

Alpine AL-2A

Staff Recommended Designation

Semi-Rural 4 (SR-4)

Property Description

Property Owner:

McCall Sharon J Trust

Property Size:

4.2 acres, one parcel

Location/Description:

Alpine Community Plan Area;

Near I-8/Willows Road;

Outside County Water Authority boundary

Existing General Plan:

GP: Multiple Rural Use (1 DU/4, 8, 20 ac)

Use Regulation: A70

Lot Size: 4 acres

Minimum Lot Size (Groundwater Ordinance)

5 acres

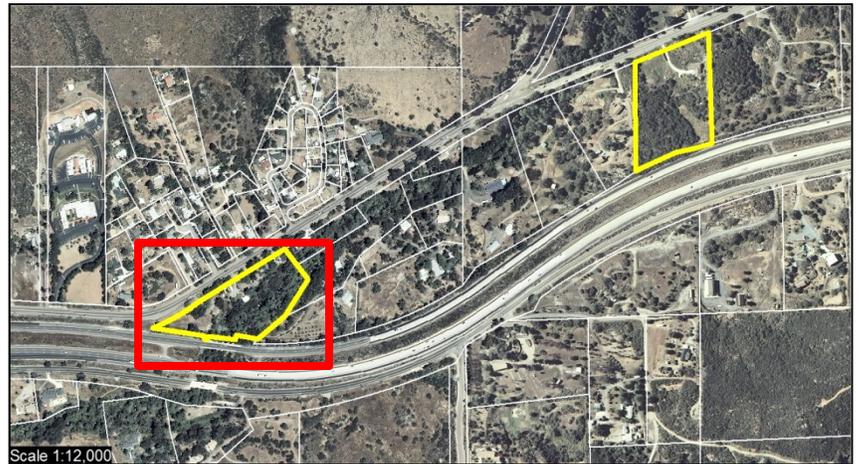
Travel Time (From Safety Element Table S-1):

Closest Fire Station — 5 minutes (see Context Section for more information)

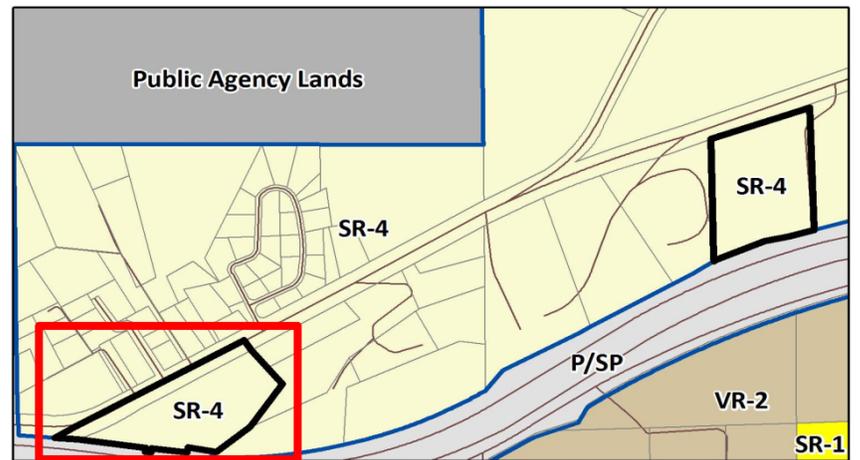
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

