

LAND USE CLEAN-UP

AL201

Proposed Change: Village Residential 2.9 to Public/Semi-Public

Basis for Change: Mapping Error

Community Recommendation: TBD¹

Opposition Expected: No

Property Description

Property Owner:

Grossmont Union High School District

Property Size:

6 parcels (90 acres)

Location:

Adjacent to Alpine Blvd., just south of I-8 and approximately 1 1/2 miles east of Tavern Road; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

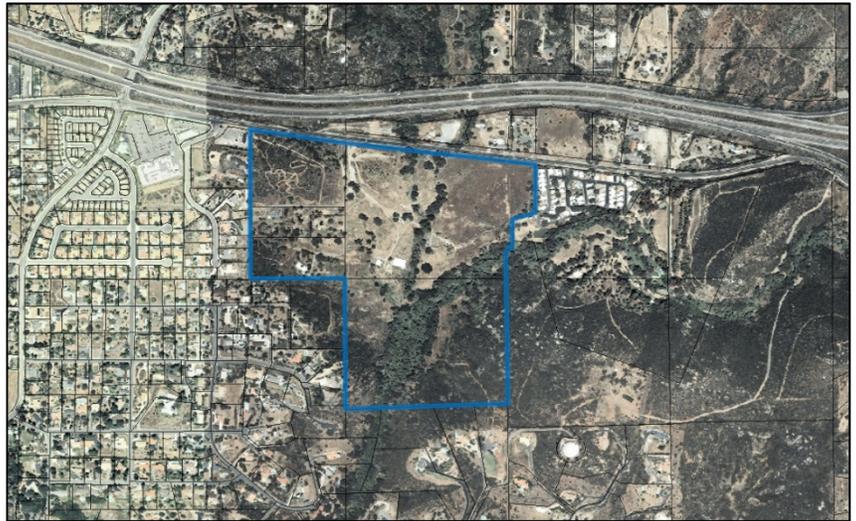
Scenario	Designation	DU's
Existing General Plan	VR-2.9	258
Proposed Change	Public/Semi-Public	0
GP Update Analyzed	VR-2.9 only	258

Zoning

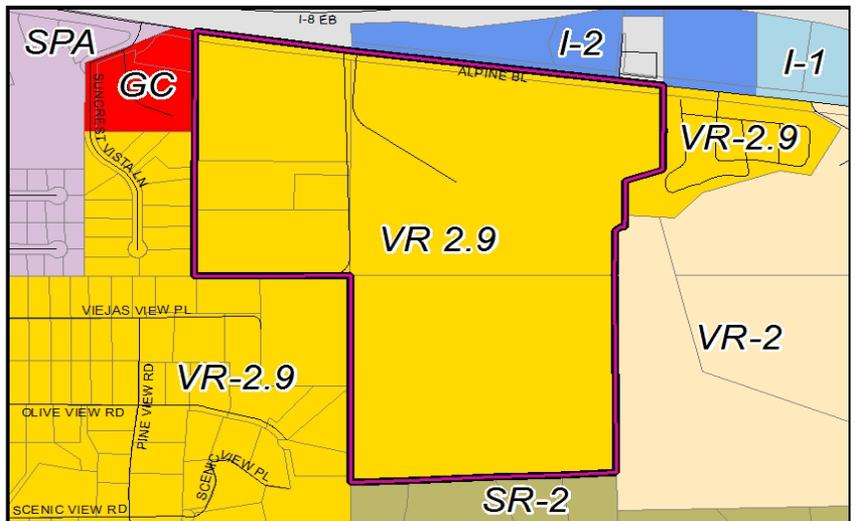
Scenario	Designation	Min. Lot Size
Existing	A70	15,000sf
Proposed	A70	15,000sf

Note:

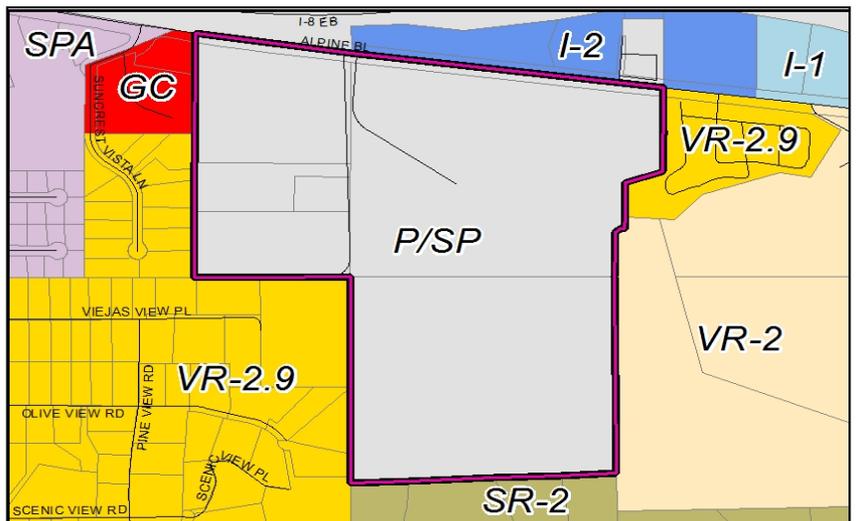
¹ Alpine CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



