

# Community Information

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## Alpine





## Alpine

Alpine nestles in the foothills east of San Diego, and its residents enjoy homes and small ranches among the rolling hills covered with sagebrush and chaparral. The Kumeyaay Indians discovered this area over 1,000 years ago and continue to live in the area.

The area became a stage stop for the gold mines in the Cuyamaca Mountains bringing supplies to the miners and taking gold to San Diego. An abundant supply of fresh water made the stop a pleasant one, and the miner's spread the tales of the valley and its charms.

Benjamin R. Arnold arrived in 1887 looking for a cure for his asthma. He found that the climate helped and built a hotel for other sufferers who wanted to improve their health.

Alpine gained more notoriety when a U.S. government survey declared that the area had the most equable climate in the country. The town slogan has been "Best Climate in the U.S.A. by Government Report" ever since.

The Viejas Band of the Kumeyaay Indians casino, and factory outlet center has become a major attraction for visitors to Alpine. The casino offers Las Vegas style gambling. Big name entertainment is offered and the outlet center hosts a full roster of brand name stores.

The approximately 18,000 residents of the Alpine area enjoy the small town ambiance of the area and the opportunities to own estate sized lots often zoned for horses.

Alpine has a population of about 18,000 that has all types of business services, including retail, medical, food, lodging and recreational. It is also the home of the Viejas Band of the Kumeyaay Indians and their Viejas Casino & Viejas Outlet Center. Industrial zoned property is available for development off the Tavern Road Exit of Interstate 8. Existing businesses are expanding and new businesses are being established to attract visitors to Alpine.

## Business Community

Alpine has a thriving economy powered by a dynamic business community. There are hundreds of small firms that offer professional services and a variety of retail shops. Businesses are primarily located within the town center, along Alpine Boulevard and Tavern Road. Just off Interstate 8 at the Tavern Road Exit are two shopping complexes, the Alpine Creek Shopping Center and the Country Side Center.

The Viejas Casino and the Viejas Outlet Center are on Willows Road at the I-8 Willows Road exit. The Viejas Outlet Center has been nationally recognized for its design and landscaping.

In addition, hundreds of businesses offer professional services from their residences. With all the electronic and technical conveniences available today, this part of the business community is prospering while enjoying the flexibility of working from a home office. The Alpine Chamber reminds residents to shop

locally through their "Shop Alpine First" campaign.

Alpine is proud of the strong partnership between businesses and community organizations. Many businesses financially support youth programs, including AYSO, Girls Softball and Little League. Businesses are also active in sponsoring community programs and events throughout the year.

## Alpine Community Center

A wide variety of activities and amenities for everyone is offered at the Alpine Community Center, located on 7.5 acres in the middle of town. On site is Kids Corner, a licensed day care center for infants through teens; two equipped playgrounds for children; a lighted sports field and lighted tennis courts. The 9,000-square-foot center provides opportunities for a wide range of activities, from rooms for conferences and community meetings to community events, private parties and weddings. The Center Park is also used for a variety of activities, including Alpine Summer Concerts.



## Public Safety

Alpine has one of the lowest crime rates in San Diego County. The San Diego County Sheriff's Department has built a new station in the city. The Alpine Fire Protection District serves 27.5 square miles and operates one fully staffed station around the clock. American Medical Response provides paramedic and ambulance coverage 24 hours a day. A new fire station is now in operation.

## Education

Alpine is a community that is firmly committed to quality education. Parents play a very active role in schools through the PTAs and by volunteering in the classrooms. Special programs for the arts are offered through the Art Docent program and Alpine Optimist Foundation for Learning.

Three elementary schools, a middle school and an early education school comprise the Alpine Union School District. The district takes pride in the quality of its well-rounded academic program and its small class sizes. The elementary and middle schools have been recognized by the state for their academic excellence.

High School students may attend Steel Canyon High School or Granite Hills High School, both in the Grossmont High School District. A citizen committee for a high school to be located in Alpine continues to work toward that goal.

The Cuyamaca-Grossmont College District provides many opportunities for students wishing to attend a junior college. Those two campuses are located in El Cajon and La Mesa.

