

## 4 COMMUNITY PLAN FRAMEWORK

### A. *Principles, Goals, Objectives, and Policies*

The purpose of this Chapter is to further articulate the vision and priorities presented in Chapter 3. This Chapter translates the Community Vision Statement and the major priorities of the community into guiding principles, goals, objectives, and policies. These principles, goals, objectives, and policies establish a framework for the development of the remainder of the Community Plan.

#### **Key Definitions**

The Boronda Community Plan Framework is comprised of a guiding principle, goals, objectives, and policies. Definitions of these elements are provided below.

#### **Principle:**

A principle is an assumption, fundamental rule, or doctrine guiding community plan goals, objectives, and policies.

#### **Goal:**

Goals are broad statements of purpose that define the community's hopes and vision of the future. They are general in nature by design.

#### **Objective:**

Objectives are statements of intent that generally guide future decisions in specific areas.

#### **Policies:**

Policies are more specific statements of intent and are meant to address particular topics in a more direct way. They begin to define the approach to achieve the community plan goals and objectives, and are the first step in the development of a solution by forming the basis of development standards.

#### **Guiding Principle:**

To honor and preserve Boronda's history, rural character, and relaxed lifestyle while enhancing the community with attractive workforce housing opportunities, infrastructure improvements, and a central open space system.

#### **Land Use Goals, Objectives, and Policies**

**Goal L-1: Community Wide:** Create an attractive community that provides a range of workforce housing opportunities and a variety of compatible land uses.

*Objective L-1: Desired Land Uses:* Create a balanced land use plan that both support a variety of residential and commercial development and preserves natural resources and sensitive habitats.

Policy L-1: Provide opportunities for an appropriate mix of retail, wholesale, office, and heavy commercial uses in Boronda.

Policy L-2: Maintain existing neighborhood commercial uses, and provide additional opportunities for these uses in new residential areas.

Policy L-3: Encourage the development of new residential neighborhoods in the South Boronda area.

Policy L-4: Explore opportunities for mixed-use development (development that places multiple uses, such as retail, residential, and office, in a multi-story building or on a single property).

Policy L-5: Preserve natural resources and sensitive habitats, including the Markley Swamp and reclamation ditch, as open space.

Policy L-6: Explore opportunities to expand the amount of non-flood and developable acreage in South Boronda by modifying the boundaries of the 100-floodplain and improving drainage conditions.

Policy L-7: Explore opportunities for additional park and active recreation areas.

Policy L-8: Maintain and enhance the Monterey County Redevelopment Agency funded park and recreation facilities at the existing Boronda Elementary School.

Policy L-9: In the event of a school closure, consider the location of existing Boronda Elementary school facilities for residential or other uses while maintaining the improved park and recreation facilities and linkages to open space.

*Objective L-2: Housing Opportunities:* Increase housing opportunities in Boronda.

Policy L-10: Encourage the development of a variety of housing types in the South Boronda area, including single-family units, cluster homes, multi-plex housing, townhomes, and attached multi-family units.

Policy L-11: Promote compact residential development in the south Boronda area. Development in South Boronda should be provided at a higher density than the established residential areas in North Boronda.

Policy L-12: Encourage infill residential development in the established residential areas.

Policy L-13: Allow the subdivision of large “deep-lot” residential parcels to provide additional housing opportunities in Boronda.

Policy L-14: Encourage residential property owners to develop granny flats, in-law suites, or other secondary housing units to increase affordable housing opportunities within the community.

*Objective L-3: Open Space:* Create a central open space system to preserve natural resources and to unite the various sections of the community.

Policy L-15: Designate the areas around the Markley Swamp and the Reclamation Ditch to the south as open space.

Policy L-16: Provide pedestrian and bicycle paths and other recreational amenities within the open space system. Connect adjacent land uses to the paths to unite the various uses within the community.

**Goal L-2: Smart Growth:** Support smart growth development models rather than urban and suburban sprawl.

*Objective L-4:* Encourage infill development; compatible and diverse land uses, public spaces and parks, safe and walkable neighborhoods, and opportunities for mixed-use development.

