
Alpine Community Plan

San Diego County General Plan

Adopted
December 31, 1979
GPA 74-02
Amended
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August 3, 2011

Amended
December 14, 2016 - GPA 12-004

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Legend

<u>Text</u>	Black, underlined text: New Goal or Policy recommended for inclusion
Text	Black, strike-through text: New Goal or Policy not recommended for inclusion
Text	Black text: Existing Goal or Policy recommended for inclusion
Text	Red, strike-through text: Existing Goal or Policy not recommended for inclusion

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Alpine Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: MARK WARDLAW, Director
Planning & Development Services

Amendments

December 14, 2016 – GPA12-004

TO BE UPDATED

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STATEMENT OF INTENT

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

There are seven elements of the County General Plan: Land Use, Housing, Mobility, Safety, Noise, and combined Conservation and Open Space elements. These subject areas provide the basic structure by which this Community Plan text is organized.

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 that 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 that 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 that 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 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.

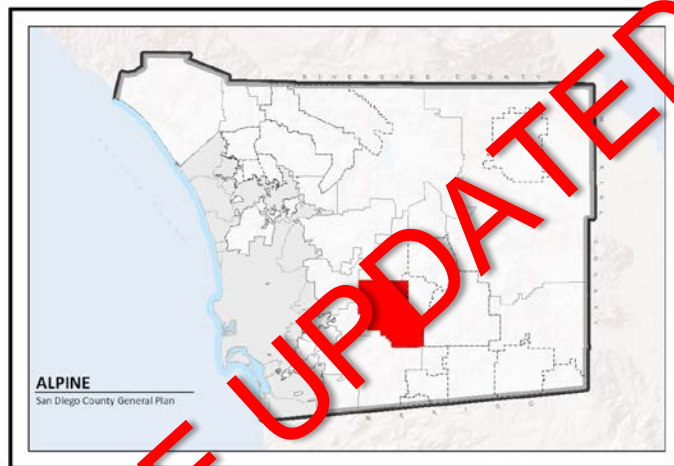


Figure 1: Alpine Community Planning Area

LOCALE

The Alpine plan area covers 108 square miles situated in the foothills of the Cuyamaca Mountains as shown in 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 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 page 3).

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

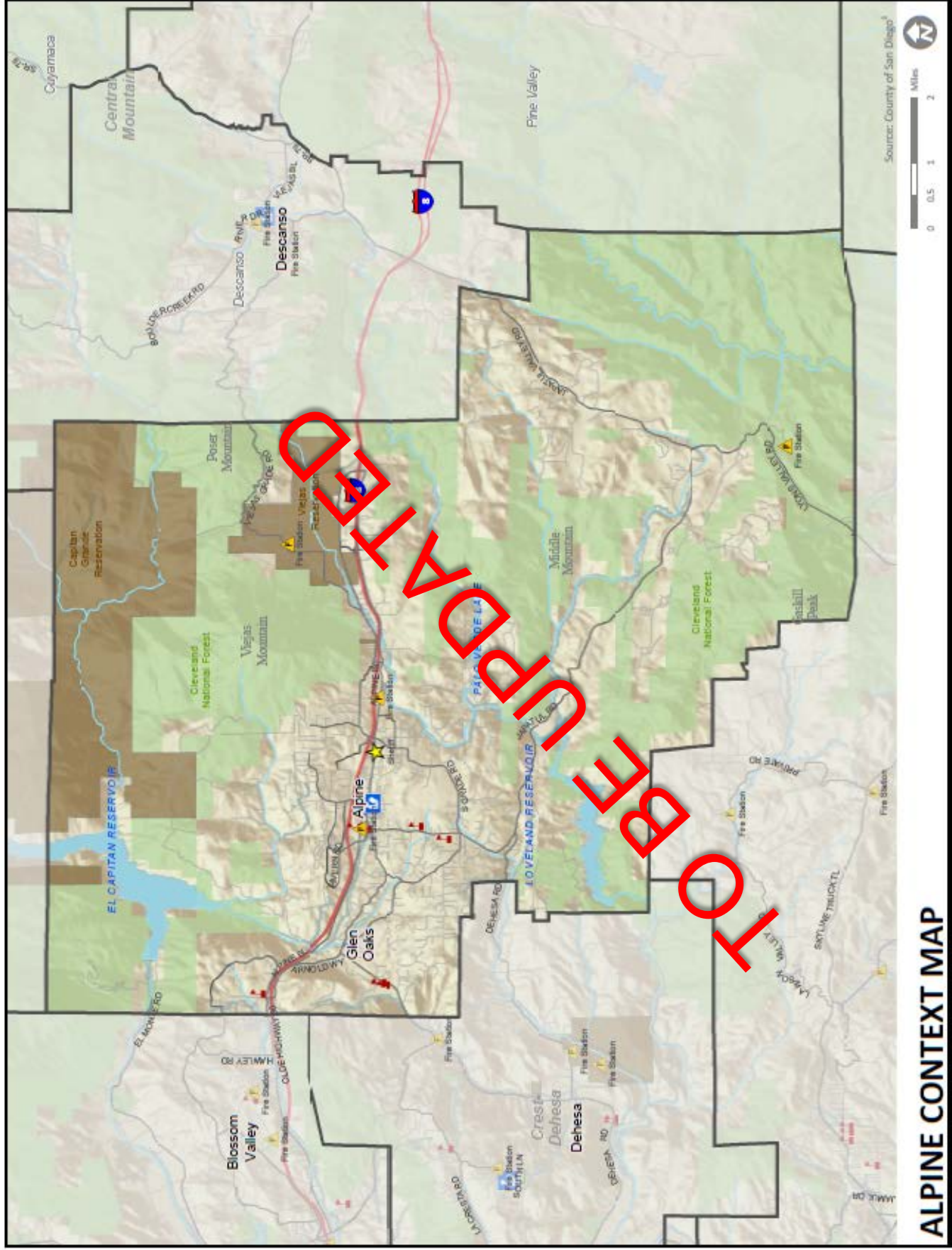


Figure 2

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1 ~~COMMUNITY CHARACTER~~ LAND USE

GOALS

1

~~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.~~

2

~~A. VILLAGE~~

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

3

~~B. SEMI-RURAL AREA~~

~~PRESERVE AND MAINTAIN THE OVERALL RURAL CHARACTER OF THE SEMI-RURAL DEVELOPMENT AREA (ONE DWELLING UNIT PER ACRE TO LESS THAN 20 ACRES PER DWELLING UNIT DENSITY) AS A TRANSITION BETWEEN VILLAGE AND THE RURAL LANDS AREAS.~~

4

~~C. RURAL LANDS AREA~~

~~PRESERVE AND MAINTAIN THE OVERALL RURAL CHARACTER OF THE RURAL LANDS DEVELOPMENT AREA (MAXIMUM DENSITY OF ONE DWELLING UNIT PER 20 ACRES) OUTSIDE THE 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 that 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 village 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.

