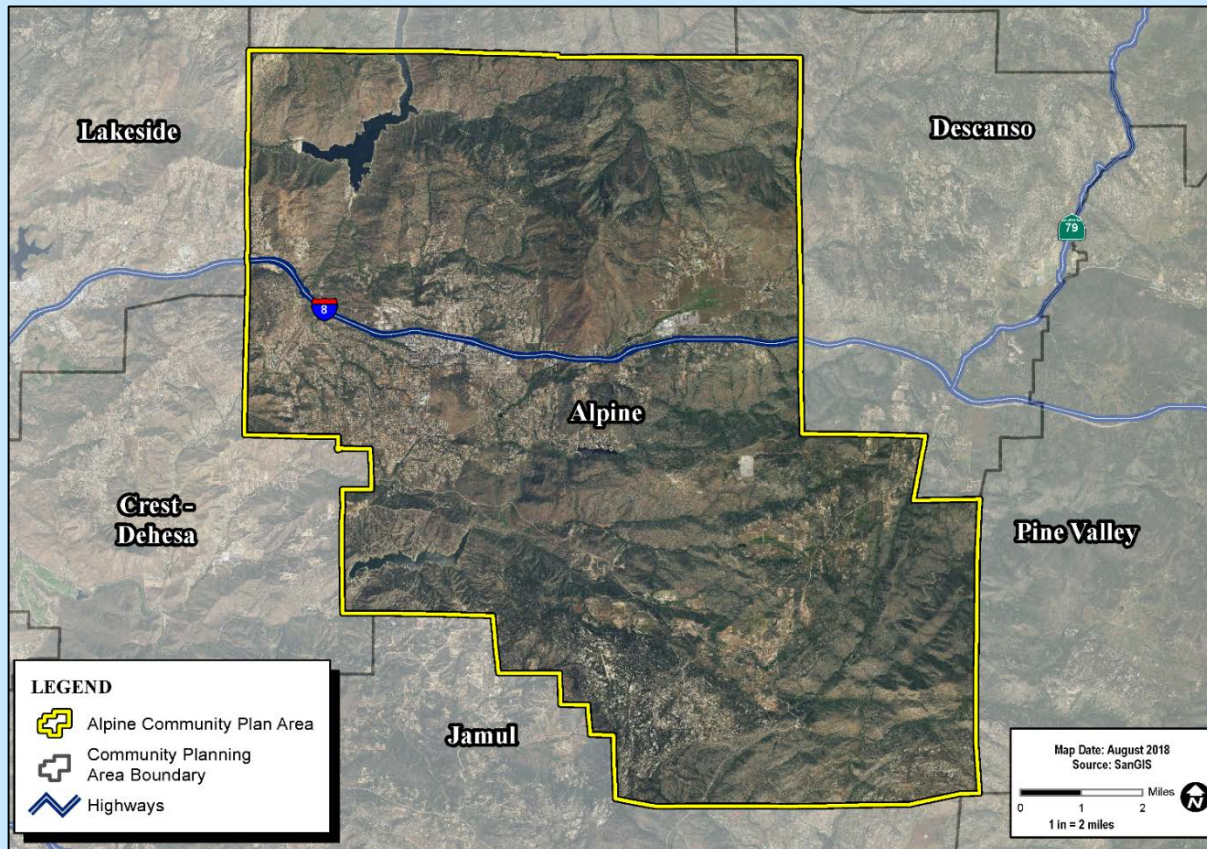


# ALPINE COMMUNITY PLAN UPDATE



## DRAFT GOALS & POLICIES COMMUNITY PLANNING GROUP MEETING

JANUARY 10, 2019

# 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

### Legend

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> New Goal/Policy recommended for inclusion	<u>Text</u> Black, underlined text: New Goal or Policy recommended for inclusion
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Items pulled for discussion	<del>Text</del> Black, strike-through text: New Goal or Policy not recommended for inclusion
	<u>Text</u> Black text: Existing Goal or Policy recommended for inclusion
	<del>Text</del> Red, strike-through text: Existing Goal or Policy not recommended for inclusion

