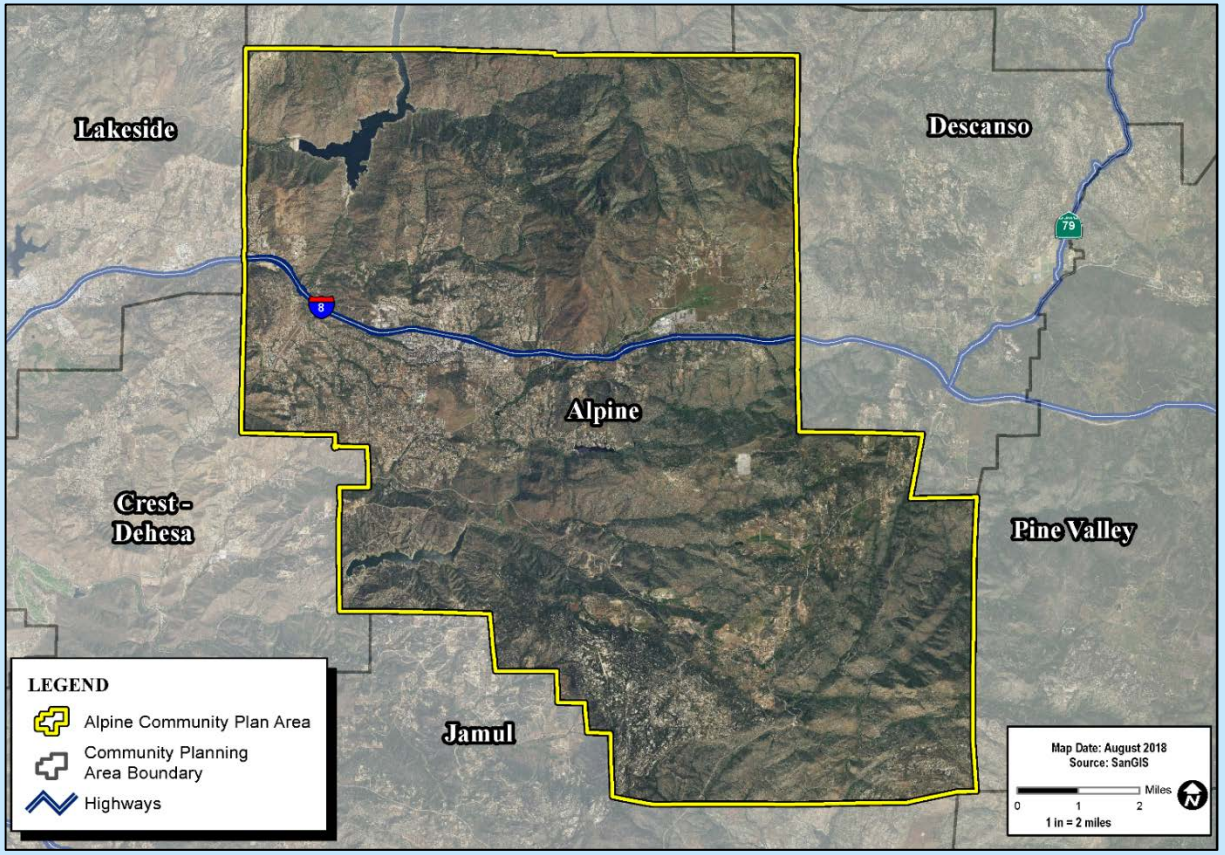
ALPINE COMMUNITY PLAN UPDATE



DRAFT GOALS & POLICIES

COMMUNITY PLANNING GROUP MEETING

NOVEMBER 8, 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

TO BE UPDATED

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Chapter 2 – Land General 11
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Chapter 11 – Recreation 36
Policy Code Explanation 39
Appendix A – Resource Conservation Areas 40

