

Alpine AL-2B

**Staff Recommended Designation**

Semi-Rural 4 (SR-4)

**Property Description**

Property Owner:

Jabro Trust

Property Size:

5.1 acres

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)

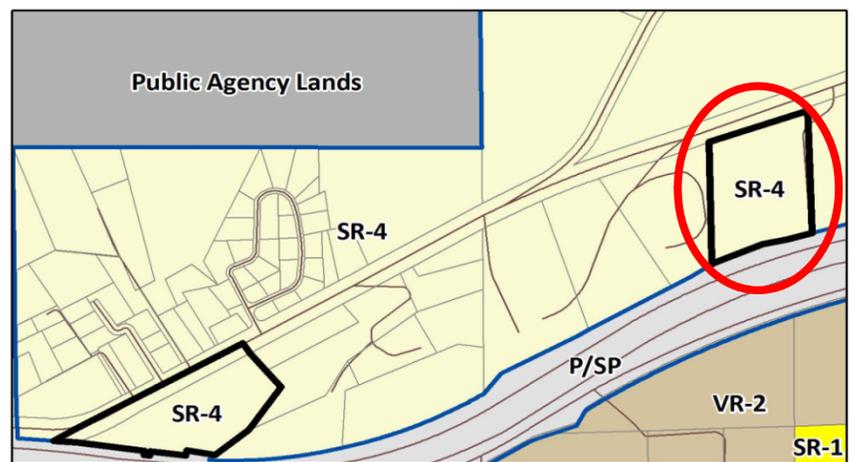
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial

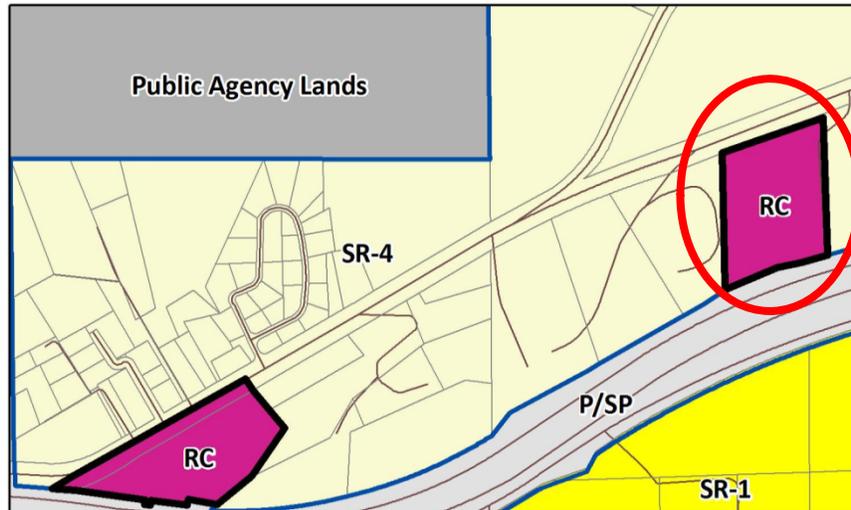


Staff Recommendation Land Use Map

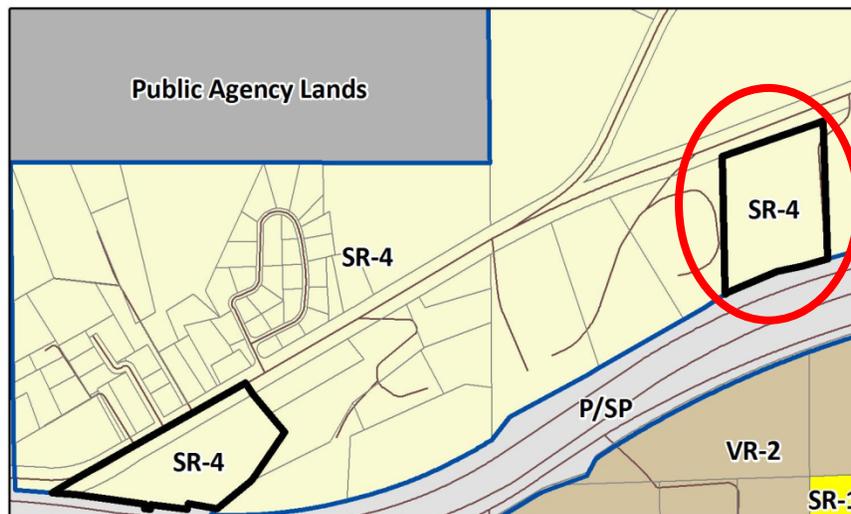
**Rationale for Staff Recommendation**

- Parcel is surrounded by Residential-designated land uses. A Rural Commercial designation for this parcel would be a spot zone
- Parcel is approximately one mile from Interstate 8 on-ramps
- 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 map, analyzed as the proposed project in the Supplemental Environmental Impact Report (EIR), developed based on initial input from property owners and the Community Planning Group

