

PROPERTY SPECIFIC REQUEST

AL24

Property Specific Request:

Change land use designation from VR2 to VR2.9

Requested by: Collin Campbell

| | |
|----------------------------------|--------------------|
| Community Recommendation | VR2.9 ¹ |
| Opposition Expected ² | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Notes:

- 1- Meeting notes from Alpine CPG meeting of November 18, 2010
- 2- Based on staff's experience

Property Description

Property Owner:
Campbell Trust

Size:
29.7 acres
2 parcels

Location/Description:
Eastern edge of the Alpine Village adjacent to Forest Conservation Initiative (FCI) lands.
Inside County Water Authority boundary

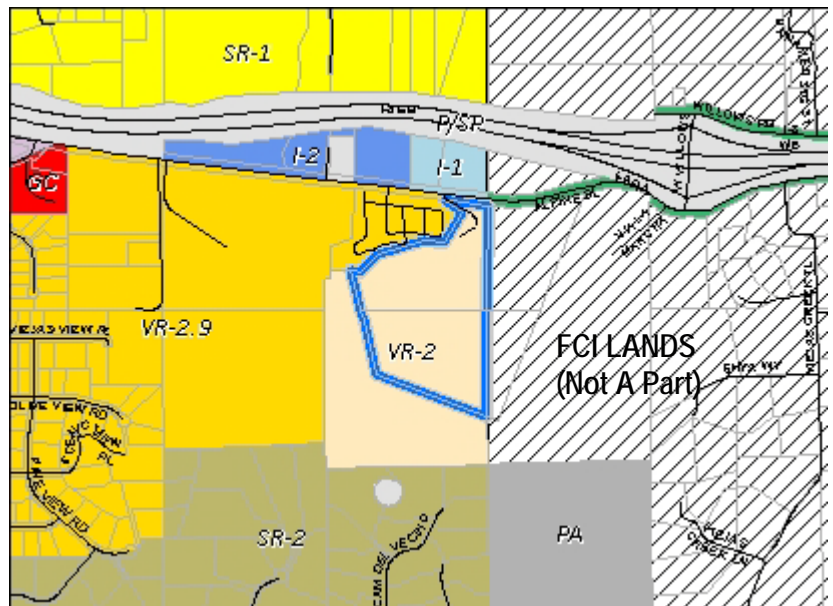
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zone



Aerial



PC/Staff Recommendation

Land Use

General Plan

| Scenario | Designation |
|---------------------------|-------------------|
| Existing General Plan | (1) 1 du/ 1,2,4ac |
| PC / Staff Recommendation | VR2 |
| Referral | VR2 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |

Zoning

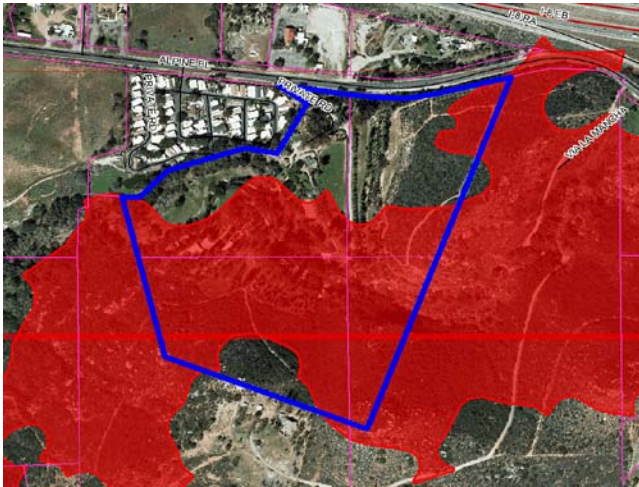
| |
|------------------------------------------------|
| Existing — A70; 1- and 2-acre minimum lot size |
| Proposed — A70; 0.5-acre minimum lot size |

Discussion

Property request consists of four parcels; however two parcels are located within the Forest Conservation Initiative (FCI); therefore, only the eastern two parcels are being considered with this request. Parcels highly constrained by either steep slopes or wetlands, or both. The physical impacts to ground would not be considered that much greater with VR2.9; however, there could be more severe impacts associated with traffic, noise, air quality, and climate change.

