
Part XI

Alpine Community Plan

San Diego County General Plan

Adopted
December 31, 1979
GPA 74-02
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[October 2010](#)

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ALPINE COMMUNITY PLAN

STATEMENT OF INTENT

The Alpine Community Plan has been developed in conjunction with the ~~Regional Land Use Element~~ County General Plan to provide guidelines by which land use decisions can be made.

There are ~~eleven~~ six ~~seven~~ elements of the County General Plan: ~~Regional Land Use, Housing, Circulation, Mobility, Safety, Public Facilities and Services, Scenic Highways, Conservation and Open Space, Recreation, Noise, Conservation and Energy~~ and combined Conservation and Open Space elements. These subject areas provide the basic structure by which this Community Plan text is organized.

~~Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan.~~ The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

Within each chapter of this document are goals, findings, policies and recommendations. The term "goal" as used herein refers to aims and purposes which represent an objective or a value to be sought. Goals may or may not readily lend themselves to measurements.

The goals which follow reflect a thoughtful analysis by the Alpine Planning group and are a statement by the citizens and the Board of Supervisors as to the kind of living environment that should be achieved. These goals are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic conditions may hinder the complete attainment of these goals. The fact that the goals contained in this text may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals.

The policies contained in this Community Plan text should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing General Plan element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

The Alpine Community Plan implements the Goals and Policies of the ~~Regional Land Use Element of the~~ County General Plan for the Alpine area. Preparation of the plan is legally authorized under Section 65101 of the Government Code, State of California and Board of Supervisors' Policy I-1. Those policies and State guidelines were used in plan preparation. The plan represents a specific guide for land use, conservation, and circulation; a guide for use by service delivery specialists; and recommendations to facilitate coordination of plans of other public agencies and the private sector. The plan does not in itself establish new legislation or rezone property. However, it paves the way for appropriate actions to be taken through the regular legislative process. The plan reflects multi-disciplinary, specialized input of the Department of Planning and Land Use together with the community focus provided by the Alpine Planning Group.

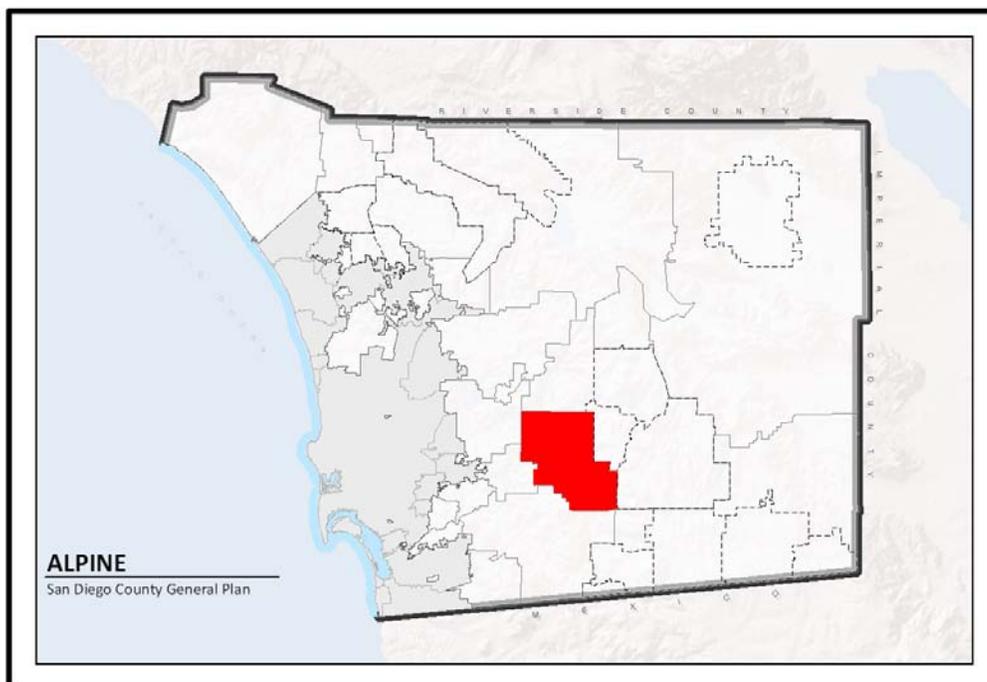


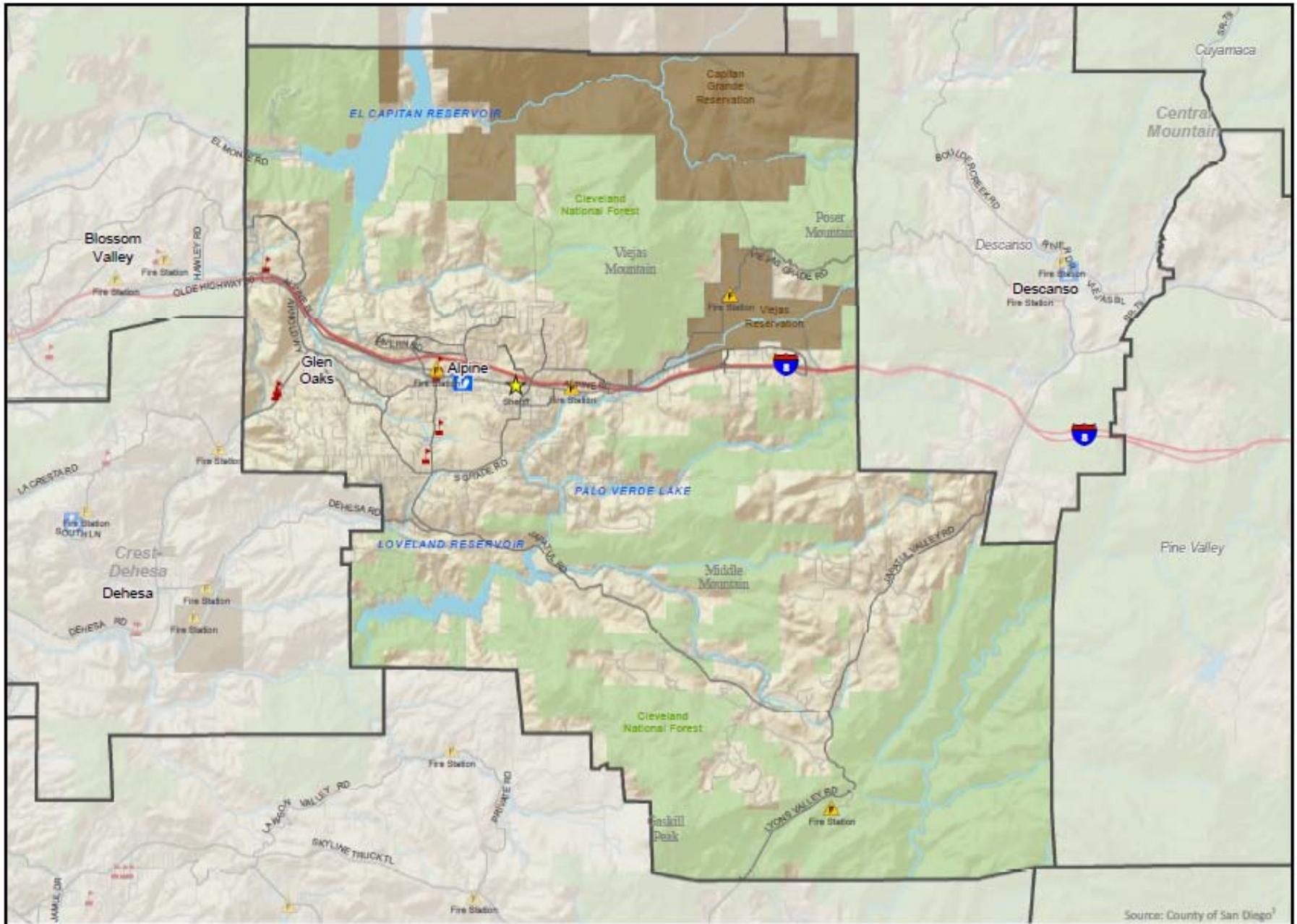
Figure 1: Alpine Community Planning Area

LOCALE

The Alpine plan area covers 108 square miles situated in the foothills of the Cuyamaca Mountains [shown on figure 1 above](#). The area is rugged and diverse, ranging from densely vegetated lower drainage ways of 1500' elevation, to semi-arid hilly terrain, to the peaks of Viejas and El Cajon Mountains with elevations of over 4100'. Interstate 8 bisects the community. Suburbanized Lakeside is the western neighbor, with the eastern limits of the area situated as a gateway to San Diego County's wilderness areas of mountains, forests, and deserts. [The 2010 SANDAG estimates for population and housing in the Alpine community planning area identify a population of 17,609 with a](#)

total of 6,551 housing units.¹~~Most of the population of 8,200 is clustered around the small town of Alpine.~~ The plan also encompasses the Viejas Indian Reservation and small settlements in Peutz Valley, Japatul Valley, Hidden Glen, Dunbar Lane, and Galloway Valley. Existing development has a rural character typified by light agricultural activities practiced in conjunction with residential uses ([see Figure 2, Context Map, on the next page](#)).

¹ SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1901est.pdf>,
September 2010



ALPINE CONTEXT MAP

San Diego County General Plan

Figure 2

1. COMMUNITY CHARACTER

GOALS

1. PRESERVE AND SEEK TO ENHANCE THE RURAL CHARACTER OF ALPINE BY MAINTAINING A PATTERN OF LAND USE CONSISTENT WITH THE FOLLOWING REGIONAL LAND USE CATEGORIES.

A. ~~COUNTRY TOWN~~VILLAGE

PRESERVE AND ENHANCE THE VILLAGE CHARACTER OF ALPINE ~~THE COUNTRY TOWN (TOWN CENTER)~~ DEFINED BY THE CURRENT CENTRAL HUB OF INDUSTRIAL, COMMERCIAL AND HIGHER DENSITY RESIDENTIAL LAND USE DESIGNATIONS.

