

Alpine AL-5,6,7

Staff Recommended Designations

Village Residential (VR-2),
Semi-Rural (SR-1), (SR-4), (SR-10),
Rural Lands (RL-40),
Rural Commercial (RC)

Property Description

Property Owner:

Multiple

Property Size:

1,483 acres; 210 parcels

Location/Description:

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

Existing General Plan:

Multiple Rural Use (1 DU/4, 8, 20 ac) &
General Agriculture (1 DU/40 ac)
Lot Size: 8-40 acres

Minimum Lot Size (Groundwater Ordinance)

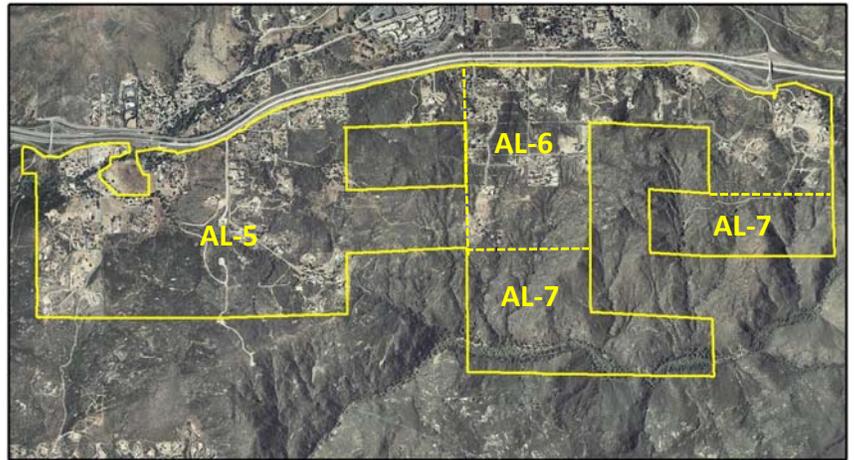
5 acres

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

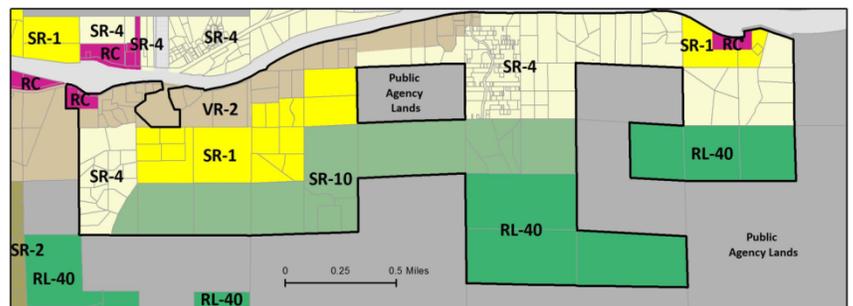
Closest Fire Station — 5 to 15 minutes (see
Context Section for more information)