General Plan



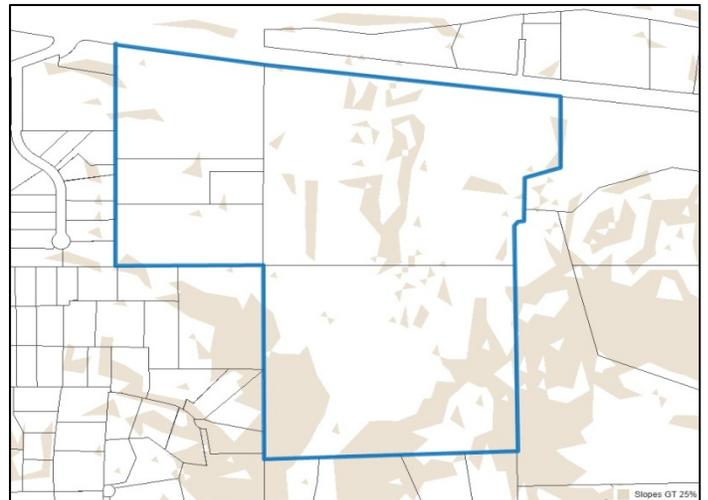
Staff Recommendation

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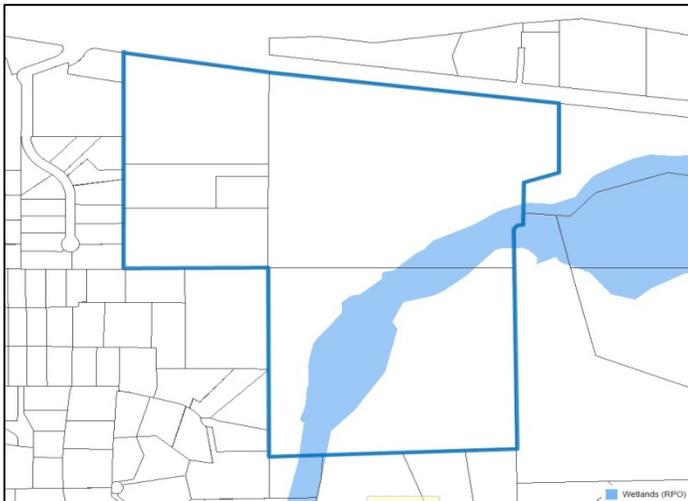
AL201



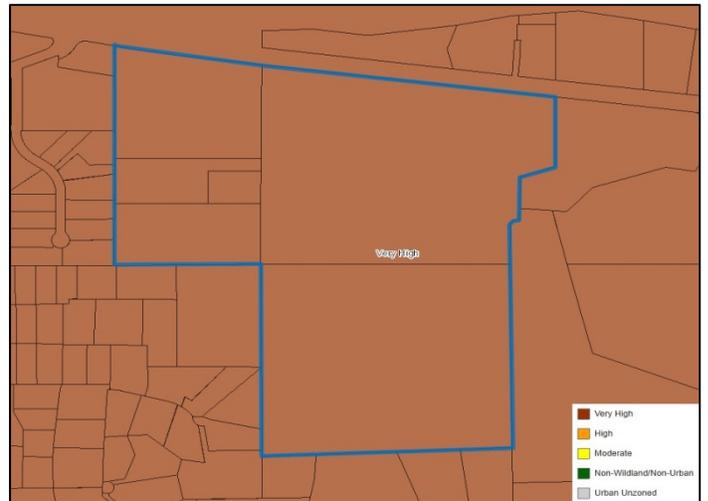
Vicinity Map



Steep Slope (Greater than 25%)



Wetlands



Fire Hazard Severity Zones

Context

These six parcels are owned by the Grossmont Union High School District and were mistakenly designated Village Residential 2.9 with the General Plan Update. The appropriate designation for public school properties is the proposed designation of Public/Semi-Public.

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Public school properties receive the Public/Semi-Public Facilities designation.

APNs

4040420100, 4040321400, 4040322400, 4040321600, 4040322300, 4042310500