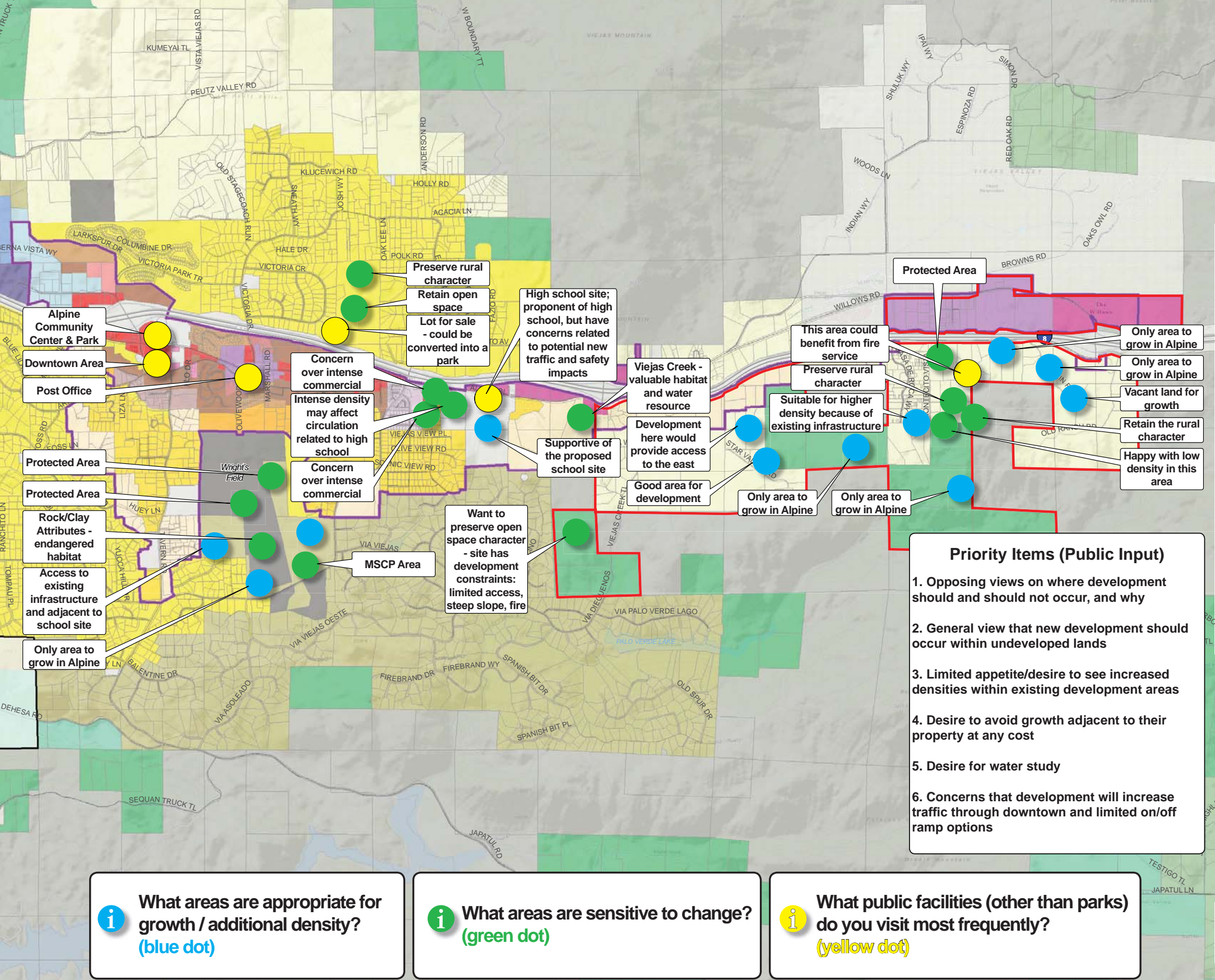


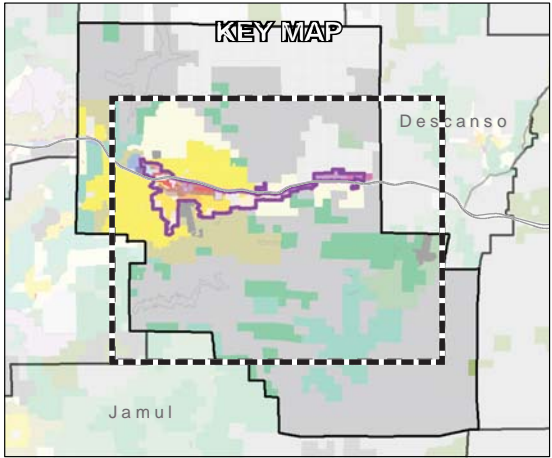
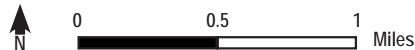
LAND USE

existing conditions



General Plan Designation

- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-1), 1 du/1,2,4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public Agency Lands
- Tribal Lands
- Open Space (Conservation)
- Community Village Boundary
- Development Feasibility Study Area



i What areas are appropriate for growth / additional density?
(blue dot)

i What areas are sensitive to change?
(green dot)

i What public facilities (other than parks) do you visit most frequently?
(yellow dot)