PROPERTY SPECIFIC REQUEST

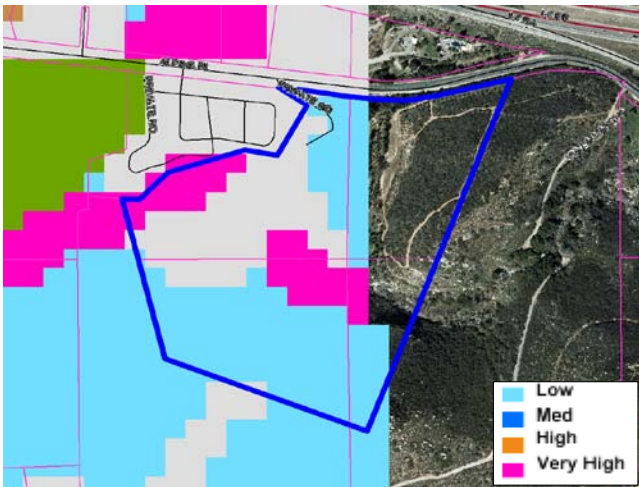
AL24 (cont.)



Steep Slope (Greater than 25%)



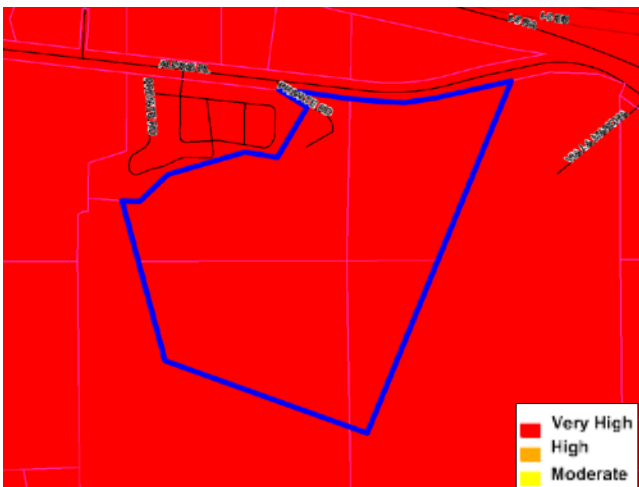
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

ALPINE

PROPERTY SPECIFIC REQUEST

AL25

Property Specific Request:

Change land use designation from Village Core Mixed Use to VR24

Requested by: Rich Basco

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:

1- Based on staff's experience

Property Description

Property Owner:

Rich Basco

Size:

0.97 acres

2 parcels

Location/Description:

250 feet north of Alpine Blvd via private drive
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

General Plan

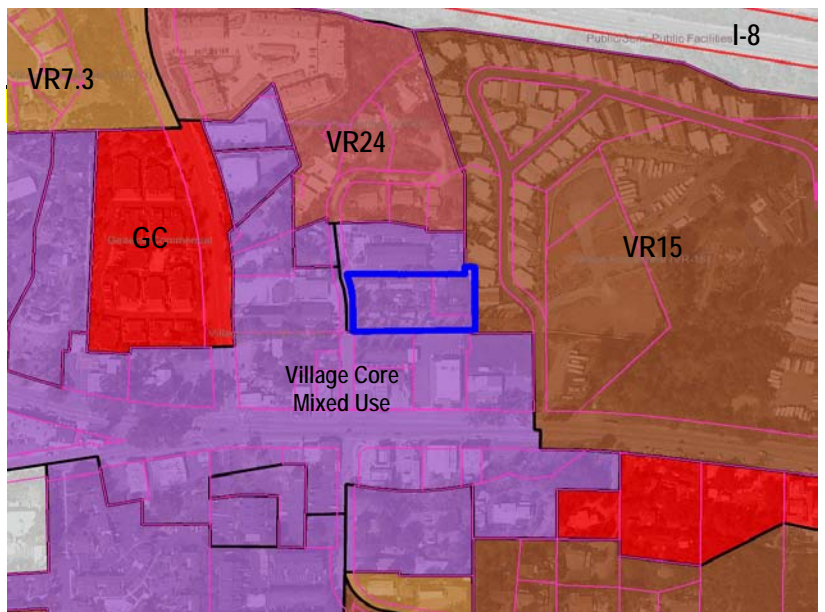
| Scenario | Designation |
|---------------------------|------------------------|
| Existing General Plan | (10) 24 du/ac |
| PC / Staff Recommendation | Village Core Mixed Use |
| Referral | Village Core Mixed Use |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |

Zoning

| |
|-----------------------------------------------|
| Existing — RU; 6,000 sq. ft. minimum lot size |
| Proposed — Same as existing |



Aerial



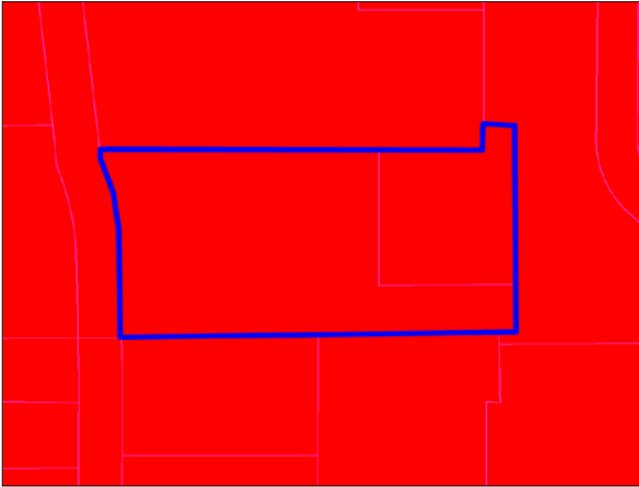
PC/Staff Recommendation

Discussion

Both the PC/Staff Recommendation and the property owner's request would allow a density of 24 dwelling units per acre; however, the Village Core Mixed Use designation would require a comprehensive plan that considers a larger area. An alternative to the more comprehensive planning requirement of the Village Core designation would be to allow the Residential designation, but ensure the site plan incorporates land use and circulation considerations for a larger area.

PROPERTY SPECIFIC REQUEST

AL25(cont.)



Fire Hazard Severity Zones

ALPINE

PROPERTY SPECIFIC REQUEST

AL26

Property Specific Request:

Change land use designation from VR15 to General Commercial

Requested by: Martin and Pauline Silver

| | |
|----------------------------------|-----------------|
| Community Recommendation | GC ¹ |
| Opposition Expected ² | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Notes:

1- Meeting notes from Alpine CPG meeting of November 18, 2010

2- Based on staff's experience

Property Description

Property Owner:

Martin and Pauline Silver

Size:

31.8 acres

5 parcels

Location/Description:

South of Interstate 8 on the north side of Alpine Blvd. in the western portion of the Village;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

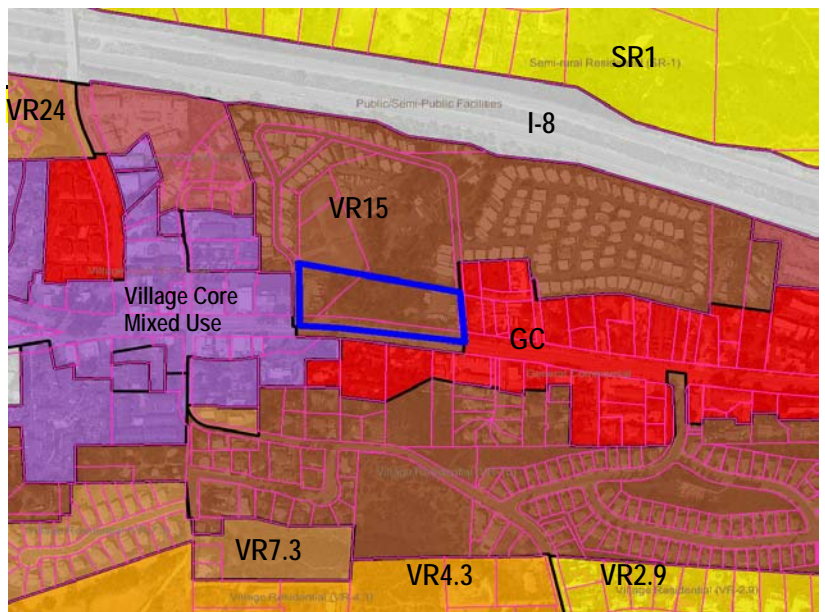
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

| General Plan | |
|--------------------------------------------------------|-----------------------------------------------------|
| Scenario | Designation |
| Existing General Plan | (6) 7.3 du/ac; (8) 14.5 du/ac; (13) Gen. Comm |
| PC / Staff Recommendation | VR15 |
| Referral | VR15 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — C36 / RMH 6,000 sq. ft. minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