## Descanso, Alpine & Pacific Railroad

Ride an industrial 2-foot-gauge railway to yesteryear among 100-year-old Engelmann oaks in Alpine with LeRoy W. Athey, the owner railway's owner and superintendent of operations. The train leaves Shade Depot and makes a half-mile round trip, climbing the 6.5 percent grade to High Pass/Lookout and crossing a spectacular 112-foot-long wooden trestle. The trip gives passengers magnificent views of the surrounding area. At Shade Depot and Freight Shed is a display of railroad artifacts, including those of the DA&P mail service. Mailer's postmark permit canceling is available. Rides are free. Please call (619) 445-4781 for hours of operation.

## Alpine Historical Society's Heritage Park

The Alpine Historical Society was founded in 1950 to encourage the community in its efforts to retain structures and sites of historical significance and to conserve natural resources and parklands. The Society is in the process of developing Heritage Park at 2116 Tavern Road, where there are three buildings a century old. They are the house of Dr. Sophronia Nichols, the Carriage House, and the Captain Adam Beatty House. Dr. Nichols, a woman, was the first doctor in the Alpine area. Captain Beatty was the first school administrator. The John Dewitt Historic Museum and Library is housed in the former home of Dr. Nichols. The house also contains Alpine memorabilia and other antique items. For museum hours and Alpine Historical Society information call (619) 659-8740.

## History

The Kumeyaay Indians were the first to enjoy Alpine's wonderful climate about a thousand years ago. One of many tribes the early Catholic missionaries grouped together under the Diegueno name, descendants of the Kumeyaay remain a vital part of our present community.

By 1870 the Viejas Stage Stop, later known as Alpine, had a small general store, a feed barn, a well and a watering trough. The little "Viejas Stop" was a temporary oasis for stage coach travelers and wagon drivers. The drivers hauled supplies and gold along often risky trails between mines in the Cuyamaca Mountains and San Diego on the coast. Miners talked about the area's beauty and the fresh water from the springs in front of the foothills village store. By 1885 there were 35 families living in the Alpine area. Most of the residents were farming and ranching.

It was Benjamin R. Arnold, a wealthy man who suffered from asthma, who turned Alpine into a full-fledged community. Seeking a cure for his chronic illness, Arnold came to Alpine in 1887. As his health got better, he built his family home at what is now the heart of town. It was Arnold who improved the rough roads that led to El Cajon and the trains in Lakeside. He established regular stagecoach services down the mountain to meet the trains, then haul people and supplies back up to Alpine.





At the turn of the century Arnold built a nice-looking hotel and a one-room school house in Alpine. He donated land for the first cemetery on Victoria Hill. Arnold established Alpine's first corporation, advancing half the cost of the first Town Hall. Settlers paid for the rest of it by buying \$600 worth of shares at \$10 a share through the Hall Company, Inc. Now designated the Alpine Woman's Club, the building at Alpine Boulevard and Victoria Drive West is still popular for community activities.

A U.S. Government survey officially put Alpine on the map. The survey during World War I declared Alpine had the best climate in the nation. Spurred by worldwide publicity, the community quickly adopted the slogan "Best Climate in the U.S.A. by Government Report."

In 1950 the Alpine Historical Society was founded at the start of a fairly tranquil decade in the community. There was little traffic, despite the main road running eastward.

Just over 1,000 residents led fairly peaceful lives, despite sharing a telephone party line. The only phone booth in town had an old-style telephone that had to be cranked by hand. With Alpine located 30 miles east of San Diego, the trip "down the hill" was still a far piece in those days. There were few roads and a shopping trek to the big city was an all-day event.

About the size of a Reader's Digest magazine and proud to call itself "America's Tiniest Newspaper," The Alpine Sun newspaper premiered in 1952. It's now a bustling weekly.

As the years passed, more people were lured to the picturesque foothill community with attractive homes and small ranches among the oaks, sycamores, eucalyptus and pepper trees in rolling hills dotted with chaparral and sage.

Public water was turned on in Alpine in 1962, bringing relief to those whose wells ran dry in summer. The Padre Dam Municipal Water District now serves the area.

