


Find Your Property

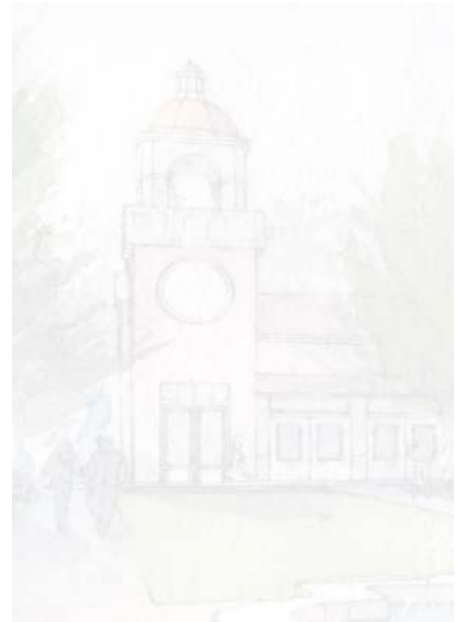
- This is an optional activity.
- If interested, please fill out your name and address on the form.
- Bring the completed form to the Mapping Station.

A faded architectural sketch of a town square. In the background, there is a tall clock tower with a dome and a circular window. In the foreground, there is a multi-tiered fountain with water. The scene is surrounded by trees and buildings, with a few figures of people walking in the square.

County of San Diego
Community Plan Updates
Alpine Community Plan
Planning Concepts Workshop
January 26, 2019

Workshop Overview

- Introductions
- Presentation
- Break
- Roundtable Discussions
- Report Out and Voting
- Next Steps



Workshop Purpose

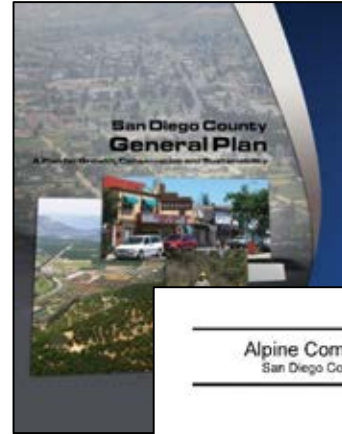
Identify preferred land use and mobility components of the plan from a range of alternatives.



COMMUNITY PLAN OVERVIEW

Your Community Plan

- Same legal authority as the General Plan
- Refinement of General Plan goals/policies to reflect unique community character
 - Organized by element
- Updated zoning and design guidelines
- Implementation Plan

The image shows the Table of Contents for the Alpine Community Plan. The title is "Alpine Community Plan" and the subtitle is "San Diego County General Plan". The table lists the following sections and their page numbers:

Section	Page
Statement of Intent	1
Introduction	2
Chapter 1 - Community Vision	3
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Your Community Plan

- Alpine update also includes:
 - Market feasibility study
 - Special study/infrastructure areas
 - Transfer of Development Rights Pilot Program



Phase

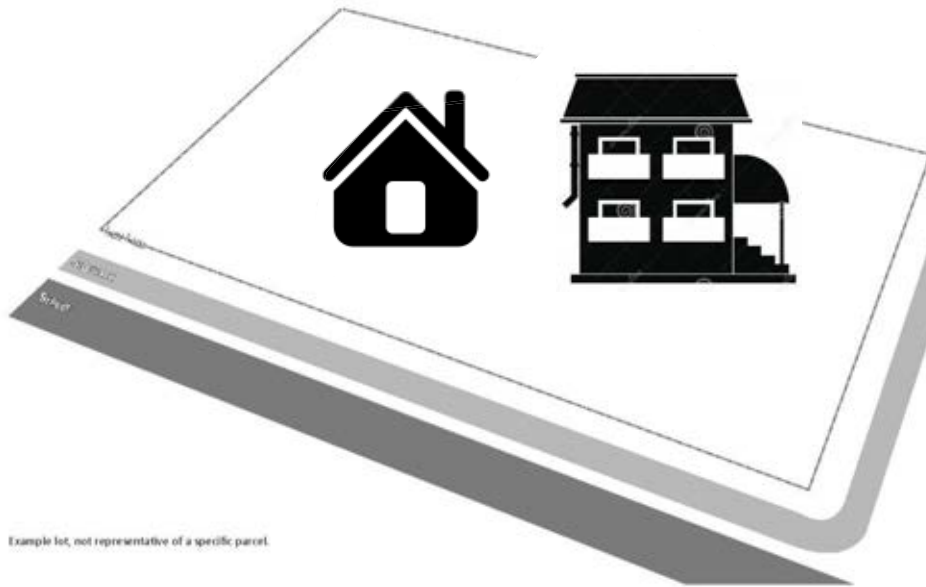
1. Project Initiation
2. Research Existing Conditions
- 3. Analysis**
4. Draft Community Plan/
Supplemental Environmental
Impact Report (SEIR)
5. Final Community Plan/SEIR

Public Outreach

- Kickoff Meeting
- Visioning and Existing Conditions Workshop
- Goals and Policies meetings
- **Planning Concepts workshop**
- **Zoning and Design Guidelines workshop**
- Planning Commission Information Item Hearing
- SEIR Public Review
- CPG Presentation
- Final Planning Commission/Board of Supervisors Hearing

LAND USE DESIGNATIONS, ZONING, AND DESIGN GUIDELINES

What is a Land Use Designation?