MOBILITY

existing conditions

Where are roadway, sidewalk, or trail improvements needed? (blue dot)

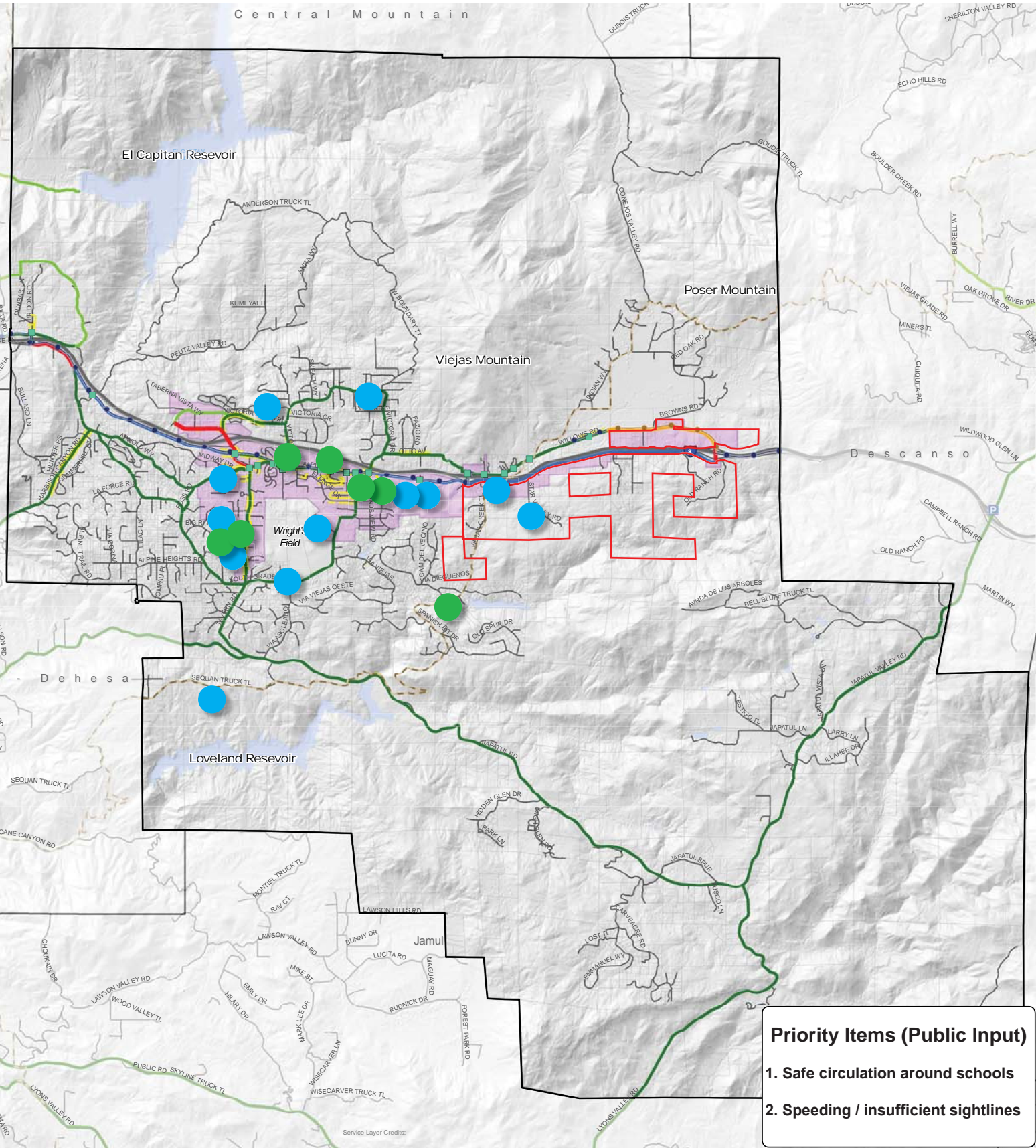
What major destinations (shopping, work, schools) should have adequate access provided? (green dot)