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

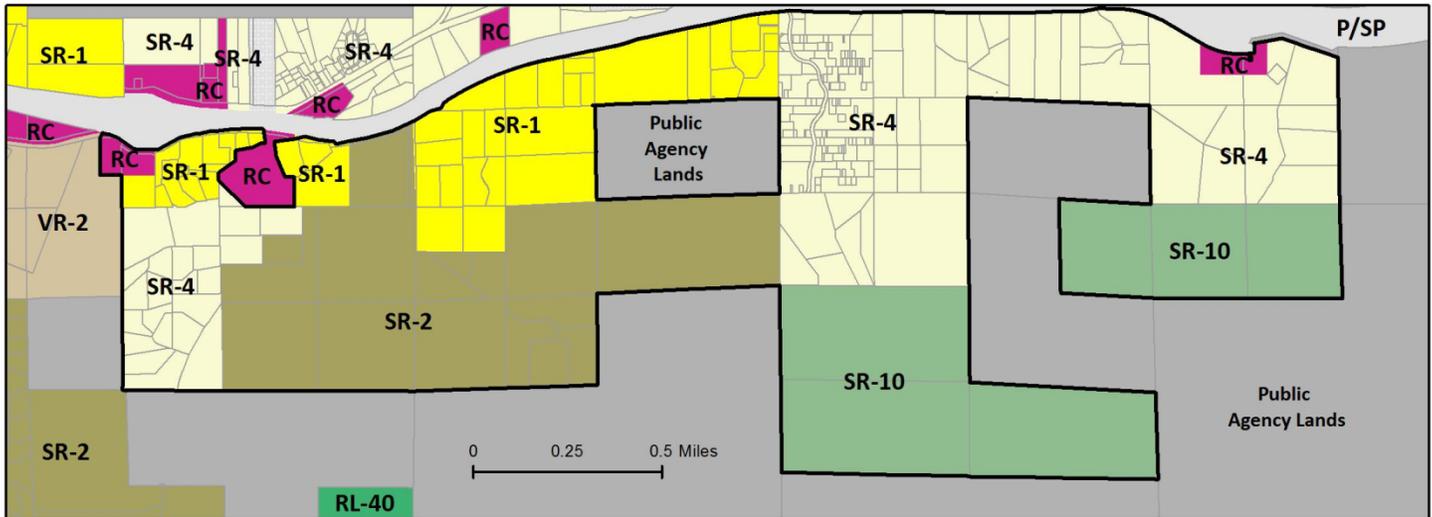
The Staff Recommendation Land Use Map:

- Is consistent with the Community Development Model when applied in the linear configuration of the Alpine Village. Higher densities are proposed along major transportation corridors (Interstate 8 and Alpine Boulevard), with densities decreasing moving away from transportation routes and lowest densities adjacent to Cleveland National Forest (CNF) lands;
- Provides a balance between accommodating growth in accordance with the Community Development Model while considering the close proximity of the CNF to the Alpine Village Core;
- Assigns low Semi-Rural densities to require the use of the Conservation Subdivision Program and to minimize subdivision potential to the remaining parcels along the southern boundary to provide a buffer between development and the CNF and to also reflect that portions of the area are constrained by sensitive biological habitat; and
- Allows lot sizes that can accommodate County Consolidated Fire Code requirement for a 100-foot brush clearance setback for parcels adjacent to the CNF. The one dwelling unit per one- and two-acre densities proposed by the Planning Commission Recommendation Land Use Map may not be able to meet this 100-foot minimum clearance requirement for parcels adjacent to the CNF.

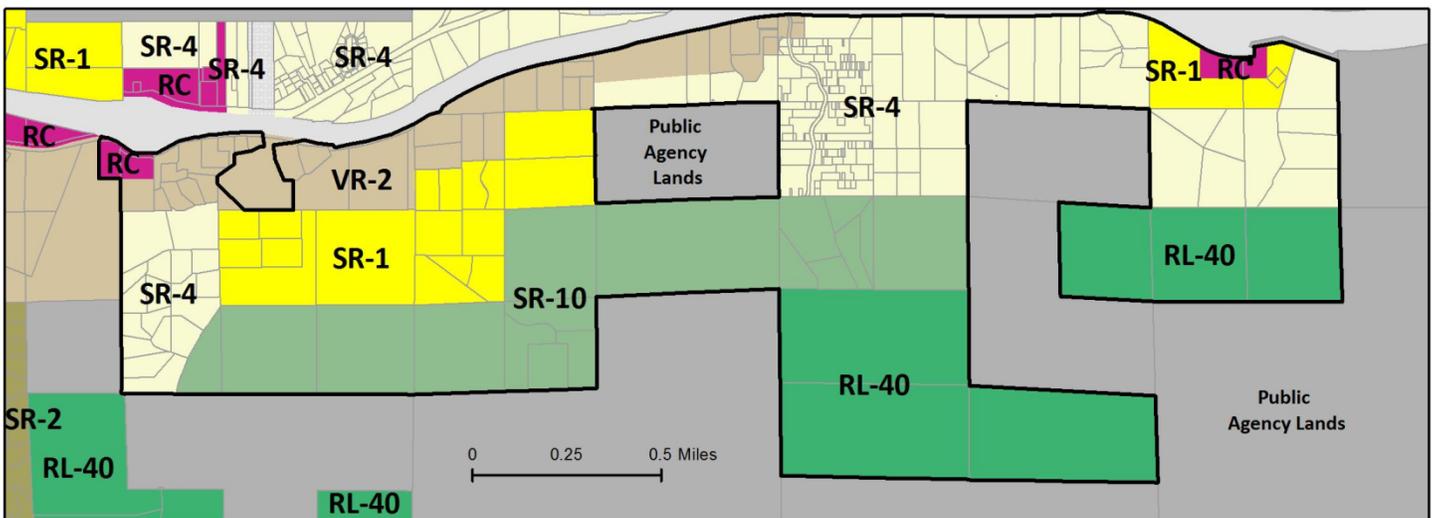
Development of this area at densities of one dwelling unit per acre or higher would require either construction of a new fire station or a mutual aid agreement for service to be provided by the Viejas fire station..

