

# Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

Notice of Regular Meeting | Final Agenda

Thursday, September 28, 2023 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

## Group Member Roster

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- A. Call to Order
- B. Invocation / Pledge of Allegiance
- C. Roll Call of Members
- D. Approval of Minutes / Correspondence / Announcements
  1. Approval of Minutes
    - i. August 24, 2023
  2. **ACPG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.
- E. **Open Discussion:** Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.
- F. **Prioritization of this Meeting's Agenda Items**
- G. **Organized / Special Presentations**
  1. The owner of the property located at 2424 Alpine Blvd, Alpine, CA 91901 (APN 403-291-30 & 403-291-31) has applied for a discretionary permit for a minor Use Permit (PDS2023-ZAP-23-004). The proposed project would be a request for a Minor Use Permit to construct up to 12 MWhr of battery energy storage project. The existing property is vacant. The proposed project would include six (6) 32.2' L x 5.5' W 8.6' H battery storage containers on individual concrete equipment pads. The proposed project system would utilize lithium-ion batteries and would connect to SDGE's existing substation with underground lines. The project does not propose the generation of electricity but would receive and store energy from the grid and then deliver that stored energy back to the grid based on demand. The proposed project would be unmanned and has been designed for full remote operation; however, periodic renewal and replacement of batteries and other associated equipment would be required throughout the life of the project to ensure operational integrity and efficiency. The project site is located in the Alpine Community Planning Area, directly north of Alpine Boulevard, approximately 0.3 miles east of the intersection of Alpine Boulevard and West Victoria Drive. The site is subject to the General Plan Regional Category Village, the General Plan Land Use of General Commercial and is split zoned C34 and C36. The battery storage portion is fully contained within the portion of parcel zoned C36. Access would be provided via proposed driveway off Wheeler St. No septic, sewer, or additional fire water connection is required. The county has requested the group make a recommendation on this application. **Presentation, Discussion & Action**
  2. The Alpine Community Planning Group will consider joining the Association of Planning Groups - San Diego County. The Association of Planning Groups - San Diego County seeks advisory board membership on SANDAG's Board of Directors to ensure consistent and effective representation and productive two-way communication between the San

Diego Association of Governments (SANDAG) and the unincorporated communities of the County of San Diego.  
**Presentation, Discussion & Action**

3. The San Diego County Department of Public Works (DPW) has requested the ACPG's participation in identifying a prioritized list of transportation improvement projects on the county-maintained road network in Alpine. Project types include the following:

- i. *Road Reconstruction/Reconfiguration/New Roads*: Improvements include adding and/or modifying street lighting, lanes, turning lanes, roundabouts, or bike lanes to improve safety and/or increase roadway capacity.
- ii. *Bridges Repair/Reconstruction*: Improvements include adding and/or modifying street lighting, lanes, or bike lanes to improve safety and/or increase bridge capacity.
- iii. *Sidewalk/Pathways/Pedestrian Access Ramps*: Improvements include sidewalks, pathways, and ramps that promote safety and walking in the community.
- iv. *Drainage*: Improvements include corrections to storm drain problems on roadways or dip sections.
- v. *Traffic Signals*: Installation of traffic signals to improve safety and traffic operation.
- vi. *Intersections*: Improvements could include new signals and turn lanes to improve safety and traffic operation.

**Presentation, Discussion & Action.**

**H. Group Business:**

1. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action**

**I. Consent Calendar**

**J. Subcommittee Reports (including Alpine Design Review Board)**

**K. Officer Reports**

**L. Open Discussion 2 (if necessary)**

**M. Request for Agenda Items for Upcoming Agendas**

**N. Approval of Expenses / Expenditures**

**O. Announcement of Meetings:**

1. Alpine Community Planning Group – October 26<sup>th</sup>, 2023
2. ACPG Subcommittees – TBD
3. Planning Commission – October 20<sup>th</sup>, 2023
4. Board of Supervisors – October 10<sup>th</sup> & 11<sup>th</sup> and 24<sup>th</sup> & 25<sup>th</sup>, 2023

**P. Adjournment of Meeting**

Disclaimer Language

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