Discussion

The General Plan Update would increase the density for much of the property from VR7.3 to VR15; however, the property owner is requesting to retain the nearly 200-foot General Commercial frontage on Alpine Boulevard. This area is constrained by wetlands and sensitive biological habitat. Also, an increase in Commercial land uses could result in a higher average daily traffic (ADT) forecast for Alpine Boulevard. This could result in a higher level of congestion on Alpine Boulevard. Both staff and the community have determined that adding additional vehicle lanes to this road is not justified, although the road is forecast to operate at a level of service (LOS) E / F. This is not an acceptable LOS; however, General Commercial would not be a significantly more intensive use than VR15.

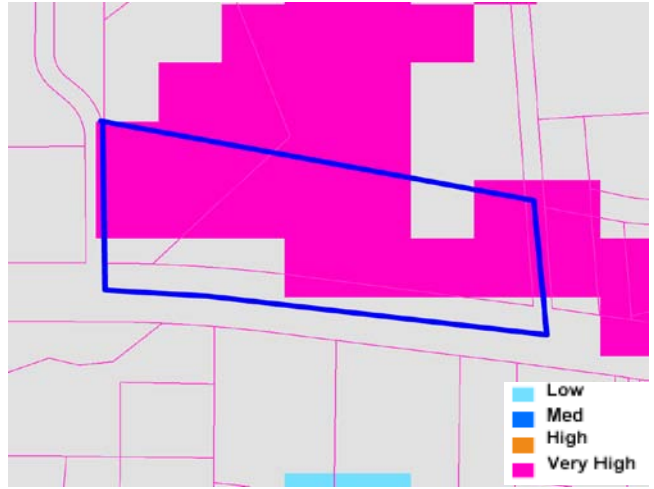
ALPINE

PROPERTY SPECIFIC REQUEST

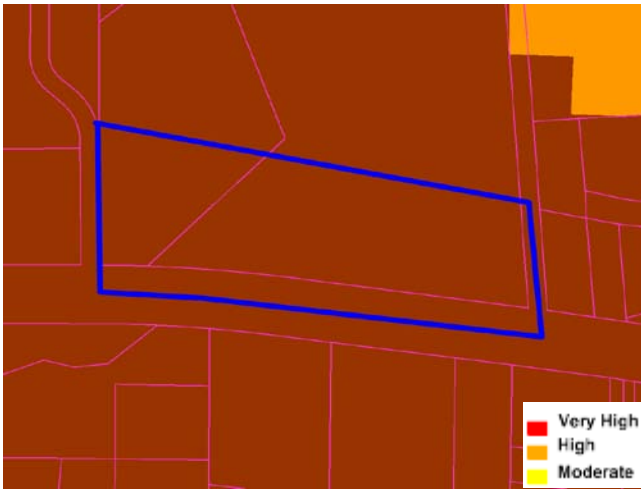
AL26 (cont.)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

ALPINE

PROPERTY SPECIFIC REQUEST

AL27

| | |
|------------------------------------------------------------------------------------|--------------------|
| Property Specific Request: Change land use designation from VR2 to VR2.9 | |
| Requested by: Lynn Augustyn | |
| Community Recommendation | VR2.9 ¹ |
| Opposition Expected ² | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Notes:

- 1- Meeting notes from Alpine CPG meeting of November 18, 2010
- 2- Based on staff's experience

Property Description

Property Owner:

Lynn Augustyn

Size:

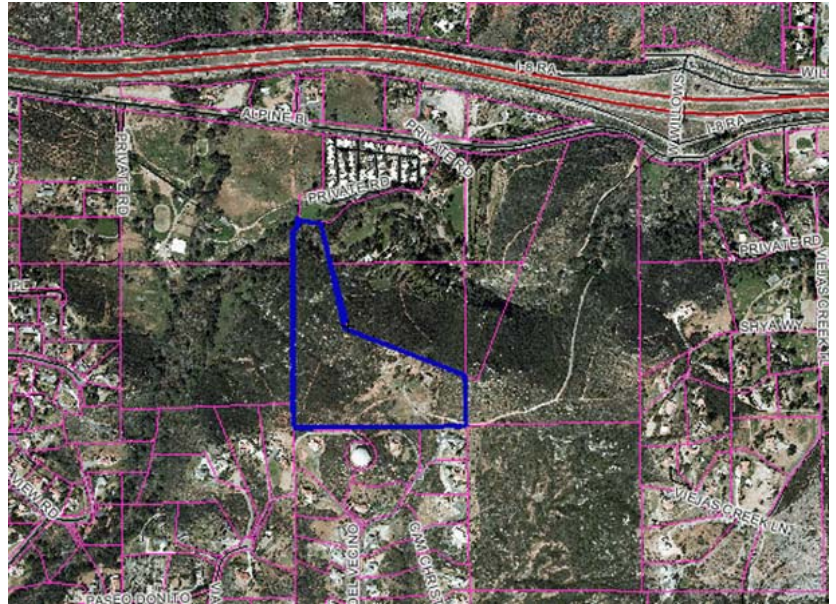
74 acres
2 parcels

Location/Description:

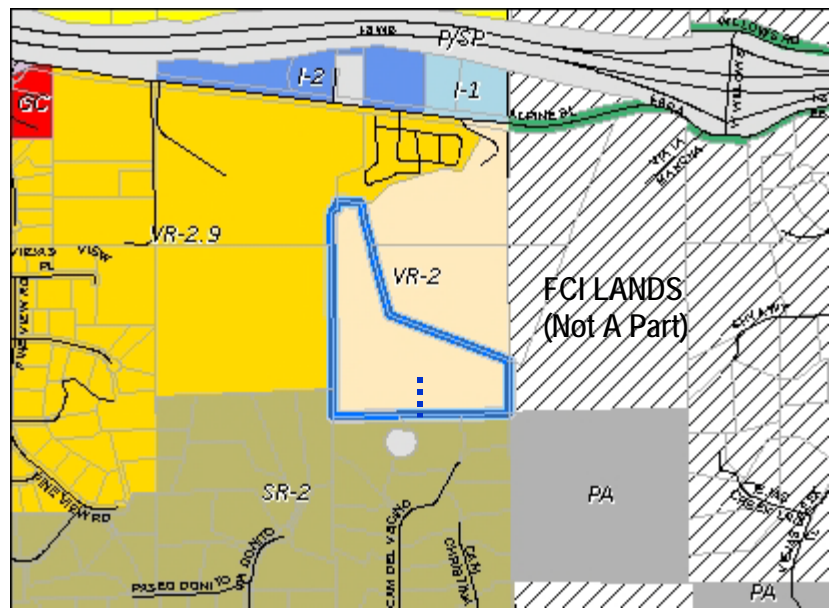
Eastern edge of the Alpine Village adjacent to Forest Conservation Initiative (FCI) lands;
Inside the County Water Authority boundary

Prevalence of Constraints (See following page):

- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
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- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones



Aerial



PC/Staff Recommendation

Land Use

| General Plan | |
|------------------------------------------------|---------------|
| Scenario | Designation |
| Existing General Plan | 1 du/ 1,2,4ac |
| PC / Staff Recommendation | VR2 |
| Referral | VR2 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — A70, 2 & 8 -acre minimum lot size | |
| Proposed — A70, 0.5 & 8 -acre minimum lot size | |

