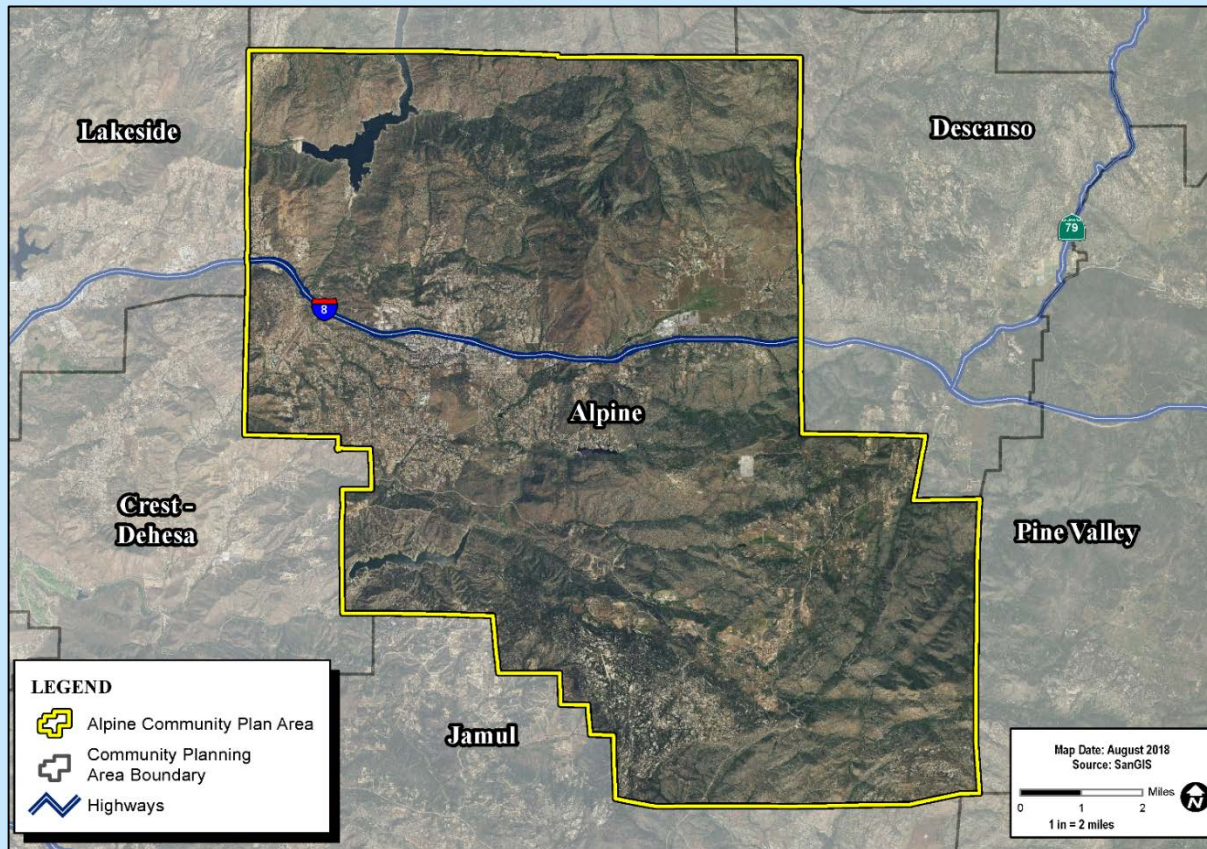


# ALPINE COMMUNITY PLAN UPDATE



## DRAFT GOALS & POLICIES COMMUNITY PLANNING GROUP

OCTOBER 11, 2018

# MATERIALS



## Alpine Community Plan San Diego County General Plan

Adopted  
December 31, 1979  
GPA 74-02  
Amended  
GPA 01-01

Adopted  
August 3, 2011

Amended  
December 14, 2016 - GPA 12-004

Statement of Intent .....	1
Introduction .....	2
Chapter 1 – Community Character .....	5
Chapter 2 – Land General .....	11
Chapter 3 – Housing .....	18
Chapter 4 – Mobility .....	19
Chapter 5 – Scenic Highways .....	24
Chapter 6 – Noise .....	26
Chapter 7 – Public Facilities and Services .....	27
Chapter 8 – Safety .....	30
Chapter 9 – Conservation .....	31
Chapter 10 – Open Space .....	34
Chapter 11 – Recreation .....	36
Policy Code Explanation .....	39
Appendix A – Resource Conservation Areas .....	40