RL40 is proposed along the south eastern boundary of this area (AL-7) to limit development potential in the Wildland/Urban Interface. RL40 is also consistent with how other similar sized parcels are mapped with sensitive habitat and steep slope constraints.

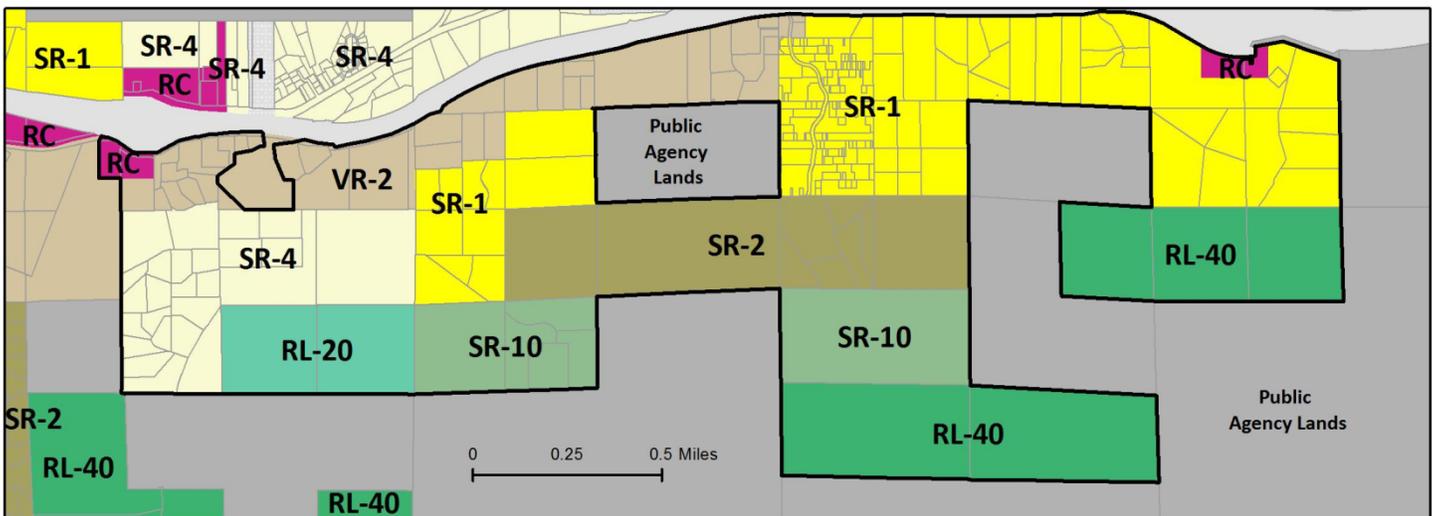
Land Use Maps



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 input from property owners and the Community Planning Group