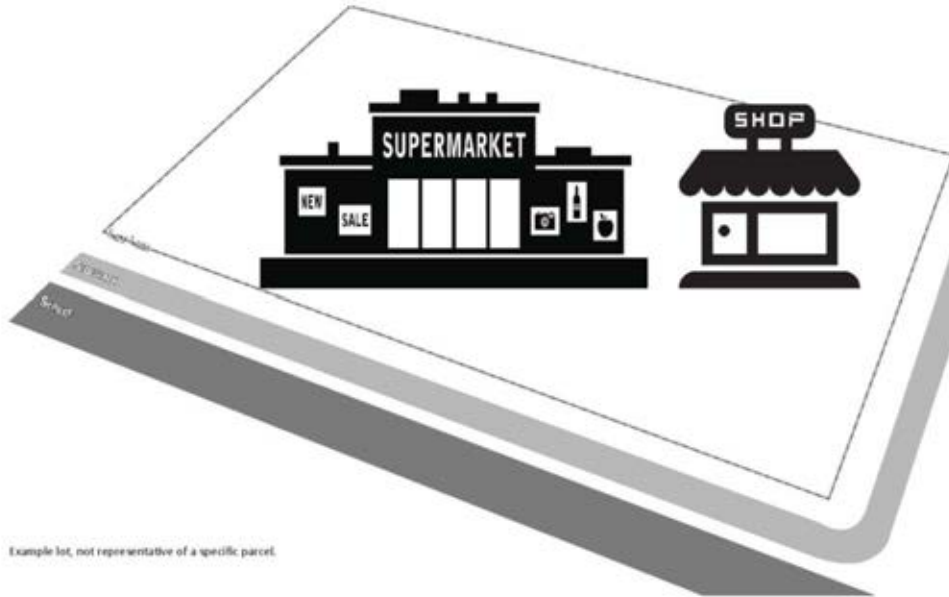


Example lot, not representative of a specific parcel.

- (A) General Use.** Identifies the general use allowed.
- (B) Maximum Density or Intensity.** Establishes the allowed maximum number of units per acre.

Residential

What is a Land Use Designation?

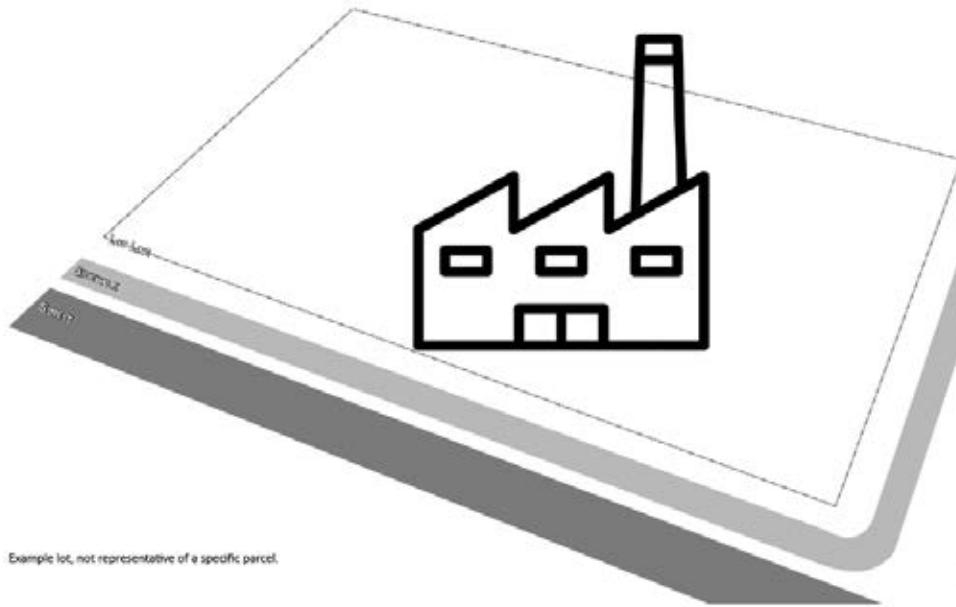


Example lot, not representative of a specific parcel.

- (A) General Use.** Identifies the general use allowed.
- (B) Maximum Density or Intensity.** Establishes the allowed maximum number of units per acre.

Commercial

What is a Land Use Designation?



A

General Use.