~~B. COUNTRY RESIDENTIAL DEVELOPMENT AREA CRDA~~

~~PRESERVE AND MAINTAIN THE COUNTRY RESIDENTIAL DEVELOPMENT AREA (CRDA), 1 ACRE MINIMUM ZONING) AS A BUFFER BETWEEN THE COUNTRY TOWN AND THE ESTATE RESIDENTIAL DEVELOPMENT AREA.~~

~~CB.~~ ESTATE DEVELOPMENT SEMI-RURAL AREA

PRESERVE AND MAINTAIN THE OVERALL RURAL CHARACTER OF THE ~~ESTATE RESIDENTIAL~~SEMI-RURAL DEVELOPMENT AREA (~~2~~ONE DWELLING UNIT PER ACRE TO LESS THAN 20 ACRES PER DWELLING UNIT~~MINIMUM ZONING DENSITY~~ WITHIN THE BOUNDARIES OF THE COUNTY WATER AUTHORITY) AS A TRANSITION BETWEEN CRDA VILLAGE AND THE RURAL RESIDENTIAL DEVELOPMENT LANDS AREAS.

~~DC.~~ RURAL DEVELOPMENT RURAL LANDS AREA

PRESERVE AND MAINTAIN THE OVERALL RURAL CHARACTER OF THE RURAL LANDS DEVELOPMENT AREA (~~FOUR~~MAXIMUM DENSITY OF ONE DWELLING UNIT PER 20 ACRES MINIMUM ZONING OUTSIDE THE BOUNDARIES OF THE COUNTY WATER AUTHORITY) OUTSIDE THE ESTATE RESIDENTIAL SEMI-RURAL DEVELOPMENT AREA.

FINDINGS

Alpine is a rural community, and the intent of the Community Plan is to maintain the rural atmosphere of the Planning Area. Land use and lot sizes have considerable influence on the rural characteristics of the community, as well as the visual aspects of the community. A concern of the community is to encourage private developers to choose designs which are compatible with the image and scale of a rural community.

Certain distinctive features of the Planning Area have been identified in the text and regulations and policies have been proposed to protect and enhance these features.

The visual quality of the landscape is extremely important as well as the protection of scenic ridgelines from excessive grading. The preservation of the natural oak groves and the maintenance and extension of street tree plantings are of special concern to the community.

The community character of Alpine will be best maintained by a gradual decrease in density from the Country Town and a centralized industrial and commercial area. It is the intent of the community to keep residential and agricultural areas of Alpine free from industrial and major commercial encroachments.

Within the ~~Country Town~~ [Village boundary shown in Figure 3 at the end of this section](#), the design guidelines contained in the Alpine Design Manual will ensure that development is consistent with Alpine's village character.

POLICIES AND RECOMMENDATIONS

1. Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Plan. [PP]
2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design. [DPLU]
3. New Planned Residential Developments (PRD), subdivisions, and Tentative Maps should reflect innovative aspects of site designs including:
 - a. Roads which reflect rural character following topography and minimizing grading (See ~~Circulation~~ [Mobility](#) Element). [PP, DPW]
 - b. Residential design which varies within individual developments. [PP, C]

- c. Lot patterns and dedicated open space areas which reflect sensitivity to environmental resources. [PP]
 - d. Designs and site landscaping which integrates the man-made environment with natural setting and topography. [PP]
4. Site designs should:
- a. Be in harmony with existing topography. [PP, C]
 - b. Grading shall not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion, or siltation. Landscape disturbed by grading shall be revegetated. [PP, C, DPW]
 - c. Have grading plans which maximize retention of sensitive native vegetation, existing tree stands, and rock outcroppings, and natural topography. [PP, DPW]
5. Clustering and Lot Area Averaging shall be limited outside the ~~Country Town~~ Village boundary as specified in the Alpine Plan text's ~~Residential~~ Land Use Element, Policies and Recommendations, Section 5(a)3. [PP]
6. Require retention of mature trees wherever possible, in all public and private development projects. [PP, DPW]
7. ~~All~~ Require commercial, industrial, civic, and high-density multi-family residential (7.3 du/ac or greater) projects or zoned property ~~shall be subject to review and compliance~~ comply with the Alpine Design Review Guidelines and to be compatible with surrounding development. [PP]
8. Encourage road improvements appropriate to a rural community, which maintain existing road edge patterns and accommodate street landscaping as articulated in the ~~Circulation~~ Mobility Element. [PP, DPW]
9. ~~Consider the impact of proposed development on adjacent historic structures and archaeological sites.~~ [R,P]
- 9~~10~~. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks, wherever possible. [PP, DPW]
- 10~~11~~. Projects that propose to grade along the existing floodplain fringes shall landscape the creek embankments with natural vegetation and enhance the natural edge of the creek. [PP, DPW]
- 11~~12~~. Whenever channelization ~~of existing floodways~~ is necessary to protect existing structures, ~~only natural materials~~ the least environmentally damaging methods shall be used for bank protection whenever feasible, except at road crossings. [PP, DPW]
- 12~~13~~. Streets, walkways, buildings, retaining walls and other improvements shall blend in with the natural landforms. No curbs, gutters, or sidewalks shall

be used outside of the ~~-Village~~Country Town. Grading shall be minimized.
[PP, DPW]

- ~~14. Developments shall preserve and protect existing sensitive resources.
[R,P]~~

2. LAND USE

GOALS

1. ENCOURAGE A BALANCE OF LAND USES WHICH WILL CONSERVE NATURAL AND MAN-MADE RESOURCES, RETAIN ALPINE'S RURAL CHARACTER, AND WILL ACCOMMODATE PEOPLE OF DIVERSE LIFESTYLES, OCCUPATIONS, AND INTERESTS.
2. PROVIDE A LAND USE PATTERN THAT ACCOMMODATES AND PROVIDES FOR PRIMARILY RURAL RESIDENTIAL DEVELOPMENT.

FINDINGS

An increasing population, unless carefully planned for, could adversely impact the village atmosphere ~~of the Country Town~~ and the rural character of the surrounding area.

The pattern for community development presented in the Alpine Community Plan accommodates growth in and surrounding the existing town, designating the agricultural areas and the remote, more mountainous areas for low density rural uses. Residential development ranging from single-family houses on half acre or less to multi-family units is contained in the Village boundary~~Country Town (Town Center)~~. Major commercial development is generally restricted to properties along Alpine Boulevard, Arnold Way and to the Tavern Road-Interstate 8 Interchange area.

POLICIES AND RECOMMENDATIONS

1. Maintain the balance of land use during the life of the Community Plan. [PP]
2. Direct higher density residential development to the existing urban services area; continue existing densities to the imported water service area; Encourage low densities beyond those limits. [PP]
- ~~3. Density increases as bonuses shall be allowed only if it can be determined with a certainty that the project being considered would:
[R]~~

- a. ~~Not result in a substantial increase in the overall population of Alpine. [R]~~
- b. ~~Not result in detrimental impacts to public facilities such as water, sewer, circulation and schools. [R,P,F]~~

RESIDENTIAL

GOAL

MAINTAIN AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE PLANNING AREA WHILE ACCOMMODATING RESIDENTIAL DEVELOPMENT WHICH IS IN HARMONY WITH THE NATURAL ENVIRONMENT.

FINDINGS

The Alpine Community Plan allocates residential land use designations in a range of densities. The arrangement of higher density residential land uses is focused in the ~~Country Town "Town Center"~~ Village boundary, and is predicated on the proximity to the commercial area and the availability of facilities and services.

POLICIES AND RECOMMENDATIONS

1. ~~Country Town~~ Village
 - a. ~~Within the Country Town "Town Center" boundaries residential densities shall be permitted between 2.0 du/acre up to 24 du/acre including land use designations (3) Residential 2.0 du/acre, (5) Residential 4.3 du/acre, (6) Residential 7.3 du/acre, (7) Residential 10.9 du/acre, (8) Residential 14.5 du/acre and (10) Residential 24 du/acre. [R,P]~~
 - b. ~~All residential rezoning increasing density above land use designation (8) 14.5 du/acre shall not be permitted. [R,P]~~
 - ea. Concentrate higher density land use designations shall be ~~concentrated~~ along the major circulation roads with the lowest densities along the ~~Country Town~~ Village fringe. [PP]
 - d. ~~The (6) Residential 7.3 du/acre, (7) Residential 10.9 du/acre, (8) Residential 14.5 du/acre and (10) Residential 24 du/acre land use designations shall not be granted discretionary approvals until necessary services such as schools, local streets, sewer, water, law enforcement protection and fire services can be provided. [R,P]~~
 - ~~(1)~~b. Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines. [PP]

- ~~(2)~~c. Encourage projects that are in keeping with the village character, country roads and density of the existing ~~Country Town~~Village. [PP]
- ~~(3)~~d. Residential rezoning to higher densities shall be reviewed with special attention given to their impact on the width and village character of Alpine Boulevard. [PP, DPW]

2. ~~"CRDA" Country Residential Development~~Semi-Rural Area

- ~~a.~~ Within the ~~CRDA or Country Residential Development Area~~ boundaries residential densities shall be permitted between one dwelling unit per 1, 2, or 4 acres including land use designations ~~(Residential for 1 dwelling unit per 1, 2, and 4 acres and (17) Estate Residential 1 dwelling unit per 2 and 4 acres.~~ [R,P]
- ~~b.~~a. The existing rural residential nature of the property within the ~~CRDA~~Semi-Rural Regional 2 and lower category encourages retention of the ~~A70 limited~~rural agricultural and ~~(Residential Single-Family)~~ use regulationsu over and above the urban residential use regulations. [PP, AP]

~~3.~~ ~~"EDA" Estate Development Area~~

- ~~a.~~ Within the ~~Estate Development Area (EDA)~~ boundaries, residential densities shall be permitted between 1 dwelling unit per 2, 4, 8 and 20 acres, including land use designation ~~(17) Estate Residential at 1 dwelling unit per 2 and 4 acres and (18) Multiple Rural Use Residential at 1 dwelling unit per 4, 8 and 20 acres.~~ [R,P]

~~4.~~ ~~"RDA" Rural Development Area~~

- ~~a.~~ Within the ~~Rural Development Area (RDA)~~ boundaries residential density shall be permitted between 1 dwelling unit per 4, 8 and 20 acres, including land use designation ~~(18) Multiple Rural Use at 1 dwelling unit per 4, 8 or 20 acres.~~ [R,P]

