



Alpine Community Plan Update

Public Review Meeting
December 1, 2020



MEETING HOUSEKEEPING:

- **Welcome and thank you for attending!**
- This meeting is being recorded and will be posted on the project website.
- All video cameras are off, and microphones are muted by default.

MEETING HOUSEKEEPING:

- Please share questions in **Q&A**, and we will answer after the presentation.
- All comments and questions submitted into the Q&A will be taken into consideration.

To make an official comment on the Draft Plan and Draft SEIR, Please submit your written comments to:

Donna Beddow
5510 Overland Ave, Suite 310
San Diego, CA 92123
Donna.Beddow@sdcounty.ca.gov

SE HABLA ESPAÑOL

Se habla español.

**Si necesita servicios de traducción, por favor
marque este numero:**

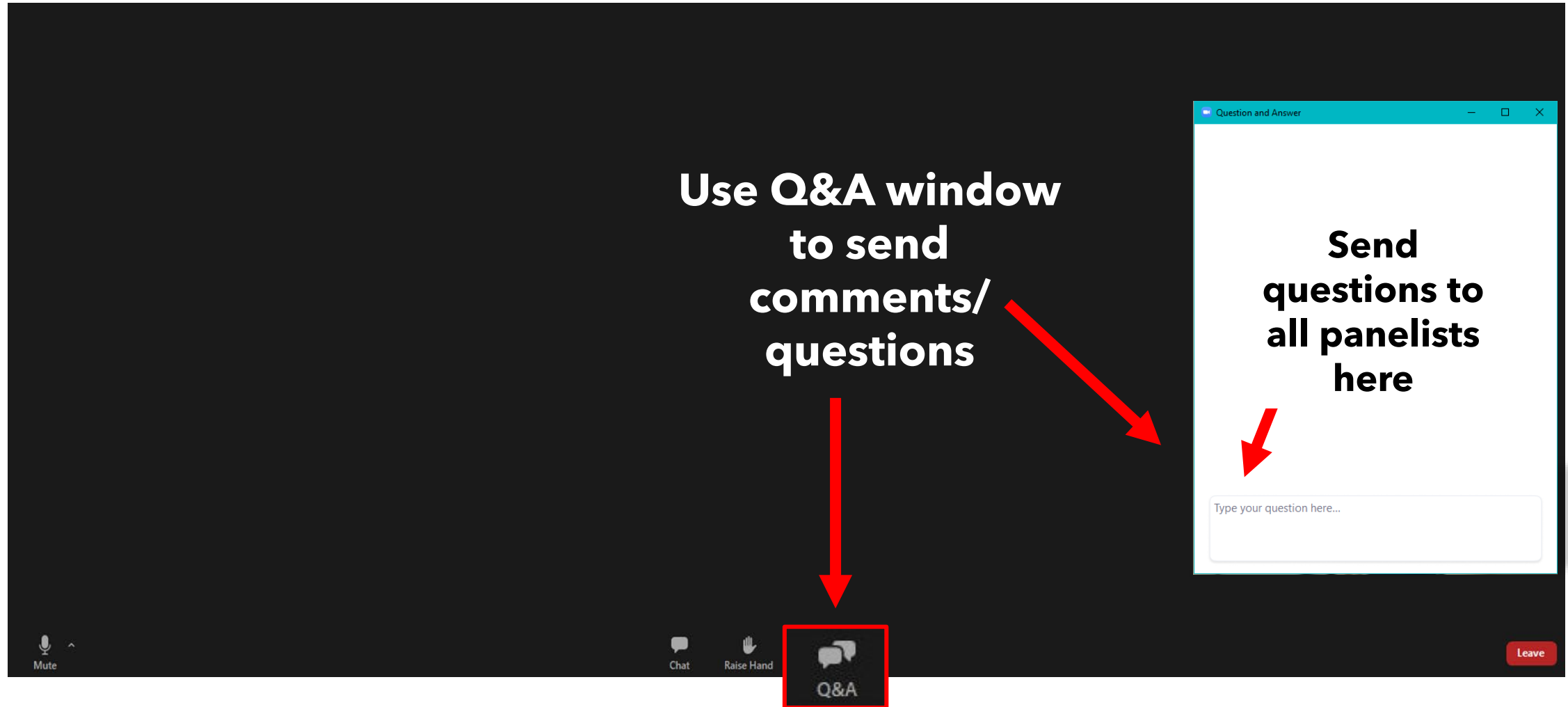
Conference Number: 1-712-451-1088

Access Code: 474067

ZOOM CONTROLS - USING DESKTOP

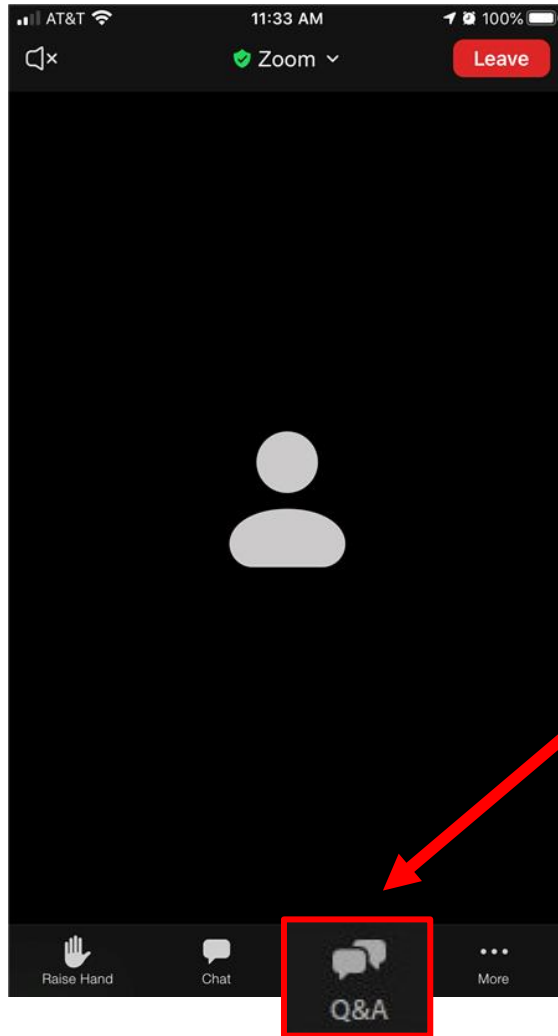
Use Q&A window to send comments/questions

Send questions to all panelists here



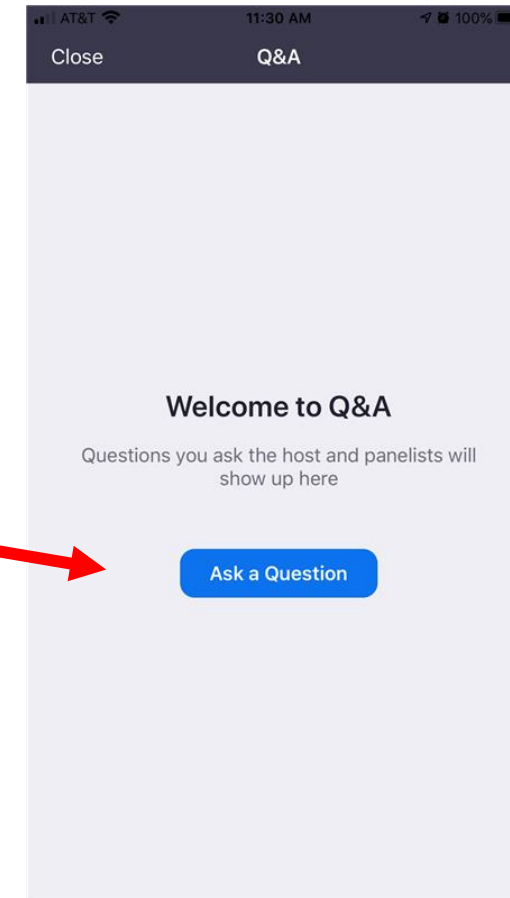
The image shows a Zoom desktop client interface. At the bottom, the control bar includes icons for Mute, Chat, Raise Hand, and Q&A. The Q&A icon is highlighted with a red box. A red arrow points from the text 'Use Q&A window to send comments/questions' to this icon. Another red arrow points from the same text to a 'Question and Answer' window that is open on the right side of the screen. This window contains the text 'Send questions to all panelists here' and a text input field with the placeholder 'Type your question here...'. A red arrow points from the text 'Send questions to all panelists here' to the input field. A 'Leave' button is visible in the bottom right corner of the Zoom window.