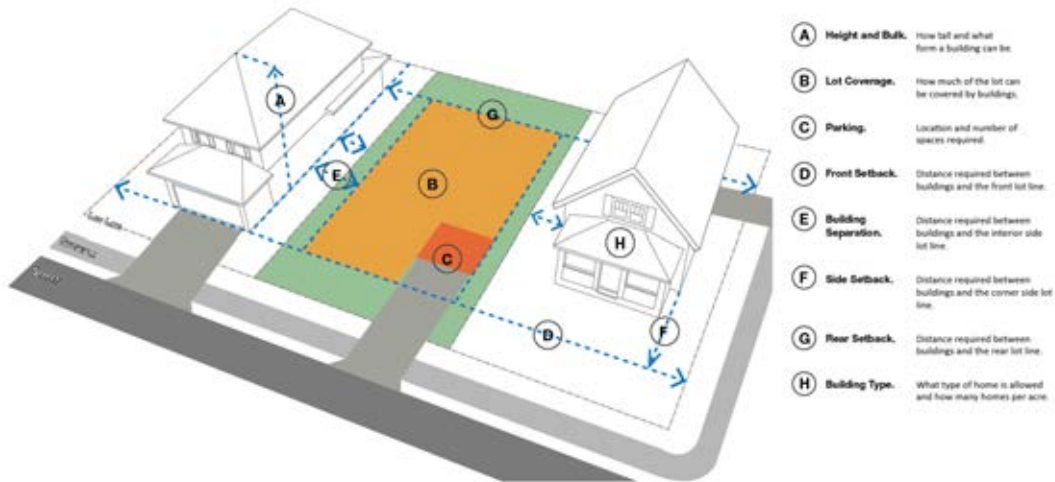
Identifies the general use allowed.

Example lot, not representative of a specific parcel.

Industrial

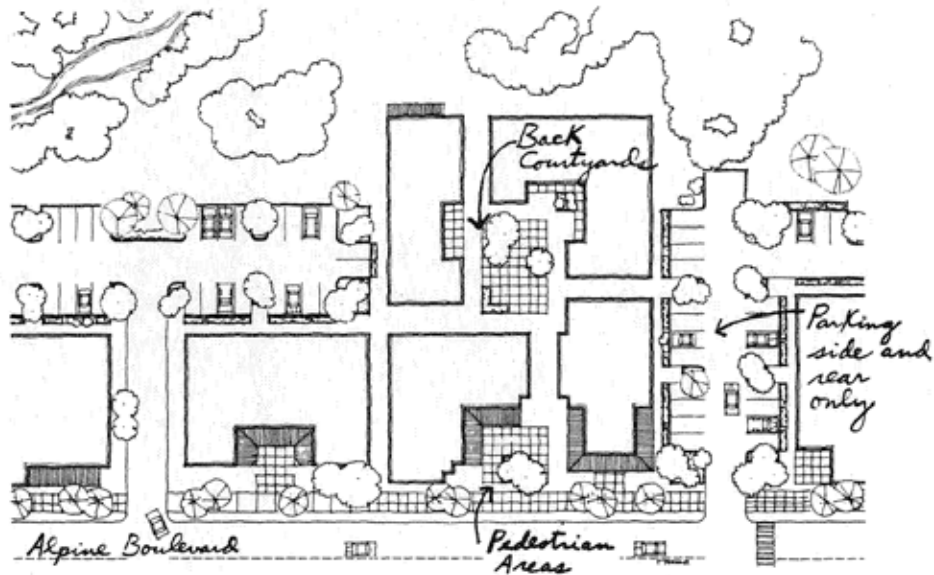
What is Zoning?

Specific rules that govern use and development for each parcel of land, consistent with the General Plan regional categories and land use designations



LDC Update

What are Design Guidelines?



Illustrative Plan
Commercial Development in the Town Center

LAND USE/MOBILITY ALTERNATIVES

Phase

1. Project Initiation
2. Research Existing Conditions
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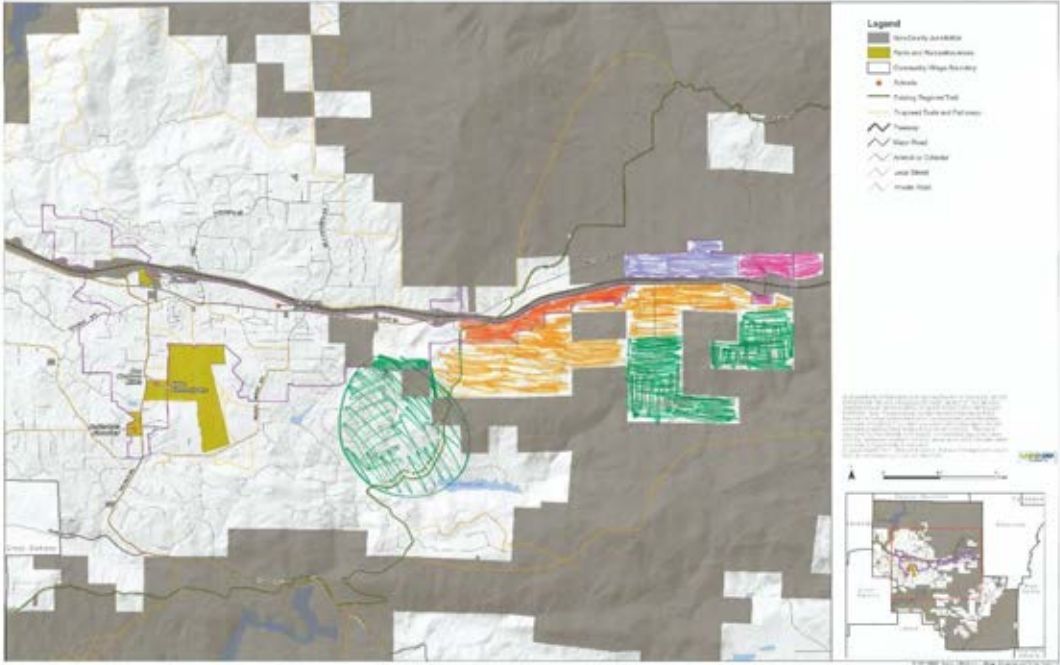
Visioning/Existing Conditions Exercises

