College Area Community Planning Board (CACPB) – Community Plan Update Committee

Draft Conservation & Sustainability Element Goals & Policies

June 24, 2020

Draft Goals

- A community that is clean, powered by renewable energy, resilient to climate change, and carbon neutral.

- A land use pattern and mobility system that is sustainable and efficient.

- Urban design that makes efficient use of local water, energy, food and natural resources, expands the urban tree canopy, and maximizes natural storm water best management practices.

- Healthy and resilient development patterns that preserve, maintain, and enhance natural landforms, open space systems, wildlife linkages, sensitive habitat, natural drainage systems, and opportunities for trails.

Draft Policies

Community Land Use and Mobility

- Address energy use and greenhouse gas emissions through land use changes and mobility improvements.
    - Implement pedestrian and bicycle infrastructure improvements in Transit Priority Areas to increase commuter walking and bicycling opportunities.
    - Support higher density/intensity housing and employment development in Transit Priority Areas to increase transit ridership.

- Provide bicycle and pedestrian improvements in coordination with street resurfacing as feasible.

Energy & Water Efficiency / Greenhouse Gas Reduction

- Ensure that new development is consistent with General Plan, Community Plan sustainability policies, and supports implementation of the Climate Action Plan.

- Encourage the adherence to LEED standards for construction to achieve environmental benefits in new development and redevelopment projects.

- Design development to include photovoltaic panels, battery storage, and Electric Vehicle charging stations to contribute to carbon reduction.

- Provide non-contiguous sidewalks, shade producing street trees that sequester carbon, and energy efficient street lights with development.

- Design development with cool roofing materials and cool paving materials to reduce the heat island effect.

- Design development with green roofs or roof gardens when possible, and maintain and expand the urban tree canopy to reduce the heat island effect, reduce stormwater runoff, and improve air quality.

- Design, orient, and configure development to maximize natural sunlight and ventilation, both indoors and outdoors, to reduce dependence on HVAC systems and artificial lighting.

- Utilize landscaping that includes drought tolerant and native species to reduce water consumption and support native ecosystems.

Stormwater Runoff

- Incorporate Low Impact Development practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff.

- Utilize landscaping and design that makes efficient use of storm water. Examples include, but are not limited to, bio-swales, pervious pavers, green roofs, and rain barrels.

- Site nonpermeable surfaces away from Alvarado creek, or use porous paving and other bioretention for new development abutting the creek, in order to allow for water infiltration and reduce stormwater runoff into the watershed.

- Incorporate creek restoration into development that abuts Alvarado Creek in order to improve flooding, storm water, and water quality. Build passive recreation along the creek when sensitive habitat will not be disturbed.

- Avoid building culverts along Alvarado Creek in order to reduce channelization of the creek and further entrench the creek away from a natural state with passive recreational uses.

Climate Resilience & Air Pollution

- Design development with fire-resistant building materials and landscaping within Very High Fire Hazard Severity Zones.

- Design structures and landscaping with appropriate defensible space between open space and urban areas.

- Encourage bicycle, pedestrian and other active mobility infrastructure to reduce air pollution.

- Maintain and increase the community's overall tree canopy within the public right-of-way and as part of new development, to provide a continuous street tree canopy, air quality benefits, and urban runoff management.

- Add or replace street trees to fill existing gaps and provide continuous, regularly spaced tree canopies.

- Incorporate building features, including but not limited to High Efficiency Particulate Air (HEPA) filtration systems, into new buildings with residential units and other sensitive receptors that are located within 500 feet of the outside freeway travel lane to reduce the effects of air pollution.

- Consider air quality and air pollution sources in the siting, design, and construction of residential development and other development with sensitive receptors.

Open Space, Natural Features, and Environmentally Sensitive Lands

- Use natural landforms and features as integrating elements in project design, and limit grading and alterations of steep hillsides, to prevent increased erosion and landform impacts.

- Consider acquiring property that includes Alvarado Creek in order to "green" the creek, which will help expand and connect the natural habitat back to the San Diego River, as well as improve the quality of water flowing into the San Diego River and the Pacific Ocean.

- Monitor Alvarado Creek to ensure that it is maintained in a clean, healthy state through cooperative partnerships with community groups and county, state, and City agencies.

- Encourage sensitive design, construction, and maintenance of trails to optimize public access and resource conservation.

- Re-vegetate graded areas and areas of invasive vegetation with native vegetation to restore biological diversity and minimize erosion and soil instability.

- Support canyon habitat restoration efforts and invasive species removal.

Urban Agriculture

- Encourage agricultural operations such as community farms and roof gardens to increase equitable access to healthy, fresh local food; increase opportunities for economic development and local enterprise; provide recreation and educational experiences; and reduce energy used for food transportation and distribution.