## Education

### Alpine Union School District

1323 Administration Way, Alpine, CA 91901  
(619) 445-3236 / FAX (619) 445-7045  
[www.alpineschools.net](http://www.alpineschools.net)

### Elementary Schools

Alpine  
1850 Alpine Boulevard  
Alpine, CA 91901  
(619) 445-2625 FAX (619) 445-0484

Alpine Community Day  
1323 Administration Way  
(619) 445-3236 FAX (619) 445-7045

Boulder Oaks  
2320 Tavern Road  
Alpine, CA 91901  
(619) 445-8676 FAX (619) 445-1420

Creekside Early Learning Center  
8818 Harbison Canyon Road  
Alpine, CA 91901  
(619) 659-8250 FAX (619) 659-8240

Mountain View Learning Academy - Home School  
8770 Harbison Canyon Road  
Alpine, CA 91901  
(619) 659-2854 FAX (619) 659-2865

Shadow Hills School  
8770 Harbison Canyon Road  
Alpine, CA 91901  
(619) 445-2977 FAX (619) 445-2157

### Middle Schools

Joan MacQueen  
2001 Tavern Road / Alpine, CA 91901  
(619) 445-3245 FAX (619) 445-6503

### Grossmont Union High School District

1100 Murray Drive / El Cajon, CA 92020  
(619) 644-8000 / [www.guhds.net](http://www.guhds.net)

Granite Hills  
1719 E. Madison Ave. El Cajon 92021  
(619) 593-5500 FAX (619) 588-9289

Steele Canyon  
12440 Campo Rd. Spring Valley 91977  
(619) 660-3500 FAX (619) 660-7198



# Population and Housing Estimates

## ZIP Code 92120



Jan 1, 2021

<b>Total Population</b>	<b>30,985</b>
Household Population	30,793
Group Quarters Population	192
<b>Persons Per Household</b>	<b>2.46</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>12,986</b>	<b>12,505</b>	<b>3.7%</b>
Single Family - Detached	7,781	7,526	3.3%
Single Family - Attached	778	753	3.2%
Multi-Family	4,176	3,986	4.5%
Mobile Home and Other	251	240	4.4%

### Household Income

#### Households by Income Category (2010 \$, adjusted for inflation)

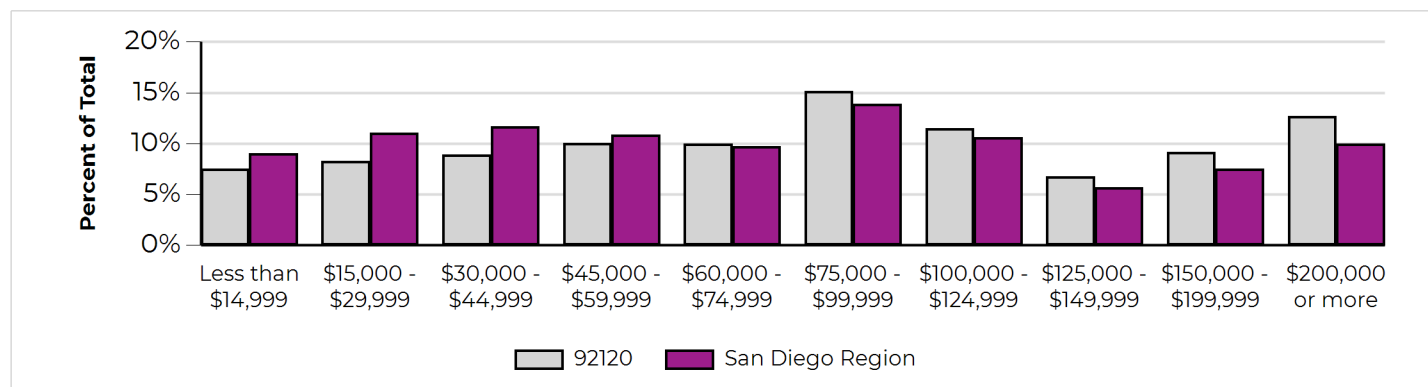
	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	8%	8%	9%	10%	10%	15%	12%	7%	9%	13%

