

Alpine Community Plan Update  
Planning Concepts Workshop  
Community Workshop Recommendation

- On January 26, 2019 the County of San Diego Planning & Development Services (PDS) held the Alpine Community Plan Update Planning Concepts Workshop to discuss a range of land use and mobility alternatives for Alpine.
- PDS presented five concept alternatives:
  - Very low (with two options)
  - Low
  - Moderate
  - High
- Areas of proposed change were organized into six subareas – these areas are generally located along the I-8 corridor from Dunbar Lane on the west to East Willows on the east. Many areas of the Community Planning Area did not have any proposed changes.
- Roundtable discussions followed the presentation and workshop attendees had the opportunity to discuss each subarea alternative with staff.
- The workshop attendees voted on their recommended alternative by subarea, and the key features are described below:
  - Subarea 1 (Northwest corner of the Village) – recommend keep existing General Plan land uses and Mobility Element roads
    - This would maintain the existing industrial and residential land use designations. This subarea also includes a planned Mobility Element road.
  - Subarea 2 (Tavern Road and Wright’s Field) – recommend keep existing General Plan land uses.
    - This would maintain the existing residential land uses on Tavern Road between Arnold Way and South Grade Road, and along the northern portion of Wrights Field.
  - Subarea 3 (Otto Avenue) – recommend keep existing General Plan land uses
    - This would maintain the existing residential land uses between Otto Avenue and Interstate-8, from East Victoria Drive to West Willows Road. This subarea also includes a planned Mobility Element Road.
  - Subarea 4 (Northwest corner of the Community Plan Area) – recommend high alternative
    - This would change existing SR-1 and SR-2 land use designations in the subarea to SR-0.5. There was also a request to designate a parcel immediately north of the I-8 Freeway as either commercial or village density residential. This subarea includes a planned Mobility Element Road.
  - Subarea 5 (Eastern Alpine) – recommend high alternative
    - This would increase residential densities above the existing General Plan land use designations. It would also provide a range of densities to allow for additional “village residential” land uses.
    - Includes two proposed local roads to provide access from the south portion of the planning area to Alpine Boulevard.

- Includes analysis of land exchange between Cleveland National Forest and private property owners near Palo Verde Ranch and along Sweetwater Canyon to consolidate land holdings for potential future development.
- Subarea 6 (Alpine Village) – recommend modified high alternative, which will limit residential density to 20-24 du/ac
  - This would change existing rural commercial land use designations in the subarea to village core mixed use. The maximum residential density would be 20-24 du/ac, as opposed to 30 du/ac.