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Within the Village boundary (Refer to Figure 3 on page 9), the design guidelines contained in the Alpine Design Manual will ensure that development is consistent with Alpine's village character.

Expansions of imported water and sanitary sewer services are necessary to accommodate the increased land use intensities identified on the Alpine General Plan land use map. More specifically, both imported water and sewer services are necessary to fully realize the land use intensities allowed by the Village land use designated areas along Willow Road east of Viejas and residential densities south of Alpine Boulevard between the Interstate 8 interchanges at West Willows Road and at the eastern end on Willows Road.

POLICIES AND RECOMMENDATIONS

1. ~~Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Community 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 that reflect rural character following topography and minimizing grading (See Mobility Element). [PP, DPW]~~
 - b. ~~Residential design that varies within individual developments. [PP, C]~~
 - c. ~~Lot patterns and dedicated open space areas that reflect sensitivity to environmental resources. [PP]~~
 - d. ~~Designs and site landscaping that 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 that 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 Village boundary as specified in the Alpine Plan text's Land Use Element, Policies and Recommendations, Section 5(a)3. [PP]~~
6. ~~Require retention of mature trees in all public and private development projects, wherever possible. [PP, DPW]~~
7. ~~Require commercial, industrial, civic, and high-density multi-family residential (7.3 du/ac or greater) projects or zoned property to comply with~~

~~the Alpine Design Review Guidelines and to be compatible with surrounding development. [PP]~~

19

~~8. Encourage road improvements appropriate to a rural community, that maintain existing road edge patterns and accommodate street landscaping as articulated in the Mobility Element. [PP, DPW]~~

20

~~9. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks, wherever possible. [PP, DPW]~~

21

~~10. 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]~~

22

~~11. Whenever channelization is necessary to protect existing structures, the least environmentally damaging methods shall be used for bank protection, whenever feasible and except at road crossings. [PP, DPW]~~

23

~~12. 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. Grading shall be minimized. [PP, DPW]~~

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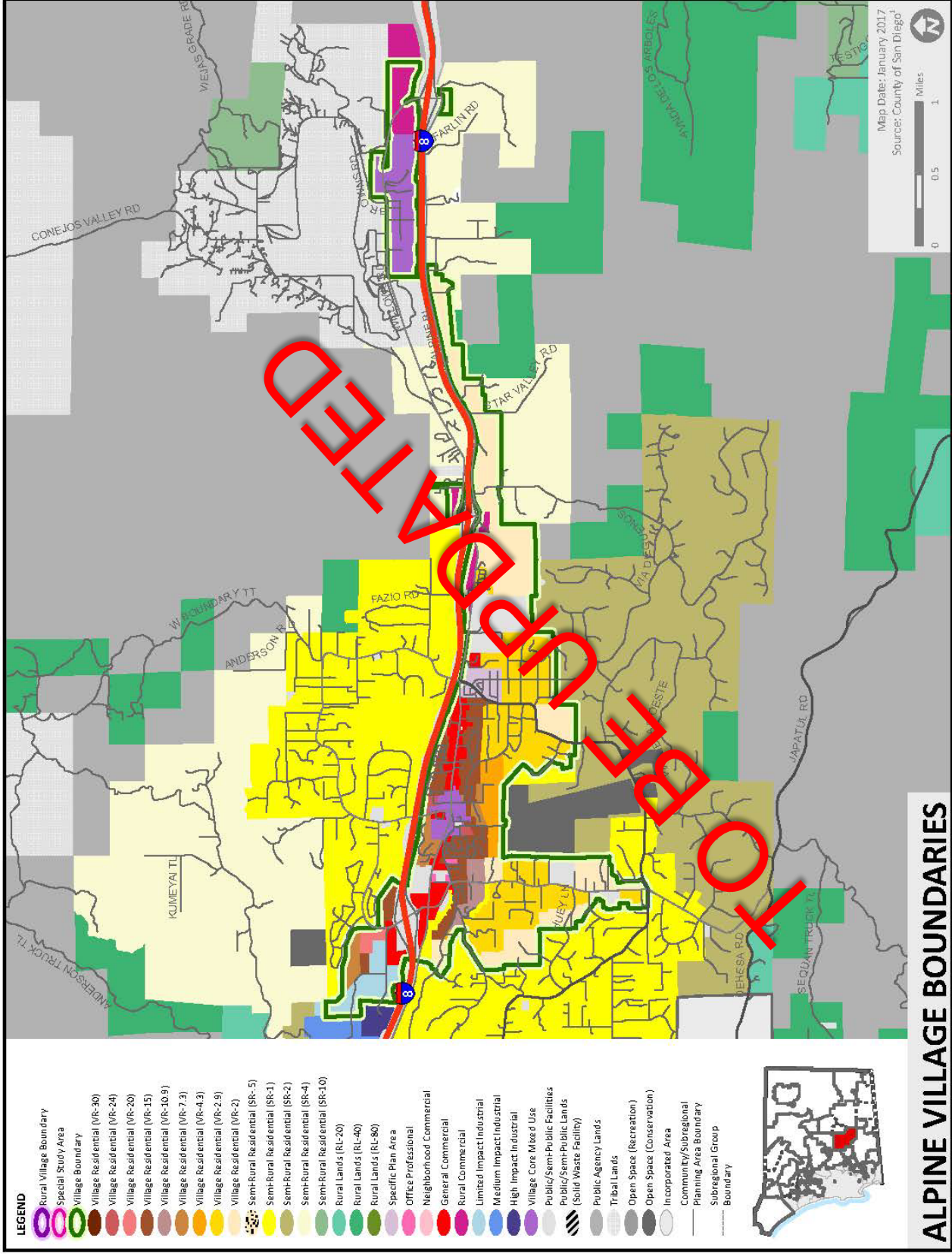