Legend

New Goal/Policy recommended for discussion	Text — Black, underlined text: New Goal or Policy recommended for inclusion
Items pulled for discussion	~~Text~~ — Black, strike-through text: New Goal or Policy not recommended for inclusion
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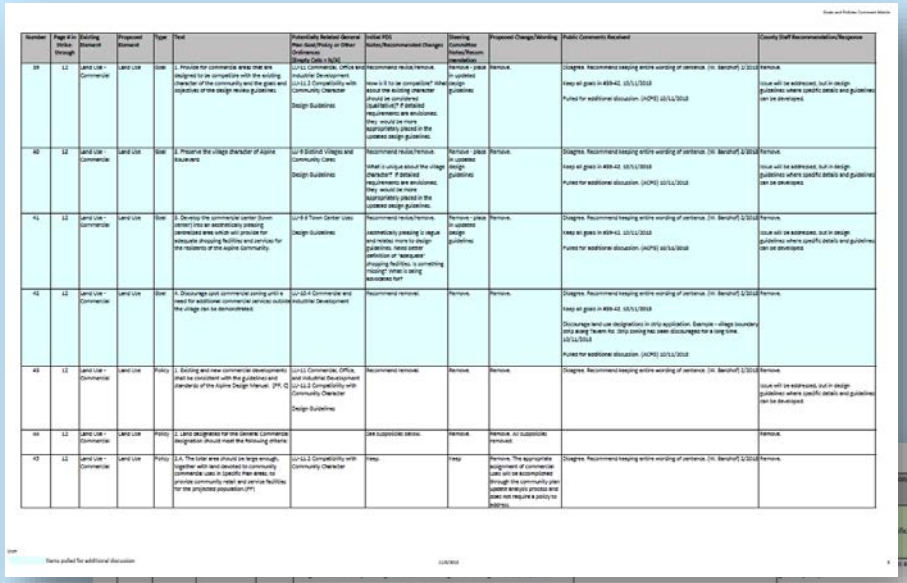
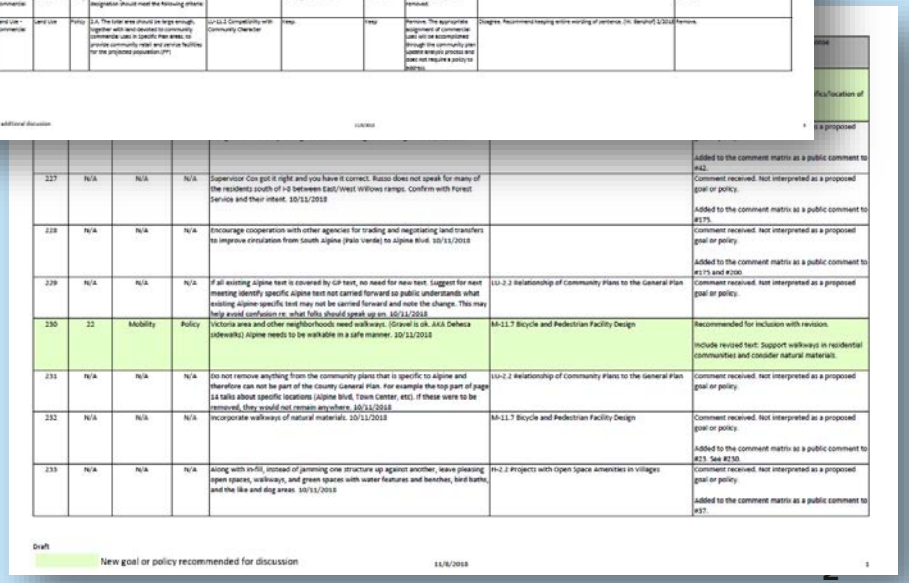
Draft