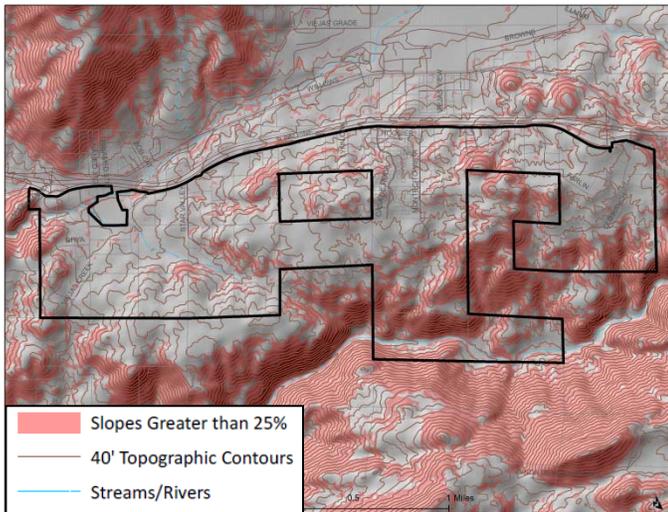


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

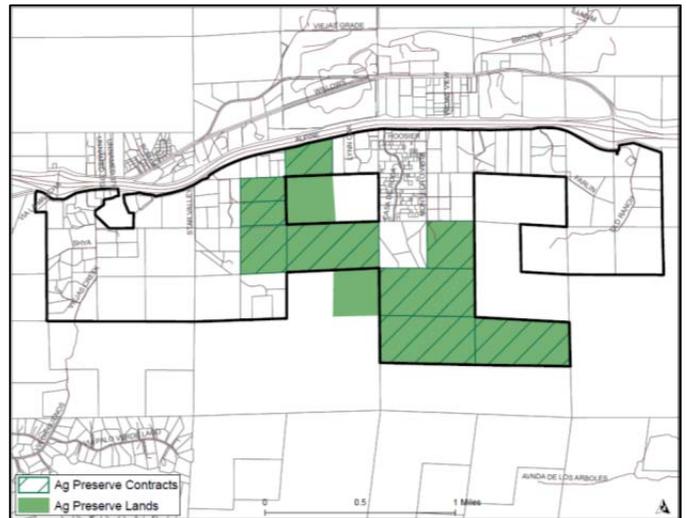


Planning Commission Recommendation Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

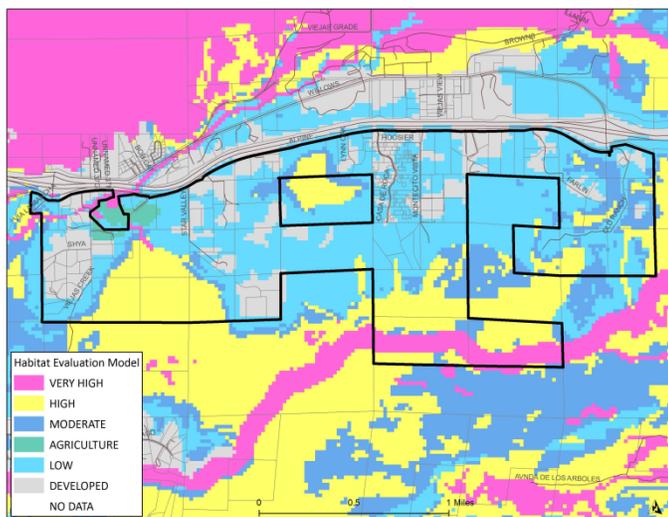
Constraints



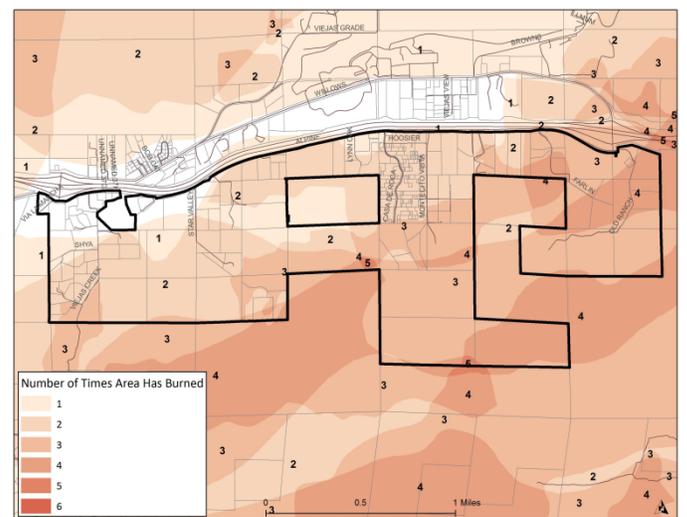
1-Steep Slope (Greater than 25%)