Figure 3

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2 LAND USE

GENERAL

GOALS

- 24 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.~~ ENCOURAGE A BALANCE OF LAND USES WHICH WILL CONSERVE NATURAL AND MAN-MADE RESOURCES AND WILL ACCOMMODATE PEOPLE OF DIVERSE LIFESTYLES, OCCUPATIONS, AND INTERESTS.
- 25 2. ~~PROVIDE A LAND USE PATTERN THAT ACCOMMODATES AND PROVIDES FOR PRIMARILY RURAL RESIDENTIAL DEVELOPMENT.~~
- 212 3. ~~REFINE THE EXISTING ALPINE LAND USE PATTERN TO SUPPORT EXISTING AND FUTURE RESIDENTS.~~
- 216 4. ~~ENCOURAGE THE ADDITION OF POLICIES TO ENCOURAGE AND FACILITATE TRANSFER OF DEVELOPMENT RIGHTS INTO VILLAGE LOCATIONS.~~
- 244 5. *DEVELOP A TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM TO PROTECT ENVIRONMENTALLY SENSITIVE AND NATURAL LANDS AND WORKING LANDS, TO ESTABLISH AND CONSERVE PARK LANDS FOR OUTDOOR RECREATIONAL USES, TO PROTECT WATER RESOURCES, AND TO CREATE A MECHANISM TO REDUCE LAND USES WITHIN VERY HIGH FIRE HAZARD AREAS. DO THIS TO DIRECT DENSITY TOWARD PLANNED GROWTH AREAS WITHIN VILLAGE BOUNDARIES SO TO REDUCE GENERATION OF VEHICLE MILES TRAVELED (VMT) AND GREENHOUSE GAS EMISSIONS (GHG), WHILE CONTRIBUTING TO THE COUNTY'S HOUSING INVENTORY WITHIN VILLAGE BOUNDARIES.

**language included as a placeholder pending official directions from the Board of Supervisors on the Alpine TDR Pilot Program.*

FINDINGS

An increasing population, unless carefully planned for, could adversely impact the village atmosphere 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 lots to multi-family units is contained within the Village boundary. Major commercial development is generally restricted to properties along Alpine

Boulevard, Arnold Way, Willows Road, and to the Tavern Road-Interstate 8 Interchange area.

POLICIES AND RECOMMENDATIONS

- | | |
|-----|--|
| 26 | 1. — Maintain the balance of land use during the life of the Community Plan. [PP] |
| 27 | 2. — Direct higher density residential development to the existing and planned urban services area; continue existing densities to the imported water service area; and encourage low densities beyond those limits. [PP] |
| 175 | 3. <u>Encourage cooperation with other agencies for trading and otherwise negotiating land transfers to consolidate land holdings.</u> |
| 215 | 4. Limit development to low density Rural categories in high and very high fire hazard zones, including slopes particularly susceptible to fire and location adjacent to or near the Cleveland National Forest. |
| 220 | 5. Encourage public private partnerships to enable the retirement of or purchase of density and/or parcel credits from willing sellers in fire prone and sensitive habitat areas and promote credit transfers to appropriate areas within village boundaries. |
| 243 | 6. Any large parcels subdivided smaller (i.e. FCI: 2 homes per acre or 1 per 2 acre) must include a 500 ft buffer between neighboring home properties. |
| 244 | 7. <u>*Implement a Transfer of Development Rights Program (TDR):</u> |
| 245 | a. Designate a pilot to test the TDR mechanism and provide analysis of its success in motivating the production of housing while also conserving environmentally sensitive natural lands and park lands, reducing impactful land uses in areas vulnerable to wildfire, protecting water resources, and reducing the generation of VMT and GHG. |
| 246 | b. Through an economic study, review the market potential for a TDR credits bank held by the County or other entity for future transactions within the Community. |
| 247 | c. Designate sending areas and sending area criteria for future density transactions so that parcel owners outside of Village Boundaries have the option of voluntarily selling their development potential if they so choose; |
| 248 | d. Through an economic study, establish the number of TDR credits that will be issued/allocated to sending area property owners should they choose to participate based on estimated monetary value and value to the community* |
| 249 | e. Designate receiving areas for future transactions and establish appropriate density increases when receiving area developers choose to participate in the TDR program; and |

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250	f. Define administrative procedures and legal requirements, including notification to the Property Appraiser's office and recordation in the public records.
251	8. Delineate the TDR Receiving Area: The Village Boundary area shall be designated as the receiving area for the Transfer of Development Rights (TDR) program. Within the Alpine Village, TDR credits may be provided from private property owners outside of the Village Boundary, within the Alpine Community Plan boundaries or via a County TDR bank.
252	9. Establish Densities for Residential Uses within Village Boundaries: The Transfer of Development Rights (TDR) Program should establish the maximum density allowed under current (2018) zoning as baseline density within the Village boundaries (Receiving Area). A General Plan Amendment will NOT be required when using the TDR Program and mechanism to increase density within the Village Boundary above the baseline zoning and as consistent with the Alpine Community Plan Programmatic EIR. For all other proposed increases that do not use the TDR program, a General Plan Amendment will be required.
253	10. Density increases above Baseline Densities in the Village Shall Use TDRs: The TDR Program (within Villages) should require all changes to current (2018) land use to be to TDR receiving zones in which developers must acquire TDR credits, when they voluntarily elect to exceed baseline densities and build up to the maximum density established in the TDR receiving zone. (Developers may achieve/build to baseline density without acquiring TDR credits).
254	11. Delineate Sending Areas and Credits: The lands outside of the Village Boundary shall be designated as a sending area for the Transfer of Development Rights (TDR) program established within the Alpine Community Plan. Sending site credit allocation should be established through a formula that determines the number of TDR credits to be assigned to sending area property owners who voluntarily choose to participate. The development of the TDR credit allocation formula will be informed by an economic analysis used to estimate the monetary value of the development potential that sending area property owners choose to forego by participating in the program and may also be influenced by the value of the community benefit provided when sending area property owners voluntarily elect to participate. Sending sites shall also be determined based upon defined criteria for conservation, agricultural, water resources and fire hazard purposes.
255	12. Rural and Semi Rural lands proposed for up-zoning (2018): For parcels considered for a proposed up-zoning outside of the Village area (define area in 2018) that are within the Rural and Semi-Rural designated areas should only use the TDR program to increase densities and preserve additional lands. These sites will be designated sending and receiving areas.

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RESIDENTIAL

GOAL

28

~~MAINTAIN AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE PLANNING AREA WHILE ACCOMMODATING RESIDENTIAL DEVELOPMENT THAT 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 Village boundary and is predicated on the proximity to the commercial area and the availability of facilities and services.

