

Alpine AL-2A

Recommendation

CPG – Rural Commercial (RC)

Staff – Semi-Rural 4 (SR-4)

Property Description

Property Owner:

McCall Sharon J Trust

Property Size:

4.2 acres

Location/Description:

Alpine Community Plan Area;

Near I-8/Willows Road;

Outside County Water Authority boundary

Existing General Plan:

Multiple Rural Use (1 DU/4, 8 ac)

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

Closest Fire Station — 5 to 10 minutes

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

○ Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

○ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

Category	Recommendation	
	CPG	Staff
Designation	RC	SR-4
Density	2 DU/ac	1 DU/4, 8, 16 ac
Maximum Potential Dwelling Units	(Commercial)	2
Zoning Use Regulation	Commercial	A70
Lot Size (acres)	N/A	2
Spot Designation/Zone	No	No
Opposition Expected	Yes ^{1, 2}	Yes ³

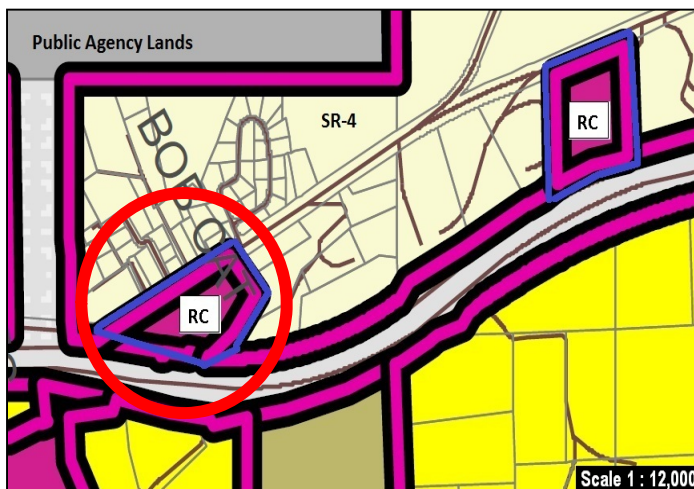
Notes:

1) Viejas (letter dated March 13, 2013)

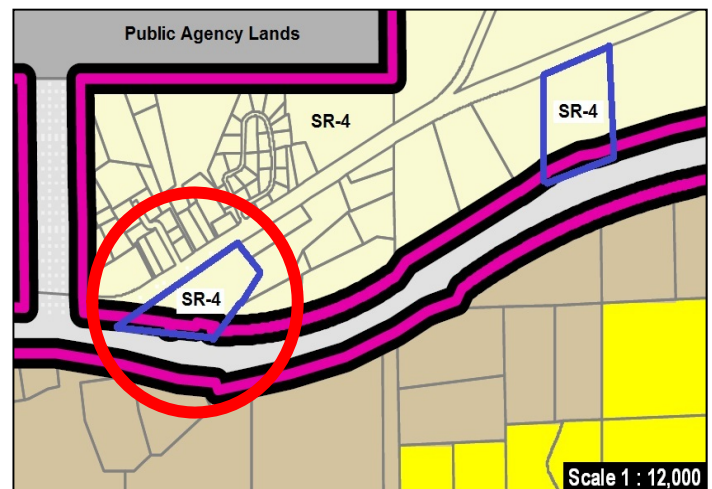
2) Surrounding Residents (West Willows Road petition and McDonough email, March 16, 2013)