November 2018

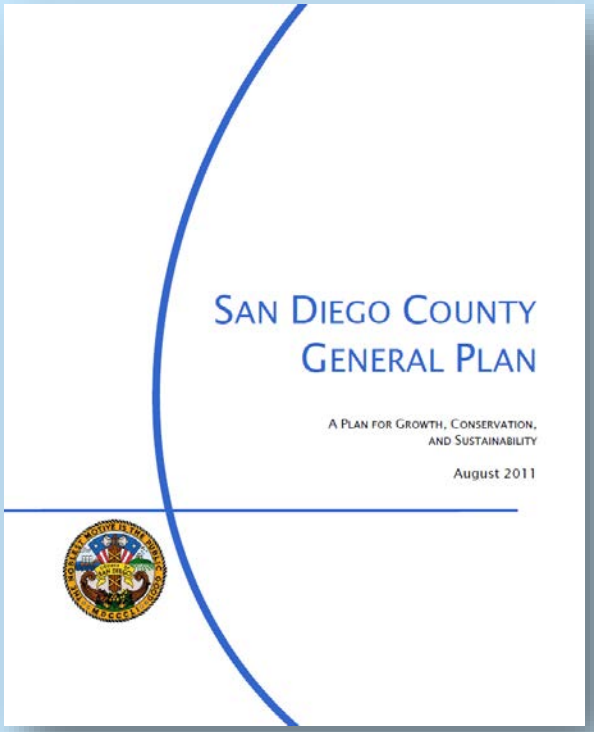


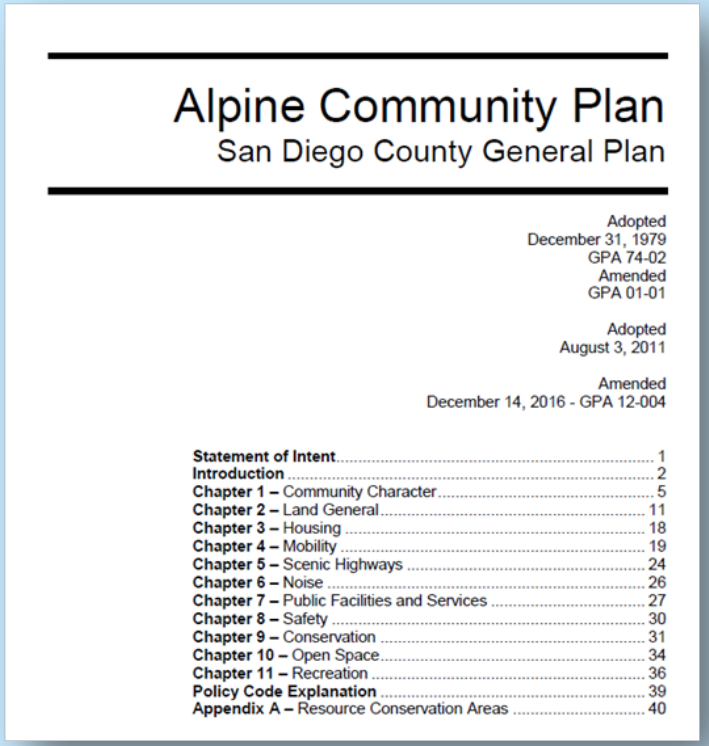


MEETING AGENDA

6:00 - 6:05pm	Project Background
6:05 - 7:15pm	Existing Goals and Policies For Additional Discussion
7:15 – 7:25pm	Break
7:25 – 8:25pm	Existing Goals and Policies continued (if necessary), Proposed Goals and Policies
8:25 – 8:30pm	Next Steps