POLICIES AND RECOMMENDATIONS

29

~~1. Village~~

30

~~a. Concentrate higher density land use designations along the major circulation roads with the lowest densities along the Village fringe. [PP]~~

31

~~b. Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines, with the exception of the Willows Road area east of the Viejas casino where mixed use development is also encouraged. [PP]~~

32

~~c. Encourage projects that are in keeping with the village character, country roads and density of the existing Village. [PP]~~

33

~~d. Residential rezoning to higher densities shall be reviewed with special attention given to their impact on the width and village~~

34

~~2. Semi-Rural Area~~

35

~~The existing rural residential nature of the property within the Semi-Rural Regional 2 and lower category encourages retention of the rural agricultural use regulations over and above the urban residential use regulations. [PP, AP]~~

36

~~3. "Applicable to the Semi Rural and Rural Lands regional categories" (See also Alpine Plan Text, Community Character, Policies and Recommendations Section 5.)~~

37

~~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 1 half acre in the Semi-Rural Regional Category; and, not less than 2 acres in the Rural lands. [PP, P]~~

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~~(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 pubic water service area. [PP, DPW]~~

38 ~~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

39 ~~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.~~

40 ~~2. PRESERVE THE VILLAGE CHARACTER OF ALPINE BOULEVARD.~~

41 ~~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.~~

42 ~~4. DISCOURAGE SPOT COMMERCIAL ZONING UNTIL A NEED FOR ADDITIONAL COMMERCIAL SERVICES OUTSIDE THE VILLAGE CAN BE DEMONSTRATED.~~

207 ~~1. CAPITALIZE ON THE ECONOMIC OPPORTUNITY AFFORDED BY INTERSTATE 8 AND THE REGIONAL ACCESS IT PROVIDES.~~

208 ~~2. STRENGTHEN AND ENHANCE COMMERCIAL ACTIVITY IN THE CORE OF ALPINE.~~

FINDINGS

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

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

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

POLICIES AND RECOMMENDATIONS

43 ~~1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual. [PP, G]~~

44 ~~2. Land designated for the General Commercial designation should meet the following criteria:~~

- 45 a. ~~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]~~
- 46 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]~~
- 47 3. ~~Allow for the possibility of commercial uses along Alpine Boulevard within the Village boundary. [PP]~~
- 48 4. Develop the three interchanges with Interstate 8 (Tavern Road, West Willows, and East Willows) as commercial quadrants.~~Develop the intersection of Tavern Road and Interstate 8 as a commercial quadrant with easy access to and from the freeway. [PP]~~
- 209 5. Focus commercial and mixed-use development along Alpine Boulevard between Tavern Road and East Victoria Drive/South Grade Road west Willows on/off ramps to reinforce its role as the "main street" of Alpine.
- 213 6. ~~Strengthen and enhance commercial and mixed-use activity in the core of Alpine while enabling a TDR or TDC credits transfer program to encourage mixed use and commercial square footage bonuses.~~

INDUSTRIAL

GOALS

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

FINDINGS

There are 54 acres of land set aside for (I-1) Limited Impact Industrial/ (I-2) Medium Impact Industrial, and (I-3) High Impact Industrial land uses for the Community of Alpine. These industrial areas are 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

- 50 1. ~~Existing and new industrial development shall be consistent with the guidelines and standards of the Alpine Design Review Manual. [PP, C]~~
- 51 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.~~

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Discourage the location of industry that 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; 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

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- 64 1. ~~It is intended that agricultural zones be used to implement the Semi-rural & Rural Land use designators to ensure continuation of agricultural uses. [PP]~~
- 65 2. ~~Preservation and further development of agricultural uses should be promoted throughout the Lakeside Planning Area. [AWM]~~
- 66 3. ~~Confine zones which permit heavy agricultural uses that entail noises, odors, or sanitary hazards to nearby neighbors to areas within Semi-Rural and Rural Lands regional categories, with densities of one dwelling unit per four acres or lower. Locate these zones away from population concentrations in the residential land use designations. [AP]~~ Limit heavy agriculture from encroaching on population concentrations with density greater than 1 DU/4 acres.
- 67 4. ~~Permit agricultural preserves in the Semi Rural 2 Residential designation, if they provide open space buffers between developments. [PP, AP]~~
- 68 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]~~

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SPECIFIC PLAN AREAS (SPA)

GOAL

UTILIZE SPECIFIC PLANS AS A WAY TO ACCOMPLISH THE GOALS OF THE GENERAL PLAN WHILE PROVIDING FLEXIBILITY TO ADDRESS SITE-SPECIFIC CONSIDERATIONS.

1. UPHOLD AND MAINTAIN THE PROJECT PARAMETERS ESTABLISHED AS A PART OF THE ALPINE HIGHLANDS SPECIFIC PLAN AREA (SP 78-05).

POLICIES AND RECOMMENDATIONS

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]

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Residential Uses

75

~~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]~~

76

~~6. Design of the development should be such that landscaping and building locations blend with surrounding single-family development. [PP]~~

Draft

~~November 2018~~ January 2019

Commercial Uses

77

~~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]~~

78

~~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, G]~~

79

~~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]~~

80

~~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]~~

Draft

~~November 2018~~ January 2019

3-2 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

- 81 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.
- 82 2. ENCOURAGE COMMUNITY INVOLVEMENT IN PLANNING ACTIVITIES AND IN PROJECTS AFFECTING HOUSING POLICIES AND PROGRAMS.
- 83 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.~~

POLICIES AND RECOMMENDATIONS

- 84 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]~~
- 85 2. Support the availability of housing and rehabilitation centers to serve the handicapped/disabled of the Alpine Community. [PP]
- 86 3. ~~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]~~
- 87 4. ~~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]~~
- 202 5. Support diversity of new housing types that meet the needs of a diverse population.
- 217 6. ~~Encourage housing and higher densities in areas with reduced risk to fire and other environmental hazards.~~
- 218 7. ~~Encourage the retirement of parcels and units at the wildland-urban interface to protect property owners from fire hazards.~~

8. ~~Enable density bonuses for higher density developments within village core and village boundaries.~~

Draft

~~November 2018~~January 2019

4-3 MOBILITY

GOAL

- 88 ESTABLISH A ~~CIRCULATION SYSTEM OF STREETS AND ROADS~~ MULTI-MODAL TRANSPORTATION SYSTEM THAT ~~WILL~~ SERVES THE GENERAL CONVENIENCE AND SAFETY OF ALPINE CITIZENS AND ENHANCES THE BEAUTY ~~AND~~, QUALITY OF THE BUILT ENVIRONMENT ~~QUALITY, AND ATMOSPHERE OF THE ALPINE AREA.~~

FINDINGS

Government Code Section 65302(b) requires a Circulation Element in all city and county General Plans.