2-Agricultural Preserve and Contracts



3-Habitat Evaluation Model



4-Burn Frequency

Context

Alpine AL-5, -6, -7 is located in the northeastern Alpine Community Planning Area south of Interstate 8 and Willows Road. These areas of consideration consist of 207 parcels that range in size from less than one acre to 80 acres. The subject properties are outside of the County Water Authority boundary and are located south of Willows Road and the Viejas Casino, Resort and Outlet Center. The majority of the western portion of this area (AL-5) is developed with low density rural residences while the eastern portions (AL-6 and AL-7) is relatively undeveloped with about 179 acres of agricultural preserve held in a Williamson Act contract (refer to Figure 2 above).

The southeastern parcels (AL-7) contain steep slopes that exceed 25% (refer to Figure 1 above). Very High and High Sensitivity Biological Habitat associated with wetlands and oak woodlands are located primarily in the southern portions of the area (refer to yellow and pink areas in Figure 3 above). The entire area is located within the Very High Fire Hazard Severity Zone and contains some areas that have burned five or more times in the past 90 years (refer to Figure 4 above). In addition, the entire area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

Development of this area at densities of one dwelling unit per acre or higher would require either construction of a new fire station or a mutual aid agreement for service to be provided by the Viejas fire station.

Comparison of Land Use Map Alternatives

Category		2012 Initial Draft Map (May 2012)	Staff Recommendation (October 2013)	PC Recommendation (November 2013)
Assignment of Designations (in acres)	VR-2	0	151	168
	SR-1	222	207	434
	SR-2	373	0	192
	SR-4	517	398	154
	SR-10	360	356	155
	RL-20	0	0	89
	RL-40	0	360	280
	RC	11	11	11
Dwelling Units at Buildout (by area)	AL-5	397	492	502
	AL-6	146	158	360
	AL-7	21	9	12
Potential Dwelling Units		564	659	874
Zoning Use Regulation	A70-Limited Agriculture C40-Rural Commercial	RR-Rural Residential A70-Limited Agriculture C40-Rural Commercial	Same as October 2013 Staff Recommendation	
Zoning Minimum Lot Size (acres)	0.33 to 8	0.33 to 8		
Spot Designation/Zone	No	No		
Community Consensus for Land Use Map				
Support	<p>APG (initial support): 04/26/12 — Map resulting from March to April workshops</p> <p>Property owners: Jerney (03/12/13) — Supports subdividing property in the future Purczynski (03/04/13) — Supports SR-4 in Casa de Roca area</p>	EHL (10/11/13) — Supports VR-2 in AL-5 and AL-6 and all of AL-7 portion	<p>APG (02/27/14) — Supports the Planning Commission, with one exception: Five parcels totaling 80 acres at end of Star Valley Road (change from SR-10 to SR-2).</p> <p>Property owners: Mazzola (02/20/13) Nielsen (02/20/13)</p>	
Opposed	<p>EHL (03/18/13) — Generally supports RL-40 for this area USFS (03/18/13) — Opposed to densities higher than FCI CNF Foundation (03/18/13) — Supports retaining RL-40 for this area</p> <p>Property owners: Meyers (03/18/13) — Generally supports a maximum density of SR-4 Russo (02/08/13) — Supports RL-40 at Casa de Roca east Mazzola (02/20/13) — Supports SR-1 over SR-4 in AL-6 Nielsen (02/20/13) — Supports SR-1 over SR-4 in AL-6</p>	<p>EHL (10/11/13) — Supports RL-20/RL-40 for AL-5 & AL-6, with exception of VR-2 area USFS (03/18/13) — See comments EIR Analyzed Map (2012 Initial Draft Map) CNF Foundation (03/18/13) — See comments EIR Analyzed Map (2012 Initial Draft Map)</p>	<p>PC Minority Report — Commissioners Beck and Norby opposed to higher densities APG Minority Report (11/11/13) EHL (10/11/13) — See comments for Oct Staff Rec USFS (03/18/13) — See comments EIR Analyzed Map (2012 Initial Draft Map) CNF Foundation (03/18/13) — See comments EIR Analyzed Map (2012 Initial Draft Map)</p> <p>Property owners: Meyers (03/18/13) Russo (02/08/13)</p>	