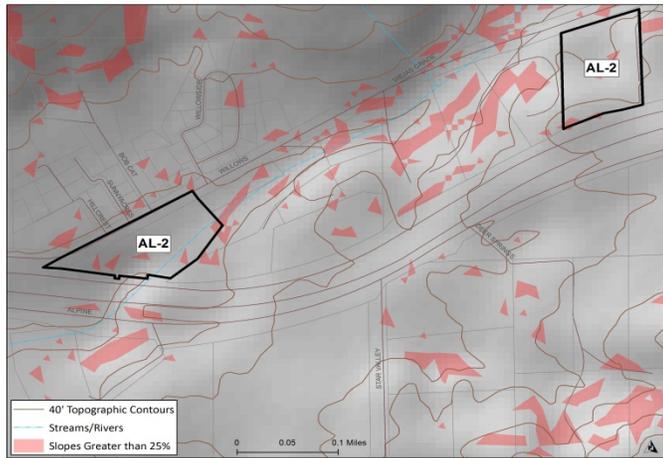


**Staff Recommendation Land Use Map (October 2013):** Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

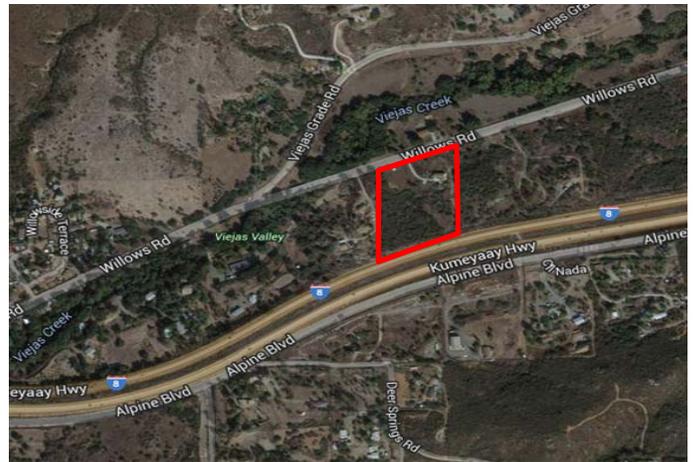
**Same as Staff Recommendation**

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

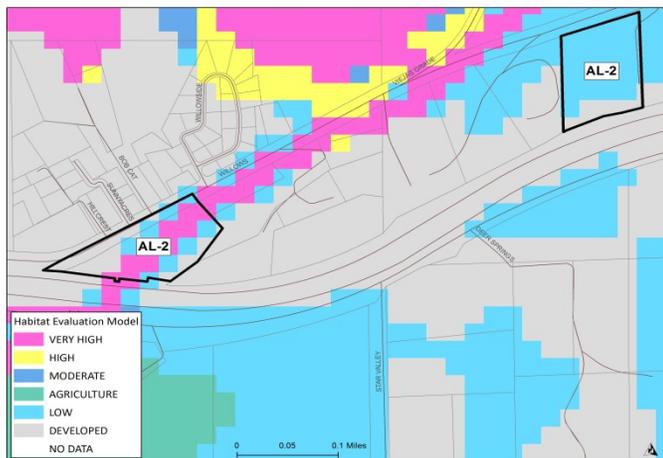
Constraints



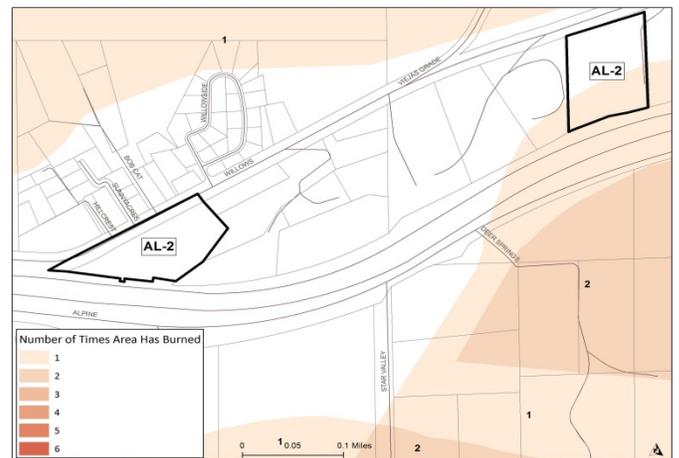
1-Step Slope (Greater than 25%)



2-Aerial of Surrounding Uses



3-Habitat Evaluation Model



4-Burn Frequency

Context

Alpine AL-2B consists of one parcel that totals 5.1 acres and is located in the Alpine Community Planning Area approximately one mile east of the West Willows Road on-ramps to Interstate 8. This heavily travelled road serves as one of two primary access routes to the Viejas Casino and related facilities. The property is outside of the County Water Authority boundary and surrounded by residential uses, with Interstate 8 to the south. The parcel is currently developed with a single residence and is surrounded by Semi-Rural Residential properties (see Figure 2 above. The parcel is relatively flat (refer to Figure-1 above) and is not constrained by High Value Habitat (refer to Figure-3 above). This area 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 are less than the 10-minute maximum travel time 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)	PC Recommendation (November 2013)
Assignment of Designations (in acres)	RC	5.1	0	Same as October 2013 Staff Recommendation
	SR-4	0	5.1	
Maximum Dwelling Units		Rural Commercial	1	1
Zoning Use Regulation		Commercial	A70 (Limited Agriculture)	Same as October 2013 Staff Recommendation
Zoning Minimum Lot Size (acres)		RC	4	
Spot Designation/Zone		Yes	No	
<b>Community Consensus for Land Use Map</b>				
Support		Property Owner	Viejas (3/13/13 letter)	Same as October 2013 Staff Recommendation
Opposed		Viejas (3/13/13 letter)	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
<b>LU-1.1 Assigning Land Use Designations.</b> 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 outside the proposed Village boundary.	Same as Staff Recommendation Land Use Map
<b>LU-10.4 Commercial and Industrial Development.</b> Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Retaining a Residential designation for this parcel, which is surrounded by other parcels with a semi-rural designation, is consistent with this policy that discourages assigning a new Rural Commercial designation in semi-rural areas.	

Alpine AL-2B: Correspondence Received

*Petition signed by area residents opposed to commercial designation*

**West Willows Road Zoning Revision**

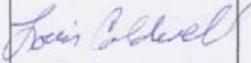
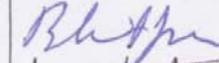
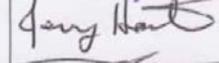
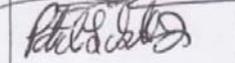
*Primary Reason for Petition:*

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.	