Table 1



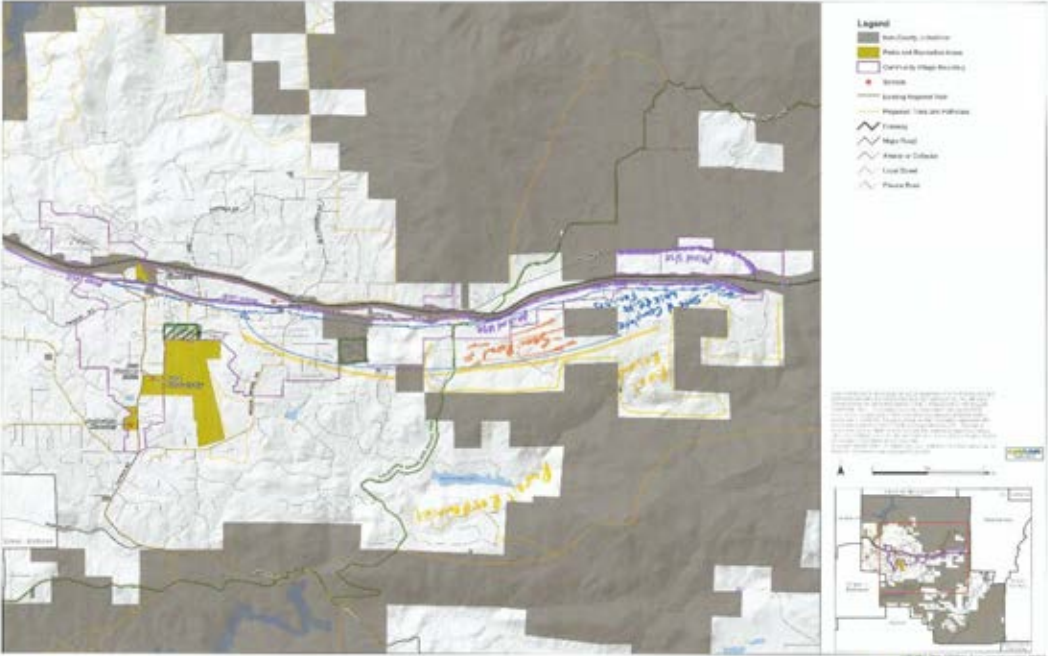
Visioning/Existing Conditions Exercises

Table 2

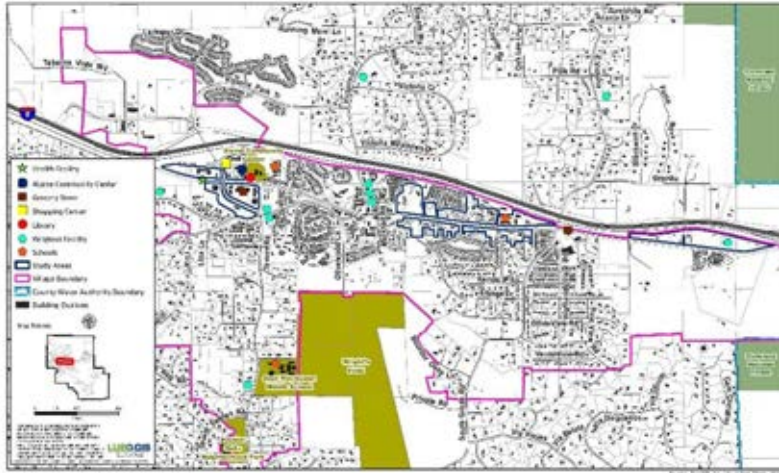


Visioning/Existing Conditions Exercises