Policy L-17: Encourage infill development on vacant residential and commercial properties in the community.

Policy L-18: Encourage alternative modes of transportation by providing safe and convenient pedestrian and bicycle connections throughout the community.

Policy L-19: Encourage the development of safe and attractive public spaces, including streets, parks, plazas, courtyards, and natural open space areas.

Policy L-20: Encourage compact development rather than suburban sprawl.

Policy L-21: Improve residential neighborhoods and streets by constructing sidewalks that promote walking and pedestrian interaction.

### **Community Design Goals, Objectives, and Policies**

**Goal CD-1: Community Design:** Encourage compatible commercial and residential development that respects and emulates Boronda’s rural, small-town architecture and human scale neighborhoods.

*Objective CD-1 Compatibility:* Optimize the use of design measures to enhance compatibility between Boronda's mix of land uses.

Policy CD-1: Implement noise mitigation measures, such as setbacks and berms, between residential and commercial land uses.

Policy CD-2: Adopt development standards and design guidelines that will minimize potential conflicts between residential and non-residential uses.

Policy CD-3: Require non-residential buildings to be designed with a scale, mass, height, and architectural character that are consistent with the surrounding neighborhood and valued image of Boronda.

Policy CD-4: Require non-residential uses to include landscaping and screening to limit privacy impacts on adjacent residential properties and to screen unsightly views.

Policy CD-5: Provide an adequate setback between future residential uses in South Boronda and the Union Pacific Railroad and SR 183 corridor.

Policy CD-6: Provide setbacks, landscaping, architectural features, and other screening elements between the PG&E Substation and adjacent land uses.

Policy CD-7: Provide a set back between future residential and commercial development and the PG&E powerline corridor. Trails, open space, recreational facilities, and parking may be allowed within the powerline corridor.

Policy CD-8: Establish weight limits on residential streets to separate heavy truck and through traffic .

*Objective CD-2: Future Development:* Acknowledge that existing architecture is eclectic and diverse, and encourage future development to promote design principles that remain true to Boronda's traditional and rural character.

Policy CD-9: Develop design guidelines that are based on the traditional and desirable architecture that is found in the Boronda community.

Policy C-10: Encourage traditional design principles for residential and commercial development.

**Goal CD-2: Land Use Relationships:** Provide a strong relationship between residential neighborhoods, open spaces, schools, parks, and compatible nonresidential uses.

*Objective CD-3: Connections:* Provide appropriate visual and physical connections between residential uses, open spaces, schools, parks, and compatible nonresidential uses.

Policy CD-11: Develop design guidelines that encourage residential and commercial development to have a strong orientation and connection to adjacent open space areas, parks, and schools.

**Goal CD-3: Property Maintenance:** Improve the appearance of existing residential and commercial properties.

*Objective CD-4: Code Enforcement:* Encourage residents to voluntarily adhere to code enforcement guidelines regarding general upkeep and maintenance of their property.

Policy CD-12: Hold workshop/educational sessions and distribute promotional materials that will convey and promote Boronda's vision and maintenance standards.

Policy CD-13: Establish a neighborhood clean up program to aid in maintenance and beautification efforts.

### **Housing Goals, Objectives, and Policies**

**Goal H-1: Housing Opportunities:** Improve housing opportunities in the community of Boronda.

*Objective H-1: Housing for All:* Provide a variety of well-designed housing types for Boronda's diverse citizenry.

Policy H-1: Encourage both rental and home ownership opportunities.

Policy H-2: Encourage residential development that will be affordable to the variety of household income levels in the Boronda community.

*Objective H-2: Existing Housing Stock:* Encourage the preservation and rehabilitation of existing housing units that contribute to Boronda's small town, rural image, and character.

Policy H-3: Encourage property owners to rehabilitate and preserve existing residential units by promoting existing loan and grant renovation programs.

