

Alpine AL-4

Staff Recommended Designation

Village Residential 2 (VR-2)

Property Description

Property Owner:

Cuyapaipa Community of Diegueno Mission Indians Cuyapaipa 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:

GP: Multiple Rural Use (1 DU/4, 8, 20 ac)
Use Regulation: A70
Lot Size: 4

Minimum Lot Size (Groundwater Ordinance)

5 acres

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

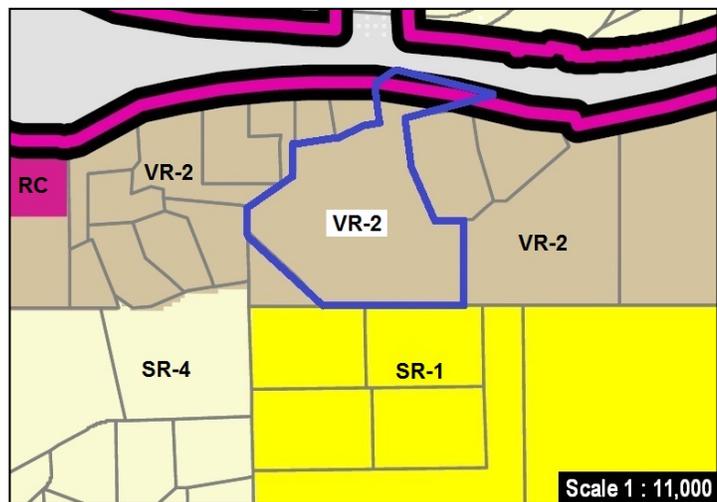
Closest Fire Station — 5 minutes (see Context Section for more information)