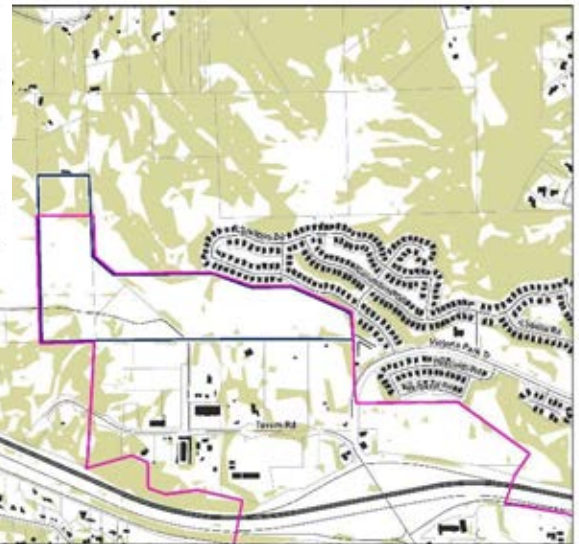
Table 5



Concept Methodology

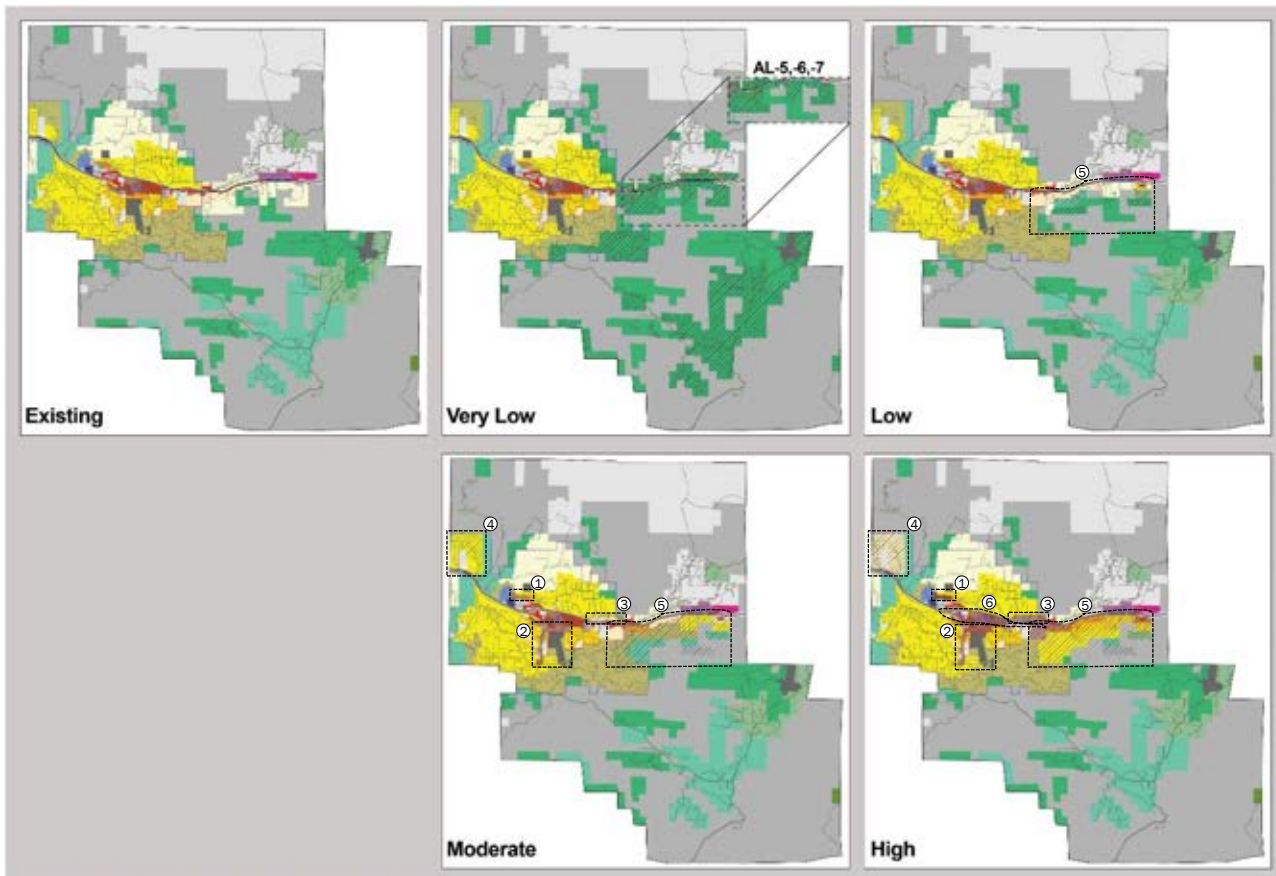


ALPINE COMMUNITY PLAN UPDATE
Substance A - Community Services