How long is your commute to work / school?
(place checkmark in the corresponding column)

0 - 15 Min.	16 - 30 Min.	31 - 60 Min.	1+ hour
	✓	✓✓	

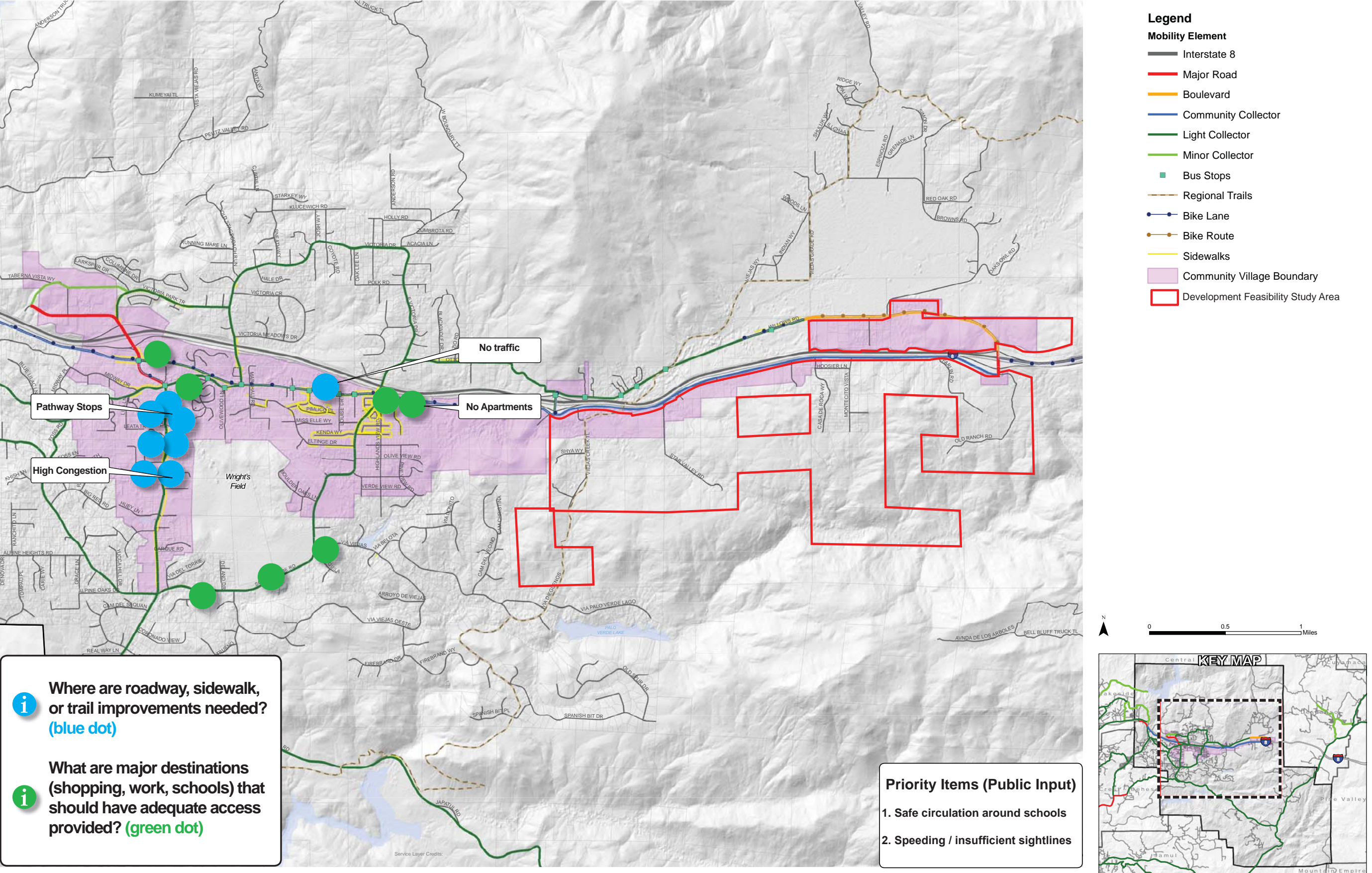
Do you _____ to work / school?
(place checkmark in the corresponding column)