ZOOM CONTROLS - USING MOBILE DEVICE



First click,
"More"

Access the
Q&A window
to send
comments/
questions



ZOOM CONTROLS - CALLING IN BY PHONE



- Anyone calling in to the meeting via phone is muted
- During the Q&A period, we will set aside time for those on the phone to leave a verbal comment or question
- When it is time for verbal comment, press Star (*) 9 to indicate you would like to speak
- Listen for the message: The host would like you to unmute your microphone. You can press Star (*) 6 to unmute
- When you are done with your comment, please press Star (*) 6 to re-mute



Alpine Community Plan Update

Public Review Meeting
December 1, 2020



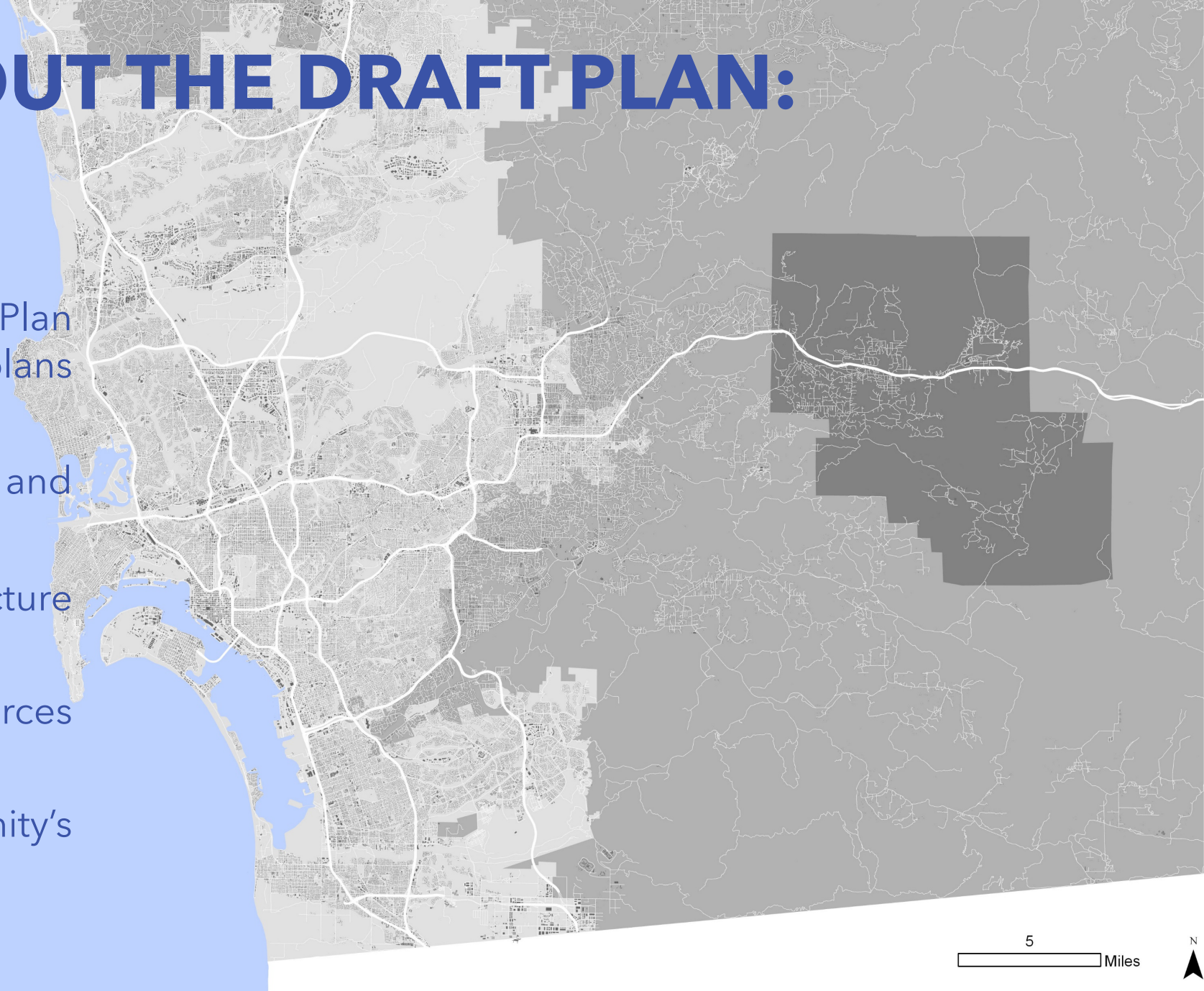
MEETING AGENDA:

- 1. About the Draft Plan**
- 2. Alpine Community Plan Planning Process:**
Where Are We? & Where Are We Going?
- 3. Public Review Period & How to Submit Comments**
- 4. Subareas & Land Use Alternatives**
- 5. Supplemental Environmental Impact Report (SEIR)**
Proposed Project
- 6. Questions & Comments**

ABOUT THE DRAFT PLAN:

An updated Alpine Community Plan will:

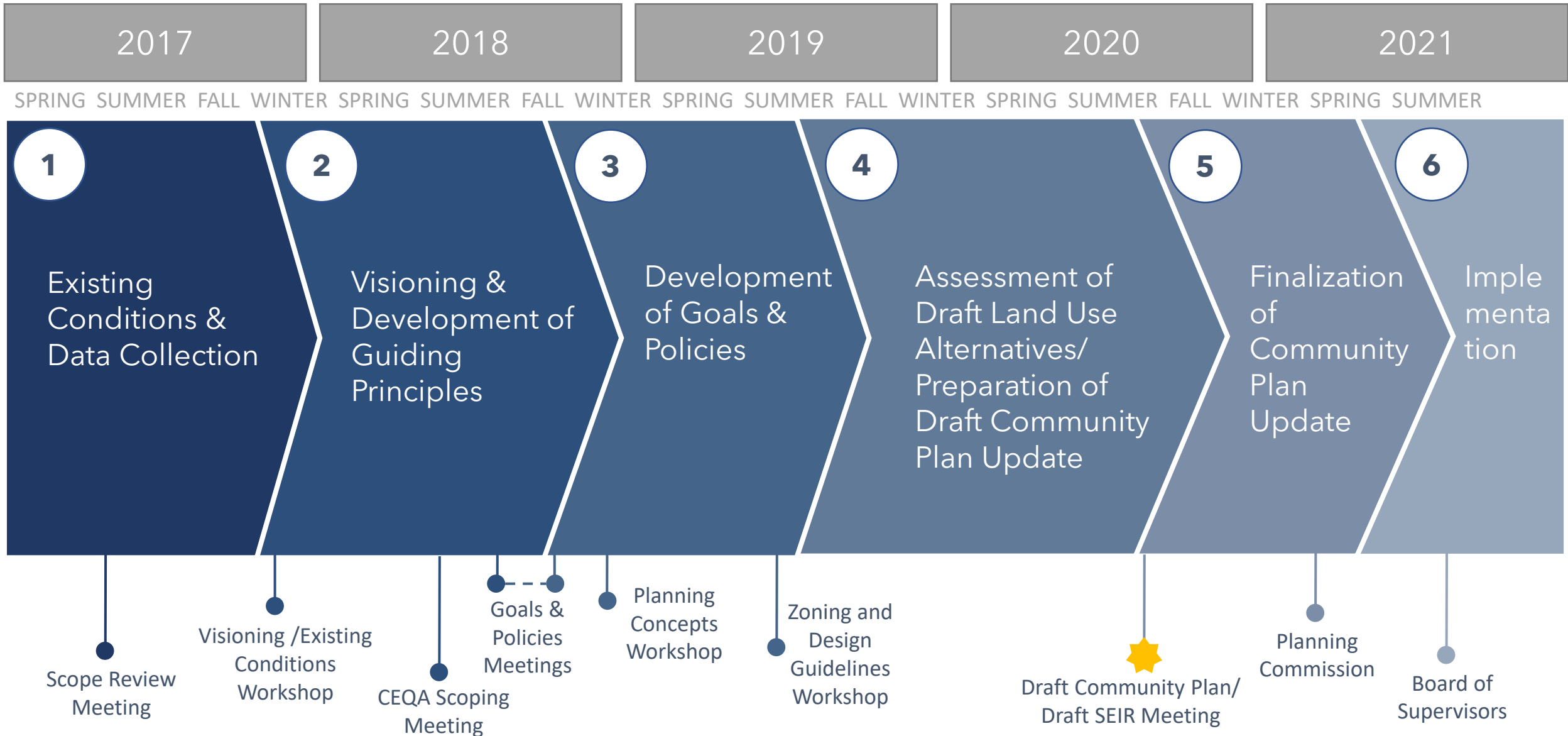
- Reflect the latest General Plan (2011) and other County plans and programs
- Accommodate for population and demographic changes
- Address future infrastructure needs and climate change
- Protect sensitive natural resources and habitats
- Reflect the current community's vision for the future
- Reflect changes in state law