~~53.~~ 53. "Applicable to the ~~CRDA, EDA, and RDA Development Areas~~Semi-Rural and Rural Lands regional categories" (See also Alpine Plan Text, ~~Community Character Element, Policies and Recommendations Section 5.~~)

- a. Clustering (lot area averaging) of development is compatible under the following circumstances:
 - (1) Clustering is utilized to minimize grading on steep hillsides and the area included to enlarge lots is reserved for permanent open space. An open space easement is granted to the County or other appropriate entity over such land. [PP]

- (2) Areas reserved for open space easements shall be allowed, when the conditions of the open space easement permit, to be planted with trees and landscaping by the individual property owners. However, no structures will be allowed. [PP, C]
- (3) The minimum net lot size of any parcel is not less than ~~75 percent of the minimum lot size specified in the zone or 1~~ half acre in the Semi-Rural Regional Category CRDA area; and, not less than ~~75 percent of the minimum lot size specified in the zone or 2~~ 2 acres in the EDA Rural lands or RDA areas. However, the Planning Group can recommend ~~a smaller lot size in the EDA of no less than one acre or in the RDA of no less than two acres if the project can demonstrate a benefit consistent with the overall goals of the Community Plan.~~ [PP, P]
- (4) The proposed development will have a no more serious effect on the natural environment than would an equivalent non-cluster development as would otherwise be permitted in the subject land use category. [PP]
- (5) The proposed cluster development including the open space areas does not exceed the overall density permitted in the subject land use category. [PP]
- (6) An adequate long term supply of ground water resources is demonstrated available when outside the public water service area. [PP, DPW]

6.4 All development proposals shall demonstrate an effort to retain significant existing natural features. Retention of existing topography and land forms, drainage courses, rock outcroppings, vegetation and views shall be incorporated into the design of home sites. [PP]

COMMERCIAL

GOALS

1. PROVIDE FOR COMMERCIAL AREAS THAT ARE DESIGNED TO BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE COMMUNITY AND THE GOALS AND OBJECTIVES OF THE DESIGN REVIEW GUIDELINES.
2. PRESERVE THE VILLAGE CHARACTER OF ALPINE BOULEVARD.
3. DEVELOP THE COMMERCIAL CENTER (TOWN CENTER) INTO AN AESTHETICALLY PLEASING CENTRALIZED AREA WHICH WILL PROVIDE FOR ADEQUATE SHOPPING FACILITIES AND SERVICES FOR THE RESIDENTS OF THE ALPINE COMMUNITY.
4. DISCOURAGE SPOT COMMERCIAL ZONING UNTIL A NEED FOR ADDITIONAL COMMERCIAL SERVICES OUTSIDE THE ~~COUNTRY TOWN~~VILLAGE CAN BE DEMONSTRATED.

FINDINGS

The Community of Alpine has prepared design guidelines to ensure quality development in the Village~~Country town~~.

There will exist a need in the future to provide convenient and ample parking in the downtown area, to make the area more functional.

~~There is currently no justification for any commercial development in the immediate vicinity of Interstate 8 and Dunbar Lane and East Willows and Interstate 8. There is currently no justification for any additional commercial development in the immediate vicinity of Interstate 8 and West Willows.~~

In the future, additional neighborhood commercial areas may be needed.

POLICIES AND RECOMMENDATIONS

1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual. [PP, C]
2. Land designated for the General Commercial designation should meet the following criteria:
 - ~~a. It should be located primarily in the commercial area of the Country Town. If at a future date a need can be demonstrated, neighborhood commercial centers may be considered for possible designation. [R,P]~~
 - ba. The total area should be large enough, together with land devoted to community commercial uses in Specific Plan areas, to provide community retail and service facilities for the projected population. [PP]

- e**b.** Individual sites should be large enough to accommodate retail floor space, off-street parking, and sufficient landscaping to protect the village rural appearance of the Town Center area. [PP]

~~All commercial activities should have fire response times under three minutes, and have safe internal circulation as well as safe access onto traffic arteries. [R,F]~~

- 3. Allow for the possibility of commercial uses along Alpine Boulevard within the ~~Country Town~~ Village boundary. [PP]
- 4. Develop the intersection of Tavern Road and Interstate 8 as a commercial quadrant with easy access to and from the freeway. [PP]

INDUSTRIAL

GOALS

PROVIDE ~~ONE~~ COMPACT INDUSTRIAL AREAS SUFFICIENT TO MEET THE LONG TERM NEEDS OF THE COMMUNITY, TO PROVIDE LOCAL EMPLOYMENT, AND TO ENSURE THAT ~~IT~~ THEIR DEVELOPMENT REMAIN CONSISTENT WITH A RURAL COMMUNITY.

FINDINGS

There are 54 acres of land set aside for ~~(15)~~ (I-1) Limited Impact Industrial/ (16) (I-2) General Medium Impact Industrial, and (I-3) High Impact Industrial land uses Use for the Community of Alpine. ~~This~~ These industrial areas ~~are~~ is located northwest of the Interstate 8/Tavern Road Interchange, along both Alpine Boulevard and Old Highway 80 near Dunbar Lane, and along Alpine Boulevard, east of South Grade Road.

Adequate screening to reduce the impacts of light, odors, noise, dust, or vibrations is needed to preserve the character of the community.

POLICIES AND RECOMMENDATIONS

- 1. Existing and new industrial development shall be consistent with the guidelines and standards of the Alpine design review manual. [PP, C]
- 2. Encourage non-polluting light industry to locate in Alpine in order to provide employment for community residents and contribute to the local tax base. Discourage the location of industry which would result in significant amounts of environmental pollution. [PP]
- 3. The Limited Impact Industrial Designation shall be applied first in anticipation of additional demand for industry; second, to accommodate

rural type industrial uses such as custom manufacturing, industrial plants and commercial uses such as the sales, rental, and repairs of light and heavy equipment, and warehouses; and finally, to provide sufficient area so that uses can operate without [the](#) extension of sewers. The following criteria should be considered for projects in the Limited [Impact](#) Industrial Designation.

- a. Any new private or publicly maintained access routes within industrial developments shall not link with roads through residential developments. [PP, DPW]
- b. Proposed industrial uses have minimal visual and environmental impacts. [PP, C]
4. Provide [the opportunity](#) for development of a variety of light industrial uses that will offer job opportunities for community residents and that will not negatively impact the quality of the environment. [PP]
5. Industrial uses shall be aesthetically compatible with the surrounding areas. Any industrial development shall be clean and non-polluting. [PP]
6. The manufacturing of potentially hazardous or toxic materials is prohibited. [DEH, C]
7. All new industrial activities shall provide landscape buffering or screening. [PP]
8. Industrial sites shall be large enough to permit adequate on-site parking, appropriate landscaping and loading facilities. [PP, C]
9. Areas designated for industrial uses shall be protected from encroachment by incompatible non-industrial residential uses. [PP, C]
10. Provide enough industrial acreage to allow [for](#) the relocation of nonconforming commercial uses to appropriately designated industrial land. [PP]
11. Encourage any needed expansion of industrial lands to be adjacent to existing industrially designated land. [PP]

AGRICULTURAL

GOAL

PRESERVE AND ENHANCE EXISTING AGRICULTURAL AREAS IN ALPINE.

FINDINGS

There are a number of agricultural land uses within the Alpine Planning Area. These areas contribute significantly to the rural character of Alpine.

POLICIES AND RECOMMENDATIONS

1. It is intended that agricultural ~~Residential Single-Family~~ zones be used to implement the ~~CRDA and Estate Development Area Regional Category~~ Semi-rural & Rural Land use designators Designations to ensure continuation of agricultural uses. [PP]
2. Preservation and further development of agricultural uses should be promoted throughout the Planning Area. [AWM]
3. ~~Zones~~ Confine zones which permit heavy agricultural uses that entail noises, odors, or sanitary hazards to nearby neighbors ~~should be~~ to areas within Semi-Rural and Rural Lands regional categories, with densities of one dwelling unit per four acres or lower. ~~confined to locations in the Rural Land Use, National Forest or Agricultural land use designations. Those zones should be distant~~ located Locate these zones away from population concentrations in the residential land use designations. [AP]
4. ~~A~~ Permit agricultural preserves in the ~~Estate Development Area Regional Category~~ Semi-Rural 2 Residential ~~D~~ designation shall be permitted if they provide open space buffers between developments. [PP, AP]
5. Encourage the formation of Agricultural Preserves in areas with active agricultural operations and in locations that will be optimal for future production of food and fibers. [PP]

SPECIFIC PLAN AREAS (SPA)

ALPINE HIGHLANDS SPA

DESCRIPTION OF AREA

Alpine Highlands Specific Plan Area (5.6 du/ac) (SP 78-05) contains approximately 40 acres located south of Alpine Boulevard in the vicinity of South Grade Road.

PROJECT BACKGROUND

This area is currently undeveloped, under a single ownership. The proposed project includes provision for a small commercial development, small multi-family development project, and approximately 16.5 acres would be placed in low density, single-family residential usage. A Tentative Map (TM 4723) for 47 single-family lots on 16.5 acres was approved in June 1988.

