

Draft Responses to Comment Letter Q

**Viejas Tribal Government
Hon. Anthony R. Pico
March 13, 2013**

	Comment	Response to Comment
Q -1	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.	This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
Q -2	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 Bands owns a substantial amount of fee simply 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 County agrees with this comment.
	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 Bands supports the following:	This comment regarding concerns with land use designations resulting from the Alpine Community Planning Group (CPG) workshops and meetings are more fully developed later in the comment letter and therefore more detailed responses are provided below.
Q -3	1. The residential designation (Red Oak properties) on the north east side of the reservation. The land use designation is consistent with adjacent land use on the reservation.	The County acknowledges and appreciates the Viejas Band preference for a Semi-Rural 1 designation northeast of the reservation. This area is referred to as AL-1 in the Staff Report. County staff’s recommendation to the Planning Commission for the subject parcels differs from that shown in Proposed Project of the SEIR. The Proposed Project in the

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		<p>SEIR showed these properties as having a Semi-Rural 1 designation. Staff is recommending a Semi-Rural 10 (SR-10) designation. The SR-10 density is consistent with existing parcel sizes and takes into account the surrounding National Forest lands. This is consistent with how other similar parcels have been designated. Furthermore, in accordance with General Plan policy LU-1.5, Relationship of County Land Use Jurisdiction with Adjoining Jurisdictions, the land use patterns on the reservation cannot be the primary justification for determining the land use designation on adjacent County unincorporated lands.</p> <p>Ultimately, the County Board of Supervisors must determine which land use designation is appropriate for the subject area. The information in this comment will be in the Final SEIR for review and consideration by the decision makers.</p>
Q -4	<p>2. The rural commercial land use designation at the East Willows Road off ramp (both north and south side of the freeway). This designation places the higher volume traffic land use closer to the off ramp and reducing traffic impact on the east end of Willows Road.</p>	<p>This comment supports the Rural Commercial designation at East Willows Road for three parcels north of Interstate 8 and a portion of two parcels south of Interstate 8, referred to as AL-3 and AL-6 in the staff report. The staff recommendation to the Planning Commission for these parcels is also Rural Commercial due to their location at the East Willows Road off-ramps.</p>
Q -5	<p>3. Viejas envisions the rural land use designation as being zoned rural freeway commercial to support business opportunities for the commuting and traveling public.</p>	<p>The support for a Freeway Commercial (C44) zoning use regulation for these parcels is acknowledged. This is consistent with the staff recommendation for the parcels described in response to comment Q-4 above.</p>
Q -6	<p>4. The village core designation on the south side of Willows Road from the Outlet Center to Alpine Springs RV Park. Viejas supports this land use designation because:</p> <ul style="list-style-type: none"> a. It is compatible with the adjacent land use, b. Allows for mixed residential and commercial use, 	<p>The support for a Village Core Mixed Use designation for these parcels on the south side of Willows Road from the Viejas Reservation to Alpine Springs RV Park is acknowledged. This area is referred to as AL-3 in the Staff Report. The staff recommendation for is area is Village Core</p>

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	<p>c. Compatible with existing land use residential, d. Follows land use planning principle of lower density as you move further from the East Willows Road off ramp.</p>	<p>Mixed Use, consistent with the designation supported by the commenter.</p>
<p>Q -7</p>	<p>5. The rural commercial land use designation at the West Willows Road off ramp (both north and south side of the freeway). This designation places the higher volume traffic land use closer to the off ramp and reducing traffic impact on roadways which are remote from the off ramp. Viejas envisions the rural land use designation as being zoned rural freeway commercial to support business opportunities for the commuting and traveling public. The West Willows off ramp will also serve as a secondary main exit for the east end of the Alpine community due to the close proximity of the Alpine High School, Albertson’s shopping center and other future commercial development along Alpine Boulevard near the Alpine High School.</p>	<p>This comment supporting the Rural Commercial designation at West Willows Road both north and south of Interstate 8 is acknowledged and is consistent with the staff recommendation for these parcels.</p>
<p>Q -8</p>	<p>6. The designating of general commercial along the north side of Alpine Boulevard from West Willows off ramp to the Albertson’s shopping center. This land use designation supports and compliments the High School location and connects the center of town to the east end of the community.</p>	<p>This comment appears to be referencing parcels with APNs 404-041-09, 23, 27, 39, 42 and 404-050-34. Under the SEIR Proposed Project that was supported by the Alpine CPG, these parcels are proposed for a Rural Commercial designation. The staff recommendation to the Planning Commission for these parcels is also Rural Commercial due to their location adjacent to Interstate 8, proximity to the proposed Alpine High School site, and support from the Alpine Community Planning Group. The Rural Commercial designation would allow much of the same uses as a General Commercial designation; however, the intensity of development allowed is less to allow for buildings to be buffered from Interstate 8. This comment supporting a General Commercial designation for these parcels is acknowledged and will be in the Final SEIR for review and</p>