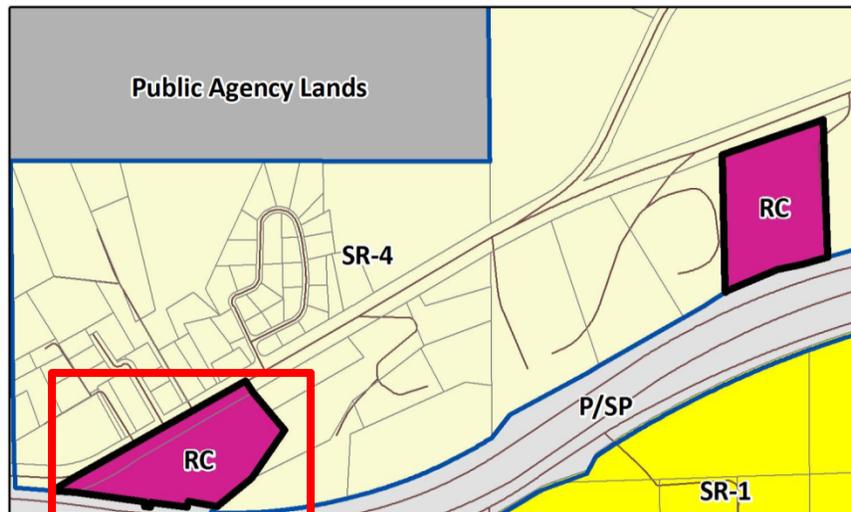


Staff Recommendation Land Use Map

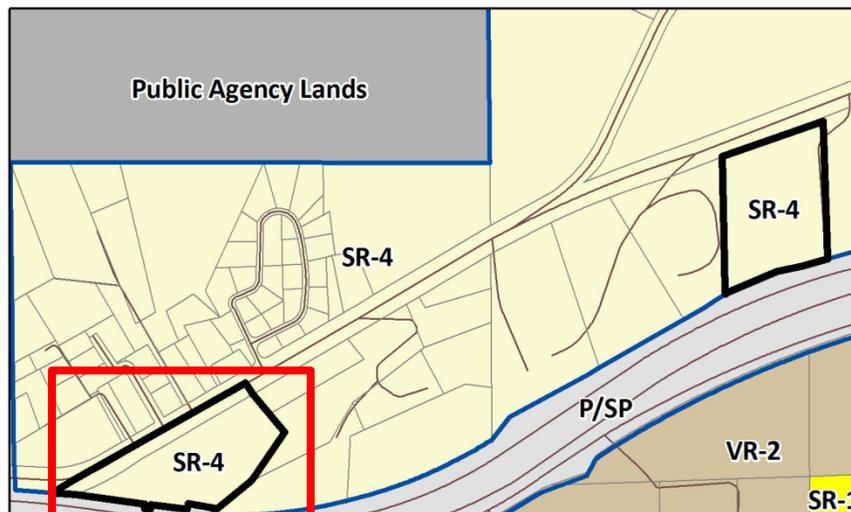
Rationale for Staff Recommendation

- There are no existing commercial uses on this parcel.
- Property owner wants to convert existing wood frame residential structures to commercial uses. This could be accomplished with a Semi-Rural Residential General Plan land use designation, a Residential Commercial zone, and a Minor Use Permit.
- A Commercial designation would allow by right:
 - Construction of new Commercial structures in the wetlands buffer, without consideration of restriction applied by the County Resource Protection Ordinance (see Figure 2 below)
 - Holding a farmers market without any consideration of site access issues (see Figure 4 below)
- New Commercial uses would increase traffic in this area of Willows Road, which is currently operating at LOS F. The Alpine Community Planning Group does not support increasing the number of travel lanes due to potential impacts to existing development and environmental constraints.
- Proposal to locate Commercial uses on this site is opposed by many neighbors (see attached petition).