POLICIES AND RECOMMENDATIONS

- 89 1. ~~Support timely and adequate public notification and review of all proposed changes in the community circulation system. [DPW, AP]~~
- 90 2. ~~The appropriate County agency shall provide EIR material on transportation/circulation projects to the official planning group. [DPW, PP]~~
- 91 3. ~~Encourage the consideration of all feasible alternatives for dealing with congested roads. [PP, DPW]~~
- 92 a. ~~Improve the westerly intersection at Arnold Way and Alpine Boulevard or extend Harbison Canyon Road to Alpine Boulevard. [PP, DPW]~~ Consider roadway capacity improvements at the western intersection of Arnold Way and Alpine Boulevard.
- 93 b. ~~Additional access from North Tavern Road to Interstate 8. [PP, DPW]~~
- 94 c. ~~West-serving ramps at East Victoria Drive. [PP, DPW]~~
- 95 d. ~~Explore additional alternatives that would avoid the necessity of widening Alpine Boulevard and preserve the triangle at Alpine Boulevard and Arnold Way. [PP, DPW]~~
- 96 4. ~~Encourage the development of Alpine Boulevard to be consistent with Alpine Design Review Guidelines. [DPW, PP]~~
- 97 5. Encourage the replacement of all ~~healthy, mature~~ trees; lost during ~~highway maintenance or improvement~~ roadway construction/renovation projects. [DPW, PP]
- 98 6. ~~Encourage the design of new subdivisions, within the, Village boundary to have secondary access roads. [PP, DPW]~~
- 99 7. ~~Promote the local connection of public residential streets, whenever possible and feasible, to minimize congestion on designated Circulation Element roads. [PP, AP, DPW]~~
- 100 8. ~~Seek funding to initiate a study of the feasibility for the construction of west-serving ramps onto East Victoria Drive. [PP, DPW]~~

Draft

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- 101 9. ~~Pursue funding sources to study improvement of circulation access from~~ Support the ~~extension of~~ improvement of circulation access from Harbison Canyon Road to Alpine Boulevard and interstate 8 via Arnold Way and Interstate 8. [PP, DPW]
- 203 1. Support concentrations of housing and services near existing and planned transit stops.
- 204 2. Encourage park-and-ride lots
- 205 3. Encourage traffic calming along the following:
a. Willows Road between the Viejas Reservation and the west Willows I-8 on/off ramps.
b. South Grade Road ~~between Alpine Boulevard and Tavern Road,~~
c. Arnold Way ~~between Harbison Canyon Road and Alpine Boulevard,~~
d. ~~Tavern Road between Alpine Boulevard and South Grade Road,~~
and
e. ~~Alpine Boulevard between~~ ~~South Grade~~ Tavern Road and the west Willows Road I-8 on/off ramps, and
f. Existing and future school sites.
- 206 4. Support traffic circles/roundabouts as an intersection design option where appropriate.
- 53 5. Design ~~industrial development vehicular ingress/egress and circulation to avoid streets with significant residential frontages.~~ roads in industrial areas so industrial traffic will not use nearby residential streets for access or circulation.
- 222 6. Encourage streetscape designs that promote walkability, such as shade and benches.
- 230 7. Support walkways in residential communities, and around existing and future school sites, and consider natural materials.
- 238 8. Consider traffic calming measures at school sites.
- 236 9. ~~Encourage opportunities for walking and biking to commercial areas.~~
- 102 10. ~~Road design within the community shall minimize grading and also be compatible with the topography and landscape of the Alpine Area.~~ [PP, DPW]
- 103 11. ~~Establish a community network of bikeways, equestrian and pedestrian trails connecting residential areas to schools, recreational facilities, and the Village.~~ [PP, DPW]
- 104 12. ~~Consider Alpine community priorities when revising the County schedule of improvements for implementation of planned bicycle routes, and pursue various funding sources to implement existing routes.~~ [PP, DPW]
- 105 13. ~~Promote safe and attractive pedestrian, bicycle, and equestrian crossings at logical points on Mobility Element roads.~~ [PP, DPW]

Draft

~~November 2018~~ January 2019

MOBILITY ELEMENT NETWORK
REFER TO COUNTY GENERAL PLAN
MOBILITY ELEMENT NETWORK APPENDIX
FIGURE M-A-1

BICYCLE ROUTES

[REFER TO COUNTY ~~BICYCLE MASTER PLAN~~ ACTIVE TRANSPORTATION 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](http://www.co.san-diego.ca.us/reusable_components/images/parks/doc/CTMP/DPR_Easements_and_Regional_Trails/Alpine.pdf)

~~5 SCENIC HIGHWAYS~~ LAND USE

GOAL

- 106 1. PROMOTE THE EARLY DESIGNATION OF A SCENIC HIGHWAY SYSTEM THAT WILL PROVIDE ATTRACTIVE AND SCENIC TRAVEL ROUTES WITHIN THE ALPINE PLANNING AREA.
- 211 2. ~~PRESERVE VIEWS OF LANDFORMS AND FEATURES THAT DEFINE THE COMMUNITY OF ALPINE.~~

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

- 107 1. ~~Encourage the use of open space easements, public ownerships and other means of preserving and enhancing scenic highway corridors. [PP]~~
- 108 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 from its intersection with Lyons Valley Road to its intersection with Interstate 8, fourth priority.~~
- 109 3. ~~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] Per General Plan policies COS-11.1, COS-11.3, etc., p~~Protect scenic vistas/view corridors in the following locations:

~~From I-8 toward El Capitan Reservoir~~I-8 looking north through Peutz Valley to El Capitan Reservoir;

• ~~East and west views of Viejas Mountain from I-8~~I-8 looking south through Peutz Valley to Harbison Canyon/Alpine; and

~~From I-8 south along Sweetwater River~~East and west views of Viejas Mountain.

SCENIC HIGHWAYS

REFER TO THE COUNTY GENERAL PLAN
CONSERVATION AND OPEN SPACE ELEMENT
FIGURE C-5

6-4 NOISE

GOAL

214

MAINTAIN THE TRANQUILITY OF RESIDENTIAL NEIGHBORHOODS BY REDUCING POTENTIAL NOISE POLLUTION.