CONDITIONS

The Specific Plan Area shall be developed under the following conditions:

General

1. Maximum overall average Residential density will be 5.6 dwelling units per acre. This will allow a total of 225 dwelling units, including TM 4723. [PP]
2. All goals, objectives and policies of the Alpine Community Plan shall apply. [PP]
3. Commercial and multi-family development design shall be compatible with surrounding development and subject to the Alpine Design Review Guidelines. Provisions shall be made to negate nuisance factors that could impact residential development both within and adjacent to this project. [PP]
4. Phasing of the development should be permitted in the following order:
 - a. Low density, single-family residential phase may be initiated prior to submission of detailed development plans for the commercial or multiple family segments. [PP, C]
 - b. Building permits for the commercial and multiple family segments of this development shall be contingent upon dedication and improvement of realignment of South Grade Road. [PP, C]

Residential Uses

5. No more than seven and one-half acres should be devoted to multiple-family residential usage. The multi-family acreage should be adjacent to the commercial development in order to provide a buffer between the commercial and low density residential developments. [PP]
6. Design of the development should be such that landscaping and building locations blend with surrounding single-family development. [PP]

Commercial Uses

7. No more than ten acres should be devoted to commercial uses. These uses should be the type to serve the local area and freeway related uses, be low intensity, and developed in a more open, rural-type atmosphere than urban commercial developments. Residential density as a secondary use shall be a maximum of 7.26 du/ac. [PP, AP]
8. In order to preserve the rural character, no more than 75 percent of the commercial acreage should be covered with buildings and pavement for parking. [PP, C]
9. Landscaping should be maximized, with sufficient groundcover to minimize the impact on surrounding residential areas, and to cover any areas disturbed or scarred by grading. Proper restoration must follow all necessary grading. [PP]
10. Due to the site location, visibility from the freeway, and easy accessibility, certain freeway service facilities, such as motels and restaurants, would be appropriate uses. [PP]

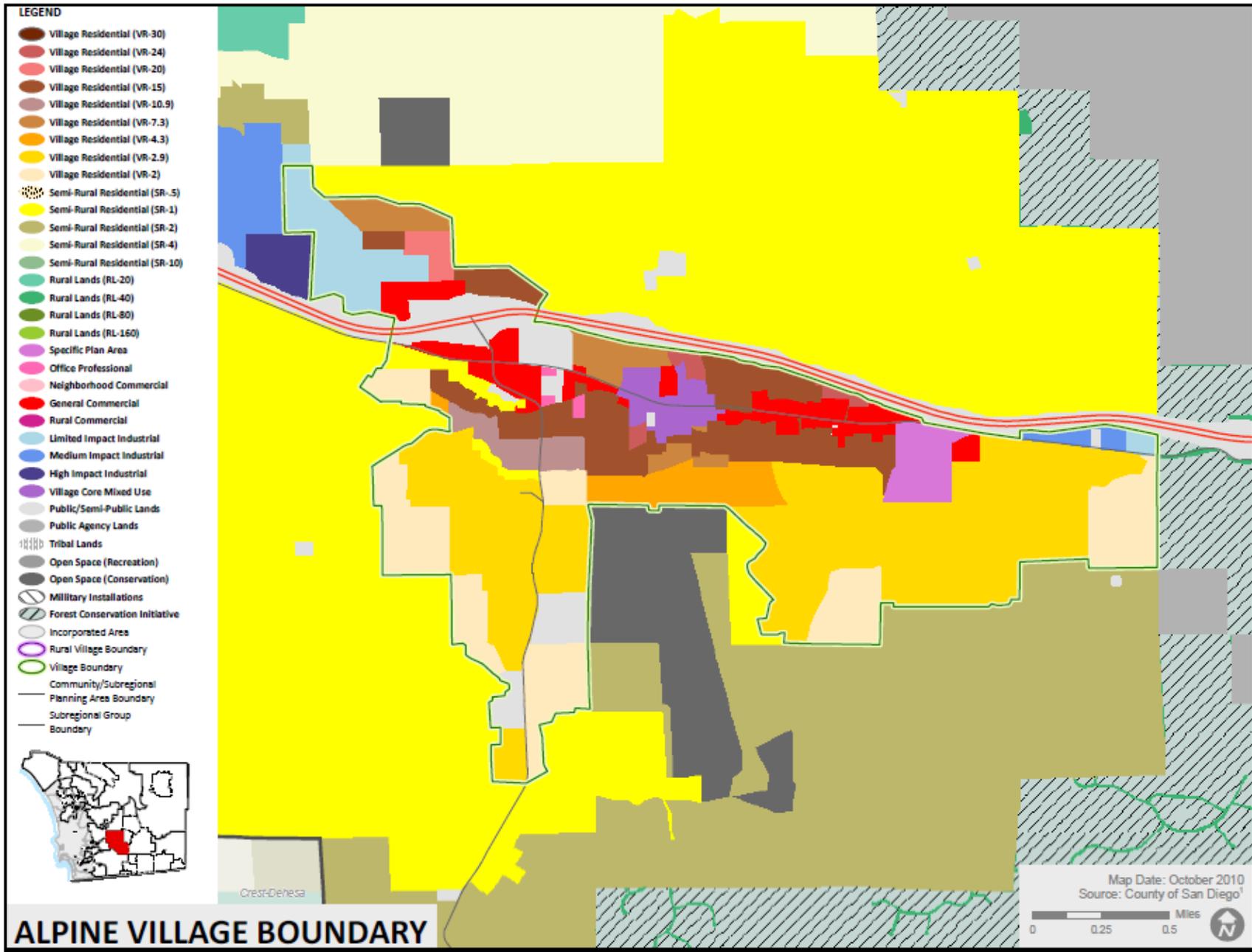


Figure 3

3. HOUSING

The State Government Code Section 65302(c) requires a Housing Element as part of all County General Plans to identify long term, specialized housing needs, assess the adequacy of existing housing, and to assure adequacy of sites for future housing development in sufficient quantity and variety while preserving the desirable community character. Housing is directly related to the Land Use Element and Community Design Element, thus the policies and action programs shall be interrelated.

GOALS

1. PROMOTE A VARIETY OF HOUSING TYPES IN ALL ECONOMIC RANGES IN EXISTING AND FUTURE DEVELOPMENT WHILE MAINTAINING AND PROMOTING HOUSING STABILITY IN HARMONY WITH ALPINE'S NATURAL RURAL ENVIRONMENT.
2. ENCOURAGE COMMUNITY INVOLVEMENT IN PLANNING ACTIVITIES AND IN PROJECTS AFFECTING HOUSING POLICIES AND PROGRAMS.
3. TO ENCOURAGE AND REINFORCE THE GOAL OF KEEPING ALPINE A SAFE, PLEASANT AND RURAL PLACE TO LIVE, IT IS THE GOAL OF THE ALPINE PLANNING GROUP TO PROMOTE AND ENCOURAGE THE SAFETY AND TRANQUILITY OF PRIVATE RESIDENCES.

FINDINGS OF FACTS:

Housing Forecast:

~~The San Diego Association of Governments (SANDAG) has released Series 7 Forecasts of population, housing and employment for Alpine. Series 7 is a long range growth forecast to the year 2010 that calculates changes in population, housing and employment for subareas of the County. It indicates how much growth will occur regionwide and where it will be distributed.~~

Housing Supply:

1. ~~The SANDAG January 1, 1989, housing estimates indicate 3,329 dwelling units. These units are divided into the following percentages by type:~~

~~Alpine~~

~~*Single Family - 2399 (72%)~~

~~**Multi Family - 668 (20.7%)~~

~~***Mobilehome - 262 (7.9%)~~

~~Condominiums defined as single family units.~~

~~**Two or more units per structure.~~

~~***By year 2020 expect to have 894 mobilehomes.~~

~~Total County housing as of January 1, 1988 - 893,226 units.~~

~~A current estimate of dwelling units under construction as of April 1989 and slated for completion by 1990 is as follows:~~

Additions ————— "Revised" SANDAG total

Single-Family - 486	2885
Multi-Family - 116	784
Mobilehome - 333	595*

(*If the Crest Lake Mobile Home Subdivision advances during this time frame, there could be an additional 544 mobilehomes in this estimate.)

Source of figures above is Alpine Sun Newspaper, March 29, 1989, NO. 10, page 14 article entitled "Changing Landscapes".

2. — Since the 1980 census to January 1, 1989, the housing stock in Alpine has increased 23.5 percent, as compared to an increase of 24.0 percent for the County as a whole.

3. — Vacancy rate changes for all types of housing (includes military):

Alpine

1980 — 10.46%

1989 — 6.70%

4. — The projected increase in the percentage of multi-family units (1988 to 2010) is brought on by two factors which seem to be most significant:

a. — Continued high cost of single-family housing.

b. — Availability of multi-family housing.

It is anticipated that the private development sector will adequately supply the housing needs of the middle and higher income groups. However, the housing needs of Alpine's low and moderate income families require special consideration.

In 1988, mobilehomes comprised 18.0 percent of the housing stock for Alpine. By the year 2010, the stock is projected to increase 29 percent. Even though mobilehomes are recognized as one of the few types of housing that can be made affordable to low and moderate income families, the supply is restricted by resistance from the community due to negative perceptions of the impacts upon existing property values, services and facilities, and community image. The 1980 census indicates that single-parent families comprised 16.2 percent of the total number of households with children under 18. These families are more likely to have lower incomes, need to be located near schools and day care facilities, and along public transit routes.

~~Based on current life expectancy information and the number of retired migrants moving into San Diego, an increase in the elderly portion of the population can be expected. Typically, the age of population correlates with income and the need for social services.~~

~~The housing needs of the handicapped segment of the population shall be assessed. The needs to be addressed in providing housing for the handicapped and disabled individuals include not only affordability, but also the need for special construction features to provide for access and use according to the particular handicap of the occupant.~~

~~Agriculture in San Diego provides approximately 2 percent+ of the total employment for the County. This figure may understate the total number of agriculture workers. It is estimated that undocumented workers account for 34% to 59 percent of the total hired employment in agriculture in the County.~~

POLICIES AND RECOMMENDATIONS

1. The housing stock should be monitored at future census counts to assure that an adequate supply of affordable housing is provided to meet the community's needs for price and housing types. [PP]
2. Support the availability of housing and rehabilitation centers to serve the handicapped/disabled of the Alpine Community. [PP]
4. ~~Farm employee housing units shall count toward meeting Alpine's fair share responsibility under the Housing Assistance Plan. [R,I]~~
53. Projects receiving density bonuses for providing Senior Citizen Housing shall be designed so as to take into account the special needs of Seniors such as single story construction unless elevators are provided. [PP, C]
64. Any project designated as Senior Housing and benefiting from such designation by either a density bonus or possible waiver of fees, shall provide special construction features similar to that provided for handicapped persons. [PP, C]

4. ~~CIRCULATION~~MOBILITY

GOAL

ESTABLISH A CIRCULATION SYSTEM OF STREETS AND ROADS WHICH WILL SERVE THE GENERAL CONVENIENCE AND SAFETY OF ALPINE CITIZENS AND ENHANCE THE BEAUTY, QUALITY AND ATMOSPHERE OF THE ALPINE AREA.