Walk	Bike	Drive	Transit
		✓✓✓	



MOBILITY

existing conditions



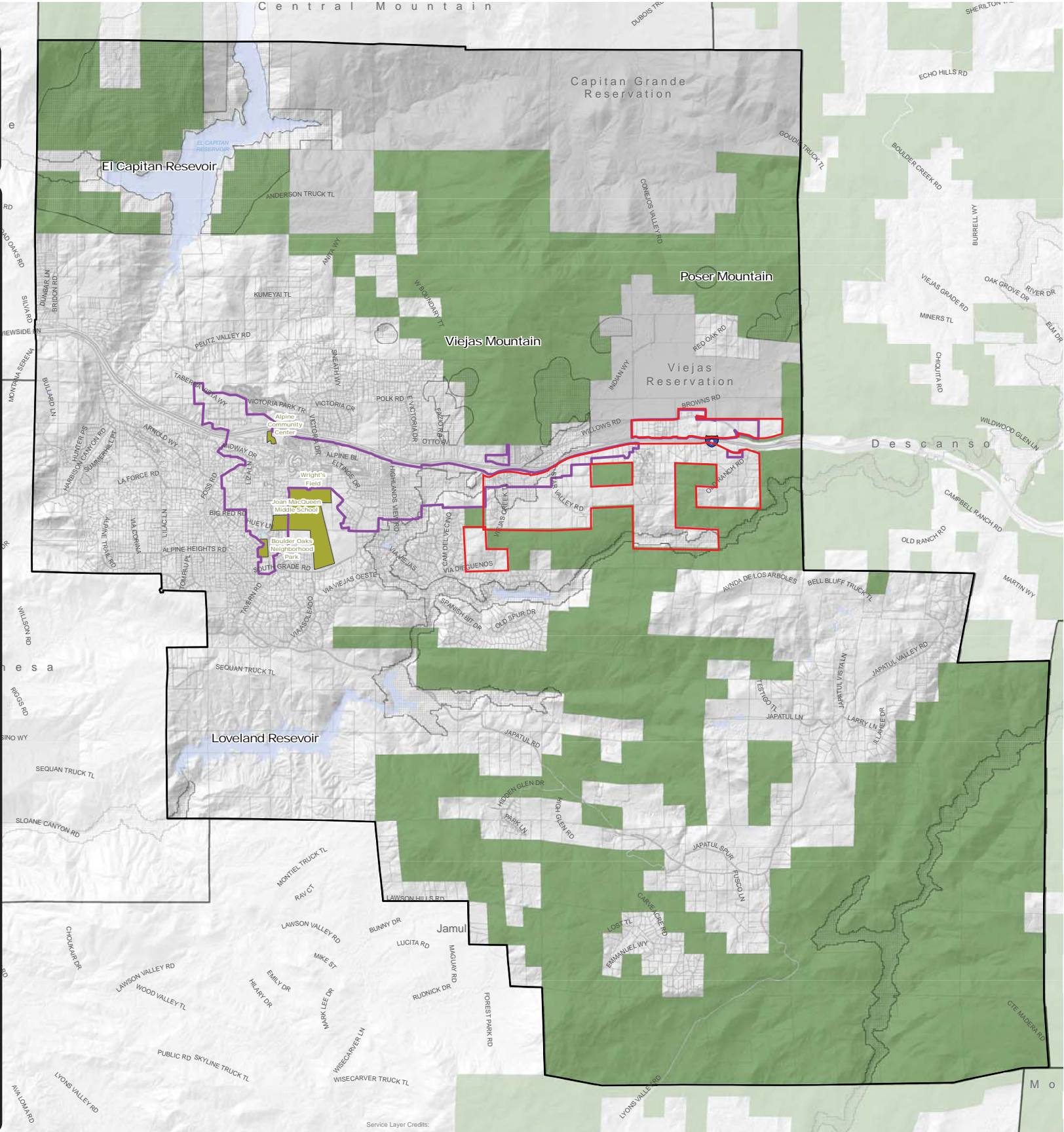
CONSERVATION / OPEN SPACE / PARKS

existing conditions

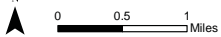
What existing parks / recreational areas do you visit most often?
(blue dot)

What kind of park facility would you like to see in Alpine?
(place checkmark in the corresponding column)

Regional Park	✓
Local Park	
Preserve	✓
Camping Park	✓
Sports Facility / School Fields	✓
Park & Community Center	✓
Equestrian Facility	✓

