

# Alpine AL-4

## Recommendation

CPG – Village Residential 2(VR-2)<sup>1</sup>

Staff– Same as CPG

## Property Description

### Property Owner:

Cuyapaipe Community of Diegueno Mission  
Indians Cuyapaipe Reservation

### Property Size:

16.7 acres; 1 parcel

### Location/Description:

Alpine Community Plan Area;  
East of I-8/Willows Road;  
Outside County Water Authority boundary

### Existing General Plan:

Multiple Rural Use (1 DU/4, 8 ac)

### Travel Time (See Safety Element Table S-1):

Closest Fire Station — 5 to 10 minutes

### Prevalence of Constraints (See following page):

- – high; ◐ – partially; ○ - none
- Steep Slope (Greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones



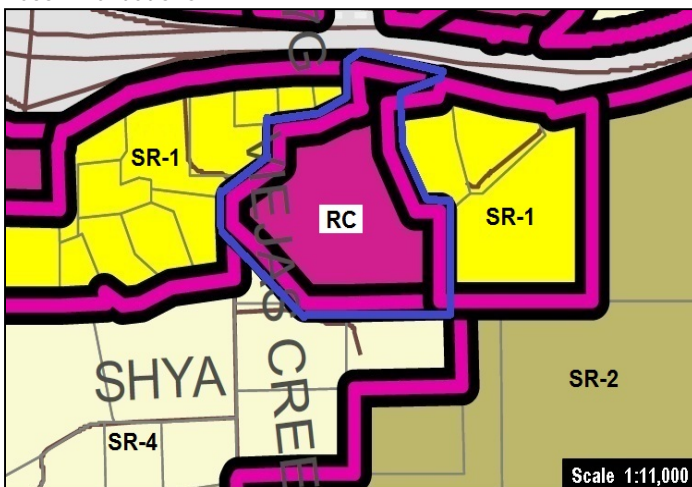
Aerial

Category	Recommendation	
	Draft Map	Staff / CPG
Designation	RC	VR-2
Density	2 DU/ac	2 DU/ac
Maximum Potential Dwelling Units	(Commercial)	33
Zoning Use Regulation	Commercial	A70
Lot Size (acres)	8	0.5
Spot Designation/Zone	Yes	No
Opposition Expected	Yes <sup>2,3</sup>	Yes <sup>4</sup>

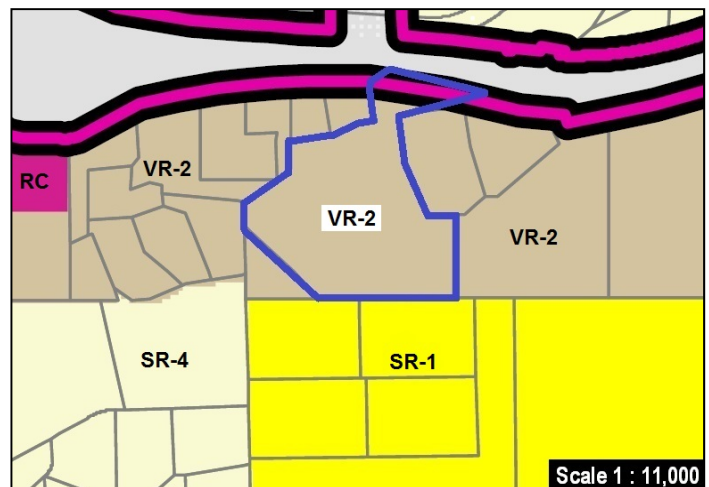
### Notes:

- 1) CPG revised recommendation September 19, 2013
- 2) Alpine Community Planning Group is opposed to a Commercial designation
- 3) Viejas (letter dated March 13, 2013)
- 4) Property owner (see letter dated February 8, 2013)