FINDINGS

Government Code Section 65302(b) requires a Circulation Element in all city and county General Plans. ~~Sheets 4 and 6 of the County Circulation Element will be amended to incorporate this Community Plan Circulation Element.~~

POLICIES AND RECOMMENDATIONS

1. Support timely and adequate public notification and review of all proposed changes in the community circulation system. [DPW, AP]
2. The appropriate County agency shall provide EIR material on transportation/circulation projects to the official planning group. [DPW, PP]
3. Encourage the consideration of all feasible alternatives for dealing with congested roads. [PP, DPW]
 - a. Improve the westerly intersection at Arnold Way and Alpine Boulevard or extend Harbison Canyon Road to Alpine Boulevard. [PP, DPW]
 - b. ~~Provide for an~~ Additional access from North Tavern Road to Interstate 8. [PP, DPW]
 - c. ~~Provide for~~ West-serving ramps at East Victoria Drive. [PP, DPW]
 - d. ~~Possible alternatives to consider:~~ Explore additional alternatives that would avoid the necessity of widening Alpine Boulevard and preserve the triangle at Alpine Boulevard and Arnold Way. [PP, DPW]
4. Encourage the development of Alpine Boulevard to be consistent with Design Review Guidelines. [DPW, PP]
5. ~~Direct the Department of Public Works to strictly enforce County Policies that provide for~~ Encourage the replacement of all healthy, mature trees, lost during highway maintenance or improvement projects. [DPW, PP]

6. Encourage the design of new subdivisions, within the ~~Town Center, Village~~ Regional category boundary to have secondary access roads. [PP, DPW]
7. Promote the local connection of public residential streets whenever possible and feasible. ~~The purpose being to minimize congestion on designated Circulation Element roads.~~ [PP, AP, DPW]
8. ~~The County of San Diego shall utilize Transnet funds~~ Seek funding to initiate a study of the feasibility for the construction of west-serving ramps onto East Victoria Drive. [PP, DPW]
9. ~~The County of San Diego shall utilize Transnet funds~~ Pursue funding sources to study improvement of circulation access from Harbison Canyon Road to Alpine Boulevard and Interstate 8. [PP, DPW]
10. Road design within the community shall minimize grading and also be compatible with the topography and landscape of the Alpine Area. [PP, DPW]
11. Establish a community network of bikeways, equestrian and pedestrian trails connecting residential areas to schools, recreational facilities and the ~~Country Town~~ Village. [PP, DPW]
12. ~~The Department of Public Works shall incorporate the Alpine bicycle pedestrian routes into the~~ Consider Alpine community priorities when revising the County schedule of improvements for implementation of planned bicycle routes ~~utilizing the priorities outlined in the Community Plan, and~~ pursue various funding sources to include consideration of using ~~transnet or alternative fundings to implement existing routes.~~ [PP, DPW]
13. Promote safe and attractive pedestrian, bicycle, and equestrian crossings at logical points on ~~Circulation~~ Mobility Element roads. [PP, DPW]

PROPOSED MOBILITYCIRCULATION
ELEMENT

REFER TO COUNTY GENERAL PLAN
MOBILITY ELEMENT NETWORK APPENDIX

FIGURE M-A-1

BICYCLE ROUTES

[\[REFER TO COUNTY BICYCLE MASTER PLAN\]](#)

RIDING AND HIKING TRAILS

[REFER TO COMMUNITY TRAILS MASTER PLAN AT:](#)

http://www.co.san-diego.ca.us/reusable_components/images/parks/doc/CTMP/DPR_Easements_and_Regional_Trails/Alpine.pdf

5. SCENIC HIGHWAYS

GOAL

PROMOTE THE EARLY DESIGNATION OF A SCENIC HIGHWAY SYSTEM WHICH WILL PROVIDE ATTRACTIVE AND SCENIC TRAVEL ROUTES WITHIN THE ALPINE PLANNING AREA.

FINDINGS

The Alpine Planning Area is endowed with several attractive travel routes, and steps should be taken to preserve the scenic nature of these routes.

POLICIES AND RECOMMENDATIONS

1. Encourage the use of open space easements, public ownerships and other means of preserving and enhancing scenic highway corridors. [PP]
2. Support priorities for scenic highway corridors in the Alpine Plan area as follows: Interstate 8, second priority; Lyons Valley Road, third priority; Japatul Road ~~for~~ from its intersection with Lyons Valley Road to its intersection with Interstate 8, fourth priority, ~~third priority, pursuant to language of the Scenic Highway Element of the County General Plan.~~ [T,R,P]
3. Proposed development within the following scenic view corridors should be done with extreme care to preserve these vistas, i.e., minimize grading, clearing and destruction of natural and topographical features. View corridors are: [PP, DPW]
 - From I-8 toward El Capitan Reservoir;
 - East and west views of Viejas Mountain from I-8; and
 - From I-8 south along Sweetwater River.

SCENIC HIGHWAYS

[REFER TO THE COUNTY GENERAL PLAN
CONSERVATION AND OPEN SPACE ELEMENT](#)

[FIGURE C-5](#)

6. NOISE

GOAL

TO PROVIDE STANDARDS BY WHICH THE COMMUNITY MAY DETERMINE WHEN NOISE LEVELS ARE IN EXCESS OF WHAT MAY BE CONSIDERED AS DAMAGING AND NOT DESIRABLE.

FINDINGS

San Diego County, like all other urbanizing areas, is experiencing increases in the noise levels in its acoustical environment. This acoustical environment consists of background and ambient noise, and peak noise from transportation and fixed point sources. Depending on the duration of exposure, incrementally higher levels of noise are harmful.

The purpose of the Noise Element is to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building, and development practices. This ~~document~~ [chapter](#) is meant to supplement and amend the adopted Countywide Noise Element only for the Alpine Plan area.

POLICIES AND RECOMMENDATIONS

1. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods. [AP, PP]
2. Measures to mitigate any significant noise impacts on the community shall be considered with any discretionary land use decisions. [PP]
3. Encourage the strict enforcement of requirements for noise buffering devices on off-road vehicles. [PP, C]

7. PUBLIC FACILITIES AND SERVICES

GOAL

1. PROVIDE WAYS IN WHICH LAND USE DECISIONS MAY BE MADE WHICH ARE CONSISTENT WITH THE COMMUNITY GOAL OF ASSURING TIMELY AND QUALITY SERVICE TO THE AREA.
2. DESCRIBE THE PRESENT STATUS OF FACILITIES AND SERVICES IN THE ALPINE PLANNING AREA AND PROJECT ITS FUTURE NEEDS AND AVAILABILITY.

FINDINGS

Public facilities and services in Alpine are provided by a number of agencies, both public and private. Some utilities are maintained by the citizens themselves (individual wells and septic systems). Because of the distance from Alpine to the more traditional urbanized areas, the availability of services is of major concern to the community and should have an impact on land use decisions.

WATER - FINDINGS

Most of the central area of Alpine is serviced by Padre Dam Municipal Water District. There is sufficient water to serve the existing population. Community concerns include the following:

1. Because of the pumping requirements to Alpine and the length of delivery, water is relatively expensive for the consumer.
2. Water quality and availability is a major concern to the community.
3. Conditions in Northern California and Arizona, as well as drought conditions in Southern California, affect the availability and price of water.
4. The areas which depend on groundwater are significantly affected by climatic and geological conditions.
5. Intensification of land uses may have a negative impact on water service and availability.
6. ~~There may be a negative impact on groundwater if development is not consistent with Board of Supervisors' Policy I-77.~~

SCHOOLS - FINDINGS

Most students in the Alpine Area attend schools within the Alpine Union School District, and the Grossmont Union High School District.

Because of rapid growth of the area, many of the students in the Alpine Union School District attend school in temporary facilities. ~~There are presently two permanent schools in the District and a third school should be open by 1990. By the year 2000, that number is expected to be eight or nine schools.~~ Discretionary land use decisions may further impact the District's ability to provide adequate and timely educational facilities and therefore may impact the quality of education to the children. The District, as a service agency, has a responsibility to educate all the children, and is allowed to make recommendations on Tentative Maps per Section 66453 of the State Map Act. As a concerned community, it is the community and planning group's responsibility to consider recommendations by the Alpine Union School District and Grossmont Union High school District in conjunction with land use decisions.

SEWER - FINDINGS

A significant portion of the lands within the boundaries of the Sanitation District are not currently being served, although property owners have paid annexation fees and taxes.

The availability of sewer service to the community may vary depending on legal entitlement, ability to deliver liquid waste, treatment capacity, and the method of determining legal entitlement, which may be monitored by EDU reports pursuant to Board of Supervisors' Policy I-106.

Major annexations and extensions of service areas have been granted over the past several years, by the Alpine Sanitation District and LAFCO.