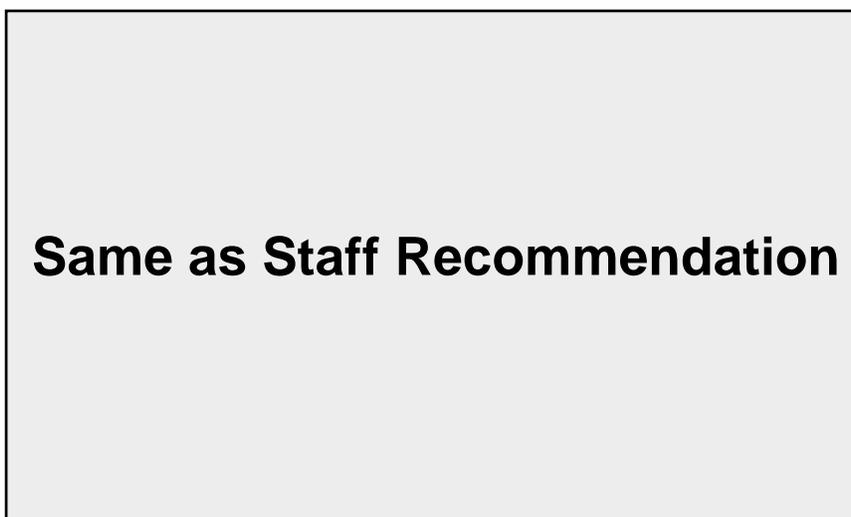
Land Use Maps for Consideration



2012 Initial Draft Map (May 2012): This land use map, analyzed as the proposed project in the Supplemental Environmental Impact Report (EIR), developed based on initial input from property owners and the Alpine Community Planning Group



Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

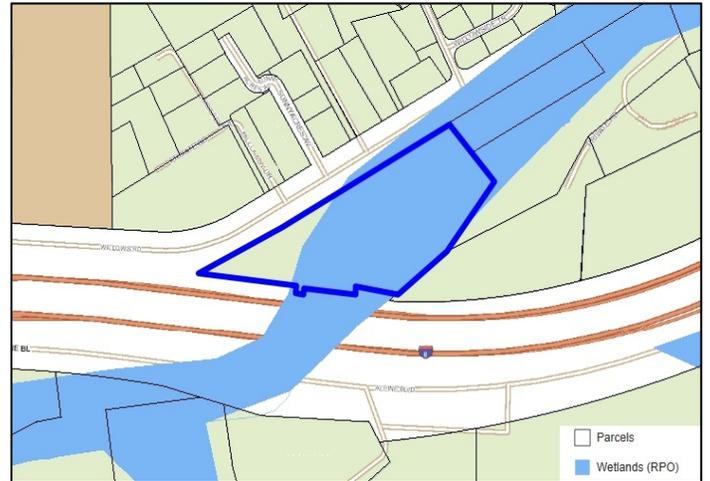


Planning Commission Recommendation Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