110

~~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 that will further improve planning, building, and development practices. This chapter is meant to supplement and amend the adopted Countywide Noise Element only for the Alpine Plan area.

POLICIES AND RECOMMENDATIONS

111

1. Encourage land use and circulation patterns that will minimize noise in residential neighborhoods. [AP, PP]

112

~~2. Measures to mitigate any significant noise impacts on the community shall be considered with any discretionary land use decisions. [PP]~~

113

~~3. Encourage the strict enforcement of requirements for noise buffering devices on off-road vehicles. [PP, G]~~

~~7 PUBLIC FACILITIES AND SERVICES~~ LAND USE

GOAL

- | | |
|-----|--|
| 114 | 1. PROVIDE WAYS IN WHICH LAND USE DECISIONS MAY BE MADE THAT ARE CONSISTENT WITH THE COMMUNITY GOAL OF ASSURING TIMELY AND QUALITY SERVICE TO THE AREA. |
| 115 | 2. DESCRIBE THE PRESENT STATUS OF FACILITIES AND SERVICES IN THE ALPINE PLANNING AREA AND PROJECT ITS FUTURE NEEDS AND AVAILABILITY. |
| 201 | 3. <u>SUPPORT THE ESTABLISHMENT OF A HIGH SCHOOL IN ALPINE.</u> |

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. The General Plan land use map assigns densities that cannot be fully developed without the expansion of the Water District east to the East Willows interchange both north and south of Interstate 8. 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.

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. 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. The General Plan land use map assigns densities that cannot be fully developed without further expansion of the Sanitation District along Willows Road east of the Viejas Casino complex on the north side of Interstate 8.

POLICIES AND RECOMMENDATIONS:

- | | |
|-----|---|
| 116 | 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] |
| 117 | 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] |
| 118 | 3. As a rule, more intensive, urbanizing land uses may only be considered for those areas that are within the Village boundary and the Alpine Sanitation District. [PP] |
| 119 | 4. Local agencies shall conform to the Plan and not extend service boundaries to create pockets of urbanized land uses. [PP] |
| 120 | 5. Water conservation measures are strongly encouraged for both public and private developments. [GEN, PP, DPW] |
| 121 | 6. Developments shall use dual water systems for the purpose of using reclaimed water for irrigation, whenever possible. [PP] |

- 122 ~~7. Public agencies shall consider the cumulative impacts of land use decisions on facilities and services on an on-going basis. [GEN, PP, DPW]~~
- 123 ~~8. 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]~~
- 124 ~~9. Boundary extensions of the Alpine Sanitation District beyond the Village boundary are considered urbanizing and not consistent with the primary goals of maintaining the rural character of the community. [PP, DPW]~~
- 125 ~~10. Encourage monitoring of the long range impacts of discretionary land use decisions on water service to Alpine, in conjunction with Padre Dam Municipal Water District. [PP, DPW]~~
- 126 ~~11. 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]~~
- 127 ~~12. 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]~~
- 128 ~~13. 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]~~
- 129 ~~14. Sewage pumping stations should be constructed and located so as to avoid environmental contamination. [PP, DPW]~~
- 130 ~~15. Future school sites should be located so as to support the concept of neighborhood schools wherever possible. [AP]~~

~~8~~ 5 SAFETY

GOALS

131

PROMOTE THE ESTABLISHMENT OF EMERGENCY PROCEDURES AND PREVENTATIVE MEASURES TO MINIMIZE DAMAGE FROM FIRE, GEOLOGIC HAZARDS, 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 that are significant and of particular concern to the community.

POLICIES AND RECOMMENDATIONS

132

1. ~~Encourage the establishment of a community fuel management and fire safety program in conjunction with appropriate existing public agencies.~~ [GEN] Maintain continued support of the Community Wildfire Protection Plan (CWPP) and the Greater Alpine Fire Safe Council.

133

2. ~~Direct the appropriate County agency to require an acceptable level of fire protection for all approved development through appropriate discretionary permit processes.~~ [PP]

134

3. Encourage development with fire preventive development practices and fire resistant plant types. [PP, C]

135

4. ~~Consider fire hazards in Alpine a serious and significant environmental impact during review of Environmental Impact Reports.~~ [PP]

136

5. ~~Encourage the adequate inspection and maintenance of all utilities that could pose a hazard to the Community.~~ [GEN, PP]

137

6. ~~Request those County departments that provide or review the installation of utilities to report on potential programs to improve the safety of potentially hazardous facilities.~~ [GEN, PP]

138

7. Promote expansion of fire, police, and emergency health or other services, as needed. [GEN]

139

98. ~~The County will encourage the commitment of new development to road standards that allow clear visibility and adequate vehicular access.~~ [PP, DPW]

140

9. ~~Isolated seismic hazards should be identified during project level analysis on discretionary projects.~~ [PP]

141

10. ~~Require a development project design to identify the existence of minor faults, deeply weathered slopes, and/or adverse rock fracturing conditions and to assess the potential for seismic hazards caused by such faults, weathering or fracturing.~~ [PP]

221

11. Provide adequate lighting in public areas such as crosswalks and parks to provide security.

200

12. Support the establishment of alternative means of ingress/egress to/from Palo Verde Ranch and/or other existing neighborhoods.

225

~~13. Fire escape routes for automobiles, and horse escape only routes during all emergencies.~~

Draft

~~November 2018~~ January 2019

9-6 CONSERVATION & OPEN SPACE

GOALS

142

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.

143

2. PROMOTE TREE PLANTING TO ABSORB ~~THE INCREASINGLY UNBALANCED AMOUNTS OF~~ CARBON DIOXIDE AND PROVIDE WATER QUALITY BENEFITS THROUGH RUNOFF RETENTION ~~IN THE ATMOSPHERE.~~

FINDINGS

The Conservation chapter identifies and describes the natural resources and conservation issues pertinent to the Alpine Planning Area. This chapter should be viewed in conjunction with the other 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 addressed in the Conservation chapter include vegetation and wildlife, soil, water, 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 change the underlying land use designation of the Land Use Map and Community Plan; rather the RCA Map will act to modify or guide the application of that category.

It is the intent of the Resource Conservation Area 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 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 of this Community Plan.

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 trees.