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		consideration by the decision makers.
Q -9	7. The residential designation on Otto Avenue properties (APN 406-051-09 & 10). The land use designation is consistent with land use along Otto Avenue.	This comment appears to be referencing parcels with APN 404-051-09 and 10, which are proposed for Semi-Rural 1 designation on the Draft Plan (Proposed Project). The staff recommendation to the Planning Commission is also for SR-1 due to consistency with density assigned to the parcels to the west. Achievement of the SR-1 density would facilitate the connection of the Otto Avenue, Mobility Element road, to West Willows Road.
Q -10	The Viejas Band would like to clarify: 1. The residential area designated on the northwest corner of the reservation (APNs 405-120-01/02 and 406-010-01/02) has been transferred to trust status.	This comment is acknowledged and the change in status for these parcels is reflected in staff's recommendation to the Planning Commission (see AL-1 in the staff report).
Q -11	The Viejas Band opposes the following: 1. The rural commercial land use designation for the parcel located west of 4651 Willows Road (APN 406-050-08 —5.07 acres) which is currently surrounded by residential land use designation. This is a text book example of spot zoning.	The County acknowledges this comment opposing a commercial designation for this parcel. This area is referred to as AL-2B in the Staff Report. It appears there is a typographical error as the parcel at this location is APN 406-051-08-00. The Alpine CPG voted for a Rural Commercial designation on this property, which was evaluated in the Draft Plan (Draft SEIR Proposed Project). However, the staff recommendation is SR-4 for this property due to the lack of existing commercial use on the property and consistency with the surrounding parcels.
Q -12	2. The rural commercial land use designation of the parcel located on the south side of the 4200 block of Willows Road (referred to as the Willows Cottages). This is spot zoning as the area is currently designated and developed as semi-rural residential land use.	The County acknowledges this comment opposing a commercial designation for this parcel. This area is referred to as AL-2A in the Staff Report. The Alpine CPG voted for a Rural Commercial designation on this property, which was evaluated in the Draft Plan (Draft SEIR Proposed Project). However, the staff recommendation to the Planning Commission for this property reflects a Semi-Rural 4 designation. The SR-4 designation would be consistent with

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		existing land uses and surrounding parcels and better reflects the existing constraints (surrounded by wetlands) of the parcel that would limit the viability of commercial use. The Board of Supervisors will make the final determination of the land use designation for this site.
Q -13	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 County acknowledges this comment opposing a rural commercial designation for the referenced parcel. This parcel is in the area referred to as AL-4 in the Staff Report. The Alpine CPG also opposes rural commercial for this property. While the proposed project analyzed in the SEIR was for a rural commercial designation, the staff recommendation to the Planning Commission for this property is Village Residential (VR)-2. The VR-2 designation would be consistent with the proposed village residential designations to the west and east and would avoid a commercial spot zone. Board of Supervisors will make the final determination of the land use designation for this site.
Q -14	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@viejasnsn.gov or 619-659-5410) or Don Butz, Fire Chief (dbutz@viejasnsn.gov or 619-659-2376).	This comment provides concluding remarks and contact information and does not raise a significant environmental issue for which a response is required.

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