3) Property owner has been actively engaged in the planning process

Recommendations

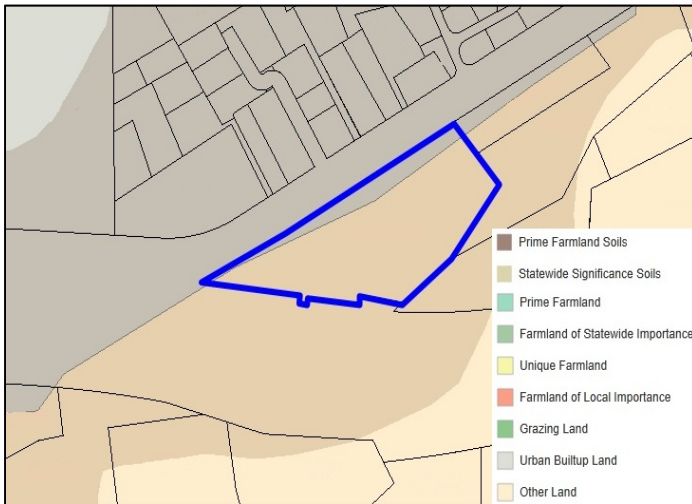


Draft Plan

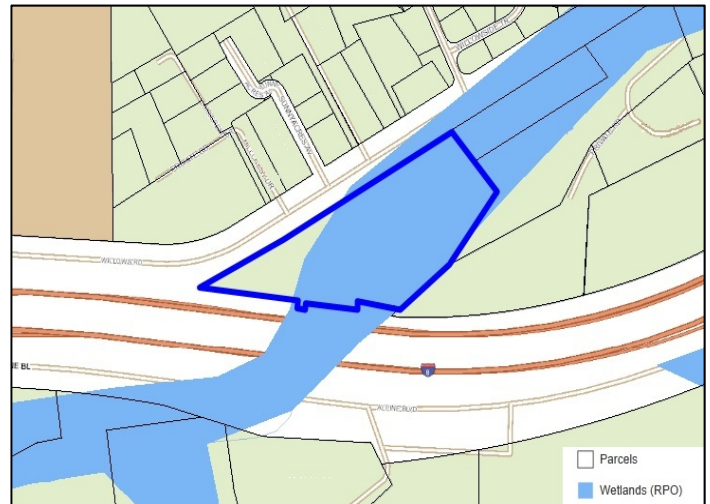


Staff Recommendation

Alpine AL-2A



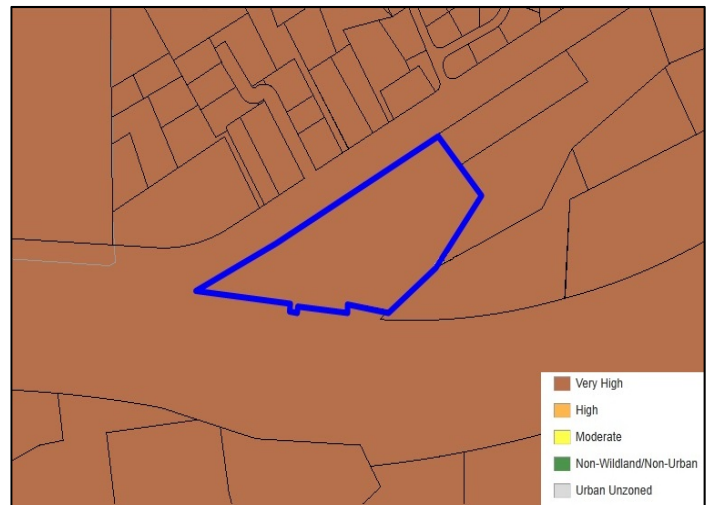
Agriculture



Wetlands



View of wetlands on western parcel



Fire Hazard Severity Zones

Context

Alpine AL-2A consists of a 4.5-acre located in the Alpine Community Planning Area approximately one-half mile east of the West Willows Road on-ramps to I-8. West Willows Road. This heavily travelled road serves as one of two primary access routes to the Viejas Casino and related facilities. The property is outside of the County Water Authority boundary and surrounded by residential uses, with Interstate 8 to the south. The parcel is currently developed with nine rental residences and is nearly entirely constrained by RPO wetlands and is within the Very High Fire Hazard Severity Zone. This area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