POLICIES AND RECOMMENDATIONS

144

1. ~~Encourage the protection and conservation of unique resources in the Alpine Planning Area. [AP]~~

145	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]
146	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]
147	4. Promote conservation education in the community and schools. [GEN]
148	5. Facilitate the preparation of a Conservation Manual for the Alpine Area, to include such topics as: [AP]
	 <ul style="list-style-type: none"> Recycling; Plant species adapted to Alpine climate; Erosion control; Water conservation; Mineral resources.
	<i>This manual to be a reference for the Alpine Conservation Element, and advisory only.</i>
149	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]
150	7. Protect the rare Engleman Oak, wherever possible. [AP, PP]
151	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]
152	9. In reviewing discretionary permits, special attention shall be given to oak trees and boulder outcroppings. [PP]
153	10. Explore incentives and tax breaks for planting trees <u>and consider support for removal of non-native vegetation.</u> [GEN]
154	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]
155	12. Encourage the effective implementation of the Grading Ordinance as related to maintenance of revegetated slopes and enforcement of permit requirements. [PP]
156	13. Encourage the continuation of support for the brush management program in conjunction with other public agencies to reduce wildfire hazard. [PP, AP]
157	14. Protect surface and groundwater supplies from pollution. [DPW]

158	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. [PP]
159	16. 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]
160	17. Encourage the use of reclaimed water for agriculture, irrigation, recreation, industry, and other appropriate usages. [PP, DPW, AWM]
161	18. 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]
162	19. Encourage the use of grey water for irrigation as soon as possible. [PP, DPW]
163	20. Encourage new development to install dual water disposal systems so grey water can be utilized for irrigation. [PP, AP, DPW]
164	21. 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]
165	22. Support strict controls over air pollutants. [DHS, AP]
166	23. Support the Regional Air Quality Standards (RAQS). [DHS, AP]
167	24. Promote the use of alternate and renewable, non-polluting energy system. [AP, PP]
168	25. Support standards for strict controls over light pollution to preserve the dark night sky characteristics of Alpine. [AP] <u>community application for designation as a dark-sky community.</u>
169	26. Support the preparation of an adequate inventory of significant historical landmarks in Alpine. [AP, PP]
170	27. Encourage cooperation with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for historical preservation. [GEN, PP]

10 CONSERVATION & OPEN SPACE

GOAL

171

~~PROVIDE A SYSTEM OF OPEN SPACE THAT PRESERVES THE UNIQUE NATURAL ELEMENTS OF THE COMMUNITY, RETAINS AND EXTENDS AREAS IN OPEN SPACE THAT ARE RECOGNIZED AS VALUABLE FOR CONSERVATION OF RESOURCES, OPEN SPACES USES THAT PROMOTE PUBLIC HEALTH AND SAFETY. OPEN SPACE AREAS, ALONG WITH AREAS WHICH ARE INAPPROPRIATE FOR URBANIZATION OR REQUIRED AS BUFFERS FOR URBAN DEVELOPMENT, THAT HARMONIZE WITH AND HELP INTEGRATE CONSERVATION AND RECREATION COMPONENTS, CREATING A WELL BALANCED COMMUNITY OF NATURAL PLANT AND ANIMAL HABITAT AND HUMANS ALIKE.~~ CREATE AN OPEN SPACE SYSTEM THAT PROVIDES CONNECTIVITY FOR THE COMMUNITY AND WILDLIFE AND PROVIDES BUFFERS BETWEEN OPEN SPACE AND DEVELOPMENTS.

FINDINGS

The Open Space 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 that 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" that Alpine residents wish to preserve.

The Open Space 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. The Resource Protection Ordinance is intended to protect 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.

Draft

November 2018 January 2019

POLICIES AND RECOMMENDATIONS

- 172 1. ~~1. Encourage the development and preservation/creation of a system~~
of open space ~~for wildlife~~ corridors that connect the community of Alpine to
the following:
- a. Cleveland National Forest;
 - b. El Capitan and Loveland Reservoirs; and
 - a.c. Sweetwater River Basin.~~linking residential areas to permanent open~~
~~space in the Cleveland National Forest and nearby lakes and wildlife~~
~~preservation areas. [DPR, AP]~~
- 173 2. ~~Integrate open space areas in private developments to maximize a~~
~~functional open space/recreation and wildlife management system. [DPR,~~
~~PP]~~
- 174 3. ~~Incorporation of open space areas as integral parts of project site designs,~~
~~preserving environmental resources, providing recreation for residents, and~~
~~providing buffers to maintain neighborhood identities. [PP]~~
- 175 4. ~~Encourage cooperation with other jurisdictions for trading and otherwise~~
~~negotiating land transfers to consolidate holdings for conservation and recreational uses.~~
~~[DPR, AP]~~
- 176 5. ~~Incorporate publicly owned land into a functional recreation/open space system,~~
~~wherever feasible. [DPR, AP]~~Plan County trails and open spaces to align access with
adjacent jurisdictions to enhance passive recreation opportunities.
- 177 6. ~~Encourage preservation of riparian habitat in corridors that connect larger habitats.~~
~~[AP, PP]~~
- 178 7. ~~Floodplains and watercourses in proposed developments should be~~
~~protected. [DPW, PP]~~
- 179 8. ~~Encourage the consolidation of open space easements to preserve~~
~~resources lands owned by public agencies or in open space areas. [DPR,~~
~~PP]~~
- 180 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]~~
- 181 10. 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, when practical. [PP]
- 182 11. ~~Enhance health and safety and conserve natural resources through the~~
~~preservation of open space. [GEN, DPR, AP]~~
- 183 12. ~~Provide recreational opportunities through the preservation of open space~~
~~areas. [DPR, AP]~~
- 184 13. ~~Preserve and encourage publicly and privately-owned open space~~
~~easements. [DPR, AP]~~

~~14. Explore all funding sources for acquisition, upkeep, and protection of open space/recreation preserves. [DPR, AP]~~

Draft

~~November 2018~~ January 2019

~~11~~ 7 RECREATION

GOAL

186

~~1. A BALANCED SYSTEM OF BOTH NATURAL AND IMPROVED PARKS WITH RECREATIONAL FACILITIES AND SERVICES THAT INCORPORATE OUTSTANDING NATURAL FEATURES FOR RECREATIONAL OPPORTUNITIES, ENRICH THE LIVES OF ALPINE RESIDENTS, AND MEET THE NEEDS OF THE COMMUNITY.~~
CREATE A SYSTEM OF PARKS AND NATURAL OPEN SPACE PRESERVES THAT PROVIDE BOTH PASSIVE AND ACTIVE RECREATION OPPORTUNITIES.