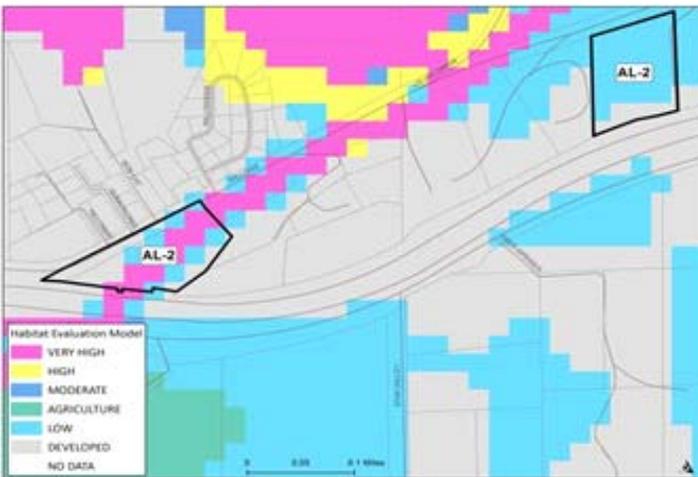
Constraints



1-RPO Buffer



2-Wetlands



3-Habitat Evaluation Model



4-Sight Distance

Context

Alpine AL-2A consists of a single 4.2-acre parcel located in the Alpine Community Planning Area approximately; one-half mile east of the West Willows Road on-ramp to Interstate 8. The parcel is outside of the County Water Authority boundary and is primarily surrounded by residential uses, with Interstate 8 to the south. The parcel is currently developed with nine rental homes and is nearly entirely constrained by RPO wetlands (see Figures-1 and 2 above). Willows Road is heavily travelled and serves as one of two primary access routes to the Viejas Casino and related facilities. There is some Very High Value habitat (refer to Figure-3) and the Viejas Creek runs directly through the property. The image in Figure-4 was taken from the current driveway of the parcel and is approximately 250 feet away from a blind turn on Willows Road, which has a speed limit of 45 mph, but actual travel speeds in excess of the 45 mph limit. In addition, this parcel is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

A five-minute travel time from the nearest fire station assumes service would be provided by the Viejas Fire Station. Five minutes is consistent with maximum travel times requirements established in Safety Element Policy S-6.4.

Comparison of Land Use Maps

Category		2012 Initial Draft Map (May 2012)	Staff Recommendation (October 2013)	Staff / PC Recommendation (November 2013)
Assignment of Designations (in acres)	SR-4	0	4.2	Same as October 2013 Staff Recommendation
	RC	4.2	0	
Maximum Dwelling Units		Rural Commercial	1	1
Zoning Use Regulation		C40 Rural Commercial	A70 Limited Agriculture	RC-Residential Commercial
Zoning Minimum Lot Size (acres)		4	4	4
Spot Designation/Zone		No	No	No
Community Consensus for Land Use Map				
Support	Property Owner	Viejas (03/13/13 letter) EHL (10/11/13 letter)	Alpine CPG (02/27/14 minutes) Property owner (meeting with staff on 11/8/13)	
Opposed	Viejas (3/13/13 letter) Alpine Fire District (8/1/13 letter) Nearby residents (petition)	Property Owner		

The analysis below has determined that both the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies

General Plan Conformance		
Policy	Staff Recommendation	PC Recommendation
LU-1.1 Assigning Land Use Designations Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	The Staff Recommendation Land Use Map would assign a Semi-Rural 4 designation, which is the same as surrounding parcels. The Semi-Rural 4 designation is consistent with the CDM because it is adjacent to the proposed Village boundary.	The PC Recommendation Land Use Map is the same as the Staff Recommendation Land Use Map.

Alpine AL-2A: Correspondence Received

Petition signed by area residents opposed to commercial designation

West Willows Road Zoning Revision

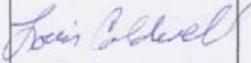
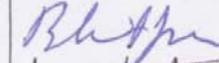
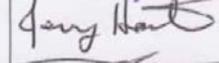
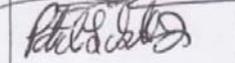
Primary Reason for Petition:

We, the residents of West Willows Road agreed to keep our properties on this end of Willows Road residential. Recently it came to our attention that a large parcel on the south side of West Willows Road was granted commercial zoning on the proposed zoning plan. This parcel was referred to as "The Cottages" in the last Alpine Planning Group meeting and was added at the last minute request by the owner of the property. This property consists of numerous rental houses that are in dire need of repair and in no way merits a commercial designation. This designation would put the rest of us West Willows residents in a position which could negatively affect the desirability and market value of our properties.

We, the undersigned, request that the Alpine Planning Group/ County of San Diego:

Remove the commercial zoning from this property or allow the rest of the property owners on West Willows Road to rezone their properties commercial.

Signatures of Petitioners

Sig. No.	Name	Address/ Parcel#	Signature
1	Arnon McDonough	4230 Willows Rd. 404-071-04-00	
2	Louis Caldwell	70 Willowside Terr.	
3	Blake Jones	125 Willowside Ter	
4	Jerry Hartman	20 Willowside Terr.	
5	MIKE BUCHANAN	4222 Willows Rd	
6	PATRICK GRATTAN	1328 WILLOWSIDE TER	
7	MARY TICKNER	4712 Willows Rd.	