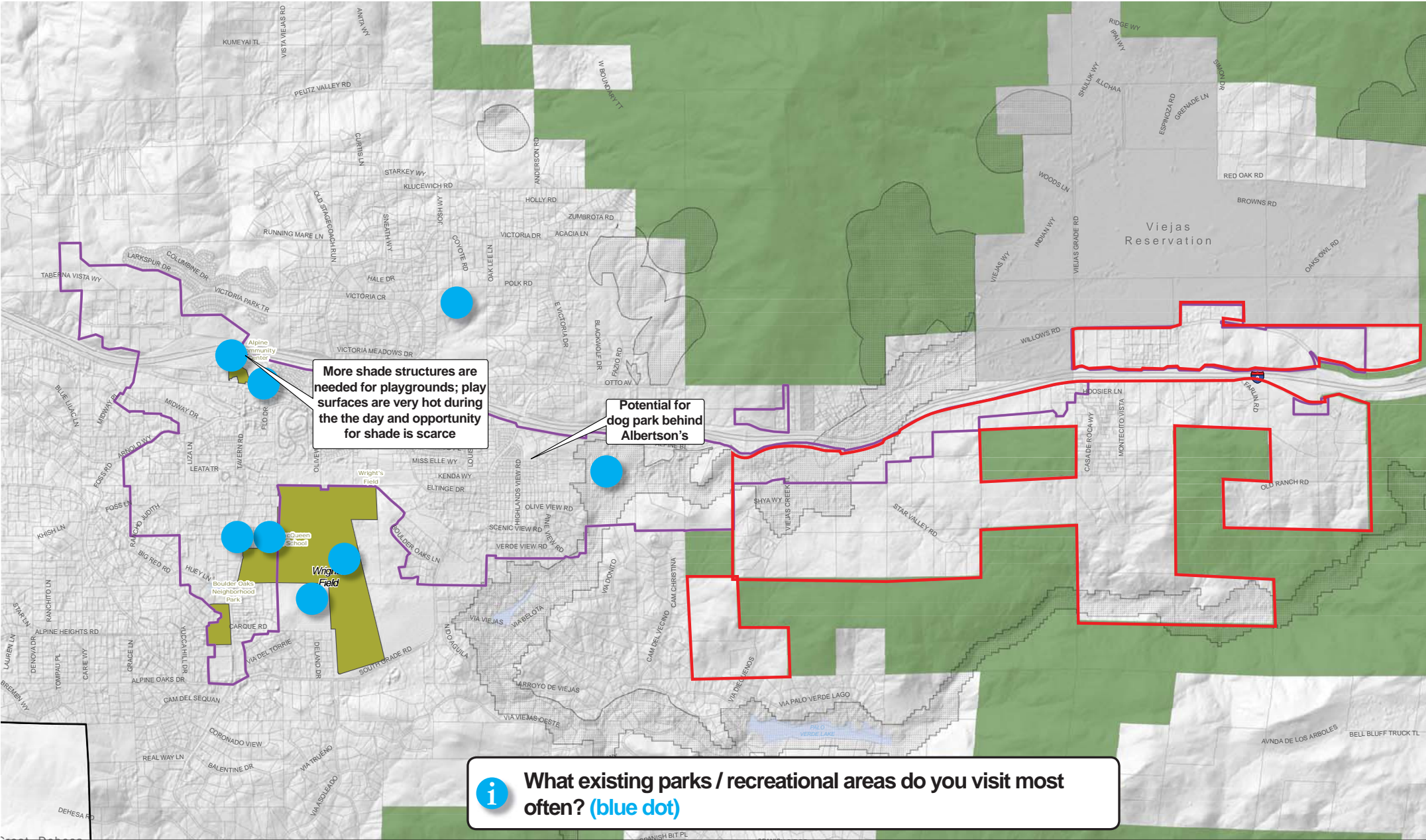


- Legend**
- National Forest
 - Critical Habitat
 - Tribal Lands
 - Parks and Recreation Areas
 - Community Village Boundary
 - Development Feasibility Study Area



CONSERVATION / OPEN SPACE / PARKS

existing conditions



- Legend**
- National Forest
 - Critical Habitat
 - Tribal Lands
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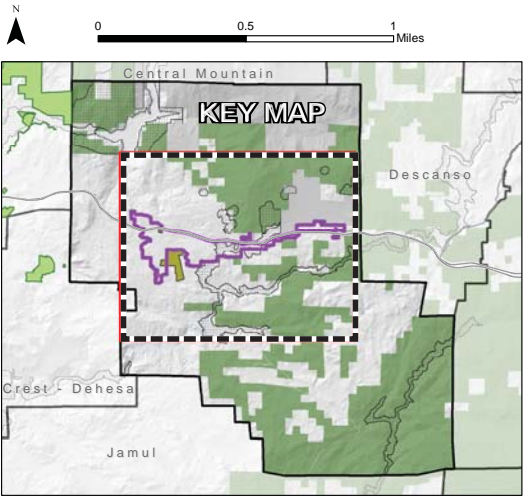
More shade structures are needed for playgrounds; play surfaces are very hot during the day and opportunity for shade is scarce