Staff Review: Rationale for SR-4 Designation

- There are no existing commercial uses on this parcel;
- A commercial designation would allow the following by-right
 - Clearing in the County Resource Protection Ordinance (RPO) buffer without a grading permit because RPO does not apply for permitted uses [note: 79 percent of the 4.2-acre parcel has RPO wetlands or its buffer (see figure below)]
 - Holding a farmers market without any consideration of site access issues
- Commercial uses would increase traffic in this area of Willows Road, which is currently operating at LOS F and the community is opposed to increasing number of travel lanes due to existing development and environmental constraints
- Proposal to locate commercial uses on this site is opposed by many neighbors (see attached petition)

Staff Review: Rationale for SR-4 Designation (continued)

- Existing wood frame residential structures on site are up to 100 years old. The conversion of these existing structures to a commercial use would require they be brought into compliance with the California Building Code and Americans with Disabilities Act (ADA) requirements. This would most likely not be economically viable because numerous improvements would be required, as identified below, to bring these building into conformance with these requirements.
 - New paved parking area
 - Pathways that provide accessibility to buildings
 - Improvements to building entrances
 - New restroom facility(s)
 - Structural and interior modifications
 - Sprinkler system¹

Note 1: Refer to Alpine Fire District letter expressing concerns for the lack of available water to support the sprinkler system, inadequate ingress and egress into the property, and the density of trees around the buildings.



Alpine AL-2A: Correspondence Received

Petition signed by area residents opposed to commercial designation

West Willows Road Zoning Revision

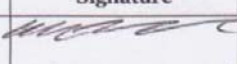


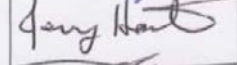
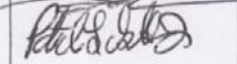


Primary Reason for Petition:

We, the residents of West Willows Road agreed to keep our properties on this end of Willows Road residential. Recently it came to our attention that a large parcel on the south side of West Willows Road was granted commercial zoning on the proposed zoning plan. This parcel was referred to as "The Cottages" in the last Alpine Planning Group meeting and was added at the last minute request by the owner of the property. This property consists of numerous rental houses that are in dire need of repair and in no way merits a commercial designation. This designation would put the rest of us West Willows residents in a position which could negatively affect the desirability and market value of our properties.

We, the undersigned, request that the Alpine Planning Group/ County of San Diego:

Remove the commercial zoning from this property or allow the rest of the property owners on West Willows Road to rezone their properties commercial.

Signatures of Petitioners

Sig. No.	Name	Address/ Parcel#	Signature
1	Aaron McDonough	4230 Willows Rd. 404-071-04-00	
2	Louis Caldwell	70 Willowside Terr.	
3	Blake Jones	125 Willowside Ter	
4	Jerry Hartman	20 Willowside Terr.	
5	MIKE BUCHANAN	4222 Willows Rd	
6	PATRICK GRATTAN	1328 WILLOWSIDE TER	
7	MARY TICKNER	4212 Willows Rd.	

Letter from Alpine Fire Protection District

August 1, 2013

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92023

Attention: Bob Citrano, AICP

Regarding: 4127-4245 Willows Road, Alpine CA

The Alpine Fire Protection District does not support the changing of residential to commercial land use for the above addresses.

Due to the lack of water as the primary reason, this project would be impractical to support the requirements of commercial fire sprinkler systems. Either a water line extension would be necessary from the last known water main in the vicinity or a water storage system that would be able to supply the necessary fire flow to support the sprinkler systems.

The density of the trees would also be an issue. This property is surrounded by massive trees that overhang the buildings and the majority of trees would need to be removed.

The Fire Department access to these bungalows is inadequate. The ingress/egress would need improvement with attention to the passage over the storm drain.

Section 102.3 of the California Fire Code 2010 edition states that: No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the California Building Code.

Should you have further questions or comments, feel free to contact me.