5 Miles

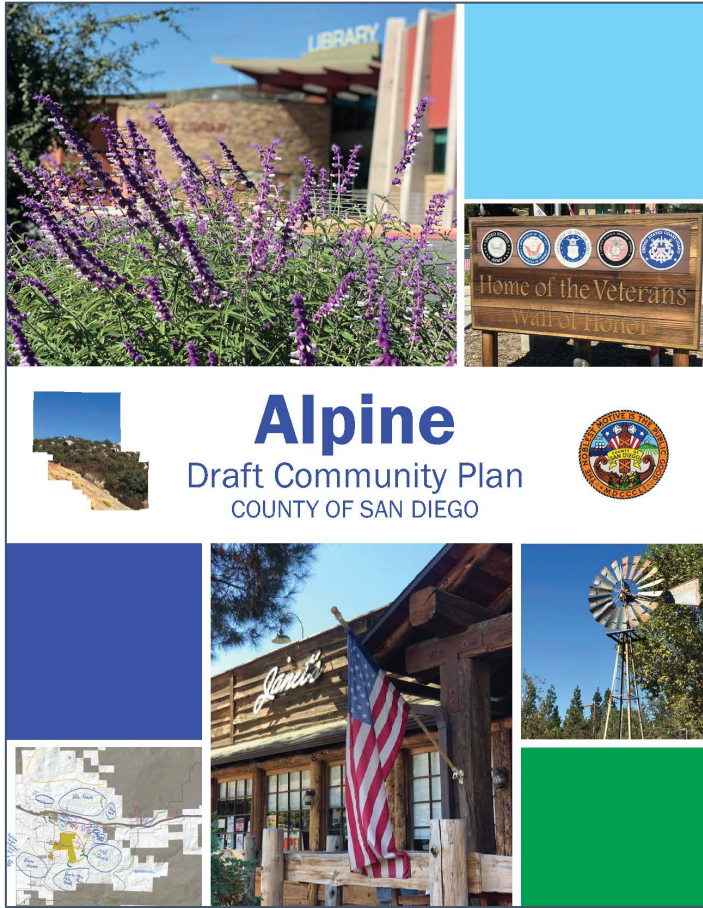


ALPINE COMMUNITY PLAN PLANNING PROCESS:

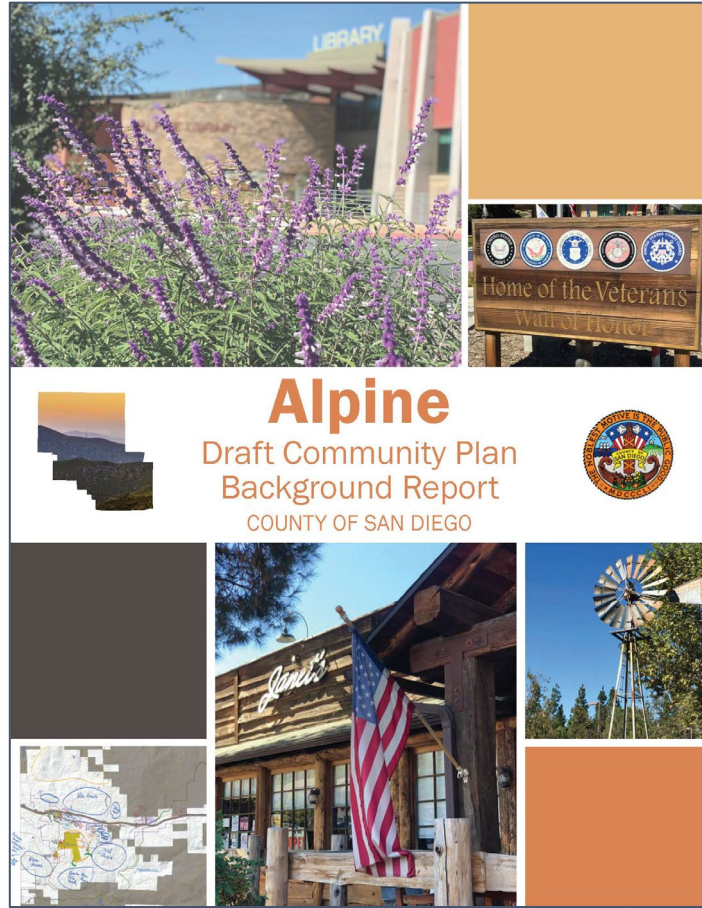


PUBLIC REVIEW:

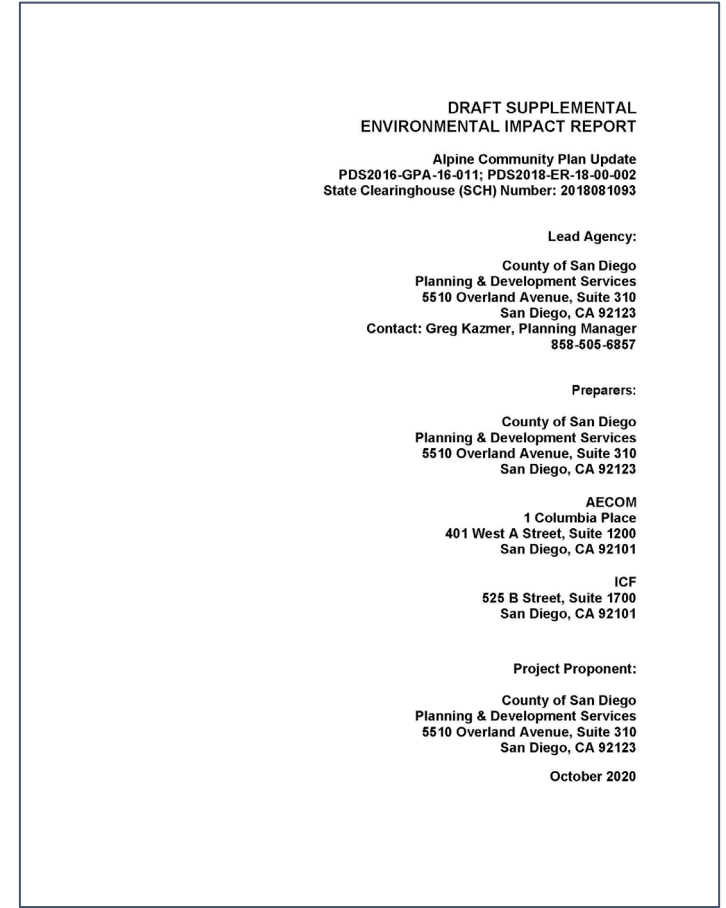
November 4, 2020 to February 3, 2021



Alpine Community Plan



Background Report



Supplemental Environmental Impact Report

HOW TO SUBMIT PUBLIC COMMENTS:

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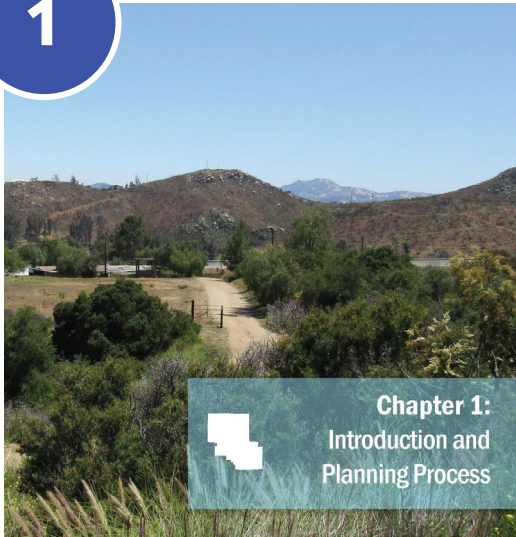
For questions or more information:

Project website: <http://bit.ly/AlpineCPU>

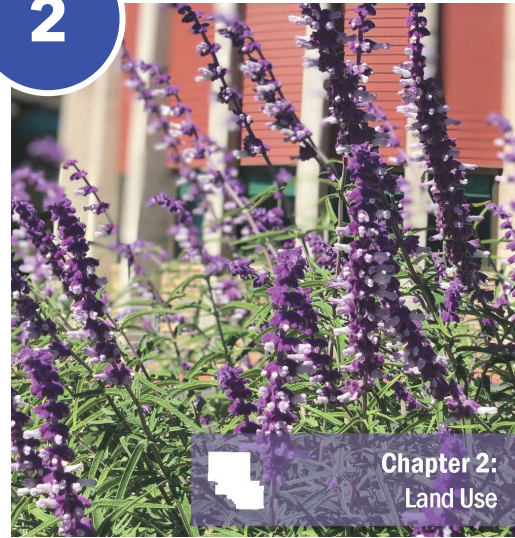
Tara Lieberman, Project Manager, at:
PDS.CommunityPlanUpdates@sdcounty.ca.gov or (858) 505-6677

DRAFT PLAN READER'S GUIDE:

1



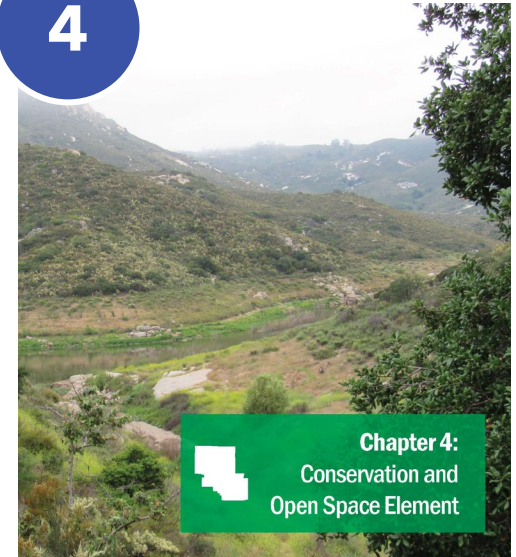
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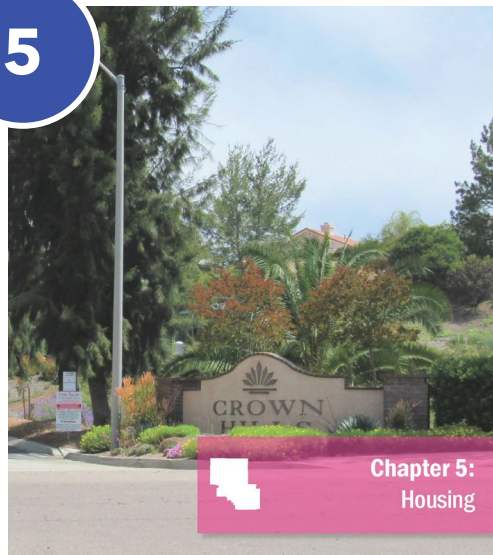
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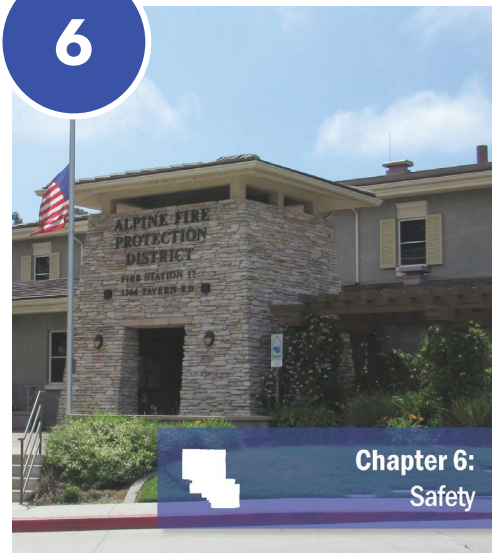
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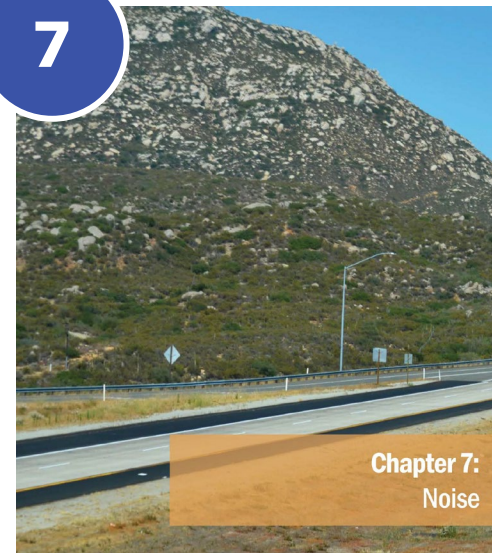
5



6



7



APPENDICES:

A

Text from County Goals, Policies, Regulations, and Reports

Table with 5 columns: ID, Year, Citation, Title, Website

ID	Year	Citation	Title	Website
1	2011	County of San Diego General Plan	Guiding Principles	https://www.sandagov.org/countyofsan-diego/updates/2011/03/2011-03-21-100-1100-001

1

Appendix Table

B

Alpine Community Plan Update
Alpine Infrastructure Study
County of San Diego

Order of Magnitude Opinion of Probable Construction Cost

November 2, 2018
Revised: December 10, 2018
Revised: January 17, 2019
Revised: March 21, 2019
Revised: March 25, 2019
Rick Engineering Company Job Number 17536-L

Prepared for:
County of San Diego

Infrastructure Study

C

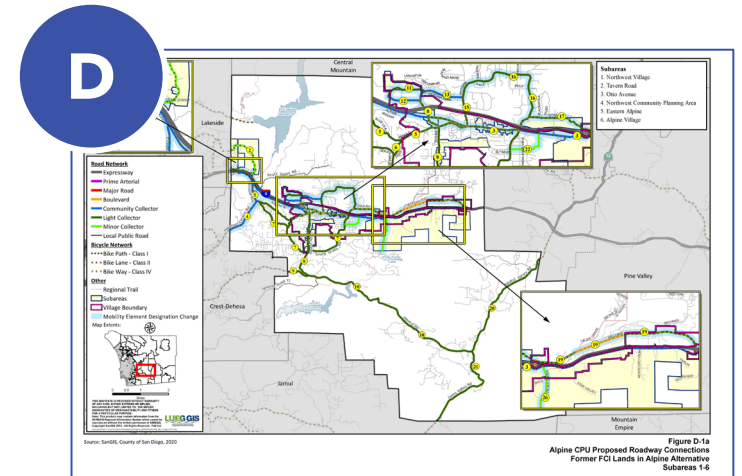
AECOM Design & Construct

Alpine Community Update
Land Use Feasibility Analysis

San Diego County

March 26, 2019

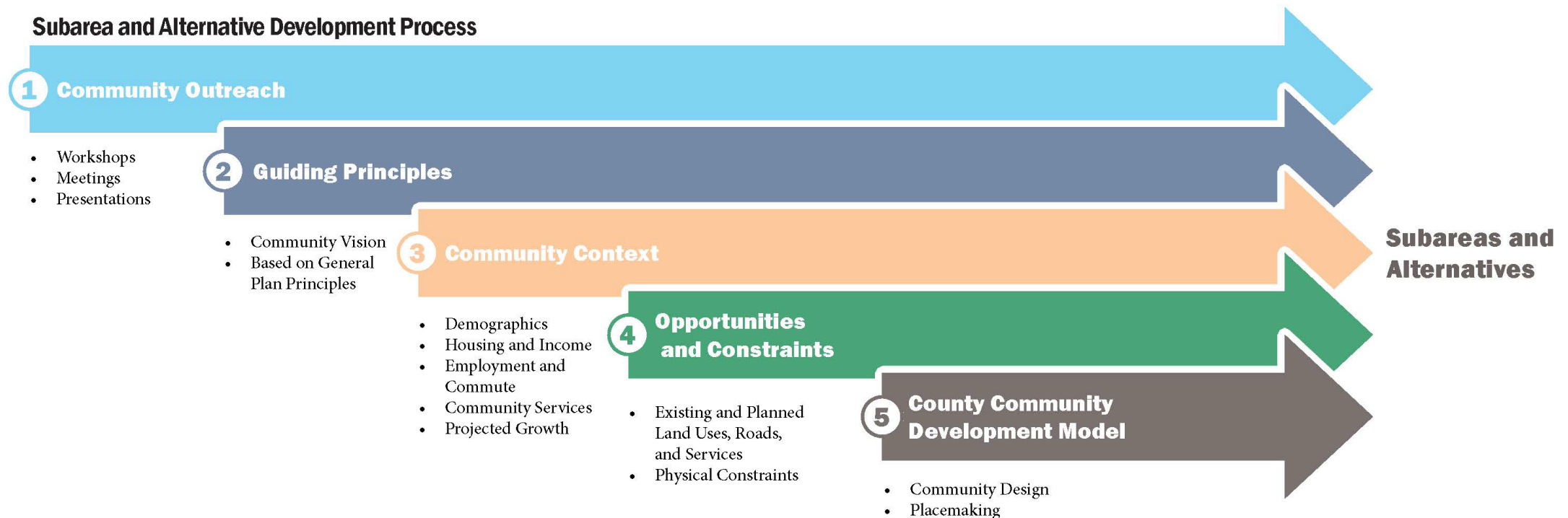
Market Feasibility Study



Mobility Element Network

COMMUNITY PLAN SUBAREAS:

- **Subareas** show geographic locations for accommodating changes in density.
- **Alternatives** are comprised of differing options for land use changes within the subareas.



Subareas Acreage and Percentage of Developable Land

Subareas	Acreage	% of Developable Land
1	57.71	86%
2	142.60	71%
3	114.68	62%
4	659.29	53%
5	2,083.53	2%
6	104.93	18%

Subarea 4: Northwest CPA
 Subarea 4 is in the northwest corner of the Community Planning Area, adjacent to the Dunbar off ramp for Interstate 8 and Los Coches Middle School. There is the opportunity for a residential community near an unbuilt but planned Mobility Element road.

Subarea 6: Alpine Village
 Alpine's "Main Street" and Village area, Subarea 6 is located along Alpine Boulevard and contains most of the community's retail and commercial services as well as the Alpine Library and Community Center.

Subarea 1: Northwest Corner of the Village
 Alpine's only industrial designated subarea, this mostly underutilized area is near a planned Mobility Element road and close to services located by the Tavern Road off ramp. Located adjacent to the existing Crown Hills development of homes, the area offers an opportunity to expand housing options and connect to an existing residential community.