Potential for dog park behind Albertson's

i What existing parks / recreational areas do you visit most often? (blue dot)

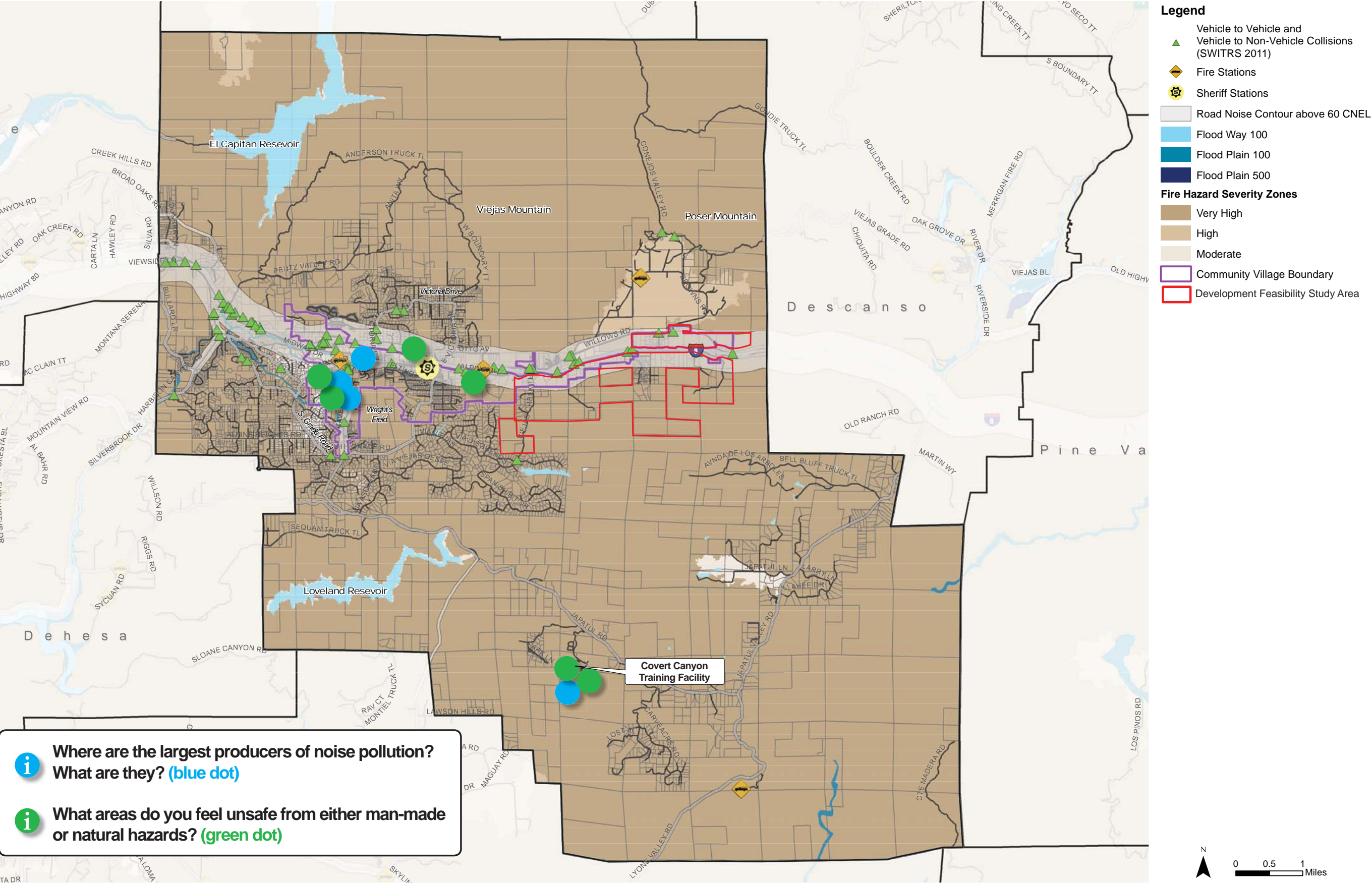
What kind of park facility would you like to see in Alpine?
(place checkmark in the corresponding column)

Regional Park	Local Park	Preserve	Camping Park	Sports Facility / School Fields	Park & Community Center	Equestrian Facility
✓✓	✓✓			✓✓✓	✓✓✓	