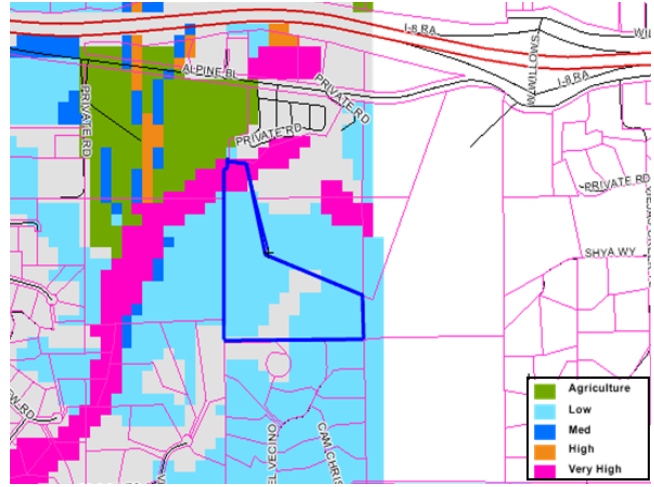
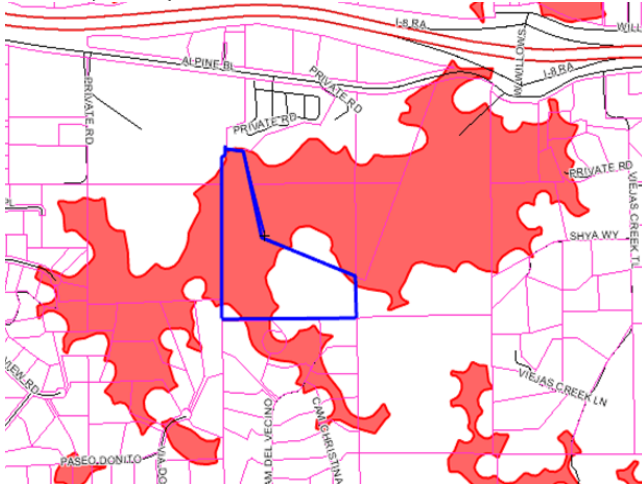
Discussion

Property request consists of two parcels; however the eastern parcel is located within the Forest Conservation Initiative (FCI); therefore, only the western parcel is being considered with this request. Parcels are highly constrained by either steep slopes or wetlands, or both. The physical impacts to ground would not be considered that much greater with VR2.9; however, there could be greater impacts associated with traffic, noise, air quality and climate change

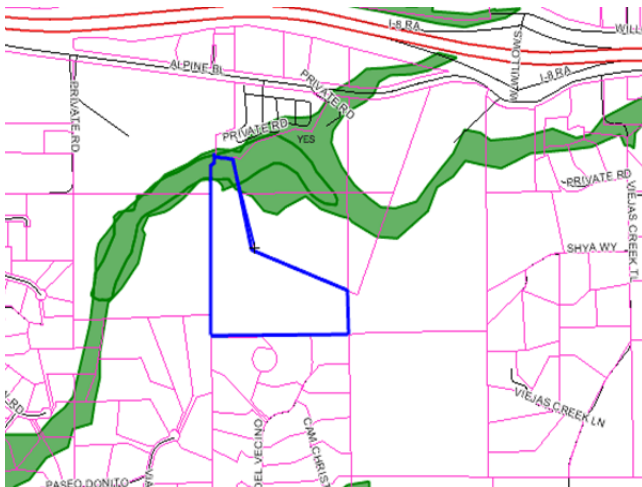
ALPINE

PROPERTY SPECIFIC REQUEST

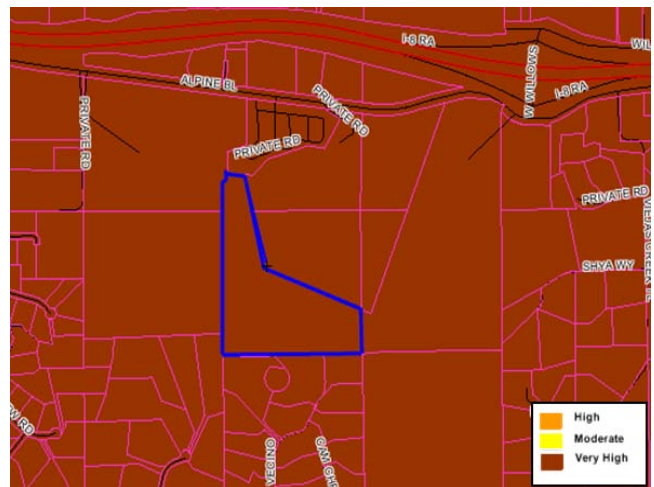
AL27 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Wetlands

Fire Hazard Severity Zones