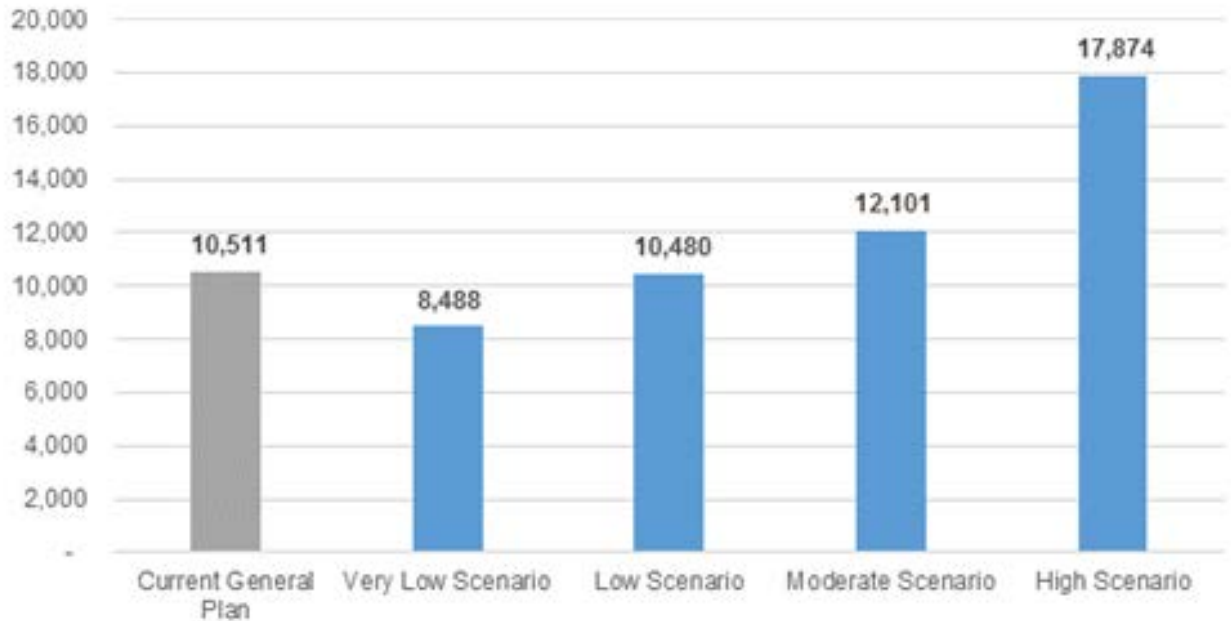


ALPINE COMMUNITY PLAN UPDATE
Substance 1 - Slope

Land Use Alternatives



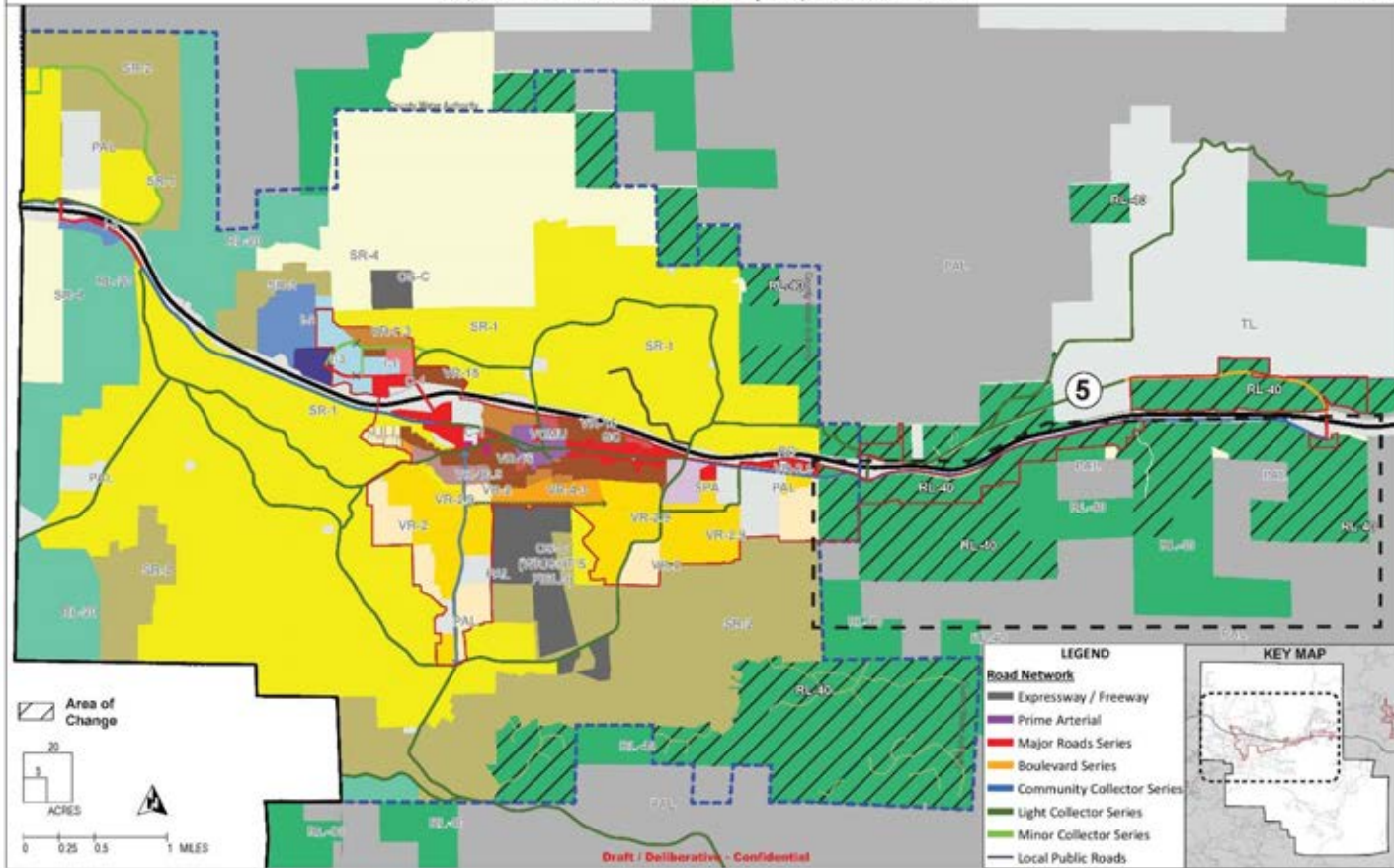
Potential Dwelling Units per Alternative