~~Permanent and interim solutions which may include secondary treatment of sewage, the expansion of the Mission Gorge Trunk line, flow equalization and reclamation are short and long range plans, some of which may be in place during the period of the Plan.~~

POLICIES AND RECOMMENDATIONS:

1. Any extensions of facilities and services to new developments should be borne by new developments so as to not affect the cost or quality of services to the community. [GEN, DGS, PP]
2. Facilities Service Agreements should only be granted when public agencies can reasonably conclude that quality services on a permanent basis will be available at the time of project completion. [PP, DPW]

3. As a rule, more intensive, urbanizing land uses may only be considered for those areas which are within the ~~Country Town~~ Village ~~Regional Category~~ boundary and the Alpine Sanitation District. [PP]
4. Local agencies shall conform to the Plan, and not extend service boundaries to create pockets of urbanized land uses. [PP]
5. Water conservation measures are strongly encouraged for both public and private developments. [GEN, PP, DPW]
6. Whenever possible, developments shall use dual water systems for the purpose of using reclaimed water for irrigation. [PP]
7. On an on-going basis, public agencies shall consider the cumulative impacts of land use decisions on facilities and services. [GEN, PP, DPW]
- ~~8. Small waste water treatment plants are only acceptable under the conditions that they comply with County policies and ordinances in effect at the time and: [DPW,P]~~
 - ~~a. Create no negative impacts on surrounding areas.~~
 - ~~b. They can be managed in a manner consistent with law and County standards.~~
 - ~~c. No more intensive land uses than allowed by the plan are generated.~~
- ~~9. The Alpine Sanitation District boundary is meant to coincide with the Country Town boundary. The boundaries of the Sanitation District beyond the Country Town boundaries will generally be discouraged except in cases requiring special consideration for public health or safety. [R,P,DPW]~~
108. Land use decisions shall be considered on the basis of their impacts on the quality and availability of services to the Alpine Area and the entire County. [PP]
119. Boundary extensions of the Alpine Sanitation District beyond the ~~Country Town~~ Village boundary are considered urbanizing and not consistent with the primary goals of maintaining the rural character of the community. [PP, DPW]
1210. ~~The County shall monitor,~~ Encourage monitoring in conjunction with Padre Dam Municipal Water District, the long range impacts of discretionary land use decisions on water service to Alpine. [PP, DPW]

- 1311. Land use decisions shall take into consideration the ability of the Alpine Union and other school districts to provide quality service to the community. Impacts on the long range plan of the Districts shall be considered. [AP, PP]
- 1412. The Uniform Sewer Ordinance, as adopted by the Board of Supervisors, shall be used to establish available sewer capacity and to evaluate impacts of land use decisions on the Alpine Sanitation District and its ability to provide service. [PP, DPW]
- 1513. Any land use decisions based on temporary or short range availability of any facility shall also be considered in terms of their cumulative impacts. [PP, DWP]
- 1614. Sewage pumping stations should be constructed and located so as to avoid environmental contamination. [PP, DPW]
- 1715. Future school sites should be located so as to support the concept of neighborhood schools wherever possible. [AP]

8. SAFETY

GOALS

PROMOTE THE ESTABLISHMENT OF EMERGENCY PROCEDURES AND PREVENTATIVE MEASURES TO MINIMIZE DAMAGE FROM FIRE, GEOLOGIC HAZARDS, OR CRIME OCCURRENCE, AND HAZARDOUS SUBSTANCES.

FINDINGS

Because of the unique topography of Alpine and the distance to urban centers, there are a number of aspects of safety which are significant and of particular concern to the community.

POLICIES AND RECOMMENDATIONS

- 1. Encourage the establishment of a community fuel management and fire safety program in conjunction with appropriate existing public agencies. [GEN]
- ~~2. Direct the appropriate County agency to seek the establishment of a joint fuel fire management and fire protection capability in conjunction with the Alpine Fire Protection District, California Division of Forestry and the National Forest Service. [F]~~
- 32. Direct the appropriate County agency to require an acceptable level of fire protection for all approved development through appropriate discretionary permit processes. [PP]

- ~~34.~~ Agencies reviewing site designs and landscaping plans shall inform developers Encourage development with of fire preventive development practices and fire resistant plant types. [PP, C]
- ~~45.~~ Agencies responsible for the review of Environmental Impact Reports shall treat Consider fire hazards in Alpine as a serious and significant environmental consideration impact during review of Environmental Impact Reports. [PP]
- ~~56.~~ Encourage the adequate inspection and maintenance of all utilities which could pose a hazard to the Community. [GEN, PP]
- ~~76.~~ Request those County departments which provide or review the installation of utilities to report on potential programs to improve the safety of potentially hazardous facilities. [GEN, PP]
- ~~87.~~ Promote expansion of fire, police and emergency health or other services as needed. [GEN]
- ~~98.~~ The County will encourage the commitment of new development to road standards which allow clear visibility and adequate vehicular access. [PP, DPW]
- ~~109.~~ Isolated seismic hazards should be identified during project-level analysis on discretionary projects. [PP]
- ~~1110.~~ Direct the appropriate County agency to Require a development project design to identify the existence of minor faults, deeply weathered slopes, and/or adverse rock fracturing conditions ~~occurring on any property which is subject to a discretionary permit application~~, and to assess the potential for seismic hazards caused by such faults, weatherings or fracturing. [PP]

9. CONSERVATION

GOAL

- 1. PROMOTE THE WELL-PLANNED MANAGEMENT OF ALL VALUABLE RESOURCES, NATURAL AND MAN-MADE, AND PREVENT THE DESTRUCTION AND WASTEFUL EXPLOITATION OF NATURAL RESOURCES, WHERE FEASIBLE.
- 2. PROMOTE TREE PLANTING TO ABSORB THE INCREASINGLY UNBALANCED AMOUNTS OF CARBON DIOXIDE IN THE ATMOSPHERE.

FINDINGS

The Conservation ~~Element~~ chapter identifies and describes the natural resources and conservation issues pertinent to the Alpine Planning Area. The ~~element~~ chapter should be viewed in conjunction with the other ~~elements~~ sections of the

Alpine Community Plan, as well as the Countywide Conservation [and Open Space](#) Element, for the comprehensive treatment of environmental resources in the Alpine Planning Area. The resources ~~involved~~ [addressed in the Conservation chapter](#) include vegetation and wildlife, soil, water, ~~and~~ air quality, dark sky, and cultural resources.

Resource Conservation Areas (RCA) are localities identified as worthy of special efforts to protect important natural resources. Delineation of an RCA does not in itself imply any specific form of land use control or acquisition, nor does the RCA Map ~~overlay~~ change the underlying land use designation of the [Land Use Map and Community Plan](#); rather the ~~overlay~~ [RCA Map](#) will act to modify or guide the application of that category.

It is the intent of the Resource Conservation Area ~~Overlay~~ [Map](#) to identify valuable resources. This may be accomplished by any of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, application for special land use controls such as the ~~proposed Sensitive Lands~~ [Resource Protection](#) Ordinance, incorporating special design into Subdivision Maps or Specific Plans, and by community education and inclusion in conservation issues.

RCAs for the Alpine Area are [identified in Appendix A](#) ~~delineated in Appendix K of the this~~ Conservation Element of the San Diego County General [Community Plan](#). ~~Threatened wildlife species, and rare and endangered plant species are listed in Appendices C and D respectively, of the San Diego County General Plan, Conservation Element.~~

The most significant conservation issue at present is global warming caused by excessive levels of carbon dioxide in the atmosphere. If unmitigated, the unnatural condition threatens devastating consequences on the delicate balance of biological interactions that make life possible. The best information now available suggests, as effective mitigation, a reduction in the use of fossil fuels, reducing deforestation, and ambitious programs to plant tree.

POLICIES AND RECOMMENDATIONS

1. Encourage the protection and conservation of unique resources in the Alpine Planning Area. [AP]
2. Important plant, animal, mineral, water, cultural and aesthetic resources in the Alpine Plan area shall be protected through utilization of the Resource Conservation Area designations and appropriate land usage. [AP]
3. Agencies regulating environmental reports and analyses required by the California Environmental Quality Act (CEQA) may require supplemental studies for projects with land located in RCAs if necessary. [AP]
4. Promote conservation education in the community and the schools. [GEN]

5. ~~Create in subcommittee~~ [Facilitate the preparation of](#) a Conservation Manual for the Alpine Area, to include such topics as: [AP]
 - o Recycling;
 - o Plant species adapted to Alpine climate;
 - o Erosion control;
 - o Water conservation;
 - o Mineral resources.

This manual to be a reference for the Alpine Conservation Element, and advisory only.

6. Utilize all measures to preserve rare, threatened, or endangered plant life; including on-site protection through open space easement. Off-site propagation for reintroduction of suitable habitat to be coordinated by the Conservation Subcommittee. [AP, PP]
7. Protect the rare Engleman Oak wherever possible. [AP, PP]
8. Promote the planting of trees with an emphasis on species with maximum respiration rates. In non-irrigated areas use drought tolerant species such as Tecate Cypress, Cuyamaca Cypress, Incense Cedar, Knobcone Pine, Torrey Pine, Jeffery Pine, Lakeside Lilac, and Evergreen Ash. [AP, PP]
9. In reviewing discretionary permits, special attention shall be given to oak trees and boulder outcroppings. [PP]
10. ~~Request that County~~ Explore incentives and tax breaks for planting trees. [GEN]
11. Preserve Riparian woodland as an important component of habitat for wildlife, and as a necessary corridor of movement between different ecosystems, essential to the viability of wildlife populations. [PP, AP]
- ~~12. Wherever possible, the character of ridgelines shall be preserved. This policy shall not exclude two story structures. However, project design shall minimize visual impacts. [R,P]~~
13. Encourage the effective implementation of the Grading Ordinance as related to maintenance of revegetated slopes and enforcement of permit requirements. [PP]
14. Encourage the [continuation of support for the](#) establishment of a brush management program in conjunction with other public agencies to reduce wildfire hazard. [PP, AP]
15. ~~14.~~ Protect surface and groundwater supplies from pollution. [DPW]

- ~~46~~¹⁵. Support strict controls over proposed discretionary land uses to ensure that development proposals in areas not served by imported water are consistent with the long-term availability of local groundwater resources, and the County Groundwater Policy I-77. [PP]
- 47¹⁶. Development in Alpine which requires a discretionary permit shall be consistent with long-term groundwater availability as determined through the application of Policy I-77 and the Average Annual Precipitation Map for the County. [PP, DPW]
- 48¹⁷. Encourage the use of reclaimed water for agriculture, irrigation, recreation, industry, and other appropriate usages. [PP, DPW, AWM]
- 49¹⁸. Conserve water and biological resources of El Capitan Reservoir, Loveland Reservoir, and other water bodies and streams by utilization of Resource Conservation Area designations. Waste water discharge into water shall be controlled. [PP] ~~(See the following areas on the Resource Conservation Areas Map: #1, El Capitan Reservoir; #2, Riparian area in Peutz Valley; #3 and #4, riparian areas in the Town Center; #7, eastern portions of Viejas Creek; #8, Sweetwater River Canyon, #9 and #10, the Loveland Reservoir area; and #11, the Pine Valley Creek region~~
- ~~20~~¹⁹. ~~Request the County~~ Encourage the use of grey water for irrigation as soon as possible. [PP, DPW]
- 24²⁰. Encourage new development to install dual water disposal systems so grey water can be utilized for irrigation. [PP, AP, DPW]
- 22²¹. ~~Request the County Cease~~ Prohibit the use of herbicides in the Alpine Planning Area, particularly in the proximity of El Capitan and Loveland Reservoirs and their tributaries. [DPW, AWM]
- ~~23~~²². Support strict controls over air pollutants. [DHS, AP]
- 24²³. Support the Regional Air Quality Standards (RAQS). [DHS, AP]
- 25²⁴. Promote the use of alternate and renewable, non-polluting energy system. [AP, PP]
- ~~26~~²⁵. Support ~~the immediate development of~~ standards for strict controls over light pollution to preserve the dark night sky characteristics of Alpine. [AP]
- ~~27.~~ Effectuate controls over light pollution through implementation of Action Programs 1.1 through 1.4 in the Conservation Element of the County General Plan. [R,P]