187

~~2. RECREATIONAL USES THAT ARE COMPATIBLE AND DO NOT INTERFERE WITH THE SAFETY AND TRANQUILITY OF PRIVATE RESIDENCES~~

240

~~3. Provide a community park for all including shade, picnic areas, off-leash dog area, etc.~~

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. 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

A local park site at the Joan MacQueen/Shadow Hills Schools on Harbison Canyon Road consisting of approximately six acres of park land. Administration and maintenance of the recreation facilities are coordinated with the existing school facilities through a Joint Powers agreement.

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

Draft

November 2018/January 2019

The Parks, Open Space, and Recreation section of the County General Plan Conservation and Open Space Element includes a goal for 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

- | | |
|-----|--|
| 188 | 1. Establish priorities and encourage the early identification and acquisition of local park sites in order to minimize public costs. [DPR, PP] |
| 189 | 2. Acquire parkland to develop neighborhood parks to the extent that funds are available. [DPR, PP] |
| 190 | 3. Support measures that will make available for public recreational use, land around the Loveland and El Capitan Reservoirs. [DPR, PP] |
| 191 | 4. Coordinate with the City of San Diego to maximize the public recreational activities of El Capitan Reservoir. [DPR, PP] <u>water districts to maximize recreational activities such as hiking and fishing at El Capitan and Loveland Reservoirs.</u> |
| 192 | 5. Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds of local park development in the Alpine Planning Area, a funding agency, <u>such as the County, a community services district, or other taxing agency or nonprofit organization must be identified for local park maintenance and operation services. [DPR, PP]</u> |
| 193 | 6. 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] <u>Support coordination between the County and local school districts, water districts, etc. to establish joint powers agreements for construction, operation, and maintenance of local park and recreation facilities.</u> |
| 194 | 7. Coordinate with USDA Cleveland National Forest to optimize the use of the regional park facilities available in the Alpine Planning Area. [DPR, PP] |
| 195 | 8. Facilitate a local park acquisition program that will use all possible acquisition and funding mechanisms. [DPR, PP] |
| 196 | 9. Encourage the acquisition and development of park lands that will protect outstanding scenic and riparian areas, cultural, historical and biological resources. [DPR, PP] |
| 197 | 10. 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] |

198

~~11. The community shall include a site for housing historic structures and artifacts if feasible. [DPR]~~

199

~~12. 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]~~

241

~~13. County purchase, design, construct, and maintain a community park.~~

Draft

~~November 2018~~ January 2019

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: RESOURCE CONSERVATION AREAS

Figure 4 on page 41 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 that 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 identified Goals and Policies for Resource Conservation Areas (RCAs). 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.

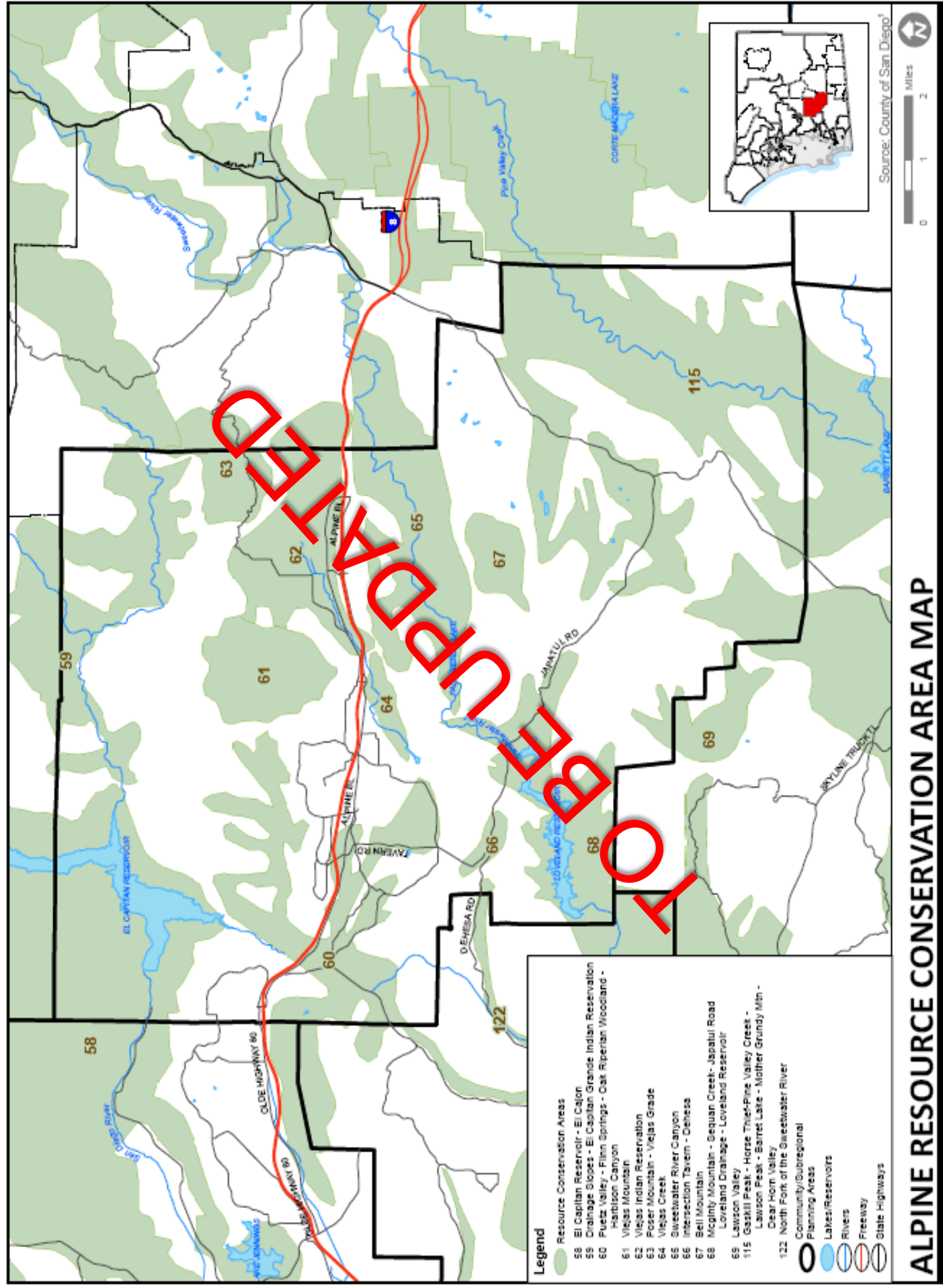


Figure 4

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 (Calamogrostis 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 this 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.