## Recommendations

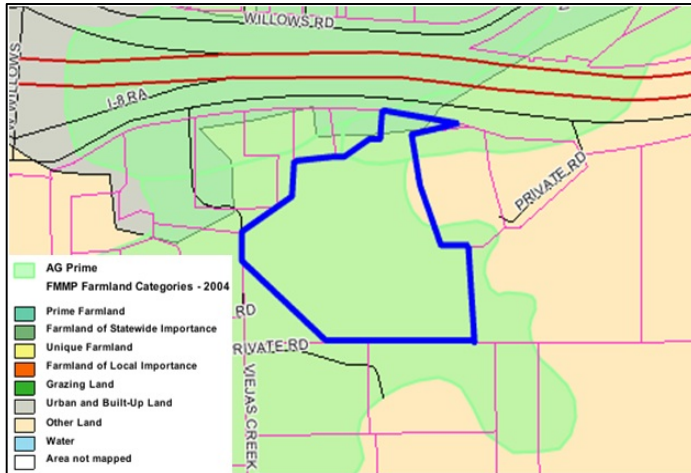


Draft Plan



Staff Recommendation / CPG

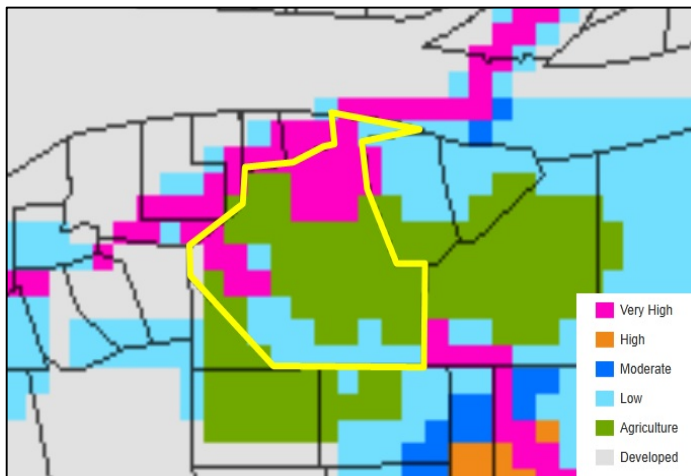
## Alpine AL-4



Agriculture



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

## Context

AL- 4 consists of one 16.7-acre parcel, which is currently undeveloped and located on the south side of Alpine Boulevard, approximately one-third mile east of the West Willows Road interchange with Interstate 8. The property is outside the County Water Authority boundary; however, it is within an area where other land use designations are being proposed by this project that would require extension of the boundary. This property is surrounded by parcels with existing and proposed Semi-Rural Residential uses. The property includes approximately six acres of riparian forest and oak woodlands, contains wetlands along the northern portion adjacent to Alpine Boulevard, and is almost entirely composed of prime agricultural land. The parcel is located within the Very High Fire Hazard Severity Zone and is approximately five to ten minutes from the nearest fire station. This area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

## Staff Review: Rationale for VR-2 Designation

- The Community Planning Group does not support a Commercial designation on this parcel (January 24, 2013 meeting minutes)
- The parcel is one-third mile from Interstate 8 on-ramps; Commercial use would be a spot zone
- The parcel was part of a 2001 fee to trust application, reissued in 2008 and accepted into Trust by the Bureau of Indian Affairs in 2011. However; the County is currently appealing the decision based on the adequacy of the NEPA environmental document
- RPO wetlands along Alpine Boulevard would restrict direct access to site
- VR-2 is consistent with the proposed designation for adjacent parcels



## Alpine AL-4: Correspondence Received

*Excerpt from January 24, 2013 meeting minutes of the Alpine Community Planning Group:  
voting to deny the Rural Commercial designation for this property*

1. A representative for the Ewiiapaayp Band of Kumeyaay Indians is asking the Planning Group to recommend the desires of the Tribe regarding parcel number 404-08-26-00 be considered for the proposed land use designation of “rural commercial” in the update to the General Plan as proposed by the San Diego County, Department of Planning and Land Use.  
**Presentation, Discussion and Action.**

**Discussion** - Ewiiapaayp did not attend for the third consecutive meeting, after requesting to be placed on the agenda. Don Butz from Viejas spoke against the designation saying that it was a means for the Ewiiapaayp tribe to build a casino on existing property where the current Southern Indian Health Council stands. Gloria Harrington wrote in opposition to the rural commercial designation. Jill McCall said the well for the parcel in discussion is on her property.

**Motion** – George Barnett motioned to deny the Rural Commercial Designation as requested. Mike Milligan seconded the motion.