Draft

November 2018

Number	Page # in this chapter	Existing Measure	Proposed Measure	Type	Text	Priority/Action/Service	Initial/2018 Review/Recommended Change	Existing Measure/Policy	Proposed Change/Measure	Public Comments Received	County Staff Recommendation/Response
80	12	Land Use - Commercial	Land Use - Commercial	Goal	1. Provide for commercial uses that are consistent with the existing character of the community and the goals and objectives of the design review guidelines.	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
81	12	Land Use - Commercial	Land Use - Commercial	Goal	2. Preserve the village character of Alpine.	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
82	12	Land Use - Commercial	Land Use - Commercial	Goal	3. Develop the commercial center (town center) into an economically thriving community area which will provide for adequate shopping facilities and services for the residents of the Alpine community.	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
83	12	Land Use - Commercial	Land Use - Commercial	Goal	4. Encourage and commercial zoning and a need for additional commercial services within the design plan be demonstrated.	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
84	12	Land Use - Commercial	Land Use - Commercial	Policy	1. Existing and new commercial developments shall be consistent with the guidelines and objectives of the Alpine Design Manual. (P) - C	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
85	12	Land Use - Commercial	Land Use - Commercial	Policy	2. Land designated for the Alpine Community Design Manual shall not be used for other purposes.	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.
86	12	Land Use - Commercial	Land Use - Commercial	Policy	3. The use area shall be large enough, together with and devoted to community commercial use in specific use areas, to provide community retail and service facilities for the projected population (P).	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Community Character/Service - Commercial/Design Guidelines	Designs. Recommended keeping entire wording of sentence. (C) - Section 12.014	Review will be addressed, but in design guidelines where specific details and guidelines can be developed.

Item

Items pulled for additional discussion

12/15/18

												Added to the comment matrix as a public comment #142.
227	N/A	N/A	N/A	N/A	Supervisor Cox got it right and you have it correct. Russo does not speak for many of the residents south of I-5 between East/West Villages ramps. Confirm with Forest Service and their intent. 10/11/2018							Comment received. Not interpreted as a proposed goal or policy.
228	N/A	N/A	N/A	N/A	Encourage cooperation with other agencies for trading and registering land transfers to improve circulation from South Alpine (into Verde) to Alpine Blvd. 10/11/2018							Added to the comment matrix as a public comment #171.
												Comment received. Not interpreted as a proposed goal or policy.
229	N/A	N/A	N/A	N/A	If all existing Alpine text is covered by CIP text, no need for new text. Suggest for next meeting identify specific Alpine text not carried forward so public understands what existing Alpine specific text may not be carried forward and note the change. This may help avoid confusion re what falls should speak up on. 10/11/2018							Added to the comment matrix as a public comment #171 and #229.
												Comment received. Not interpreted as a proposed goal or policy.
230	12	Mobility	Policy	Policy	Victoria area and other neighborhoods need walkways. (Russo is ok. JAA Delicia (delucia)) Alpine needs to be walkable in a life manner. 10/11/2018						M-11.7 Bicycle and Pedestrian Facility Design	Recommended for inclusion with revision.
												Includes revised text: Support walkways in residential communities and consider natural materials.
231	N/A	N/A	N/A	N/A	Do not remove anything from the community plans that is specific to Alpine and therefore can not be part of the County General Plan. For example the top part of page 13 talks about specific locations (Alpine Blvd, Town Center, etc.) if these were to be removed, they would not remain anywhere. 10/11/2018							Comment received. Not interpreted as a proposed goal or policy.
232	N/A	N/A	N/A	N/A	Incorporate walkways of natural materials. 10/11/2018							Comment received. Not interpreted as a proposed goal or policy.
												Added to the comment matrix as a public comment #171. See #130.
233	N/A	N/A	N/A	N/A	Along with #131, instead of pinning one structure up against another, leave pleasing open spaces, walkways, and green spaces with water features and benches, bird baths, and the like and dog areas. 10/11/2018							Comment received. Not interpreted as a proposed goal or policy.
												Added to the comment matrix as a public comment

Draft

New goal or policy recommended for discussion

11/9/2018

1

# PROCESS FOR TONIGHT



- 1) Community Open Discussion on All Goals and Policies
- 2) CPG Discussion and Vote on Consensus Goals and Policies
- 3) CPG Discussion and Vote on Goals and Policies with Further Discussion (17)
- 4) CPG Discussion and Vote on New Goals and Policies (19)

Existing Community Plan Goal Language:

“Provide for commercial areas that are designed to be compatible with the existing character of the community and the goals and objectives of the design review guidelines.”

**Recommendation:**

*Remove*

**Justification:**

Already covered by the General Plan, will be addressed in the Design Guidelines

Existing Community Plan Goal Language:

“Preserve the village character of Alpine Boulevard.”

**Recommendation:**

*Remove*

**Justification:**

Will be addressed in the Design Guidelines

Existing Community Plan Goal Language:

“Develop the commercial center (town center) into an aesthetically pleasing centralized area which will provide for adequate shopping facilities and services for the residents of the Alpine Community.”

**Recommendation:**

*Remove*

**Justification:**

Centralization addressed in the General Plan and design will be addressed in the Design Guidelines

Existing Community Plan Goal Language:

“Discourage spot commercial zoning until a need for additional commercial services outside the village can be demonstrated.”