PROJECT BACKGROUND





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ALPINE PROCESS SO FAR

2017

Summer

Project start,

Scope Review Meeting

2018

January

Visioning and Existing Conditions Workshop held

February

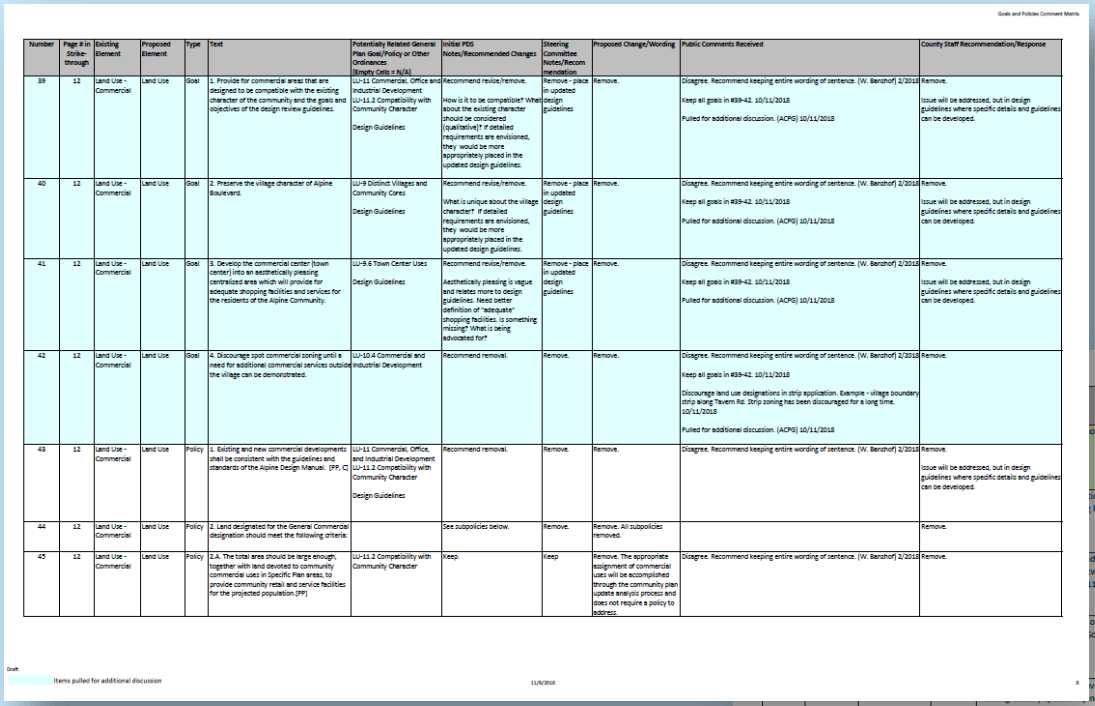
Draft Goals and Policies CPG Steering Committee Meeting