Description of Recommendations

Staff Recommendation Land Use Map

- Semi-Rural 10 is proposed along the southern boundary of the AOC to:
 - Reduce development potential adjacent to the CNF; and
 - Comply with designations allowed by County Consolidated Fire Code for maximum dead-end road requirements.
- Semi-Rural 4 is proposed in the eastern portion of the AOC.

Planning Commission Land Use Map

Proposes Semi-Rural 1 and 2, rather than Semi-Rural 4 and 10 as proposed in the Staff Recommendation, to:

- Reflect the one- and two-acre community character of the majority of Alpine CPG's, along with the Alpine CPG's preference; and
- Facilitate connection of two dead-end roads (Star Valley and Casa de Roca Roads).

Both Staff and Planning Commission Recommendation Land Use Maps

- Apply Rural Commercial designations at the Interstate 8 on-ramps.
- Extend the Alpine Village in a linear configuration although primary transportation routes: Interstate 8 and Alpine Boulevard.
- Generally apply Semi-Rural land use designation in a manner that will require extension of the County Water Authority boundary.
- Apply Rural Land designations to the areas with steep slopes adjacent to the CNF (AL-7).

General Plan Conformance

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

Policy	Staff Recommendation	PC Recommendation
<p>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.</p>	<p>The Staff Recommendation Land Use Map assigns land use designation that are consistent with the CDM, a compact village core, surrounded by Semi-Rural densities, then Rural Lands densities. 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 next 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> <ul style="list-style-type: none"> • <u>AL-5 and AL-6</u> — The Staff Recommendation would extend the Alpine Village by extending the Village Residential 2 (VR-2) designation in a linear fashion along Alpine Boulevard. <p>Consistent with the CDM, Semi-Rural densities would surround the VR-2 designated area to the south and east. The intensity of the Semi-Rural</p>	<p>The Planning Commission Land Use Map is similar to the Staff Recommendation Land Use Map in how the existing Village is expanded in a linear fashion by assigning a VR-2 designation along Alpine Boulevard. .</p> <ul style="list-style-type: none"> • <u>AL-5 and AL-6</u> — The PC Recommendation, similar to the Staff Recommendation, proposes a VR-2 designation to extend the existing Alpine Village. The primary difference, when compared to the Staff Recommendation Land Use Map, is that the PC Recommendation Land Use Map avoids splitting parcels and assigns a slightly larger area as VR-2 than the Staff Recommendation Land Use Map. <p>Consistent with the CDM, Semi-Rural densities, primarily SR-1 and SR-2, would surround the VR-2 designated area to the south and east. Lower densities (SR-10 and RL-20) are then assigned in areas adjacent to the CNF.</p> <ul style="list-style-type: none"> • <u>AL-7</u> — The southern-most parcels within this AOC are proposed as a RL-40 designation to reflect their location adjacent to the CNF.

Policy	Staff Recommendation	PC Recommendation
	<p>densities would decrease as the parcels get farther away from the extended village area (VR-2).</p> <ul style="list-style-type: none"> • <u>AL-7</u> — All of AL-7 is proposed for a RL-40 designation because this area is the most remote and adjacent to the CNF on the western, eastern, and southern sides. 	
<p>LU-1.2 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 Staff Recommendation Land Use Map would not be considered leapfrog development because existing Village Residential densities that already exist in the Alpine Village would be extended along existing transportation corridors (see LU-1.1 above).</p>	<p>The PC Recommendation Land Use Map extends the Village Core in the same way as the Staff Recommendation Land Use Map.</p>
<p>LU-1.3 Development Patterns Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>The existing pattern of development outside the existing Alpine Village generally consists of one- and two-acre lots. AL-5 and AL-6 of the Staff Recommendation Land Use Map would assign another 207 acres of SR-1 within this area to the south and east of the area proposed for a VR-2 designation. However, another 750 acres within this area are assigned lower density Semi-Rural designation; either SR-4 or SR-10. These parcels could still be subdivided into two-acre lots; however, there would be a large remainder lot.</p>	<p>The PC Recommendation Land Use Map (AL-5 and AL-6) proposes to assign over 600 acres as either SR-1 or SR-2 within this area. Therefore, a large part of the area would take on Alpine's predominated patter of development — one- and two-acre lots.</p>