Very Low Alternative

Alpine Land Use Alternatives | Very Low Alternative

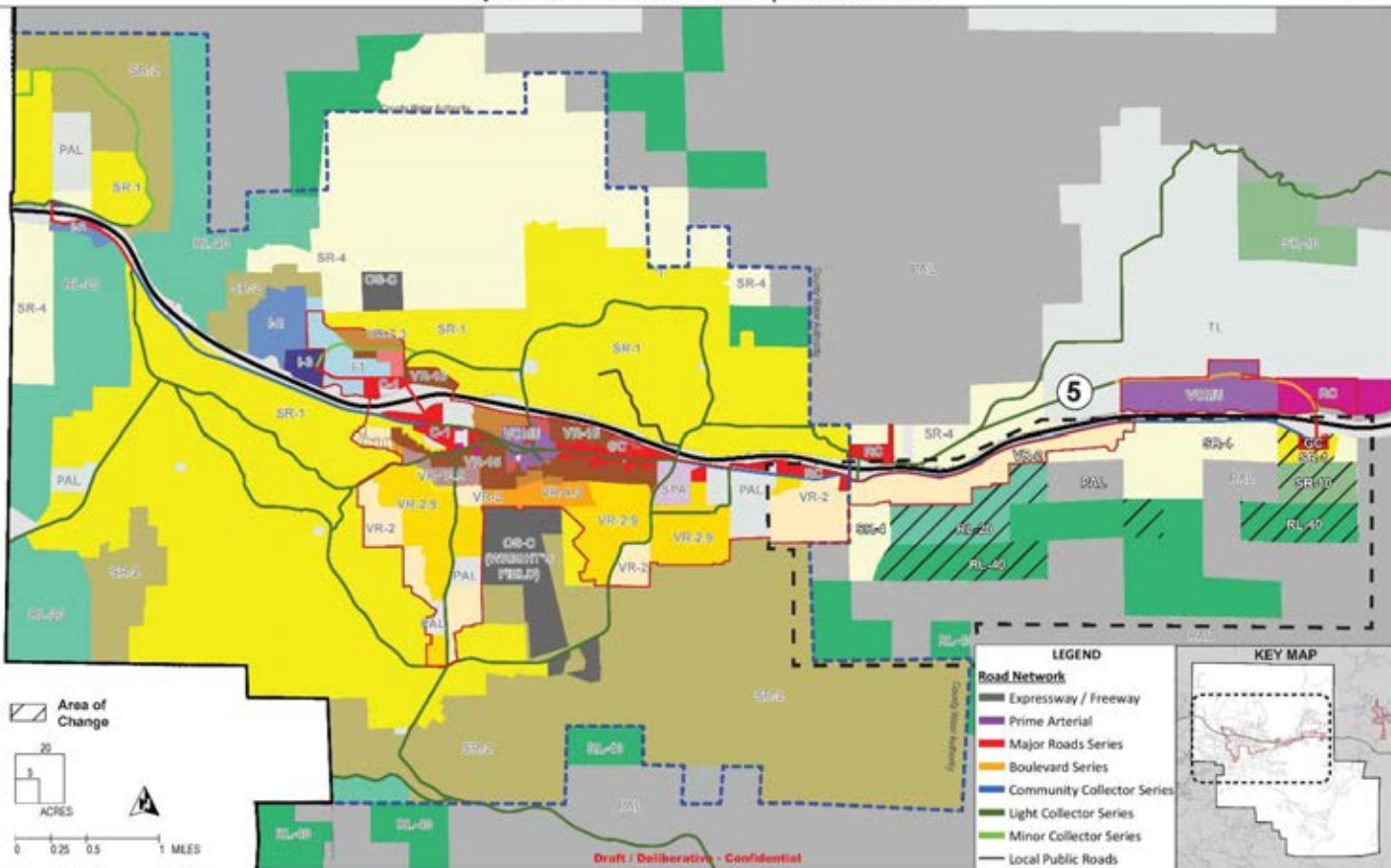
1/23/2019



Low Alternative

Alpine Land Use Alternatives | Low Alternative

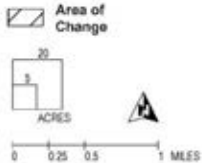
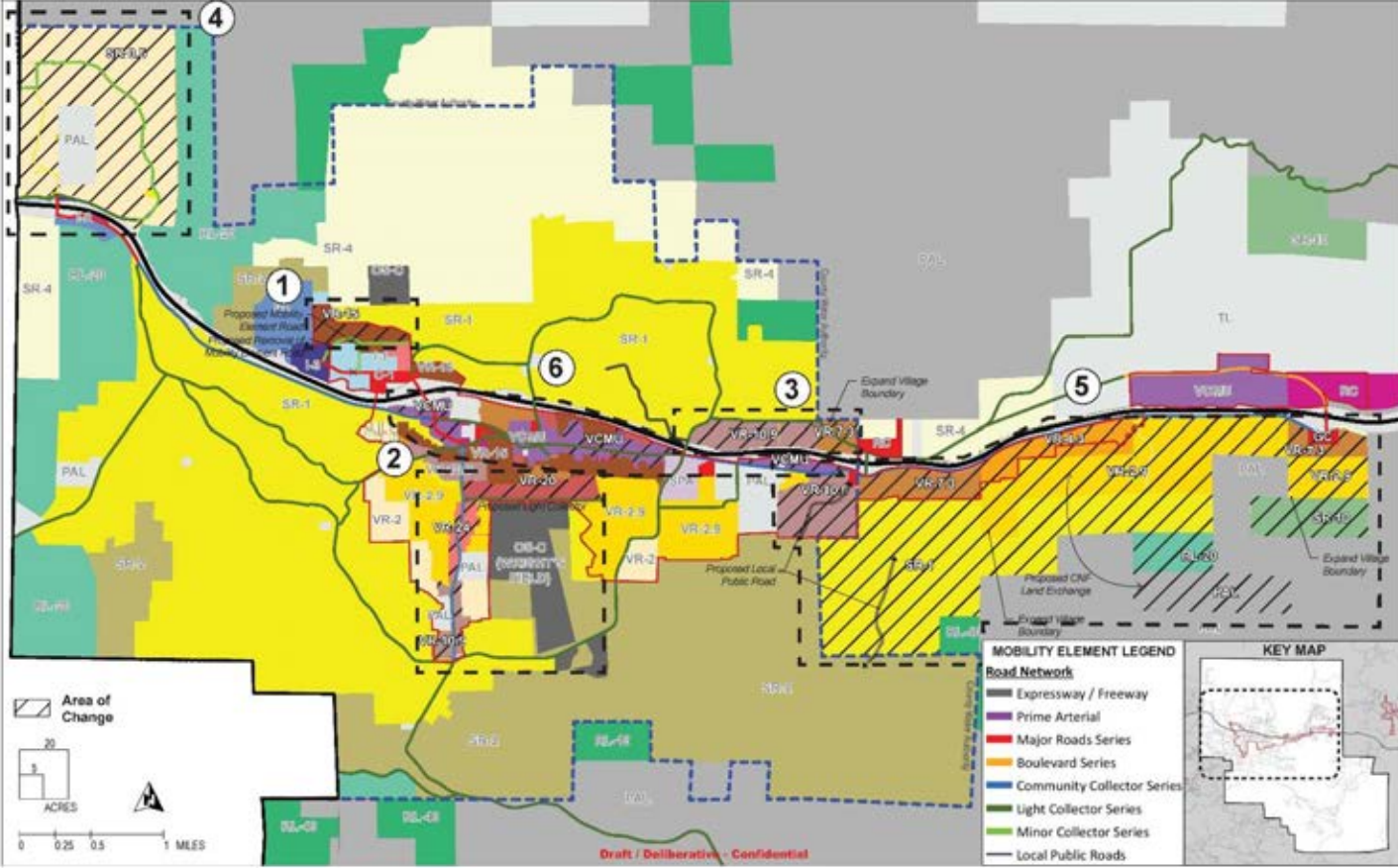
1/23/2019



High Alternative

Alpine Land Use Alternatives | High Alternative

1/23/2019



MOBILITY ELEMENT LEGEND

Road Network

- Expressway / Freeway
- Prime Arterial
- Major Roads Series
- Boulevard Series
- Community Collector Series
- Light Collector Series
- Minor Collector Series
- Local Public Roads



Draft / Deliberative - Confidential

BREAK

**(When you return, please grab your chair,
and sit at the subarea table you are
interested in)**

Tables

- Subarea 1 (Northwest Corner of Village)
- Subarea 2 (Tavern Road and Wright's Field)
- Subarea 3 (Otto Avenue)
- Subarea 4 (Northwest Corner of CPA)
- Subarea 5 (Eastern Alpine)
- Subarea 6 (Village)

- Land Development Code: Informational table

ROUNDTABLE DISCUSSIONS

Triple Bottom Line Summary

Visioning and Existing Conditions Workshop

Environment

Strengths

- Nice rural environment rich in natural resources
- Lots of open space, trails and places to hike, and beautiful scenery
- Small town feel, large lots

Weaknesses

- Lacks community recreational parks and facilities (i.e. public pool, fields for youth sports)
- Terrain is difficult for development
- Lack of bike lanes, sidewalks and crosswalks, park-n-ride lots

Community Stakeholders

Strengths

- Strong community identity
- Strong local social groups and organizations
- Great, safe schools
- Local businesses have support of community

Weaknesses

- No high school, there is need for a local high school
- Need housing for seniors
- Lacks sheltered bus stops and transit for the elderly
- No influence at the County

Economy

Strengths

- Great local stores and businesses bring tourism, like Alpine Beer Company
- Regional proximity to industry, jobs, and services connected via I-8
- Need closer ties to Viejas

Weaknesses

- Lack of certain businesses such as lumber/hardware, auto parts, entertainment, big box stores
- Lack of cohesion to create a destination location
- Not enough resident base to support businesses

Instructions

1. Pick a reporter
2. Learn about the alternatives for the subarea
3. Answer five questions
4. Discuss any recommendations
5. Report out subarea recommendations
6. Vote after each subarea report out

REPORT OUT AND PREFERRED ALTERNATIVE VOTE

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For More Information:

Project Website

<http://bit.ly/AlpineCommunityPlanUpdate.html>

(You can also Google: Alpine Community Plan Update)

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Phone: (858) 495-5465