### **Non-Residential Goals, Objectives, and Policies**

**Goal COM-1: Providing Opportunities:** Provide opportunities for a mix of non-residential development that meets community employment, shopping, and service needs.

*Objective COM-1: Neighborhood Commercial:* Encourage neighborhood commercial uses that would primarily serve the residents of Boronda.

Policy COM-1: Locate neighborhood commercial uses near existing and future residential neighborhoods.

*Objective COM-2: Mixed-Use:* Encourage mixed-use development.

Policy COM-2: Provide developments that will offer a combination of commercial, office, and/or residential opportunities.

Policy COM-3: Encourage pedestrian oriented design in mixed-use developments.

*Objective COM-3: Heavy Commercial:* Allow heavy commercial uses that are located and designed to minimize and/or prevent significant and inappropriate effects on surrounding residential neighborhoods.

Policy COM-4: Limit heavy commercial uses to those that will not generate adverse noise, air quality, odors, and traffic impacts on adjacent residential properties.

Policy COM-5: Require heavy commercial uses to include landscaping and fencing to provide a buffer and visual screen between heavy commercial and residential and open space areas.

Policy COM-6: Develop development standards and design guidelines to promote high quality development within the Madison Lane commercial area.

Policy COM-7: Place conditions of approval on future heavy commercial developments in order to ensure that they are properly constructed and operated to minimize adverse effects on adjacent residences.

## **Transportation Goals, Objectives, and Policies**

**Goal T-1: Linkages:** Optimize connections within the community and surrounding areas by improving circulation and transportation systems.

*Objective T-1: Safe Circulation:* Develop well-designed streets that provide opportunities for safe and convenient pedestrian and bicycle circulation.

Policy T-1: Incorporate bike lanes, sidewalks, landscape strips, pedestrian-scaled streetlights, street trees, and/or other amenities into the design of residential streets.

Policy T-2: Construct the Rossi Street Extension to provide an additional connection between North Davis Road and Boronda Road.

Policy T-3: Separate heavy truck and commercial traffic from residential areas by rerouting the traffic to the proposed Rossi Street extension.

### **Infrastructure and Public Service Goals, Objectives, and Policies**

**Goal I-1: High Quality Infrastructure:** Improve infrastructure and public services within the Boronda community.

*Objective I-1:* Provide adequate storm drainage, water, and wastewater infrastructure and other public services to existing and future development in the community.

Policy I-1: Identify the necessary infrastructure improvements for the established community, and develop a program to finance and construct the improvements.

Policy I-2: Require new development and redevelopment proposals to ensure that they meet appropriate urban infrastructure and service standards and include appropriate measures to mitigate impacts.

Policy I-3: Require new development and redevelopment to contribute to the cost of infrastructure and service improvements necessary to meet the demand generated by new projects.

Policy I-4: Continue to work with all service providers to ensure adequate levels of service are provided to the community to meet the need of Boronda residents and businesses.

Policy I-5: Coordinate with utility providers to ensure telecommunications infrastructure is installed concurrent with other utilities and as part of improvement plans for new development.

### **Open Space Goals, Objectives, and Policies**

**Goal OS-1:** Preserve and enhance Boronda's unique natural resources.

*Objective OS-1: Preservation:* To the maximum extent feasible, preserve the Markley Swamp and other sensitive habitat areas as open space.

Policy OS-1: Provide a buffer between sensitive habitat areas and developed uses. Sensitive habitats include the Markley Swamp, the reclamation ditch, and other areas that are found to have high biologic value.

Policy OS-2: Encourage development of a network of pedestrian/bike trails that link open spaces and improve connectivity.

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Policy OS-3: To the maximum extent feasible, plan trail alignments to avoid and/or minimize impacts on existing wetlands and sensitive habitats.

Policy OS-4: Enhance trails and paths with native plants and trees. Avoid the use of exotic species that are not indigenous to the Boronda area.

Policy OS-5: Encourage the reestablishment of wetland plants within the central open space area.