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

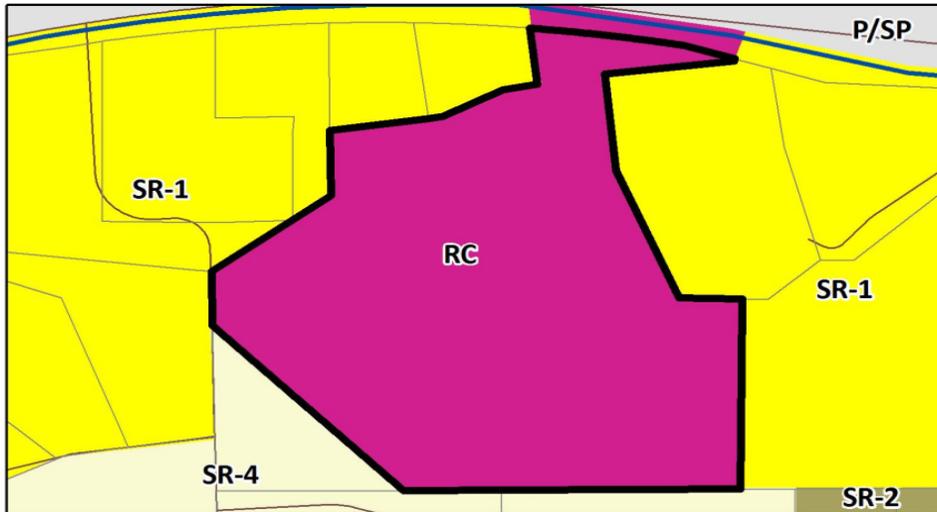


Staff Recommendation Land Use Map

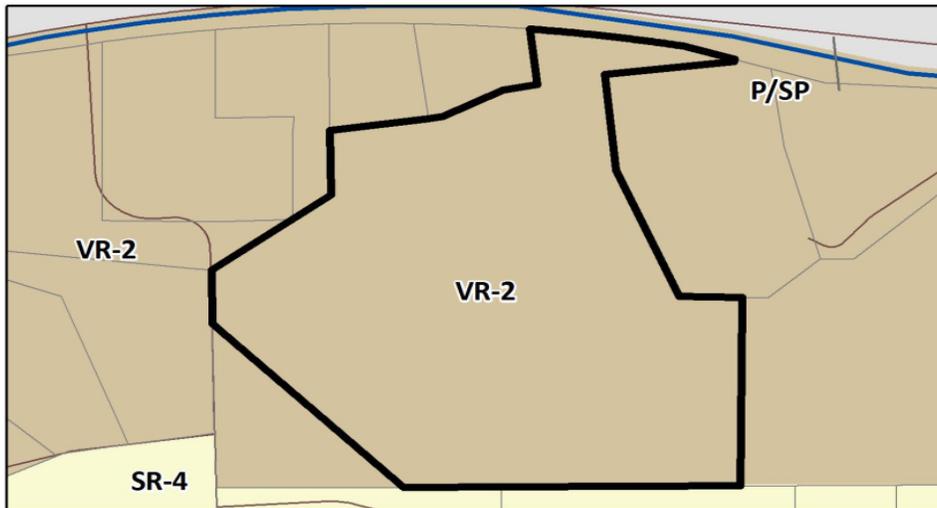
Rationale for Staff Recommendation

- The parcel is one-third mile from Interstate 8 on-ramps and surrounded by parcels proposed for Village and Semi-Rural Residential designations; a Rural Commercial use, which is what property owner is requesting, would be a spot zone.
- The Community Planning Group does not support a Rural Commercial designation on this parcel (January 24, 2013 meeting minutes).
- The parcel was part of a 2001 fee-to-trust (FTT) application, reissued in 2008 and accepted into Trust by the Bureau of Indian Affairs in 2011. On September 6, 2013, the Bureau of Indian Affairs (BIA) granted the County's appeal of the FTT, thereby vacating the approval of the FTT and remanded the matter back to the BIA Regional Director's for further consideration.
- Resource Protection Ordinance wetlands along Alpine Boulevard would restrict direct access to site.
- Village Residential 2 is consistent with the proposed designation for adjacent parcels.

Land Use Maps for Consideration



Initial Draft Map (May 2012): This map, analyzed as the proposed project in the Supplemental Environmental Impact Report, developed based on initial input from property owners