	Yes	No	Abstain	Absent
Jim Archer	X			
George Barnett	X			
Aaron Dabbs	X			
Jim Easterling	X			
Roger Garay	X			
Travis Lyon	X			
Nicole McDonough	X			
Michael Milligan	X			
Tom Myers	X			
Leslie Perricone	X			
Lou Russo	X			
Richard Saldano	X			
Sharmin Self	X			
Kippy Thomas	X			
John Whalen	X			

Motion passes with 15 yes votes

*Below is correspondence from the Ewiiapaayp Tribal Government requesting a Rural Commercial designation*



## Ewiiapaayp Tribal Office

### Ewiiapaayp Band of Kumeyaay Indians

4054 Willows Road  
Alpine, CA 91901  
TEL: (619) 445-6315  
FAX: (619) 445-9126  
E-mail: [wmicklin@leaningrock.net](mailto:wmicklin@leaningrock.net)

February 8, 2013

Joseph Farace, Acting Chief  
Advance Planning Division  
Department of Planning and Land Use  
M/S: O-650  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

re: FCI SEIR; General Plan Amendment

Dear Mr. Farace:

Following its letter dated January 29, 2013, the Ewiiapaayp Band of Kumeyaay Indians (the "Tribe") received the Notice of Availability of a Draft Supplemental Environmental Impact Report and Notice of Public Review of a General Plan Amendment dated February 1, 2013. The Notice refers to the County webpage for the Draft (Proposed) General Plan Land Use Distribution Maps, and this webpage provides a link to the Alpine Community Land Use Maps entitled, "September 2012 Draft Land Use Map." This Alpine map accurately represents the Tribe's desire for a land use designation of rural commercial for its fee parcel APN 4040802600.

Thank you for your consideration of the Tribe's views. Should you have any questions, please contact the Tribe's Chief Executive Office, Mr. Will Micklin, by telephone at (619) 368-4382 or by email at [wmicklin@leaningrock.net](mailto:wmicklin@leaningrock.net).

Sincerely,

Robert Pinto, Sr.  
Tribal Chairman  
Ewiiapaayp Band of Kumeyaay Indians

*Below is correspondence from the Ewilaapaayp Tribal Government requesting a Rural Commercial designation*



PQ Box 90  
Alpine, CA 9190  
#1 Viejas Grade Road  
Alpine, CA 9190

Anthony R. Pico, Chairman  
Robert "Cita" Welch, Vice-Chairman  
Anita R. Uqualla, Tribal Secretary  
Samuel Q. Brown, Tribal Treasurer  
Raymond "Bear" Cuero, Councilman  
Adrian Michael Brown, Councilman  
Ernest "Chuka" Pingleton, Councilman

Phone: 619445381  
Fax: 619445533  
viejas.cor

March 13, 2013

Mindy Fogg  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
MS O-650  
San Diego, CA 92123

Re: Forest Conservation Initiative: Proposed Land Designation – Willows Road Area

Dear Ms. Fogg;

This correspondence is in response to the proposal land designations which were forwarded by the Alpine Planning Group to the County's Department of Planning & Development Services. The Viejas Band of Kumeyaay Indians (Viejas Band) has a significant land management responsibility as a native sovereign nation over the trust lands of the Viejas Indian Reservation. In addition, the Viejas Band owns a substantial amount of fee simple land holdings in the east portion of the Alpine Planning Group's area. The Viejas Band facilitated community meetings and workshops with neighboring land owners regarding the land designations for the area of and surrounding Viejas Valley.

The Viejas Bands encouraged and supported the community collaborative approach of consensus generated from the meetings and workshops. The Viejas Band does have some concerns regarding changes injected during the review of the proposed community designation at the presentation to the Alpine Planning Group.

The Viejas Band opposes the following:

3. The rural commercial land use designation of the parcel located on the south side of Alpine Boulevard (Walker parcel). This is spot zoning as the area is currently designated and developed as semi-rural residential land use. To access this parcel as a commercial property would require traffic to transverse roads in a residential neighbor.

The Viejas Band appreciates the opportunity to express our position regarding the proposed land designation for the eastern portion of Alpine. If there are any questions, please feel free to contact Robert Scheid, Director of Public and Community Relations ([rscheid@viejas-nsn.gov](mailto:rscheid@viejas-nsn.gov) or 619-659-5410) or Don Butz, Fire Chief ([dbutz@viejas-nsn.gov](mailto:dbutz@viejas-nsn.gov) or 619-659-2376).

Sincerely,

THE VIEJAS BAND OF KUMEYAAY INDIANS



Hon. Anthony R. Pico  
Chairman