Public Review Period

October

Two Goals and Policies meetings held with CPG

COMMENT MATRICES



Goals and Policies Comment Matrix

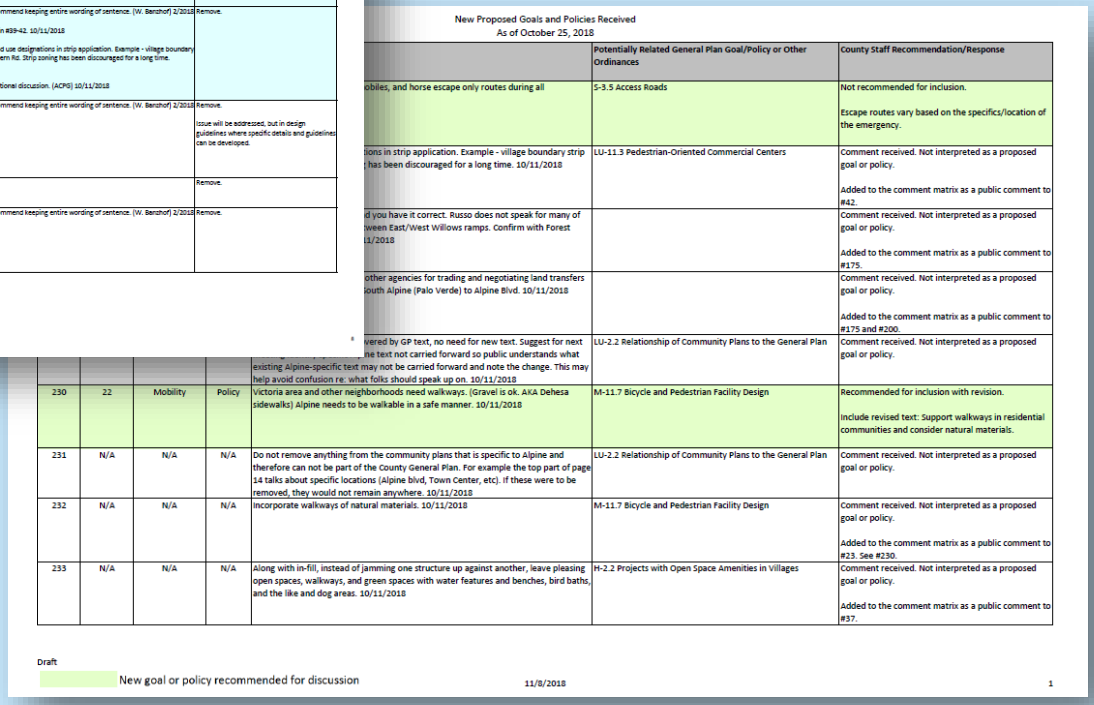
Number	Page # in Strike-through	Existing Element	Proposed Element	Type	Text	Potentially Related General Plan Goal/Policy or Other Ordinances (Empty Cells = N/A)	Initial PDS Notes/Recommended Changes	Steering Committee Notes/Recommendation	Proposed Change/Wording	Public Comments Received	County Staff Recommendation/Response
39	12	Land Use - Commercial	Land Use	Goal	1. 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.	LU-11 Commercial, Office and Industrial Development LU-11.2 Compatibility with Community Character Design Guidelines	Recommend revise/remove. How is it to be compatible? What about the existing character should be considered (qualitative)? If detailed requirements are envisioned, they would be more appropriately placed in the updated design guidelines.	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018 Keep all goals in #39-42. 10/11/2018 Pulled for additional discussion. (ACPG) 10/11/2018	Remove. Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
40	12	Land Use - Commercial	Land Use	Goal	2. Preserve the village character of Alpine Boulevard.	LU-9 Distinct Villages and Community Cores Design Guidelines	Recommend revise/remove. What is unique about the village character? If detailed requirements are envisioned, they would be more appropriately placed in the updated design guidelines.	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018 Keep all goals in #39-42. 10/11/2018 Pulled for additional discussion. (ACPG) 10/11/2018	Remove. Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
41	12	Land Use - Commercial	Land Use	Goal	3. 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.	LU-9.6 Town Center Uses Design Guidelines	Recommend revise/remove. Aesthetically pleasing is vague and relates more to design guidelines. Need better definition of "adequate" shopping facilities. Is something missing? What is being advocated for?	Remove - place in updated design guidelines	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018 Keep all goals in #39-42. 10/11/2018 Pulled for additional discussion. (ACPG) 10/11/2018	Remove. Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
42	12	Land Use - Commercial	Land Use	Goal	4. Discourage spot commercial zoning until a need for additional commercial services outside the village can be demonstrated.	LU-10.4 Commercial and Industrial Development	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018 Keep all goals in #39-42. 10/11/2018 Discourage land use designations in strip application. Example - village boundary strip along Tavern Rd. Strip zoning has been discouraged for a long time. 10/11/2018 Pulled for additional discussion. (ACPG) 10/11/2018	Remove.
43	12	Land Use - Commercial	Land Use	Policy	1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual. (PP, C)	LU-11 Commercial, Office, and Industrial Development LU-11.2 Compatibility with Community Character Design Guidelines	Recommend removal.	Remove.	Remove.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018	Remove. Issue will be addressed, but in design guidelines where specific details and guidelines can be developed.
44	12	Land Use - Commercial	Land Use	Policy	2. Land designated for the General Commercial designation should meet the following criteria:		See subpolicies below.	Remove.	Remove. All subpolicies removed.		Remove.
45	12	Land Use - Commercial	Land Use	Policy	2.A. The total area should be large enough, together with land devoted to community commercial uses in Specific Plan areas, to provide community retail and service facilities for the projected population.(PP)	LU-11.2 Compatibility with Community Character	Keep.	Keep	Remove. The appropriate assignment of commercial uses will be accomplished through the community plan update analysis process and does not require a policy to address.	Disagree. Recommend keeping entire wording of sentence. (W. Barzhof) 2/2018	Remove.