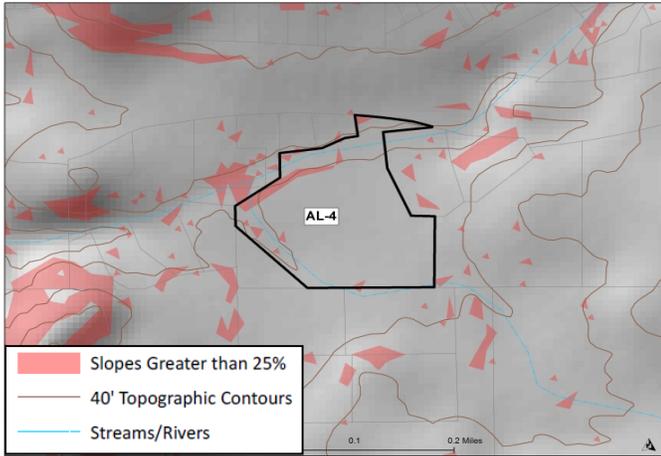


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

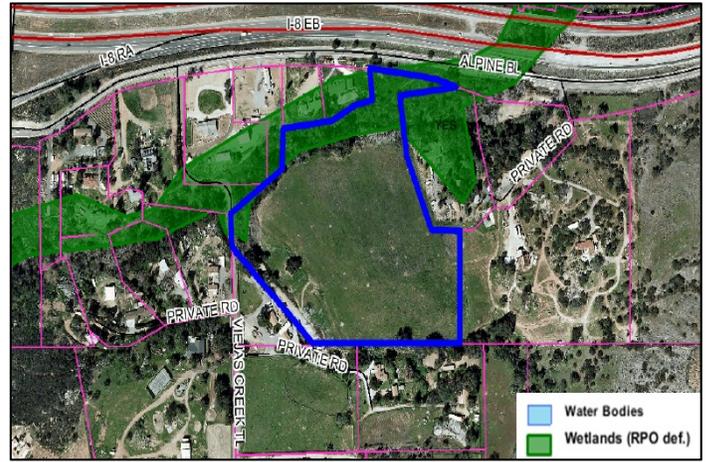
Same as Staff Recommendation

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

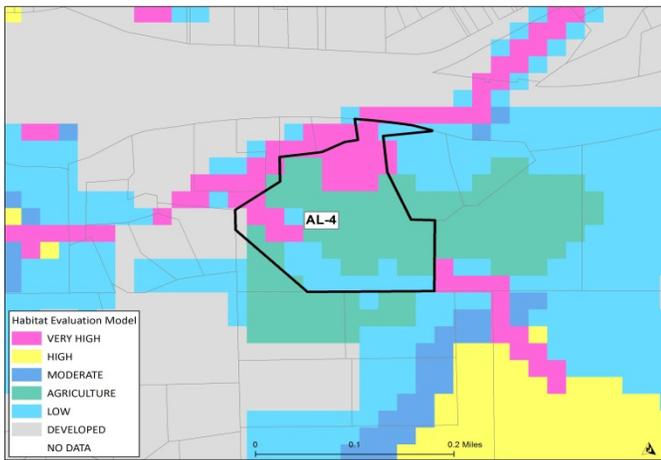
Constraints



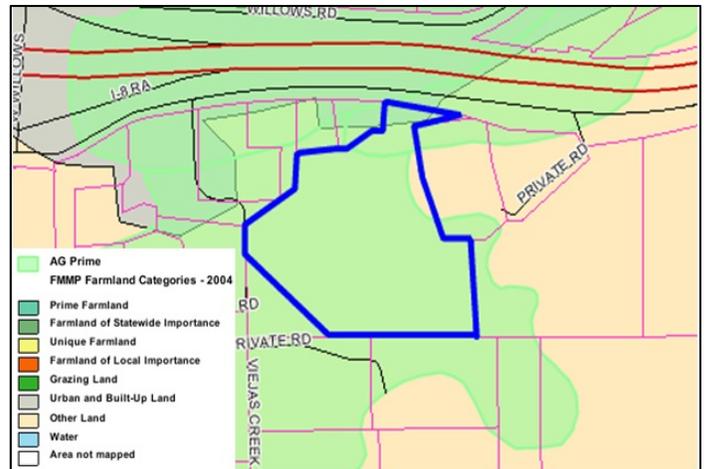
1-Step Slope (Greater than 25%)



