to explore the variety of options available to require

major new development to provide housing that is affordable to low and moderate income households. The County will contact the Department of Housing and Community Development, housing advocacy groups, and other similar agencies to help identify these tools and select the best alternatives for County consideration and action. Alternatives will be presented to the Alpine County Planning Commission for public review and discussion.

Responsible Agency: Alpine County Community Development Department, HCD
Numerical Objective: Not applicable
Completion Dates and Milestones: On-going. Identify and present alternatives to the Alpine County Planning Commission as new tools become available.

Implementation Program 33n: Persons with Disabilities

Program Description: To encourage the development, maintenance and improvement of housing for persons with disabilities, the County evaluated its zoning, permit procedures and building codes and found that the County should pursue a reasonable accommodation procedure and further investigate the feasibility of parking reductions for residential care facilities.

Objectives: Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.

Responsible Agency: Alpine County Community Development Department
Numerical Objective: Not applicable
Funding Source: Alpine County
Completion Dates and Milestones: Adopt a reasonable accommodation procedure by January 2016 and investigate parking reductions as part of the amendments to the zoning ordinance by (insert date one year from adoption once the adoption hearing date is set).

Implementation Program 33o: Fair Housing Information and Referral

Program Description: The County seeks to remove discrimination in housing.

Objectives: The County will direct persons with complaints of housing discrimination to the CA Department of Consumer Affairs and the U.S. Department of Housing and Urban Development. Information regarding housing discrimination will be made available at the County Library, post offices, community centers, civic buildings and other areas appropriate to reach the entire community of Alpine County. The County will periodically contact the Department of Fair Employment and Housing to maintain current materials on fair housing issues.

Responsible Agency: Alpine County Community Development Department
Numerical Objective: Not applicable
Completion Dates and Milestones: Contact the Department of Fair Employment and

Housing annually for updated publications, posters, and similar material; handle complaints and maintain fair housing materials on an on-going basis.

Implementation Program 33p: Conservation and Rehabilitation

Program Description: The health of the county housing stock is a vital component of the County's housing needs.

Objectives: The County will continue code enforcement efforts and encourage private activities to preserve the aging housing stock through remodeling and weatherization. The County will provide technical assistance and education. The County will also consider the feasibility of obtaining grant funds for the rehabilitation of older mobile homes within the Sierra Pines community as well as other housing units throughout the county.

In recognition of the need to address state policy regarding climate change, especially Assembly Bill 32, the rehabilitation program will support Program 12, Energy Conservation.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 16 units rehabilitated if determined to be feasible

Completion Dates and Milestones: Ongoing for code enforcement, technical assistance and educational efforts.

Implementation Program 33q: General Plan Progress Report

Program Description: The General Plan is required to be internally consistent and the County is required to report on the implementation of the General Plan on an annual basis, pursuant to Government Code § 65400.

Objectives: The County will review the General Plan's implementation programs and prepare an annual report for the State Department of Housing and Community Development (HCD). This annual report will include an analysis of the progress made in regards to the Housing Program chapter of the Housing Element and summarize the County's progress toward its share of the regional housing need. The annual report will also address the internal consistency of the General Plan.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: Prepare a report in October of each year and submit to the Office of Planning and Research and the Department of Housing and Community Development.

Implementation Program 33r: Sites Inventory

Program Description: The Housing Element is required to include an inventory of sites available for residential development. This inventory summarizes vacant and underutilized

sites suitable for residential development, including zoning, size, realistic capacities, and known constraints.

Objectives: The County will update its Available Sites Inventory as necessary to reflect changes in available sites. The inventory will be made available to the development community as a resource, including possible posting to the County website.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: This program is on-going and updates to the inventory will be made as needed.

Implementation Program 33s: Energy Conservation

Program Description: Energy costs represent a substantial portion of total housing costs. Reduction in energy usage through conservation and land use standards can substantially reduce household energy use and reduce overall housing costs.

Objectives: A) The County will continue to implement the standards of the California Building Code including energy conservation standards; B) The County will continue to require employee housing be constructed in conjunction with major projects in Bear Valley and Kirkwood thereby reducing energy use associated with commuting; C) Households needing energy assistance will be referred to the appropriate public utility or the El Dorado County Department of Community Services for assistance through the Low Income Home Energy Assistance Program (LIHEAP); D) Code Enforcement and rehabilitation efforts will include a focus on energy efficiency and conservation.

To promote energy conservation in housing, Alpine County will:

- Partner with community services agencies to seek financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes.
- Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances, and public education about energy conservation.
- Support standards, including zoning,, that promote passive solar heating and other forms of conservation and alternative energy where appropriate.
- Partner with nonprofit and for profit developers to seek appropriate grant funding to assist with the construction of energy efficient housing.

Responsible Agency: Alpine County Community Development and Social Services

Departments

Completion Dates and Milestones: This program is on-going.

Quantified Objectives 33t

Table 31					
Income Group	Regional Share ¹	New Construction	Rehabilitation	Homebuyer Assistance	Conservation and Preservation*
Extremely Low	3	3	3	0	2
Very Low	4	4	3	2	2
Low	6	6	5	2	3
Moderate	6	6	5	2	3
Above Moderate	11	11	0	0	0
Total	30	30	16	6	10

¹This quantified objective is per the Regional Housing Needs Assessment.
 *There is an overlap with Rehabilitation as dilapidated units may be conserved through rehabilitation.
 Source: Alpine County Housing Department, Alpine County Housing Needs Assessment 2003

VI. ECONOMIC DEVELOPMENT ELEMENT

G.P. Goal No. 34 Establish a Balanced Economy that is Consistent with Sustainable Environmental Preservation

Objective No. 34a Identify programs to help diversify the economy.

Objective No. 34b Identify programs to help reverse the trend of failing or stagnating businesses and recruit new businesses.

Objective No. 34c Identify programs to improve services to support economic growth.

Implementation Measure: Establish an Economic Development Advisory Committee to identify and recommend appropriate programs to the Board of Supervisors. Members should include a Supervisor, a Planning Commissioner, a Chamber of Commerce representative, the BOS Assistant, the Planning Director and the Public Works Director.

GENERAL PLAN AMENDMENTS

ELEMENT	SECTION	BOS RESOLUTION #	DATE
Entire Document	-	R99-29	05/18/1999
Conservation	K	2003-38	06/17/2003
Housing	V	2004-17	03/30/2004
Land Use	Map Change: Markleeville Village / Mahalee Lodge	2005-03	02/01/2005
Land Use	Map Change: West Fork Estates	2005-55	10/18/2005
Safety	A	2007-02	01/16/2007
Land Use	Map Change: Heavenly Mountain Resort	2007-22	06/19/2007
Land Use	III	R2009-06	01/20/2009
Summary of Goals, Policies, Objectives & Implementation Measures	-	Updates are from BOS approved elements	02/03/2009
Circulation	IV	R2012-26	06/19/2012
Housing	V	R2012-26	06/19/2012
Land Use	Map Change: Bear Valley Village	R2012-52	12/18/2012
Housing	V	R2017-07	03/07/2017
Summary of Goals, Policies, Objectives & Implementation Measures	-	Updates are from BOS approved elements	03/07/2017