Draft

Items pulled for additional discussion

11/8/2018

8



New Proposed Goals and Policies Received
As of October 25, 2018

					Potentially Related General Plan Goal/Policy or Other Ordinances	County Staff Recommendation/Response
				obiles, and horse escape only routes during all	S-3.5 Access Roads	Not recommended for inclusion. Escape routes vary based on the specifics/location of the emergency.
				ions in strip application. Example - village boundary strip has been discouraged for a long time. 10/11/2018	LU-11.3 Pedestrian-Oriented Commercial Centers	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #42.
				d you have it correct. Russo does not speak for many of tween East/West Willows ramps. Confirm with Forest 1/2018		Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #175.
				other agencies for trading and negotiating land transfers outh Alpine (Palo Verde) to Alpine Blvd. 10/11/2018		Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #175 and #200.
				vered by GP text, no need for new text. Suggest for next ne 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 folks should speak up on. 10/11/2018	LU-2.2 Relationship of Community Plans to the General Plan	Comment received. Not interpreted as a proposed goal or policy.
230	22	Mobility	Policy	Victoria area and other neighborhoods need walkways. (Gravel is ok. AKA Dehesa sidewalks) Alpine needs to be walkable in a safe manner. 10/11/2018	M-11.7 Bicycle and Pedestrian Facility Design	Recommended for inclusion with revision. Include revised text: Support walkways in residential communities and consider natural materials.
231	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 14 talks about specific locations (Alpine blvd, Town Center, etc). If these were to be removed, they would not remain anywhere. 10/11/2018	LU-2.2 Relationship of Community Plans to the General Plan	Comment received. Not interpreted as a proposed goal or policy.
232	N/A	N/A	N/A	Incorporate walkways of natural materials. 10/11/2018	M-11.7 Bicycle and Pedestrian Facility Design	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #23. See #230.
233	N/A	N/A	N/A	Along with in-fill, instead of jamming 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	H-2.2 Projects with Open Space Amenities in Villages	Comment received. Not interpreted as a proposed goal or policy. Added to the comment matrix as a public comment to #37.