**Recommendation:**

*Remove*

**Justification:**

Already addressed in the General Plan

Existing Community Plan Policy Language:

“Any new private or publicly maintained access routes within industrial developments shall not link with roads through residential developments.”

**Recommendation:**

*Revise*

**Justification:**

Provides additional clarity on the policy.

Existing Community Plan Policies Language:

The Alpine Highlands Specific Plan

**Recommendation:**

*Revise to one goal*

**Justification:**

Specific Plans are adopted by ordinance and already part of the Zoning Code

Existing Community Plan Policy Language:

“Pursue funding sources to study improvement of circulation access from Harbison Canyon Road to Alpine Boulevard and Interstate 8.”

**Recommendation:**

*Revise*

**Justification:**

Separated from comment #92 based on prior discussion

Existing Community Plan Policy Language:

“Protect the rare Engelmann Oak, whenever possible.”

**Recommendation:**

*Remove*

**Justification:**

Already addressed in the General Plan;  
protected as a sensitive species in CEQA

Existing Community Plan Policy Language:

“Explore incentives and tax breaks for planting trees.”

**Recommendation:**

*Revise*

**Justification:**

Revision includes public comment received requesting support for removal of non-native vegetation.

Existing Community Plan Policy Language:

“Preserve Riparian woodland as an important component of habitat for wildlife, and as a necessary corridor of movement between different ecosystems, essential to the viability of wildlife populations.”

**Recommendation:**

*Remove*

**Justification:**

Already covered in the General Plan and the Resource Protection Ordinance

Existing Community Plan Policy Language:

“Protect surface and groundwater supplies from pollution.”

**Recommendation:**

*Remove*

**Justification:**

Already addressed in the General Plan

Existing Community Plan Policy Language:

“Encourage cooperation with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses.”

**Recommendation:**

*Revise*

**Justification:**

Provides flexibility for potential future land use configurations

Existing Community Plan Policy Language:

“Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, a community services district, or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services.”

**Recommendation:**

*Revise*

**Justification:**

Provides clarification that the County is an example of a funding agency

Proposed Community Plan Policy Language:

“Support the establishment of a secondary means of ingress/egress to/from Palo Verde Ranch.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Extension of secondary access would involve right of way acquisition. Further discussion with community necessary.

Proposed Community Plan Policy Language:

“Encourage traffic calming along the following: Willows Road between the Viejas reservation and the west Willows I-8 on/off ramps, South Grade Road between Alpine Boulevard and Tavern Road, Arnold Way between Harbison Canyon Road and Alpine Boulevard, Tavern Road between Alpine Boulevard and South Grade Road, and Alpine Boulevard between South Grade Road and the west Willows Road I-8 on/off ramps.”

**Recommendation:**

*Recommend for inclusion*

**Justification:**

Included based on public comment. Further discussion with community necessary.

Proposed Community Plan Policy Language:

“Focus commercial and mixed-use development along Alpine Boulevard between Tavern Road and East Victoria Drive/South Grade Road to reinforce its role as the "main street" of Alpine.”

**Recommendation:**

*Recommend for inclusion*

**Justification:**

Replaces policy 47

Proposed Community Plan Goal Language:

“Utilize Specific Plans as a way to accomplish the goals of the General Plan while providing flexibility to address site-specific considerations.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Specific Plans, as a development mechanism, are allowed by state law and the County General Plan, but the General Plan does not permit new Specific Plan land uses (separate from subsidiary land uses). Retention of this policy does not provide any planning mechanisms already allowed and removal of the policy does not eliminate any planning mechanisms currently allowed.

# PROPOSED GOALS AND POLICIES



Fire escape routes (not recommended)

Walkways/Sidewalks (recommended with revision)

Traffic around schools (recommended with revision)

Community park (not recommended)

Transfer of Development Rights (partially recommended)

Proposed Community Plan Policy Language:

“Fire escape routes for automobiles, and horse escape only routes during all emergencies.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Escape routes vary based on the specifics / location of the emergency.

Proposed Community Plan Policy Language:

“Victoria area and other neighborhoods need walkways. (Gravel is ok. AKA Dehesa sidewalks) Alpine needs to be walkable in a safe manner.”

**Recommendation:**

*Revise*

**Justification:**

Revised for clarity.

Proposed Community Plan Policy Language:

“Encourage opportunities for walking and biking to commercial areas.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Already covered in the General Plan

Proposed Community Plan Policy Language:

“Address traffic issues at all school sites.”

**Recommendation:**

*Revise*

**Justification:**

Provides additional clarify on proposed policy.