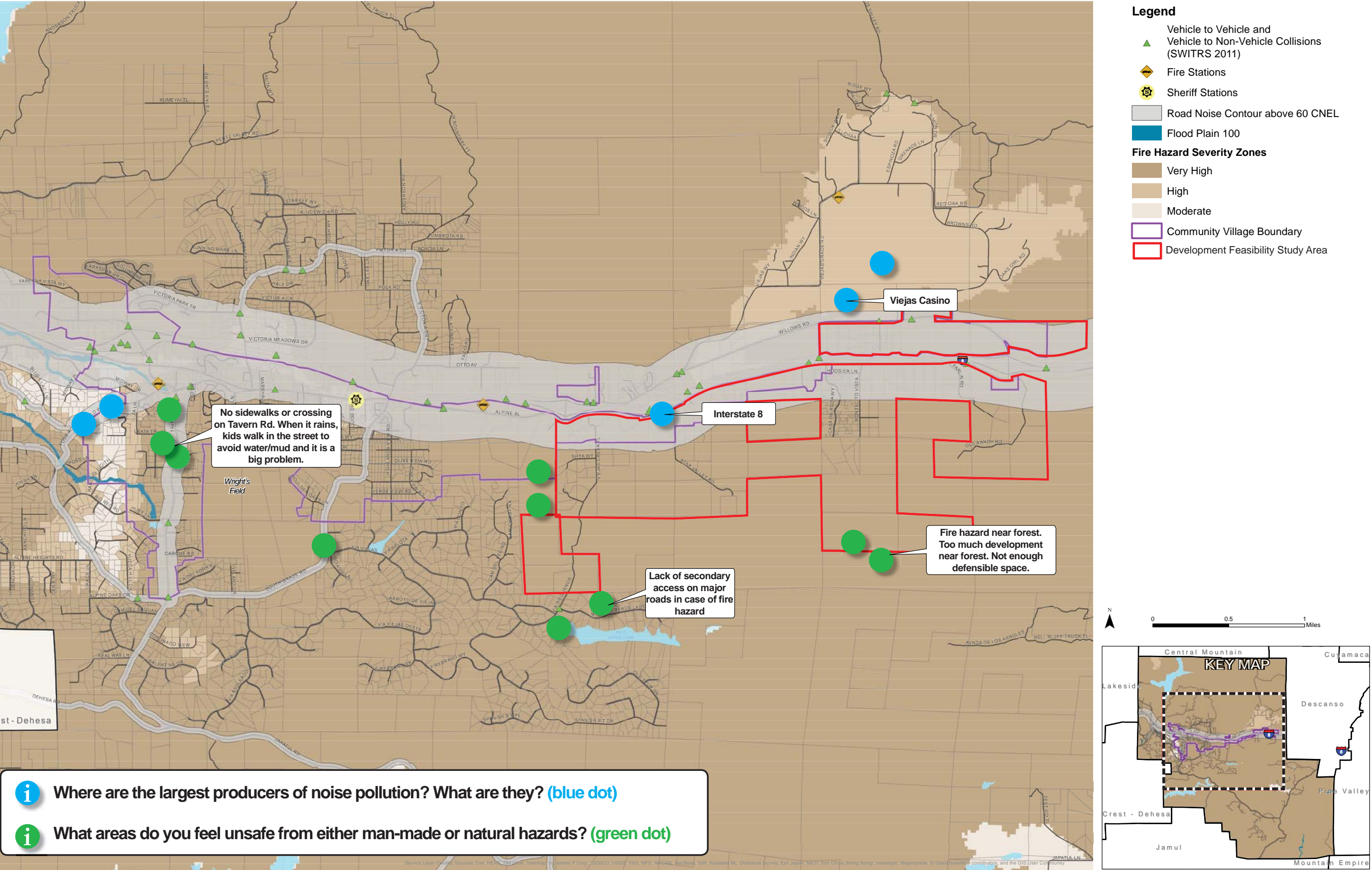
NOISE / SAFETY

existing conditions



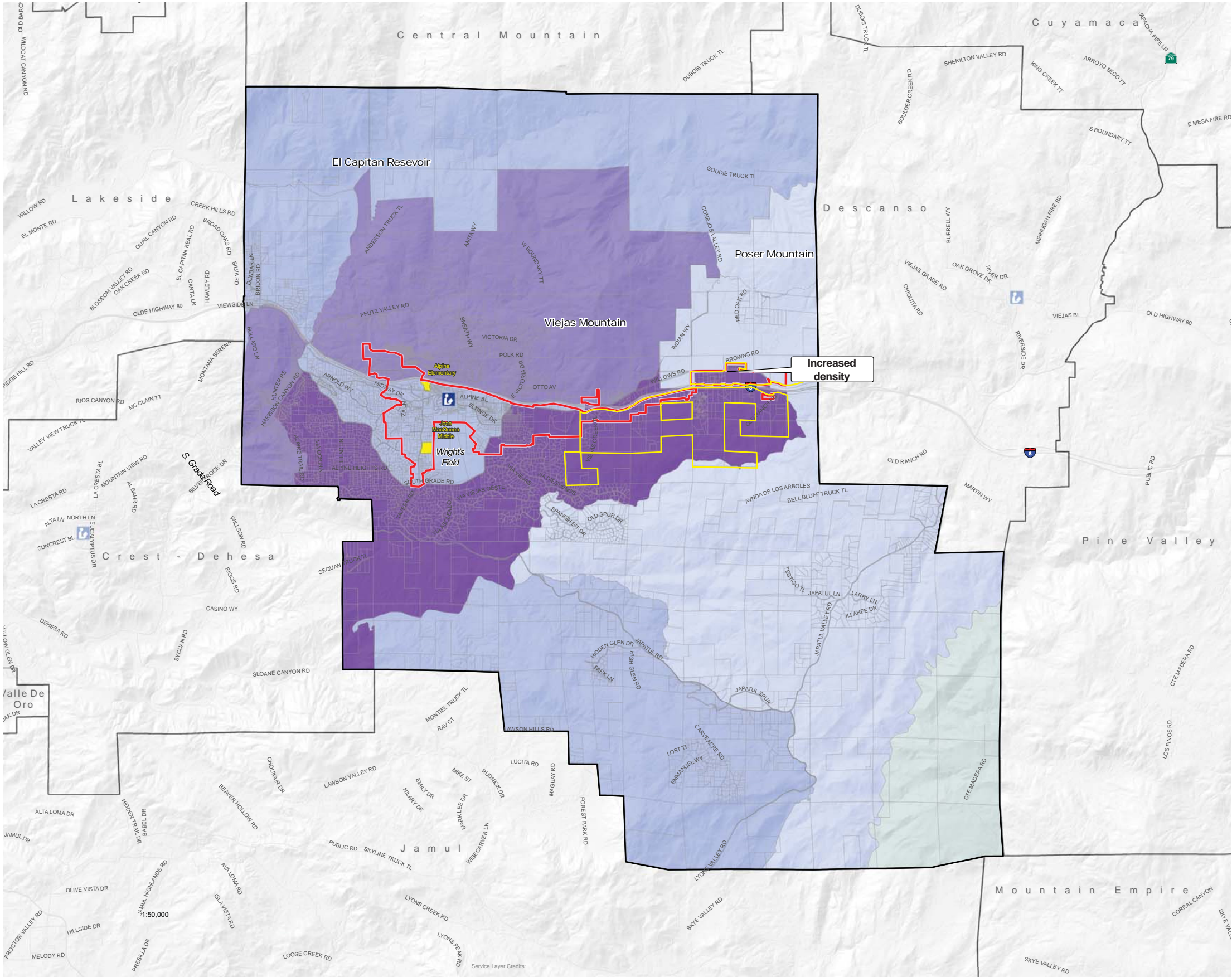
NOISE / SAFETY

existing conditions



HOUSING

existing conditions



Legend

- Library
- Schools
- Community Village Boundary
- 2016 Median Home Value (per census tract)**
- \$287,097- \$300,000
- \$300,001 - \$400,000
- \$400,001 - \$500,000
- \$500,001- \$600,000
- \$600,001 - \$702,338
- Development Feasibility Study Area

Household Income

2016 County of San Diego Area
Median Income (AMI) was \$73,000

AMI	Annual Income Max	Purchase Price Max
Extremely Low (<30%)	\$22,050	\$65,501
Very Low (31% - 50%)	\$36,750	\$112,112
Low (51% - 80%)	\$58,800	\$211,993
Moderate (81% - 120%)	\$88,200	\$345,169
Above Moderate (>120%)	\$88,200+	\$345,169+

HOUSING

proposed scope

What housing types do you think Alpine is lacking?

(place checkmark in the corresponding column)

Low Rise / Mixed Use



“Alpine Blvd by Old Alpine Inn”

Accessory Unit



“Depending on parcel size”

Apartment



“Out east”
“Around Wrights /
Middle School”

Mobile / Manufactured Home



Duplex / Townhome



Farm Worker Housing



Single Family Detached



“Albertsons and
close to Viejas”

Other

“Tiny homes”
“Loft with mixed use”
“No more homes”

How would rate affordability of housing?

(place checkmark in the corresponding column)



		✓ ✓		
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