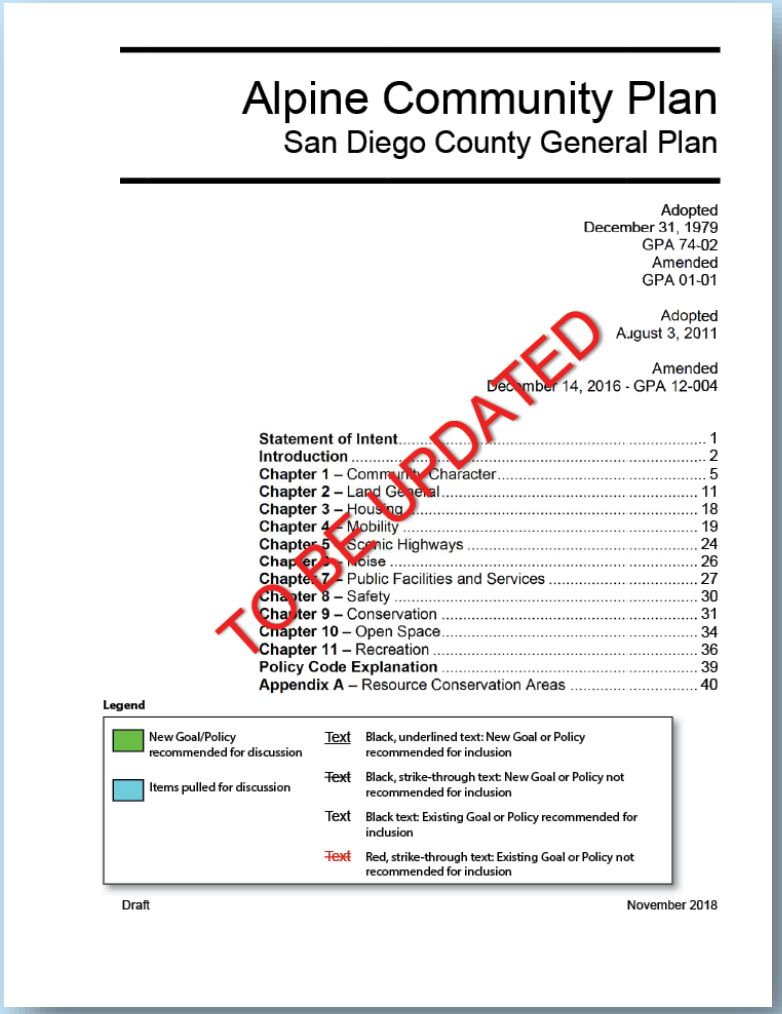
Draft

New goal or policy recommended for discussion

11/8/2018

1

STRIKE THROUGH UNDERLINE COMMUNITY PLAN



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Draft November 2018

PROCESS FOR TONIGHT

1) Review the existing goals and policies
   - Goal or Policy Text
   - Related County policies/ordinances
   - Staff recommendation and justification
   - Public Discussion
   - CPG Discussion and Vote

2) Review the proposed goals and policies
   - Goal or Policy Text
   - Related County policies/ordinances
   - Staff recommendation and justification
   - Public Discussion
   - CPG Discussion and Vote

3) Vote on Any Remaining Goals and Policies

#39 LAND USE GOAL P.12

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

#40 LAND USE GOAL P.12

Existing Community Plan Goal Language:

"Preserve the village character of Alpine Boulevard."

Recommendation: *Remove*
Justification: Will be addressed in the Design Guidelines

#41 LAND USE GOAL P.12

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: Already addressed in the General Plan and will be addressed in the Design Guidelines

#42 LAND USE GOAL P.12

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

#53 LAND USE POLICY P.14

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.

#69-80 LAND USE POLICIES P.16-18

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

#101 MOBILITY POLICY P.22

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

#150 CONSERVATION POLICY P.35

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

#153 CONSERVATION POLICY P.35

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.

#154 CONSERVATION POLICY P.35

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

#157 CONSERVATION POLICY P.35

Existing Community Plan Policy Language:

"Protect surface and groundwater supplies from pollution."

Recommendation: *Remove*
Justification: Already addressed in the General Plan

#175 LAND USE POLICY P.38

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

#192 RECREATION POLICY P.41

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

#200 SAFETY POLICY P.33

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.

#205 MOBILITY POLICY P.22

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.

#209 MOBILITY POLICY P.13

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

#210 LAND USE GOAL P.16

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: The General Plan does not permit new Specific Plan land uses. Further discussion with community necessary.

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)

#225 SAFETY POLICY P.33

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.

#230 MOBILITY POLICY P.22

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.

#236 MOBILITY POLICY P.22

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

#238 MOBILITY POLICY P.22

Proposed Community Plan Policy Language:

"Address traffic issues at all school sites."

Recommendation: *Revise*
Justification: Provides additional clarify on proposed policy.

#240 RECREATION GOAL P.40

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

#241 RECREATION POLICY P.42

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

#243 LAND USE POLICY P.9

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.

#245 LAND USE POLICY P.9

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.

#246 LAND USE POLICY P.9

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.

#247 LAND USE POLICY P.9

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.

#248 LAND USE POLICY P.9

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.

#249 LAND USE POLICY P.9

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.

#250 LAND USE POLICY P.9

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.

#251 LAND USE POLICY P.10

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.*

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#252 LAND USE POLICY P.10

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.*

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#253 LAND USE POLICY P.10

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.*

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#254 LAND USE POLICY P.10

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.*

#255 LAND USE POLICY P.10

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 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