Proposed Community Plan Goal Language:

“Provide a community park for all including shade, picnic areas, off-leash dog area, etc.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Already covered by the General Plan

Proposed Community Plan Policy Language:

“County purchase, design, construct, and maintain a community park.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Already covered by the General Plan

Proposed Community Plan Policy Language:

“Any large parcels subdivided smaller (i.e. FCI: 2 homes per acre or 1 per 2 acre) must include a 500 ft buffer between neighboring home properties.”

**Recommendation:**

*Not recommended for inclusion*

**Justification:**

Setbacks and development standards will be discussed in zoning/design guidelines.

# #244

# LAND USE GOAL

# P.9

## Proposed Community Plan Goal Language:

“Develop a Transfer of Development Rights (TDR) program to protect environmentally sensitive and natural lands and working lands, to establish and conserve park lands for outdoor recreational uses, to protect water resources, and to create a mechanism to reduce land uses within very high fire hazard areas. Do this to direct density toward planned growth areas within Village Boundaries so to reduce generation of Vehicle Miles Traveled (VMT) and Greenhouse Gas Emissions (GHG), while contributing to the County's housing inventory within Village Boundaries.”

### **Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

### **Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Designate a pilot to test the TDR mechanism and provide analysis of its success in motivating the production of housing while also conserving environmentally sensitive natural lands and park lands, reducing impactful land uses in areas vulnerable to wildfire, protecting water resources, and reducing the generation of VMT and GHG.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Through an economic study, review the market potential for a TDR credits bank held by the County or other entity for future transactions within the Community.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Designate sending areas and sending area criteria for future density transactions so that parcel owners outside of Village Boundaries have the option of voluntarily selling their development potential if they so choose.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Through an economic study, establish the number of TDR credits that will be issued/allocated to sending area property owners should they choose to participate based on estimated monetary value and value to the community.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Designate receiving areas for future transactions and establish appropriate density increases when receiving area developers choose to participate in the TDR program.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“Define administrative procedures and legal requirements, including notification to the Property Appraiser's office and recordation in the public records.”

**Recommendation:**

*Recommend for inclusion as a placeholder pending official direction from the Board of Supervisors on the Alpine TDR Pilot Program.*

**Justification:**

Directed by Board of Supervisors on 10/10 to develop a TDR Pilot Program.

Proposed Community Plan Policy Language:

“The Village Boundary area shall be designated as the receiving area for the Transfer of Development Rights (TDR) program. Within the Alpine Village, TDR credits may be provided from private property owners outside of the Village Boundary, within the Alpine Community Plan boundaries or via a County TDR bank.”

**Recommendation:**

*Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.*

Proposed Community Plan Policy Language:

“The Transfer of Development Rights (TDR) Program should establish the maximum density allowed under current (2018) zoning as baseline density within the Village boundaries (Receiving Area). A General Plan Amendment will NOT be required when using the TDR Program and mechanism to increase density within the Village Boundary above the baseline zoning and as consistent with the Alpine Community Plan Programmatic EIR. For all other proposed increases that do not use the TDR program, a General Plan Amendment will be required.”

**Recommendation:**

*Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.*

Proposed Community Plan Policy Language:

“The TDR Program (within Villages) should require all changes to current (2018) land use to be to TDR receiving zones in which developers must acquire TDR credits, when they voluntarily elect to exceed baseline densities and build up to the maximum density established in the TDR receiving zone. (Developers may achieve/build to baseline density without acquiring TDR credits).”

**Recommendation:**

*Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.*

Proposed Community Plan Policy Language:

“The lands outside of the Village Boundary shall be designated as a sending area for the Transfer of Development Rights (TDR) program established within the Alpine Community Plan. Sending site credit allocation should be established through a formula that determines the number of TDR credits to be assigned to sending area property owners who voluntarily choose to participate. The development of the TDR credit allocation formula will be informed by an economic analysis used to estimate the monetary value of the development potential that sending area property owners choose to forego by participating in the program and may also be influenced by the value of the community benefit provided when sending area property owners voluntarily elect to participate. Sending sites shall also be determined based upon defined criteria for conservation, agricultural, water resources and fire hazard purpose).”

**Recommendation:**

*Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.*

Proposed Community Plan Policy Language:

“Parcels considered for a proposed up-zoning outside of the Village area (define area in 2018) that are within the Rural and Semi-Rural designated areas should only use the TDR program to increase densities and preserve additional lands. These sites will be designated sending and receiving areas.”

**Recommendation:**

*Not recommended for inclusion. Details of the Alpine TDR pilot program will be determined through a public process and direction provided by the Board of Supervisors.*

# NEXT STEPS



Land Use Concepts

January 26, 2019

Zoning/Design Guidelines

March 2019

Draft Community Plan/SEIR

Summer 2019 – Spring 2020

Final Community Plan/SEIR

Spring 2020 – Summer 2020

Final PC / BOS

Summer 2020