Policy	Staff Recommendation	PC Recommendation
<p>LU-1.4 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 uses are contiguous with parcels already designated VR-2. These parcels designated VR-2 also:</p> <ol style="list-style-type: none"> 1. Have minimal physical and environmental constraints; 2. Are 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; and 4. The assigned density is consistent with the character and scale of existing Village development patterns. 	<p>As with the Staff Recommendation Land Use Map, the Planning Commission Land Use Map assigns a new Village Regional category designation in a contiguous manner with parcels that are already designated VR-2. The primary difference is that a larger area is proposed for VR-2 than under the Staff Recommendation Land Use Map. Approximately eight acres that are proposed for VR-2 on the PC Recommendation Land Use Map, but are assigned Semi-Rural designations on the Staff Recommendation, are considered High Value Habitat by the Habitat Evaluation Model.</p>
<p>LU-6.2 Reducing Development Pressures Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.</p>	<p>Sensitive natural resources are located in the southern and northeastern portions of AL-5 and the majority of AL-7. In response, the Staff Recommendation Land Use Map proposes a SR-10 designation in the southern section of AL-5, SR-4 in the northeastern section of AL-5, and RL-40 for all of AL-7.</p>	<p>In response to the sensitive resources located in AL-5 and AL-7, the PC Recommendation proposes lower densities land uses: SR-10 and RL-20 designations in the southern section of AL-5, either SR-10 or RL-40 for AL-7. The PC Recommendation Land Use Map proposes VR-2 in an area with sensitive resources in the northeastern portion of AL-5. This density is much higher than the SR-4 density recommended in the Staff Recommendation Land Use Map.</p>
<p>LU-10.3 Village Boundaries Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.</p>	<p>The expanded Village boundary is surrounded by Semi-rural densities.</p>	<p>As with the Staff Recommendation Land Use Map, the PC Recommendation Land Use Map surrounds the Village Boundary with Semi-Rural densities.</p>
<p>LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.</p>	<p>The area is located entirely within a high fire hazard severity zone. In response, the Staff Recommendation Land Use Map proposes low densities on lands adjacent to the CNF to minimize development potential.</p>	<p>The PC Recommendation Land Use Map would assign lower density land use designation on lands adjacent to the CNF, but to the extent that the Staff Recommendation Land Use Map would.</p>
<p>LU-2.5 Greenbelts to Define Communities Identify and maintain greenbelts between communities to reinforce the identity of individual communities.</p>	<p>This area is adjacent to the Alpine Village on one side and is surrounded by Interstate 8 and the CNF on the other three sides. The CNF provides a greenbelt between this area and adjacent communities.</p>	<p>Same as the Staff Recommendation Land Use Map, the CNF provides a greenbelt between this area and other communities.</p>

Policy	Staff Recommendation	PC Recommendation
<p>S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>The densities proposed by the Staff Recommendation would require a minimum travel time of 5 to 20 minutes. The closest fire station is on the Viejas Reservation. Even with a mutual aid agreement for the Viejas station to provide service to non-tribal areas, another fire station would still be required to meet minimum travel times in all of this area.</p>	<p>Same as the Staff Recommendation Land Use Map, the PC Recommendation Land Use Map would also require a new fire station to meet Policy S-6.4's minimum travel time requirements for all of this area. However, the PC Recommendation Land Use Map would allow for more future development to fund a new station than the Staff Recommendation Land Use Map.</p>

