

Draft Responses to Comment Letter KK

**Individual
Travis Lyon
March 18, 2013**

	Comment	Response to Comment
KK -1	I am writing to comment on the upcoming General Plan Amendment which will address the former Forest Conservation Initiative land, and specifically the land to the south of Interstate-8, just east of Alpine’s village core. I am writing as a resident of Alpine and head of household for a family of four. However, I am confident that my comments resonate with a large percentage of your constituents here in Alpine.	This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
KK -2	I am writing because I feel very strongly that the most significant long term development necessary for Alpine to reach its potential as a full service community is the construction of a comprehensive high school. This is one of the last aspects of a community that Alpine is sorely lacking. Alpine is very close to student population benchmarks that demonstrate the need for a high school. We can’t make decisions as a community that will stifle stable and appropriate growth.	The issues raised in this comment are not related to an environmental issue pursuant to CEQA.
KK -3	The logical pattern of growth for Alpine is in the area of the former FCI lands along the south side of Interstate 8. I support density designations of SR-1 and SR-2 in this area, which are consistent with the density throughout the majority of our community. Most of the existing homes in this area are situated on parcels ranging from 1-4 acres. I do not believe that the development of large tracts of land in that area into similar sized 1, 2 and 4 acre lots is unfair to the current residents. However, I do believe it would be unfair to	This comment is acknowledged and appears to be expressing general support for the densities proposed in the Draft Plan (SEIR Proposed Project) in the area south of Interstate 8 in Alpine. Staff has considered comments received during public review, along with the physical and environmental constraints of the area in developing a Staff Recommendation land use map. Compared to the Draft Plan, the Staff Recommendation land use map proposes Semi-Rural 1 densities to 14 additional parcels on the south side of

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	the rest of the community to impose low density zoning to this area that would effectively prevent its long term development and jeopardize the eventual development of a high school.	Interstate 8. These parcels range in size from four to 14 acres. This comment letter will be included in the Final SEIR for consideration by the decision maker. Ultimately, the Board of Supervisors will decide the appropriate land use designations for this area.
KK -4	We need more homes that are affordable and lot sizes that are manageable for families with children. Large 4+ acre ranches are not viable for most families. SR-1 and SR-2 zoning in this area would allow for homes that would attract young middle class families to Alpine. Influx of these type of households are essential for any community, but even more so for a community at crossroads such as ours. Please consider the community as a whole when you make your decision. Please keep our growth on track for a high school.	The County appreciates this comment and the need for more homes with lot sizes that are affordable to for families with children. As discussed in the response to comment KK-3 above, the Staff Recommendation land use map does propose densities of Semi-Rural 1 where the imported water infrastructure can be most efficiently extended to serve those lots. However, the staff recommendation does include densities of one dwelling unit per four acres in areas that are more than one-quarter mile from a public road and would be more expensive to extend the imported water infrastructure.