Subarea 2: Tavern Road
 Located along Tavern Road, Subarea 2 links retail and community services near Tavern Road and Alpine Boulevard to Wright's Field, a new County park, Joan MacQueen Middle School, Boulder Oaks Elementary School and provides an opportunity to connect to an existing residential community.

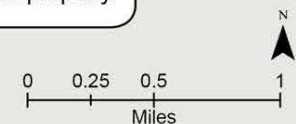
Subarea 3: Otto Avenue
 Located north of Interstate 8, east of Victoria Drive, and south of Otto Avenue, it is planned that Subarea 3 will connect to Willows Road and the retail and commercial services in Viejas Casino through a Mobility Element road.

Subarea 5: Eastern Alpine
 Outside of the County Water Authority boundary, Subarea 5 has sparse residential development and is east of Alpine's Village, south of Viejas Casino, and adjacent to the United States Forest Service property.

CREST-DEHESA

DESCANSO

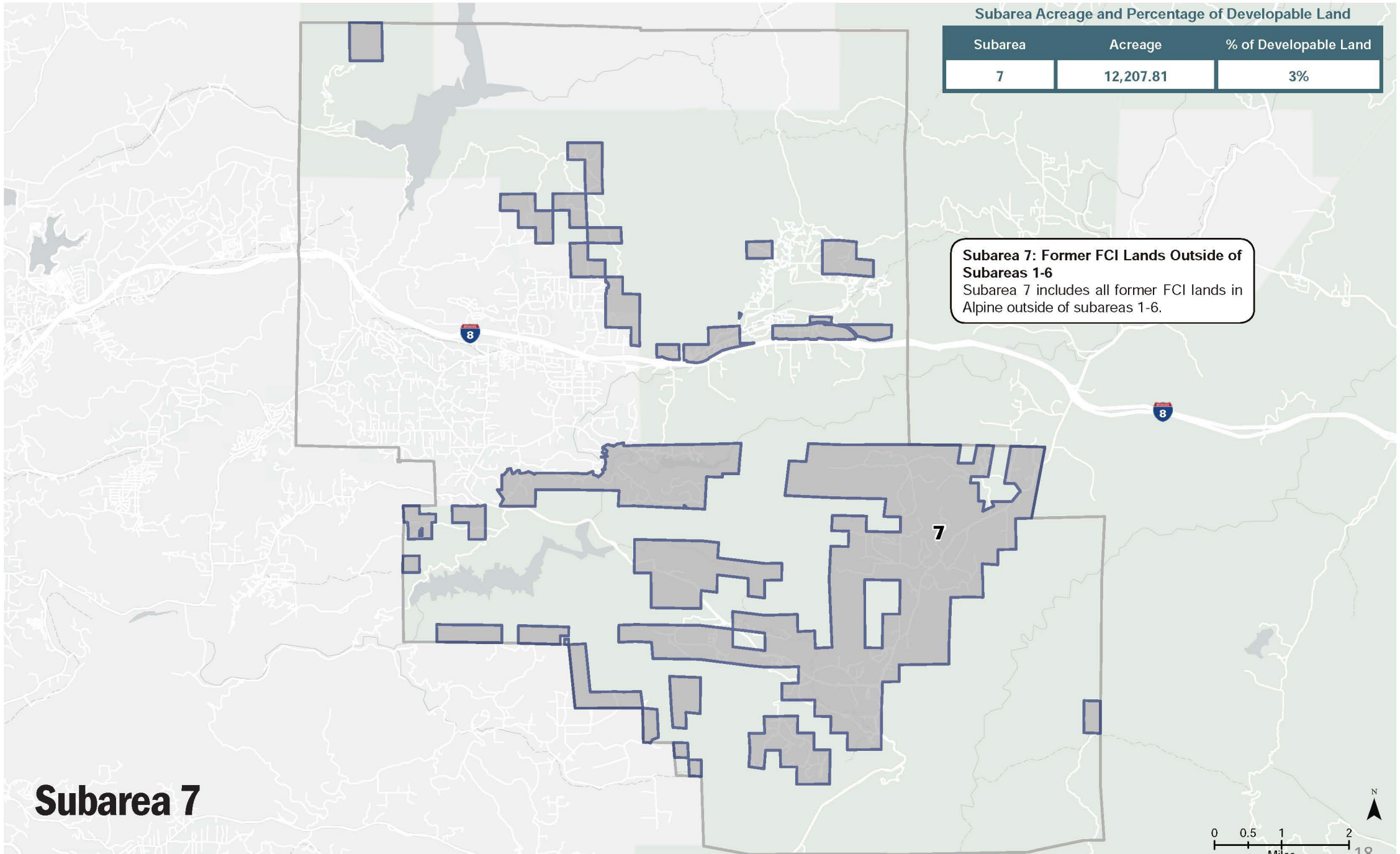
Subareas 1 - 6



Subarea Acreage and Percentage of Developable Land

Subarea	Acreage	% of Developable Land
7	12,207.81	3%

Subarea 7: Former FCI Lands Outside of Subareas 1-6
Subarea 7 includes all former FCI lands in Alpine outside of subareas 1-6.



Subarea 7

LAND USE MAP ALTERNATIVES:

*Less Density than
General Plan*

*More Density than
General Plan*

- 1 Former FCI Lands In Alpine
- 2 Former FCI Lands In Eastern Alpine
- 3 Low Alternative

- 4 Moderate Alternative
- 5 Village-Focused Alternative
- 6 High Alternative

Existing General Plan and Proposed Dwelling Units

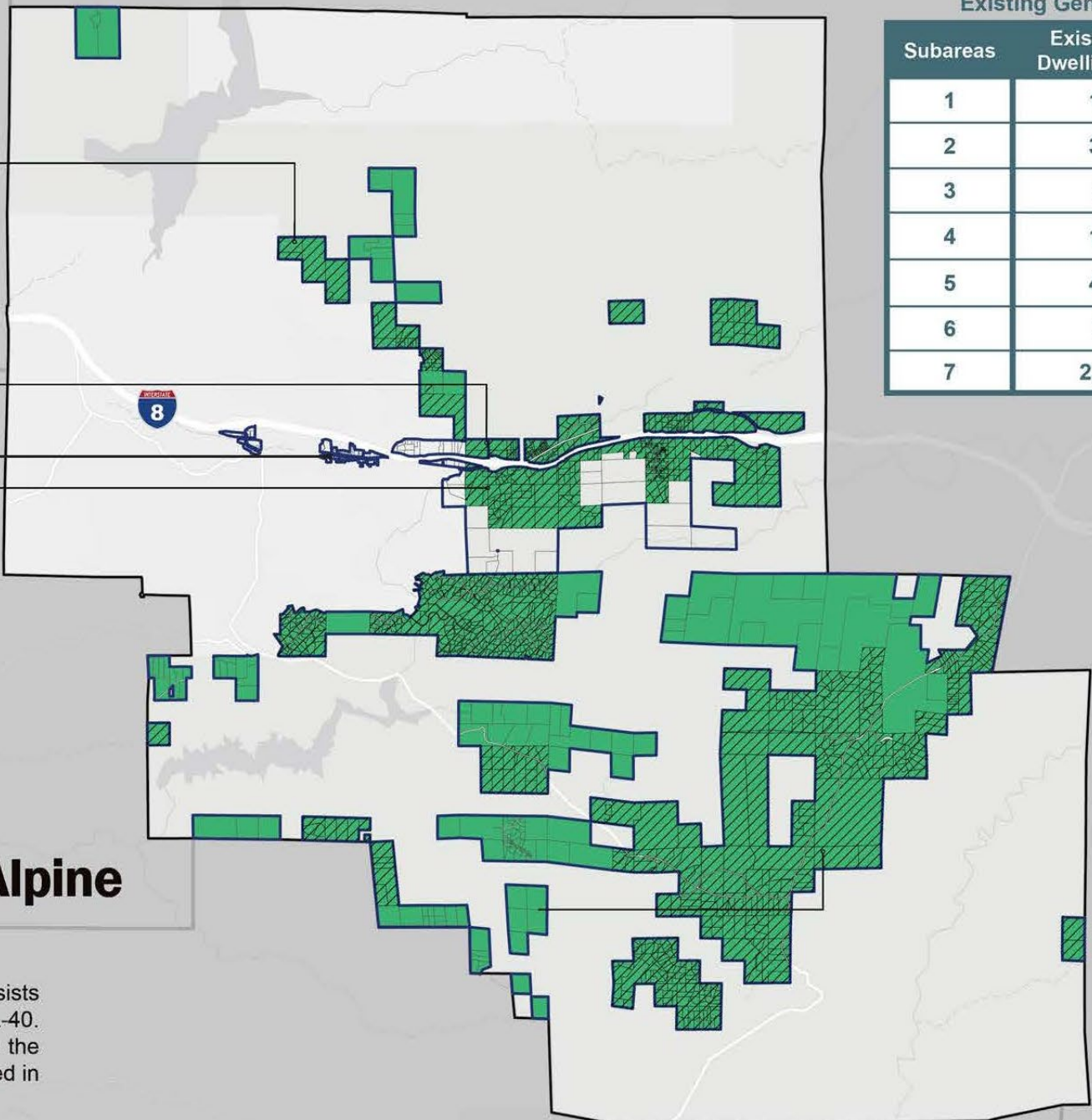
Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	192	0
2	315	315	0
3	31	24	-7
4	166	166	0
5	460	75	-385
6	38	38	0
7	2,863	160	-2,703

Subarea 7: Former FCI Lands Outside Subareas 1-6

Subarea 3: Otto Ave

Subarea 6: Alpine Boulevard

Subarea 5: Eastern Alpine



- Subareas
- Proposed Change In Density
- Rural Lands (RL-40)

Former FCI Lands in Alpine Alternative

The Former FCI Lands in Alpine Alternative consists of all former FCI lands in the CPA reverting to RL-40. This alternative affects all the former FCI lands in the Community Planning Areas (CPA) which are located in Subareas 3, 5, 6, and 7.

