

Alpine AL-2B

Recommendation

CPG – Semi-Rural 4 (SR-4)¹

Staff – Same as CPG

Property Description

Property Owner:

Jabro Bahjat & Bushra Trust

Property Size:

5.1 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	
	Draft Map	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	Yes	No
Opposition Expected	Yes ^{2,3}	Yes ³

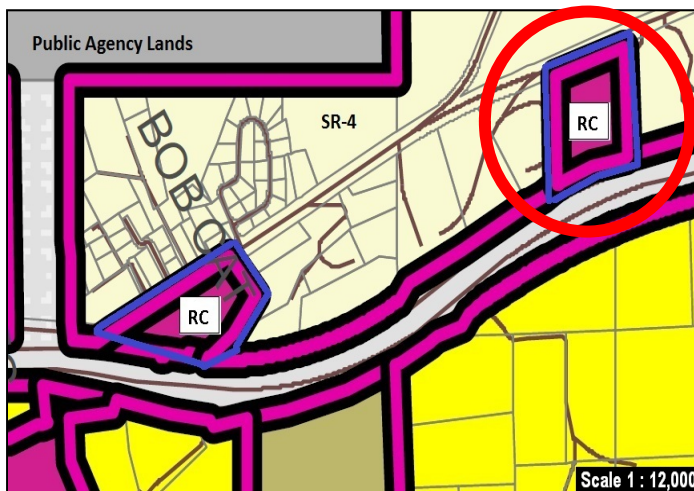
Notes:

1) CPG revised recommendation September 19, 2013

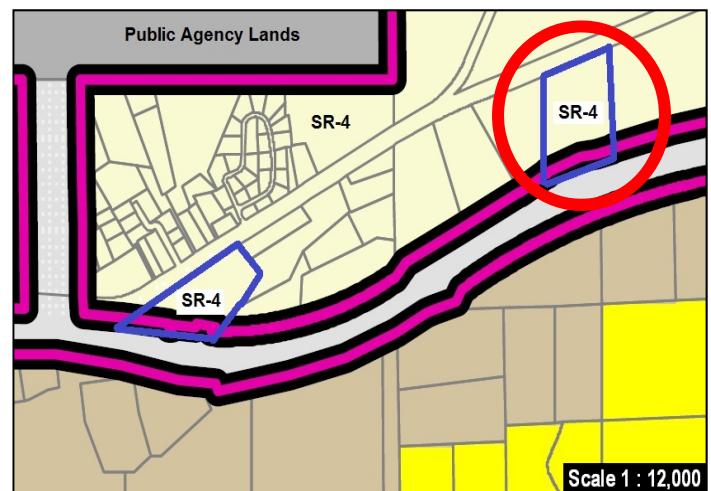
2) Viejas (letter dated March 13, 2013)

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

Recommendations

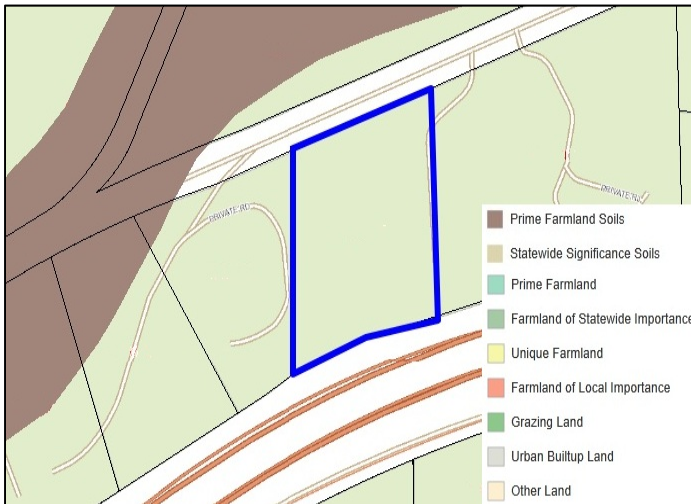


Draft Plan

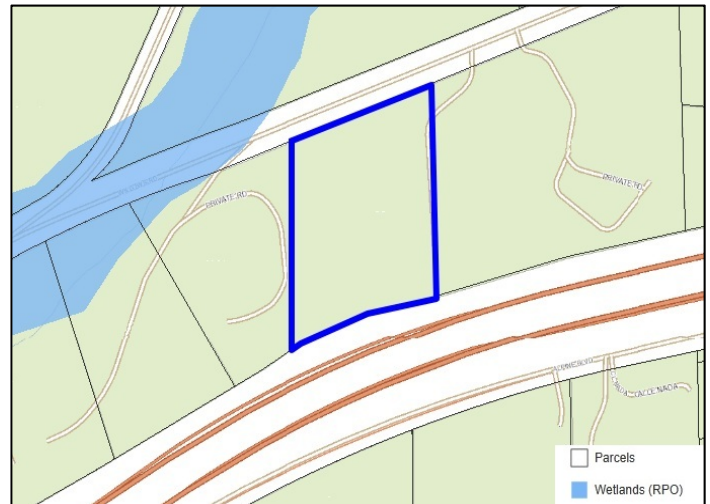


Staff Recommendation

Alpine AL-2B



Agriculture



Wetlands



Fire Hazard Severity Zones

Context

Alpine AL-2B contains one parcel that totals 5.1 acres located in the Alpine Community Planning Area approximately one mile east of the West Willows Road on-ramps to I-8. 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 a single residence and is within the High Fire Hazard Severity Zone. This area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance. A Rural Commercial designation on the parcel would be a spot zone as it is surrounded by semi-rural residential properties.

Staff Review: Rationale for SR-4 Designation

- These are no existing Commercial uses on the parcel
- Parcel is approximately one-half mile from Interstate 8 on-ramps
- New commercial uses would be considered a spot zones
- 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)

Alpine AL-2B: Correspondence Received

Petition signed by area residents opposed to commercial designation

West Willows Road Zoning Revision

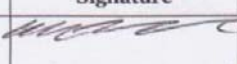


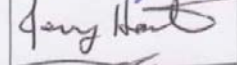
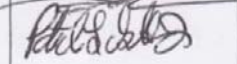

Primary Reason for Petition:

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.	