

Alpine Community Planning Group

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

Notice of Regular Meeting | Final Agenda

Thursday, January 25, 2024 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

Travis Lyon
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Vice Chair

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John Paul Sullivan
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Kippy Thomas
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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. December 7, 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 lessee of a property located at 9653 Dunbar Lane, El Cajon, CA 92021 has applied for a discretionary permit for a Major Use Permit (PDS2023-MUP-23-015). The proposed project is a wireless telecommunications facility with approximately 1,225 square foot lease area enclosed by a 6' high wooden fence with (2) 6' wooden gates, fiber conduit and 600A utility meter. The proposed FirstNet telecommunications facility by AT&T includes a 72' tall monopine cell phone tower with (12) antennas at a 63' centerline, (9) RRUs, (3) surge suppressors, (1) equipment cabinet, (1) 30KW generator, and (1) 200A dedicated meter panel mounted to PSTC 600A meter bank. The county has requested the group make a recommendation on this application.
Presentation, Discussion & Action

2. 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 provided an initial scoping letter on the proposed project and county planners will attend the meeting to answer questions. The county has requested the group make a recommendation on this application.

Presentation, Discussion & Action

H. Group Business:

1. Election of Planning Group Officers
 - i. Chair
 - ii. Vice-Chair
 - iii. Secretary
2. Appointment of Parliamentarian
3. Appointment of Coordinating Committee (Ad Hoc) to review Standing Rules
4. Review update to standing rules regarding modification to ACPG regular meeting agenda format.

Presentation, 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 – February 22nd, 2024
2. ACPG Subcommittees – TBD
3. Planning Commission – February 29th, 2024
4. Board of Supervisors – February 6th, 7th, 27th, & 28th 2024

P. Adjournment of Meeting

Disclaimer Language

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.