- ~~28~~26. Provide [Support the preparation of](#) an adequate ~~current~~ inventory of significant historical landmarks [in Alpine](#). [AP, PP]
- ~~29~~27. Ask that the County of San Diego [Encourage cooperation](#) ~~cooperate~~ with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for historical preservation. [GEN, PP]

10. OPEN SPACE

GOAL

PROVIDE A SYSTEM OF OPEN SPACE THAT PRESERVES THE UNIQUE NATURAL ELEMENTS OF THE COMMUNITY, ~~AND,~~ [RETAINS](#) AND EXTENDS AREAS IN OPEN SPACE THAT ARE RECOGNIZED AS VALUABLE FOR CONSERVATION OF RESOURCES, ~~AND,~~ [APPROPRIATE](#) OPEN SPACES USES ~~AND FOR~~ [THAT PROMOTE](#) PUBLIC HEALTH AND SAFETY. ~~THESE~~ [OPEN SPACE](#) AREAS, ALONG WITH AREAS WHICH ARE INAPPROPRIATE FOR URBANIZATION OR REQUIRED AS BUFFERS FOR URBAN DEVELOPMENT, ~~SHALL~~ [THAT](#) HARMONIZE WITH AND HELP INTEGRATE THE CONSERVATION AND RECREATION ~~ELEMENTS~~ [COMPONENTS](#), CREATING A WELL BALANCED COMMUNITY OF NATURAL PLANT AND ANIMAL HABITAT AND HUMANS ALIKE.

FINDINGS

The Open Space ~~Element~~ [chapter](#) is not intended, and shall not be construed, as authorizing the County to exercise its power to adopt, amend, or repeal an open space zoning ordinance in a manner which will take or damage private property for public use without payment for just compensation therefor. This Plan is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or of the United States.

Open space is an outstanding characteristic of Alpine as a community and along with the uses and pleasures it affords, comprises the "rural atmosphere" which Alpine residents wish to preserve.

The Open Space ~~Element~~ [chapter](#) is prepared under California Government Code Section 65560 for the purpose of identification, description, and preservation of open space area in the Alpine Community Plan.

The citizens of Alpine appreciate the preservation of the natural features of the land and historical landmarks as extremely important. Alpine is unique in many respects and many opportunities remain to preserve the topography, major streambeds, ridgelines and historical sites of our area.

There are already areas of open space which have been dedicated as open space easements, agricultural preserves, lakes, Indian Reservation, utility easements and trail easements, as well as the dominate presence of the Cleveland National Forest. ~~Formulation of Sensitive Resource Special Area Regulations can~~ [The Resource Protection Ordinance](#) ~~provide~~ [is intended to](#)

protection for stream beds, steep slopes, mountains and other natural and unique formations.

Special care should be taken to maintain open space corridors that connect larger permanent open space uses such as parks. Cutting a streambed off from the greater open space system can inhibit migration opportunities and cause existing habitat to gradually diminish in viability.

POLICIES AND RECOMMENDATIONS

1. Encourage the development and preservation of a system of open space for wildlife corridors linking residential areas to permanent open space in the Cleveland National Forest and nearby lakes and wildlife preservation areas. [DPR, AP]
2. Integrate open space areas in private developments to maximize a functional open space/recreation and wildlife management system. [DPR, PP]
3. Incorporation of open space areas as integral parts of project site designs, preserving environmental resources, providing recreation for residents, and buffers to maintain neighborhood identities. [PP]
4. ~~Ask that the County of San Diego~~ [Encourage cooperation](#) ~~cooperate~~ with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses. [DPR, AP]
5. Incorporate, wherever feasible, publicly-owned land into a functional recreation/open space system. [DPR, AP]
6. Encourage preservation of riparian habitat in corridors that connect larger habitats. [AP, PP]
- ~~7. Whenever channelization is necessary to protect existing structures, only natural materials shall be used for bank protection except at road crossings, and even then natural materials should be given preference to enhance the visual impact. [DPW,R]~~
- ~~8~~[7](#). Floodplains and watercourses in proposed developments should be protected. [DPW, PP]
- ~~9~~[8](#). Encourage the consolidation of open space easements to preserve resources lands owned by public agencies or in open space areas. [DPR, PP]
- ~~10~~[9](#). When acquiring open space or reviewing the proposals of the U.S. Forest Service pertinent to federal ownerships and acquisitions in the Alpine Plan Area, attempts should be made to consolidate open space holdings. [DPR, AP]

- 4410. When practical, adjacent residential development should locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use. [PP]
- 4211. Enhance health and safety and conserve natural resources through the preservation of open space. [GEN, DPR, AP]
- 4312. Provide recreational opportunities through the preservation of open space areas. [DPR, AP]
- 4413. Preserve and encourage publicly and privately-owned open space easements. [DPR, AP]
- 4514. Explore, ~~in subcommittee,~~ all funding sources for acquisition, upkeep and protection of open space/recreation preserves. [DPR, AP]

11. RECREATION

GOAL

- 1. ~~SUPPORT THE ESTABLISHMENT OF A BALANCED SYSTEM OF BOTH NATURAL AND IMPROVED PARKS WITH RECREATIONAL FACILITIES AND SERVICES WHICH~~ THAT ~~WILL INCORPORATE OUTSTANDING NATURAL FEATURES FOR RECREATIONAL OPPORTUNITIES, ENRICH THE LIVES OF ALPINE RESIDENTS, AND MEET THE NEEDS OF THE COMMUNITY.~~
- 2. ~~TO ENCOURAGE RECREATIONAL USES WHICH ARE COMPATIBLE AND DO NOT INTERFERE WITH THE SAFETY AND TRANQUILITY OF PRIVATE RESIDENCES~~

FINDINGS

The Alpine Planning Area contains large acreages of public lands, much of which are available for public recreational uses. The Planning Area contains approximately 155,000 acres of the Descanso Ranger District of the Cleveland National Forest Lands. The Alpine Community Center owns and maintains a picnic and play area open to the public.

Existing Park Facilities

Alpine Community Center

This facility is comprised of more than seven acres of public local park owned by the Alpine Community Center, Inc., adjacent to Alpine Elementary School. ~~This~~

~~is a current project to rehabilitate part of the existing park. When completed the recreational facilities will include: ball fields, play equipment, picnic areas, restrooms, parking and open spaces. The Alpine Community Center, Inc. is a nonprofit organization that will operate and maintain these facilities as provided by a Joint Powers agreement with the County.~~

Future Park Facilities

Joan MacQueen Middle School/Shadow Hills School

~~This is a~~ A local park site ~~proposed for development at the Joan MacQueen/Shadow Hills Schools on Harbison Canyon Road for~~ consisting of approximately six acres of park land. ~~This project will~~ Administration and maintenance of the recreation facilities are ~~be~~ coordinated with the existing school facilities ~~by establishing~~ through a Joint Powers agreement ~~for the administration and maintenance of the recreation facilities.~~

School Site/Park at Tavern Road

This is a park site proposed for acquisition and development adjacent to a new proposed school site on Tavern Road for approximately three acres of park land. This project will also need to be coordinated with the proposed new school facilities by establishing a Joint Powers Agreement for its administration and maintenance.

STANDARDS

The Parks, Open Space, and Recreation section of the County General Plan Recreation Conservation and Open Space Element ~~recommends the standard of~~ includes a goal for ~~15-10~~ acres of local park land and 15 acres of regional park land for every 1,000 persons in the unincorporated County. This standard translates into an unmet demand for the Alpine Planning Area of 127 acres of local park lands in 1989 and 224 acres in 2010.

The regional park facilities of the Cleveland National Forest lands are considered to be sufficient to meet demands of regional park lands through the year 2010.

POLICIES AND RECOMMENDATIONS

- ~~1. Complete the development of the Alpine community center to serve as a social focal point and activity center. [DPR,P]~~
21. Establish priorities and encourage the early identification and acquisition of local park sites in order to minimize public costs. [DPR, PP]
32. Acquire parkland to develop neighborhood parks to the extent that funds are available. [DPR, PP]

43. Support measures that will make available for public recreational use, land around the Loveland ~~reservoir~~ and El Capitan Reservoirs. [DPR, PP]
54. Coordinate with the City of San Diego to maximize the public recreational activities of El Capitan Reservoir. [DPR, PP]
65. Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, a community services district or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services. [DPR, PP]
76. Development of local park and recreation facilities will continue to be coordinated with local school facilities by establishing joint powers agreements to promote joint development operation and maintenance. [DPR, PP]
87. ~~Direct the Department of Parks and Recreation to~~ Coordinate with USDA Cleveland National Forest to optimize the use of the regional park facilities available in the Alpine Planning Area. [DPR, PP]
98. ~~The County will assist the community to implement~~ Facilitate a local park acquisition program which will use all possible acquisition and funding mechanisms. [DPR, PP]
109. Encourage the acquisition and development of park lands which will protect outstanding scenic and riparian areas, cultural, historical and biological resources. [DPR, PP]
110. Encourage the utilization of all potential sources of funding and aid that will improve the viability of youth recreational facilities and educational activities of all age groups. [DPR, PP]
1211. The community shall include a site for housing historic structures and artifacts if feasible. [DPR]
1312. No public recreational off-road vehicle use area shall be designated for the Alpine Community Plan area due to fire hazard and environmental sensitivity. [DPR]

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code within brackets [] has been placed at the end of each policy within the Plan Text to identify which county department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in development or plan implementation.