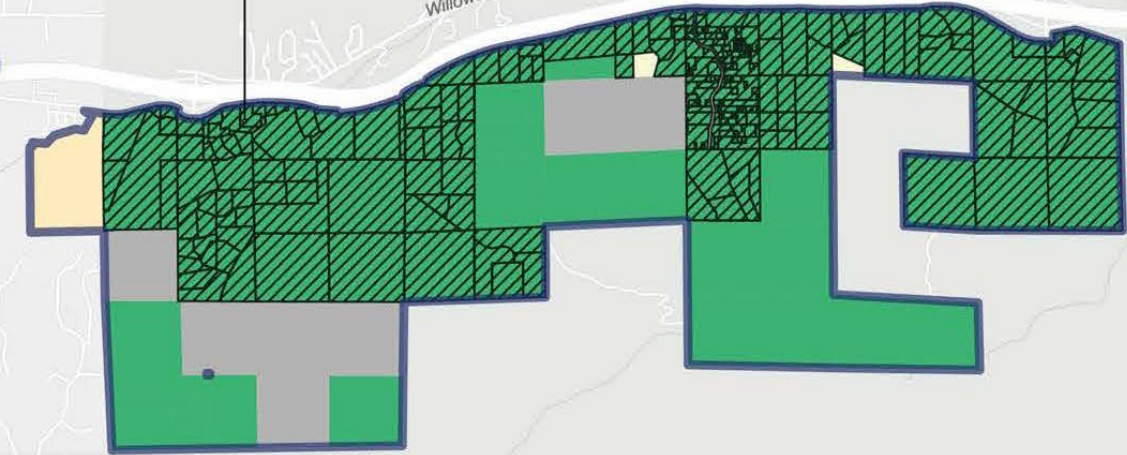
Existing General Plan and Proposed Dwelling Units

Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	192	0
2	315	315	0
3	31	31	0
4	166	166	0
5	460	75	-385
6	38	38	0
7	2,863	2,863	0

Former FCI Lands in Eastern Alpine Alternative

The Former FCI Lands in Eastern Alpine Alternative only applies to Subarea 5 – eastern Alpine. All former Forest Conservation Initiative (FCI) lands within the Subarea would revert back to their former FCI land use designation of one dwelling unit per 40 gross acres (RL-40).

Subarea 5: Eastern Alpine



- Subareas
- Village Residential (VR-2)
- Rural Lands (RL-40)
- Proposed Change In Density
- Semi-Rural Residential (SR-4)
- Public Agency Lands





Existing General Plan and Proposed Dwelling Units

Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	192	0
2	315	315	0
3	31	31	0
4	166	166	0
5	460	429	-31
6	38	38	0
7	2,863	2,863	0

Low Alternative

The Low Alternative only applies to Subarea 5 and represents a slight decrease in residential density than what is currently planned in the General Plan. This alternative was proposed by the public as an option for eastern Alpine during the FCI environmental review process. This alternative would gradually increase residential density near Alpine Boulevard while maintaining a lower density buffer to the Cleveland National Forest.

Subarea 5: Eastern Alpine

-  Subareas
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-10)
-  General Commercial
-  Proposed Change In Density
-  Semi-Rural Residential (SR-1)
-  Rural Lands (RL-20)
-  Rural Commercial
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-40)
-  Public Agency Lands

Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	411	+219
2	315	1,101	+786
3	31	93	+62
4	166	289	+123
5	460	896	+436
6	38	38	0
7	2,863	2,863	0

Subarea 4: Northwest CPA

Proposed Changes:

- Re-designate existing SR-2 to SR-1

Subarea 1: Northwest Village

Proposed Changes:

- Re-designate existing I-1 to VR-7.3 to match the existing VR-7.3 land uses to the east

Subarea 2: Tavern Road

Proposed Changes:

- Re-designate an area north of Wright's Field to VR-10.9 to align with similar existing designated sites
- Re-designate properties along Tavern Road to VR-10.9 closer to Alpine Boulevard and VR-7.3 closer to South Grade Road

Subarea 5: Eastern Alpine

Proposed Changes:

- Increase residential density beyond what is proposed in the Low Alternative
- Include two Mobility Element roads for secondary access and a roadway network to support the increase in residential density
- Expand the Village boundary east along Alpine Boulevard to allow for an extension of Village residential uses
- Evaluate the possibility of a land transfer with Cleveland National Forest*

*A transfer request to the U.S. Department of Agriculture has not been submitted nor is it the County's intent to submit a request.

Subarea 3: Otto Avenue

Proposed Changes:

- Re-designate existing SR-1 to SR-0.5 and SR-2 on the parcels with severe slope constraints

Moderate Alternative

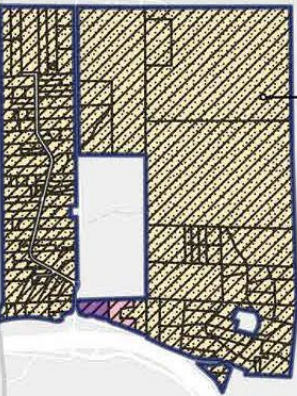
The Moderate Alternative proposes land use changes in five of the seven subareas, proposes additional Mobility Element roads, and provides additional housing opportunities by Otto Avenue and Tavern Road and within Subarea 5.

Legend:

- Subareas (Blue outline)
- Proposed Change In Density (Diagonal lines)
- Village Residential (VR-7.3) (Orange)
- Village Residential (VR-4.3) (Light Orange)
- Village Residential (VR-2) (Yellow)
- Village Residential (VR-10.9) (Brown)
- Semi-Rural Residential (SR-5) (Dotted)
- Semi-Rural Residential (SR-1) (Yellow)
- Semi-Rural Residential (SR-2) (Light Green)
- Rural Lands (RL-20) (Green)
- General Commercial (Red)
- Rural Commercial (Pink)
- Public Agency Lands (Grey)

Existing General Plan and Proposed Dwelling Units

Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	192	0
2	315	1,095	+780
3	31	31	0
4	166	851	+685
5	460	429	-31
6	38	617	+579
7	2,863	2,863	0



Subarea 4: Northwest CPA
 Proposed Changes:

- Re-designate existing SR-2 and SR-1 to SR-0.5
- Include VCMU (C-5) near the intersection of Dunbar Lane and Chocolate Summit Drive

Subarea 2: Tavern Road
 Proposed Changes:

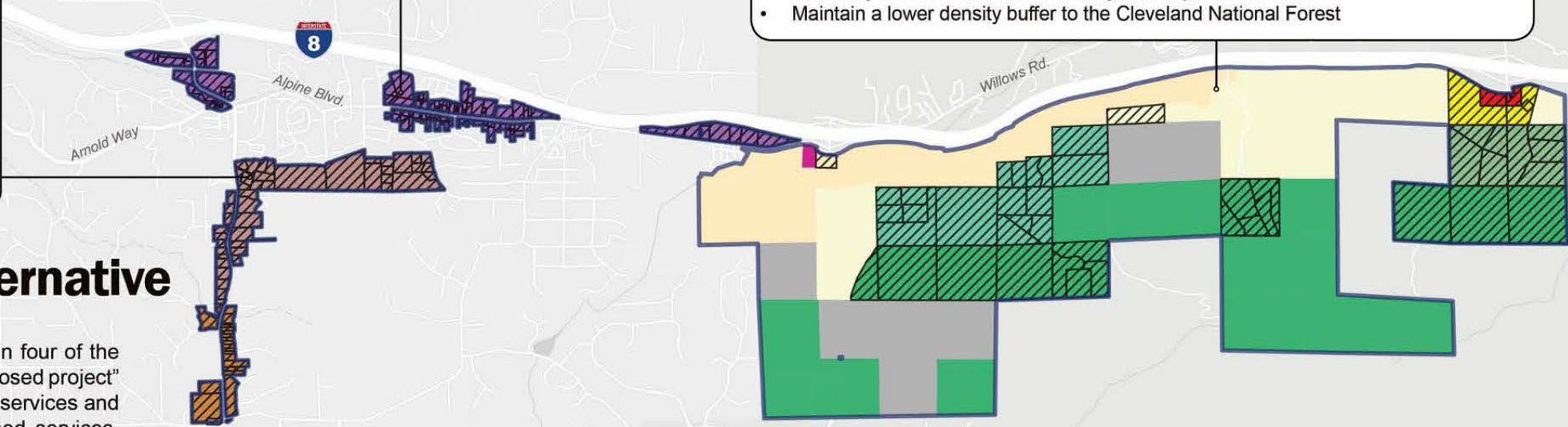
- Same as the Moderate Alternative with exception of a small neighborhood commercial area at the intersection of Tavern Road and South Grade Road
- Re-designate an area north of Wright's Field as VR-10.9 to align with similar existing designated sites
- Re-designate properties along Tavern Road to VR-10.9 closer to Alpine Boulevard and VR-7.3 closer to South Grade Road