2-Wetlands



3-Habitat Evaluation Model



4-Agriculture

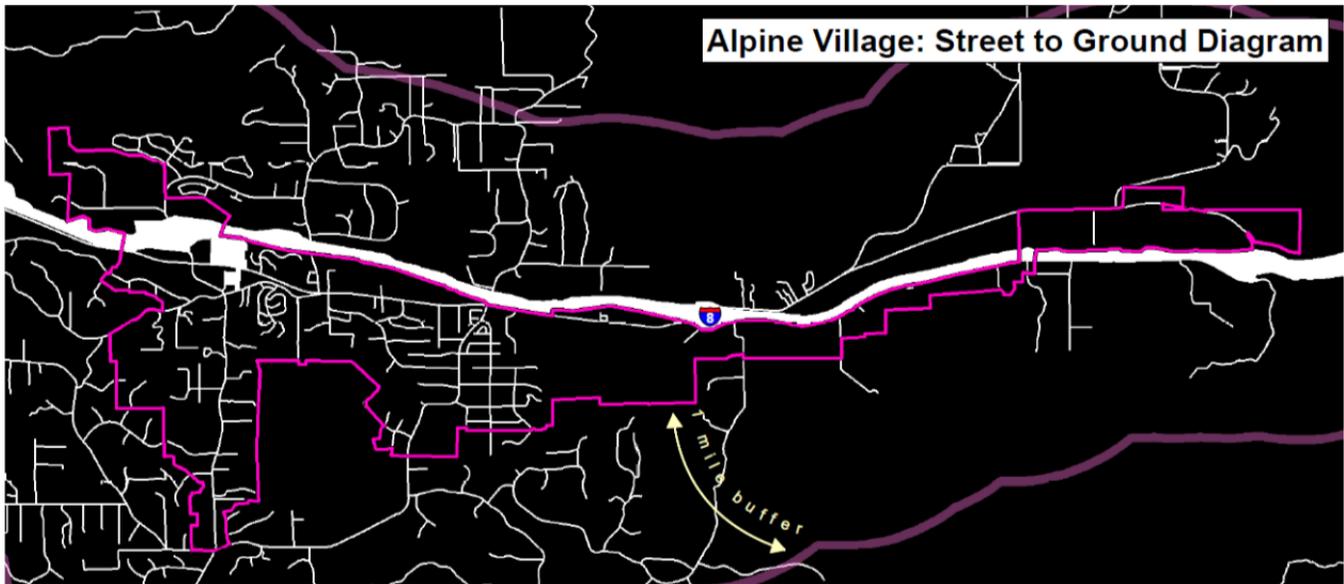
Context

AL-4 consists of a single 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 on ramp for Interstate 8. The parcel 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 parcel is surrounded by parcels with existing and proposed Semi-Rural Residential uses. The parcel is relatively flat (refer to Figure-1), located within the Very High Fire Hazard Severity Zone, and is approximately five to ten minutes from the nearest fire station. The parcel contains wetlands along the northern portion adjacent to Alpine Boulevard (refer to Figure-2). The property contains some Very High Value Habitat (refer to Figure-3); however, is also almost entirely composed of prime agricultural land (refer to Figure-4). 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 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 | 16.7 | 0 | Same as October 2013 Staff Recommendation |
| | VR-2 | 0 | 16.7 | |
| Maximum Dwelling Units | | Rural Commercial | 33 | 33 |
| Zoning Use Regulation | | C40-Rural Commercial | A70-Limited Agriculture | Same as October 2013 Staff Recommendation |
| Zoning Minimum Lot Size (acres) | | N/A | 0.33 | |
| Spot Designation/Zone | | Yes | No | |
| Community Consensus for Land Use Map | | | | |
| Support | | Property Owner | Alpine CPG (minutes 09/19/13) EHL (10/11/13 letter) | Same as October 2013 Staff Recommendation |
| Opposed | | Alpine CPG (minutes 01/24/13) Viejas (03/13/13 letter) | Ewiiapaayp (10/2/13 letter) | |



General Plan Conformance

| Policy | PC and Staff Recommendation Land Use Maps: Rationale for Consistency |
|--------|--|
| LU-1.1 | <p>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.</p> |
| | <p>The PC and Staff Recommendation Land Use Maps would extend the Village Regional Category (VR2 designation) along Alpine Boulevard consistent with the Alpine CDM. The community of Alpine has existed for a number of years and has developed over time in a linear fashion along the main transportation corridors of Alpine Boulevard and Interstate 8 (see Street to Ground Diagram on previous page).</p> <p>The ideal CDM would not be achievable in Alpine because there is no existing transit network, nor are existing and planned densities sufficient to support an extensive transit network. This expansion of the community along the existing transportation corridor allows continued access to the county's regional transportation network and supports future growth of the Village.</p> |
| LU-1.2 | <p>Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.</p> |
| | <p>The development patterns proposed by the PC/S Recommendation would not be considered leapfrog development because Village Residential densities that already exist in the Alpine Village would be extended along existing transportation corridors (see LU-1.1 above).</p> |
| LU-1.3 | <p>Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p> |
| | <p>The PC and Staff Recommendation Land Use Maps would extend a pattern of one-half acre lots along Alpine Boulevard with easy access to Interstate 8.</p> |
| LU-1.4 | <p>Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:</p> <ul style="list-style-type: none"> • Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding • Potential Village development would be accommodated by the General Plan road network • Public facilities and services can support the expansion without a reduction of services to other County residents • The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area |
| | <p>The new Village Regional Category designated land use is contiguous with existing parcels designated VR2 and:</p> <ol style="list-style-type: none"> 1. The parcel is generally flat and environmental constraints are limited to a small portion of the parcel 2. Is directly accessible from Alpine Boulevard and conveniently located near the Interstate 8 on-ramp 3. Require future development to obtain a will-serve letter for future public services 4. The Village Residential 2 density is consistent with the character and scale of existing Village development patterns. |