This approach will assist in providing detailed information regarding policies easier to locate, and aid staff in overseeing the progress of the plan.

CODE

GEN	POLICY OF GENERAL APPLICATION
DPW	DEPARTMENT OF PUBLIC WORKS
DPR	DEPARTMENT OF PARKS AND RECREATION
DHHS	DEPARTMENT OF HEALTH AND HUMAN SERVICES
DEH	DEPARTMENT OF ENVIRONMENTAL HEALTH
DGS	DEPARTMENT OF GENERAL SERVICES
AWM	DEPARTMENT OF AGRICULTURE, WEIGHTS, MEASURES
HCD	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DPLU	DEPARTMENT OF PLANNING AND LAND USE
C	- Code Enforcement
PP	- Project Planning
AP	- Advanced Planning
B	- Building Division

APPENDIX A RESOURCE CONSERVATION AREAS

This overlay [Figure 4](#) identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section of the Community Plan ~~includes a Resource Conservation Element Area Map and reference~~ [identified Goals and Policies for](#) Resource Conservation Areas (RCAs) ~~by number~~. This appendix identifies those areas and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
 - a. in large blocks, if possible;
 - b. wide, rather than long and narrow to minimize adverse effects along their margins; and
 - c. in contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.
- Areas which provide the scenic mountainous backdrop to development within the community.

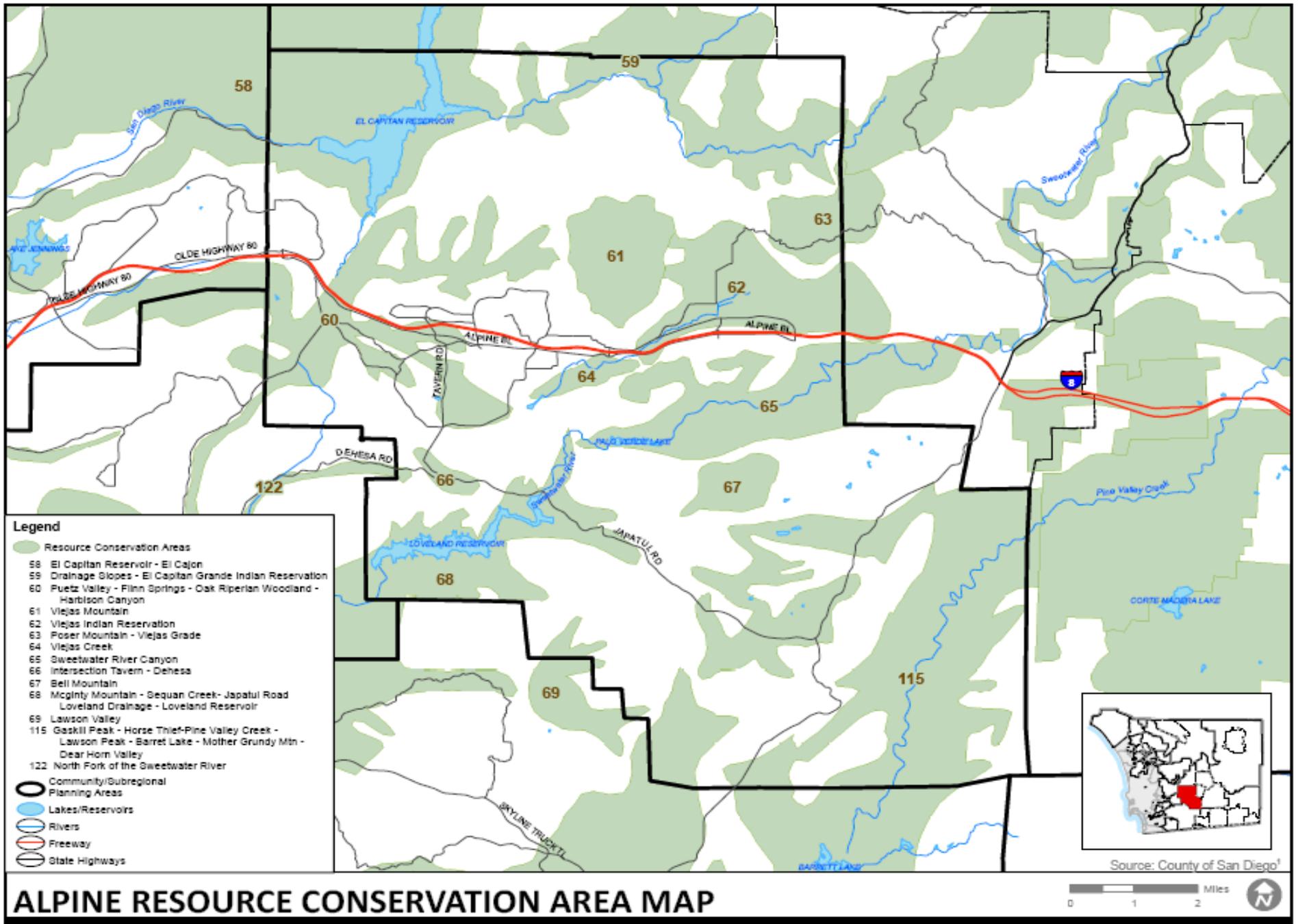


Figure 4

Number 58. El Capitan Reservoir - El Cajon

This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (Ceanothus syaneus), the threatened Morena current (Ribes canthariforme), the Felt leaf rock mint (Monardella hypoleuca ssp. lanata) and Adders tongue fern (Ophioglossum californicum), the very rare and endemic Dense reed grass (Calamagrostis densa) and the rare Ramona cinquefoil (Horkelia truncata). The area contains historical and existing golden eagle nest sites. The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region. Resources in this area include Lake Jennings Reservoir and surrounding habitat, and the north facing slope on the south side of the San Diego River. Wildlife to be conserved in this area include several species of raptorial birds. These areas have been included in open space easements for several approved housing developments.

Number 59. Drainage Slopes - El Capitan Grande Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Principal drainage and adjacent slopes in Capitan Grande Indian Reservation include for high archaeological potential and high wildlife value. (sic)"

Number 60. Puetz Valley - Flinn Springs - Oak Riparian Woodland - Harbison Canyon

Resources in this RCA include oak woodland and riparian vegetation in the canyon bottom. Also included is the gorge area at the southern end of Galloway Valley which is a highly visible landmark and contains populations of the threatened Lakeside wild lilac (Ceanothus cyaneus). This RCA includes a mixture of oak woodlands and steep rocky massive granitic outcrops. Both the woodlands and outcrops serve as valuable wildlife habitat. Extensive populations of the threatened Lakeside wild lilac (Ceanothus cyaneus) occur in this area. This area includes a mixture of oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitat.

Number 61. Viejas Mountain

Viejas Mountain is a significant aesthetic landmark and is valuable for its excellent example of undisturbed Broad leaf and Narrow leaf chaparral. Several rare plants probably occur on Viejas Mountain, Haplopappus parishii and the San Diego County endemics, Monardella hypoleuca ssp. lanata and Grindelia hallii.

Number 62. Viejas Indian Reservation

Viejas Indian Reservation and surrounding areas have many known archaeological sites and highest potential for sites yet undiscovered. Surface artifacts and evidence of previous early Indian occupation have been disturbed.

Number 63. Poser Mountain - Viejas Grade

Several species of rare or endangered plants including Acanthomintha ilifolia, Monardella hypoleuca ssp. lanata, Grindelia hallii and Haplopappus parishii, have been found along portions of Viejas Grade. In addition, Poser Mountain contains excellent examples of undisturbed Chaparral and the unique Fremontodendron californica.

Number 64. Viejas Creek

Normally Viejas Creek contains a perennial stream with freshwater aquatic ecosystems. Oak and Riparian woodlands are also present in the streambed.

Number 65. Sweetwater River Canyon

This canyon contains undisturbed Chaparral, Virgin Riparian and Oak woodlands as well as a pristine perennial stream and aquatic ecosystems. Any type of development to disturb the vegetation in this canyon would also alter the dramatic view which can be partially sensed at the Highway 8 roadside viewpoint.

Number 66. Intersection Tavern - Dehesa

Intersection of Tavern, Japatul, and Dehesa Roads, is the location of deposits of the rare mineral dumortierite, and nearby potential archaeological sites.

Number 67. Bell Mountain

Visual landmark, with high potential of archaeological sites.

Number 68. McGinty Mountain - Sequan Creek - Japatul Road - Loveland Drainage - Loveland Reservoir

This RCA contains three prominent peaks that are visible from within the Subregion or the City of El Cajon as well as portions of the Sweetwater River. These mountains are also biologically important because they contain many at least eight, identified rare and endangered and threatened plants associated with reddish, iron-magnesium rich gabbro soils. This RCA contains almost the entire world's population of for the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego Thornmint, threatened San Miguel

Savory, Gander's butterweed, Felt leaf rock mint, and Dean's milkvetch and the rare California Copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support large number of stream dependent wildlife. The California Natural Area Coordinating Council has designated this resource area as a significant Natural Area. The Nature Conservancy has purchased 400 acres near the peak of McGinty Mountain. These two mountains are both prominent visual features for the El Cajon and Harbison Canyon and Dehesa regions. These mountains are also biologically important because they contain many rare, endangered and threatened plants including about 75 percent of the known population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch, and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. The California Natural Area Coordinating Council designated this as a Significant Natural Area.

Number 69. Lawson Valley

Lawson Valley archaeological resource potential area.

Number 115. Gaskill Peak - Horse Thief-Pine Valley Creek - Lawson Peak - Barrett Lake - Mother Grundy Mountain - Deer Horn Valley

Lawson Peak is a scenically important mountain as well as biologically important area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This resource conservation area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek. The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA. Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, as well as rare and endangered plants such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea.

Number 122. North Fork of the Sweetwater River

This area RCA contains oak woodland and streamside riparian vegetation, of high aesthetic and wildlife value