Subarea 6: Alpine Village
 Proposed Changes:

- Re-designate the area from RC to VCMU (C-5) to provide additional high-density residential options and flexibility in commercial options

Subarea 5: Eastern Alpine
 Proposed Changes:

- Slight decrease in residential density from what is planned in the General Plan
- Gradually increase residential density near Alpine Boulevard
- Maintain a lower density buffer to the Cleveland National Forest



Subareas	Village Residential (VR-7.3)	Semi-Rural Residential (SR-1)	Rural Lands (RL-40)	Village Core Mixed Use
Proposed Change In Density	Village Residential (VR-2.9)	Semi-Rural Residential (SR-4)	Neighborhood Commercial	Public Agency Lands
Village Residential (VR-10.9)	Village Residential (VR-2)	Semi-Rural Residential (SR-10)	General Commercial	
	Semi-Rural Residential (SR-5)	Rural Lands (RL-20)	Rural Commercial	

Village-Focused Alternative

This alternative proposes land use changes in four of the seven subareas. It is also considered the "proposed project" in the Draft SEIR. Focused on providing local services and residential density close to existing or planned services, the alternative concentrates density in existing highly developed areas of Alpine, specifically the Village.

Subareas	Existing GP Dwelling Units	Proposed Dwelling Units	Change in Dwelling Units
1	192	844	+652
2	315	2,085	+1,770
3	31	838	+807
4	166	740	+574
5	460	3,511	+3,051
6	38	617	+579
7	2,863	2,863	0

Subarea 4: Northwest CPA
 Proposed Changes:
 • Re-designate existing SR-2 and SR-1 to SR-0.5

Subarea 1: Northwest Village
 Proposed Changes:
 • Re-designate existing I-1 to VR-15 similar to the land uses south of the area

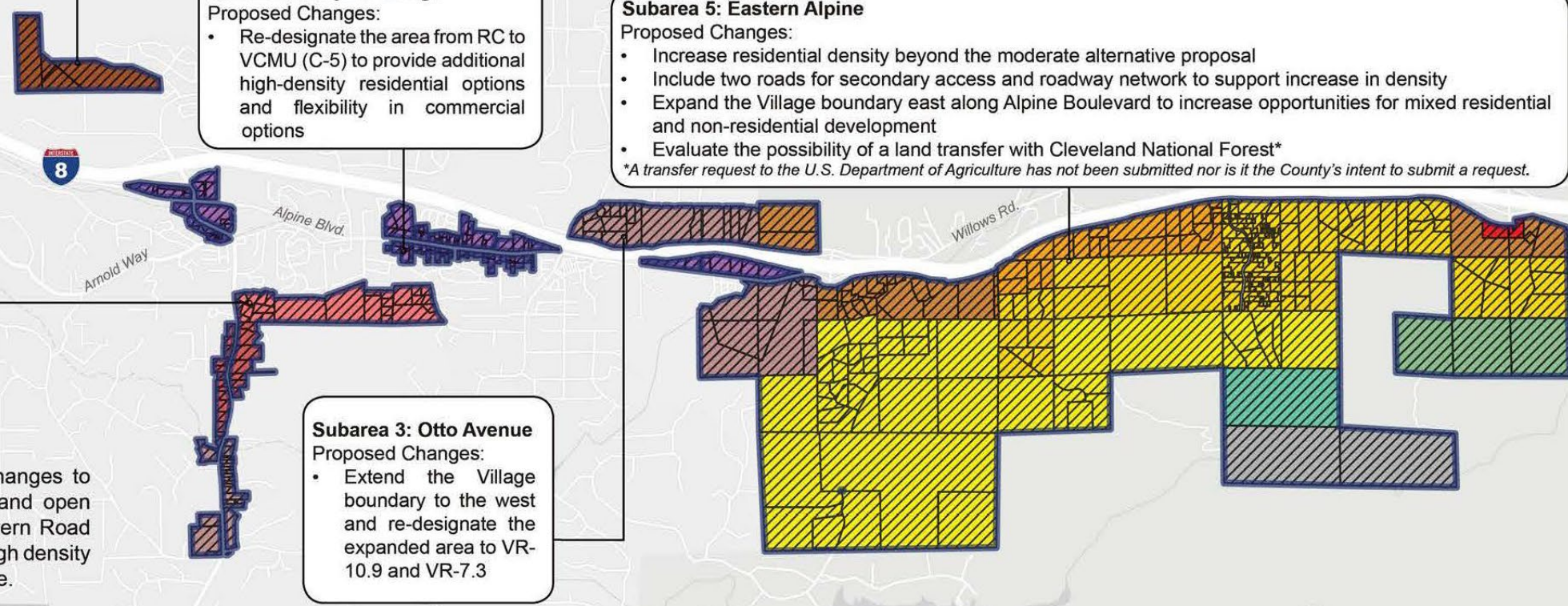
Subarea 2: Tavern Road
 Proposed Changes:
 • Re-designate an area north of Wright's Field to VR-20
 • Re-designate the north portion of Tavern Road to VR-24
 • Re-designate the southern portion of Tavern Road, north of South Grade Road to VR-10.9
 • Include a Mobility Element road north of Wright's Field

Subarea 6: Alpine Village
 Proposed Changes:
 • Re-designate the area from RC to VCMU (C-5) to provide additional high-density residential options and flexibility in commercial options

Subarea 5: Eastern Alpine
 Proposed Changes:
 • Increase residential density beyond the moderate alternative proposal
 • Include two roads for secondary access and roadway network to support increase in density
 • Expand the Village boundary east along Alpine Boulevard to increase opportunities for mixed residential and non-residential development
 • Evaluate the possibility of a land transfer with Cleveland National Forest*
 *A transfer request to the U.S. Department of Agriculture has not been submitted nor is it the County's intent to submit a request.

High Alternative

The High Alternative proposes land use changes to six subareas. It connects parks, schools, and open space to high density residential in the Tavern Road community and increases opportunities for high density residential and new commercial in the Village.



Subareas	Village Residential (VR-20)	Village Residential (VR-4.3)	Semi-Rural Residential (SR-10)	Public Agency Lands
Proposed Change In Density	Village Residential (VR-15)	Village Residential (VR-2.9)	Rural Lands (RL-20)	
Village Residential (VR-24)	Village Residential (VR-10.9)	Semi-Rural Residential (SR-5)	General Commercial	
	Village Residential (VR-7.3)	Semi-Rural Residential (SR-1)	Village Core Mixed Use	

DRAFT SEIR:

- Tiers from:
 - General Plan Program EIR
 - Forest Conservation Initiative SEIR
- Includes updated baseline conditions
- Proposed project does not include any specific development project that would result in physical impacts on the environment

DRAFT SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT

Alpine Community Plan Update
PDS2016-GPA-16-011; PDS2018-ER-18-00-002
State Clearinghouse (SCH) Number: 2018081093

Lead Agency:

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Contact: Greg Kazmer, Planning Manager
858-505-6857

Preparers:

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

AECOM
1 Columbia Place
401 West A Street, Suite 1200
San Diego, CA 92101

ICF
525 B Street, Suite 1700
San Diego, CA 92101

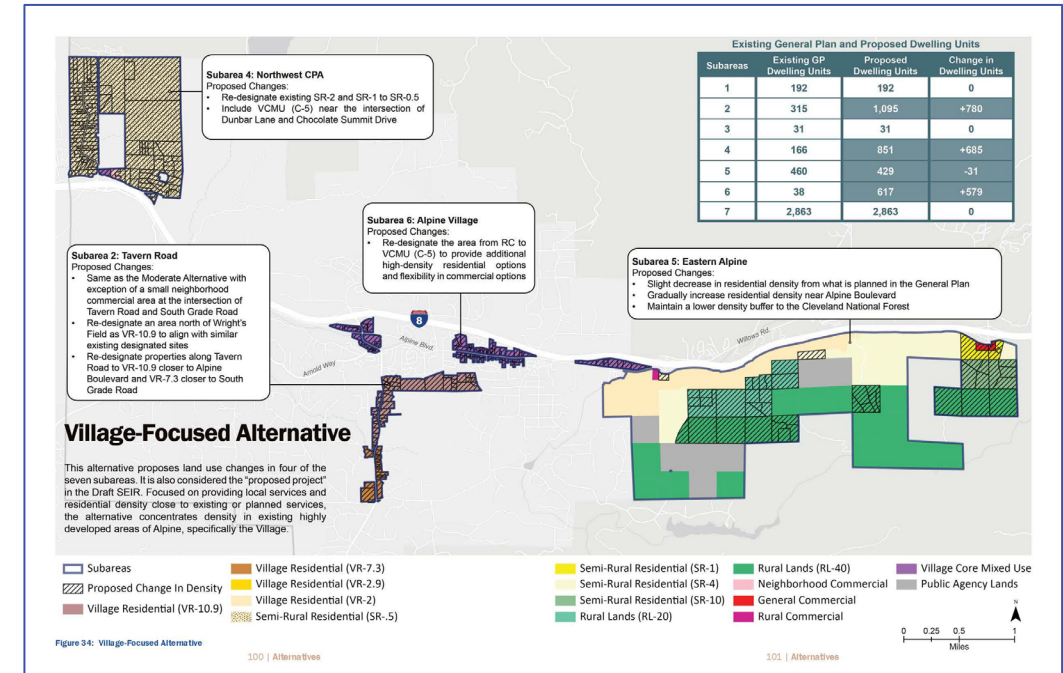
Project Proponent:

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

October 2020

DRAFT LAND USE CONCEPTS:

- **1 Proposed Project**
- **5 Fully Evaluated Alternatives**
- Proposed Project: Village Focused Alternative
 - Change land use designations within 4 of 7 subareas
 - Increased density and intensity compared to existing land uses
 - Concentrate local services and density in Village area
 - New or expanded infrastructure



READERS GUIDE:

Executive Summary

1.0

Project Description

2.0

Significant Environmental Effects

3.0

Other CEQA Considerations

4.0

Project Alternatives

5.0

References

6.0

Mitigation Measures

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QUESTIONS?



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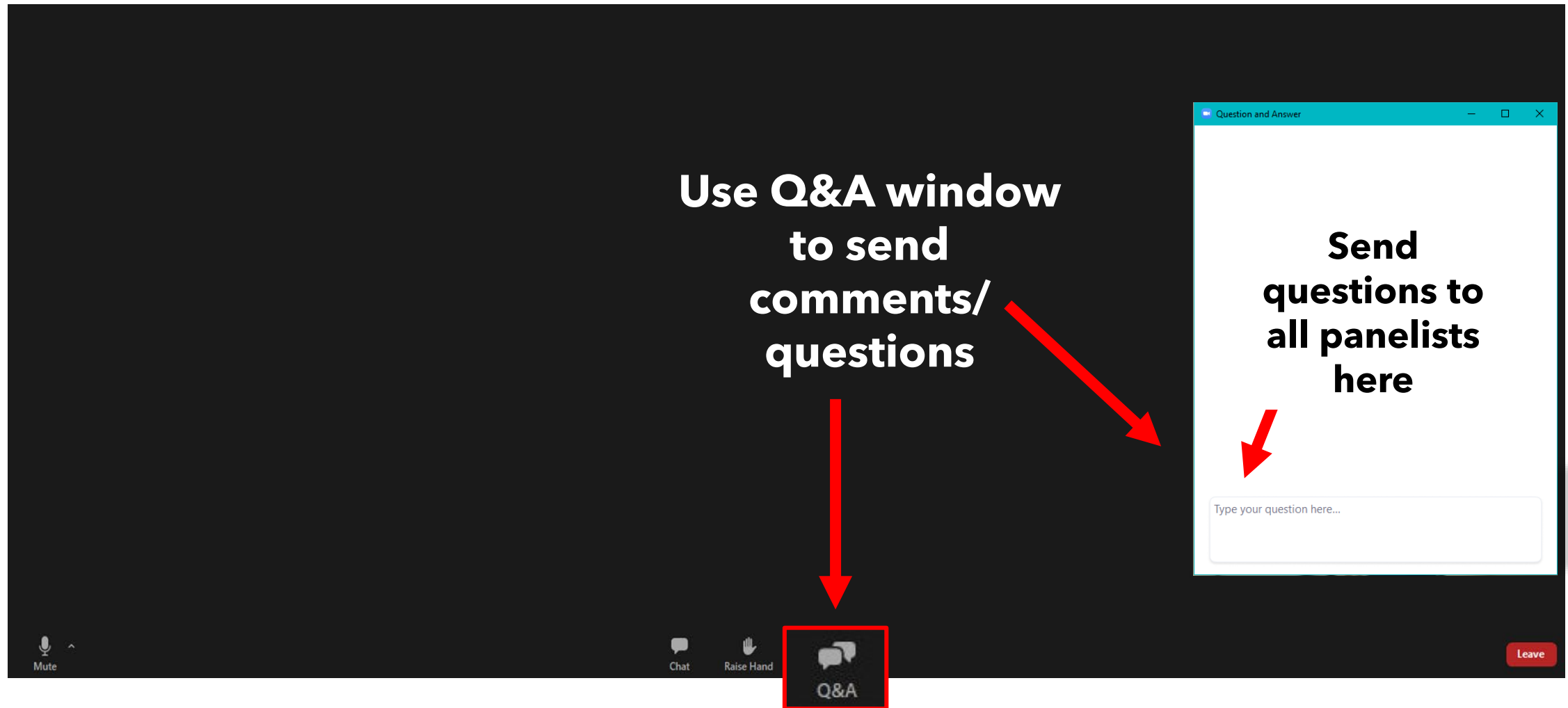
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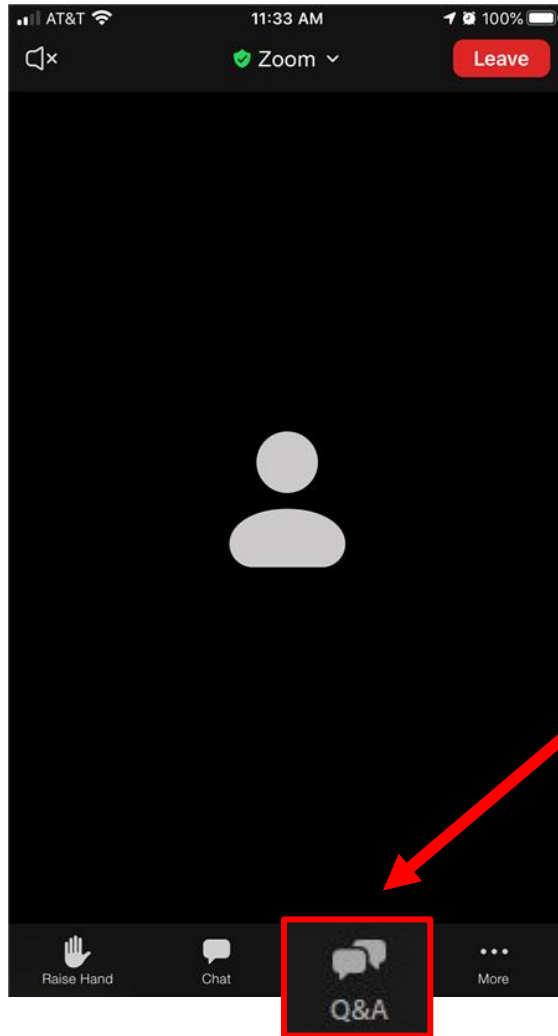
Chat

Raise Hand

Q&A

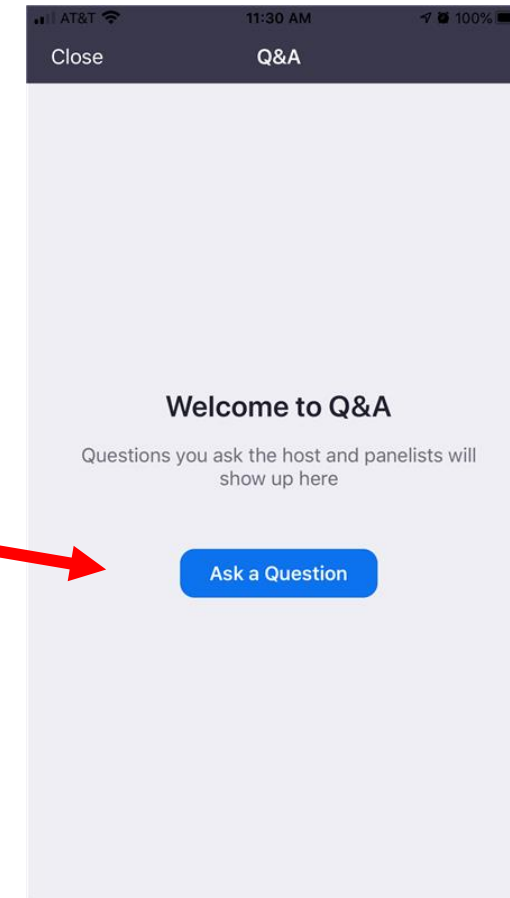
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