Preliminary Draft

September 2018

### Form for Proposed New Goal or Policy Alpine Community Plan Update



#### New Goal

Applicable Community Plan Element	Proposed Text

#### New Policy

Applicable Community Plan Element	Proposed Text

#### Staff Notes:

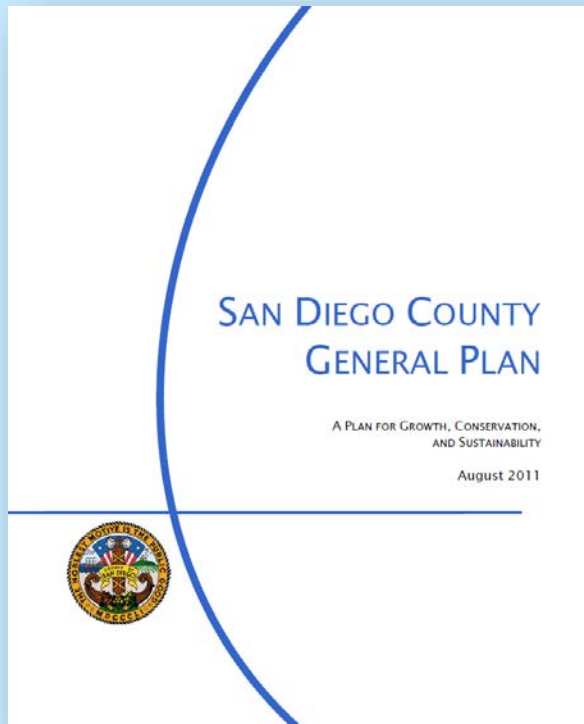
Recommend for inclusion	Covered under existing General Plan or Community Plan	More research needed

# MEETING AGENDA



- Project Background (5 minutes)
- Goals and Policies Introduction (5 minutes)
- Alpine Goals and Policies Review (100 minutes)
- Next Steps (5 minutes)

# PROJECT BACKGROUND



<hr/>	
<b>Alpine Community Plan</b>	
San Diego County General Plan	
<hr/>	
Adopted December 31, 1979 GPA 74-02 Amended GPA 01-01	
Adopted August 3, 2011	
Amended December 14, 2016 - GPA 12-004	
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# GUIDING PRINCIPLES



## Guiding Principles 2011 County of San Diego General Plan

1. Support a reasonable share of projected regional population growth.
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.
5. Ensure that development accounts for physical constraints and the natural hazards of the land.
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.
9. Minimize public costs of infrastructure and services and correlate their timing with new development.
10. Recognize community and stakeholder interests while striving for consensus.

In summary, the Guiding Principles provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, and well-being and health.



# ALPINE PROCESS SO FAR



## Triple Bottom Line Summary Visioning and Existing Conditions Workshop

### Environment

#### Strengths

- Nice rural environment rich in natural resources
- Lots of open space, trails and places to hike, and beautiful scenery
- Small town feel, large lots

#### Weaknesses

- Lacks community recreational parks and facilities (i.e. public pool, fields for youth sports)
- Terrain is difficult for development
- Lack of bike lanes, sidewalks and crosswalks, park-n-ride lots

### Community Stakeholders

#### Strengths

- Strong community identity
- Strong local social groups and organizations
- Great, safe schools
- Local businesses have support of community

#### Weaknesses

- No high school, there is need for a local high school
- Need housing for seniors
- Lacks sheltered bus stops and transit for the elderly
- No influence at the County

### Economy

#### Strengths

- Great local stores and businesses bring tourism, like Alpine Beer Company
- Regional proximity to industry, jobs, and services connected via I-8
- Need closer ties to Viejas

#### Weaknesses

- Lack of certain businesses such as lumber/hardware, auto parts, entertainment, big box stores
- Lack of cohesion to create a destination location
- Not enough resident base to support businesses

