

Alpine Community Plan Update
Alpine Community Planning Group
Goals and Policies Meeting
October 11, 2018

Meeting Summary

The following are topics raised for discussion.

- Brush abatement requirements within open space easements.
- Expanding Industrial goals specific to the Alpine community.
- Use of natural walkways as well concrete walkways.
- Prioritize sidewalks and bicycle lanes in mobility planning.
- Provide incentives for removing non-native trees.
- Review of duplicative text between General Plan and Alpine Community Plan.
- Consider open spaces, walkways and green space between in-fill developments.
- Landscaping to preserve semi-rural/rural character of Alpine.
- Address traffic issues at all school sites
- Encourage opportunities for walking and biking in commercial areas.
- Change “senior citizens” references to “all ages” or that “allows for aging in place”.
- Possibility of the County purchasing, designing, constructing and maintaining a community park for all that includes shade, picnic areas, off leash dog areas and more.
- Keep high density dwellings within the village core.
- Constrain land use designations in strip malls.
- Update the list of trees in the design guidelines.
- Use more four way stops as opposed to signals to achieve traffic calming.

Goals and Policies for Additional Comment

The board of the Community Planning Group also asked for the following existing goals and policies be held for additional discussion.

#39 – 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.

#40 – Preserve the village character of Alpine Boulevard

#41 – 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.

#42 – Discourage spot commercial zoning until a need for additional commercial services outside the village can be demonstrated.

#53 – Any new private or publicly maintained access routes within industrial developments shall not link with roads through residential developments.

#69-80 – The Alpine Highlands Specific Plan

#101 – Pursue funding sources to study improvement of circulation access from Harbison Canyon Road to Alpine Boulevard and Interstate 8.

#150 – Protect the rare Engelmann Oak, wherever possible.

#153 – Explore incentives and tax breaks for planting trees.

#175 – Encourage cooperation with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses.

#192 – Prior to the expenditure of Parks 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.

#200 – Support the establishment of a secondary means of ingress/egress to/from Palo Verde Ranch.

#205 – 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.

#209 – 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.

#210 – Utilize specific plans as a way to accomplish the goals of the General Plan while providing flexibility to address site-specific considerations.

Next Steps

At the regular meeting of the Community Planning Group on October 25th, the Board intends to finish receiving any new proposed goals and policies as well as delineate the goals and policies held for additional discussion at the special meeting of the Community Planning Group on November 8th. The Board expects to vote on their recommendations at the November 8th meeting.