Yours in fire safety,



Mary Tedesco
cc: Chief Bill F. Paskle

Comments from Viejas Tribal Government



P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Anthony R. Pico, Chairman
Robert "Cita" Welch, Vice-Chairman
Anita R. Uqualla, Tribal Secretary
Samuel Q. Brown, Tribal Treasurer
Raymond "Bear" Cuero, Councilman
Adrian Michael Brown, Councilman
Ernest "Chuka" Pingleton, Councilman

Phone: 6194453810
Fax: 6194455337
viejas.com

March 13, 2013

Mindy Fogg
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
MS O-650
San Diego, CA 92123

Re: Forest Conservation Initiative: Proposed Land Designation – Willows Road Area

Dear Ms. Fogg;

This correspondence is in response to the proposal land designations which were forwarded by the Alpine Planning Group to the County's Department of Planning & Development Services. The Viejas Band of Kumeyaay Indians (Viejas Band) has a significant land management responsibility as a native sovereign nation over the trust lands of the Viejas Indian Reservation. In addition, the Viejas Band owns a substantial amount of fee simply land holdings in the east portion of the Alpine Planning Group's area. The Viejas Band facilitated community meetings and workshops with neighboring land owners regarding the land designations for the area of and surrounding Viejas Valley.

The Viejas Bands encouraged and supported the community collaborative approach of consensus generated from the meetings and workshops. The Viejas Band does have some concerns regarding changes injected during the review of the proposed community designation at the presentation to the Alpine Planning Group.

The Viejas Band opposes the following:

2. The rural commercial land use designation of the parcel located on the south side of the 4200 block of Willows Road (referred to as the Willows Cottages). This is spot zoning as the area is currently designated and developed as semi-rural residential land use.

The Viejas Band appreciates the opportunity to express our position regarding the proposed land designation for the eastern portion of Alpine. If there are any questions, please feel free to contact Robert Scheid, Director of Public and Community Relations (rscheid@viejas-nsn.gov or 619-659-5410) or Don Butz, Fire Chief (dbutz@viejas-nsn.gov or 619-659-2376).

Sincerely,

THE VIEJAS BAND OF KUMEYAAY INDIANS



Hon. Anthony R. Pico
Chairman

Comments from neighboring property owner

From: Nicole [nicolemcdonough@cox.net]
Sent: Saturday, March 16, 2013 5:23 PM
To: Fogg, Mindy
Subject: EIR for Willows Rd.

Hello Mindy,

I wanted to resend my thoughts on the proposed changes in my area in case you needed another copy for the findings of the EIR. I also added a few notes at the end after the release of the EIR.

I just wanted to write you and express my concerns about the suggested commercial zoning at 4135 Willows Road, Alpine(404-073-09-00). The landowner and her representative were very persistent and managed to get this designation requested without the knowledge of the neighborhood. Once we discovered this we fought very hard to get the designation removed as it does not fit this area. Despite our best efforts, the designation was left on the final recommendation from the planning group. The planning group members told us they left the designation on the map because they needed to "pacify"(their words) the landowner, but that we shouldn't worry because the county would most likely remove it because of the major environmental issues. We are hoping that this indeed will be the case and will stay involved with hopes that this major issue will be resolved.

Viejas Creek runs directly through the property in question. This creek flows year round and we are very concerned that commercial development will destroy it and this neighborhood. Although we do deal with a lot of traffic on our street, we are currently working with Viejas to get that problem solved once and for all. The absence of traffic will make our neighborhood a wonderful place to live thanks in large part to it's rural setting surrounded by lots of trees and lush vegetation.

We have also received the suggested road changes due to the proposed spot commercial zoning on the west end of Willows Road. It would be impossible to widen the road without destroying homes, septic systems, wells, large trees and property values. The widening of the road would be detrimental to this our community and would make our dream of eliminating casino traffic non-existent. I know that if you drove down our street and saw the neighborhood you would see for yourself that the proposed commercial designations on this end are a bad fit.

Thank you so much,

Nicole McDonough
4230 Willows Rd.
Alpine, CA 91901
619-659-0574