# COMMENT MATRIX



Goals and Policies Comment Matrix

Number	Existing Element	Proposed Element	Type	Text	Potentially Related General Plan Goal/Policy (Empty Cells = N/A)	Initial PDS Notes/Recommended Changes	Steering Committee Notes/Recommendation	Proposed Change/Wording	Public Comments Received	County Staff Recommendation/Response
1	Community Character	Land Use	Goal	1. Preserve and seek to enhance the rural character of Alpine by maintaining a pattern of land use consistent with the following regional land use categories.	LU-1 Primacy of the Land Use Element LU-2 Maintenance of the County's Rural Character	Recommend removal. Covered by GP.	Remove.	Remove.	Suggest maintain goal but modify to preserve rural outside the Village. (EHL)  OVERALL: Recommend adding language to the plan to explain that Alpine has transitioned to a more semi-rural community and should be treated as such. (S. Haven)	Remove.  The current General Plan established the Community Development Model (CDM) as a tool to implement its Guiding Principal 2 relating to development patterns. The CDM recognizes that minimization of semi-rural land uses between village and rural land uses is only achievable when paired with a "wide ranging and extensive transit network".
2	Community Character	Land Use	Goal	1.A. Village: Preserve and enhance the village character of Alpine defined by the current central hub of industrial, commercial, and higher density residential land use designations.	LU-1.3 Development Patterns LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.		Remove.
3	Community Character	Land Use	Goal	1.B. Semi-Rural Area: Preserve and maintain the overall rural character of the semi-rural development area (one dwelling unit per acre to less than 20 acres per dwelling unit density) as a transition between village and the rural lands areas.	LU-1.3 Development Patterns LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.	Suggest modifying to have the goal of a sharp transition between Village and Rural. Semi-Rural should only be used where existing parcelization commits to this inefficient pattern of development. (EHL)  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof)	Remove.  The current General Plan established the Community Development Model (CDM) as a tool to implement its Guiding Principal 2 relating to development patterns. The CDM recognizes that minimization of semi-rural land uses between village and rural land uses is only achievable when paired with a "wide ranging and extensive transit network".
4	Community Character	Land Use	Goal	1.C. Rural Lands Area: Preserve and maintain the overall rural character of the rural lands development area (Maximum density of one dwelling unit per 20 acres) outside the semi-rural development area.	LU-1.3 Development Patterns LU-2.3 Development Densities and Lot Sizes LU-2.4 Relationship of Land Uses to Community Character LU-5.3 Rural Land Preservation	Recommend removal. Covered by GP.	Remove.	Remove.	Keep - this needs reemphasis in the Community Plan. (EHL)  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof)	Remove.  A goal of the community plan update is to reduce redundancy between the General Plan and community plan. The GP policies listed, especially policies LU-1.3 and LU-5.3, describe protection and maintenance of rural lands. Also, the General Plan includes a maximum density of 1 DU/20 acres for residential GP land uses aligned with the "Rural" regional category.
5	Community Character	Land Use	Policy	1. Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Community Plan. (PP)	LU-2.1 Community Plans LU-2.2 Relationship of Community Plans to the General Plan	Recommend removal. Covered by GP.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Banzhof)	Remove.
6	Community Character	Land Use	Policy	2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design. (DPLU)	LU-3.1 Diversity of Residential Designations and Building Types	Recommend removal. Design guidelines can speak to architectural variety, recommended number of facets, rooflines, windows, etc.	Remove.	Remove.	Keep (EHL)  Disagree. Recommend keeping entire wording of sentence. (W. Banzhof)	Remove.  Issue will still be addressed, but in design guidelines where specific details and guidelines can be developed.
7	Community Character	Land Use	Policy	3. New Planned Residential Developments (PRD), subdivisions, and Tentative Maps should reflect innovative aspects of site designs including:		See subpolicies below.	Remove.	Remove.	Keep (EHL)	Remove.  A goal of the community plan update is to reduce redundancy between the General Plan and community plan.

Draft  
Items with differing community input

9/27/2018

1

# GOALS AND POLICIES INTRODUCTION



## ■ Goals

- “High Level”, “What” of the Plan
- Set the direction and are not quantifiable or time dependent

## ■ Policies

- “Mid Level”, “How” of the Plan
- Clear and unambiguous and guide decision making



# GOALS AND POLICIES REVIEW

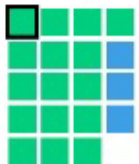


## Proposed Community Plan Elements

### Land Use



### Mobility



### Housing



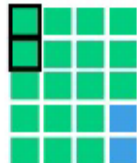
### Noise



### Safety



### Recreation

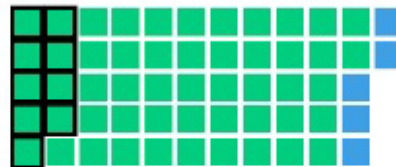


### Conservation & Open Space

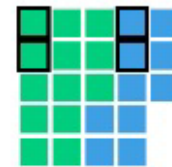


## Existing Community Plan Elements

### Land Use



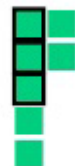
### Community Character



### Mobility



### Housing



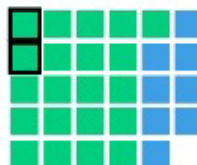
### Safety



### Noise



### Conservation



### Open Space



### Recreation



### Public Facilities & Services



### Scenic Highways



	Consensus	Items with differing community input
Goal		
Policy		

# STAFF RECOMMENDATIONS



- **199 Existing Goals and Policies**
  - In the General Plan/Duplicative (154)
  - Recommended to revise (33)
  - Recommended to keep (12)
  
- **23 Proposed Goals and Policies**
  - Recommended for Inclusion (12)
  - Not Recommended for Inclusion (11)

# NEXT STEPS



October 25<sup>th</sup>  
Community Planning Group Meeting  
6pm  
Alpine Community Center

1. Project Initiation	Spring 2017 - Fall 2017
2. Research Existing Conditions	Fall 2017 - Winter 2017 / 2018
3. Analysis	Summer 2018 – Summer 2019
4. Draft Community Plan/SEIR	Summer 2019 – Spring 2020
5. Final Community Plan/SEIR	Spring 2020 – Summer 2020
6. Final PC / BOS	Summer 2020