#### Median Household Income

2021

Adjusted for Inflation (2010 \$) \$83,710

Not adjusted for inflation (current 2020 \$) \$103,649



### DATA SOURCES AND IMPORTANT ADVISORY:

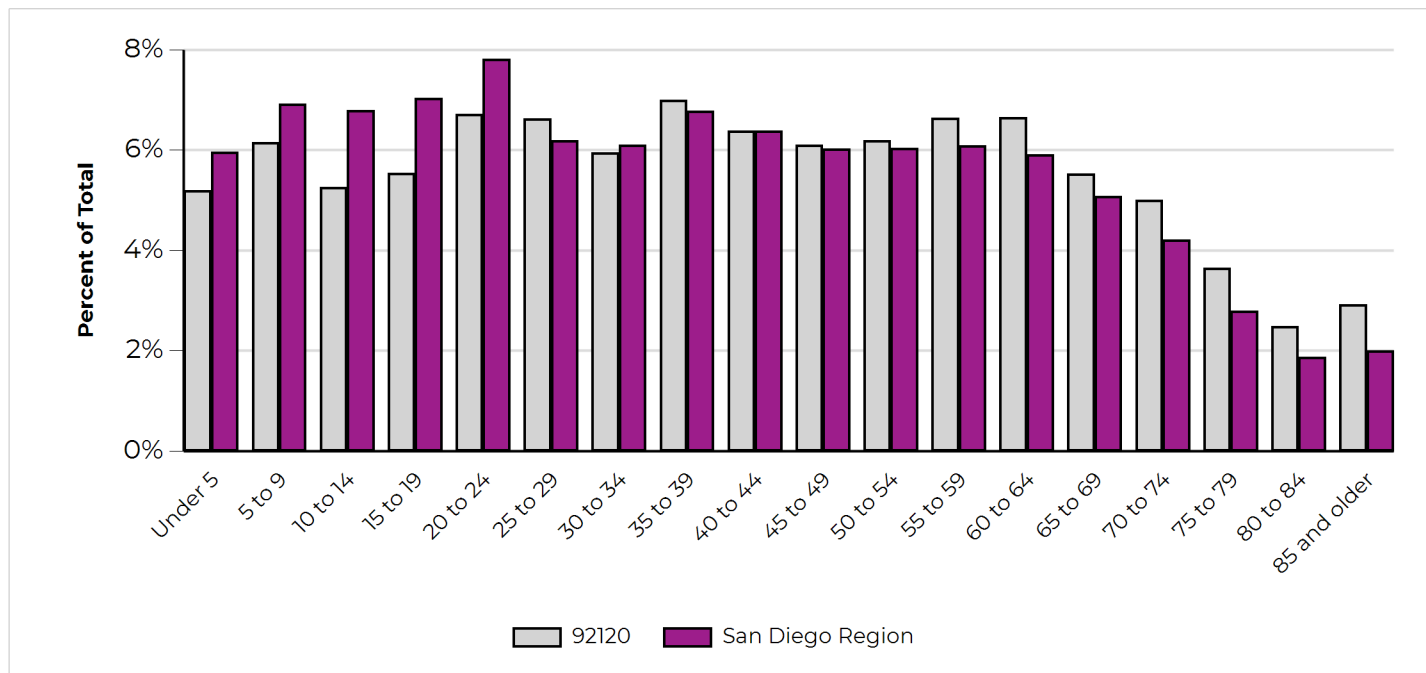
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

## Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>30,985</b>	<b>15,278</b>	<b>15,707</b>	<b>51%</b>
Under 5	1,609	810	799	50%
5 to 9	1,906	974	932	49%
10 to 14	1,628	816	812	50%
15 to 17	995	515	480	48%
18 and 19	720	357	363	50%
20 to 24	2,081	1,094	987	47%
25 to 29	2,053	1,084	969	47%
30 to 34	1,845	897	948	51%
35 to 39	2,169	1,106	1,063	49%
40 to 44	1,976	981	995	50%
45 to 49	1,892	980	912	48%
50 to 54	1,920	944	976	51%
55 to 59	2,058	1,004	1,054	51%
60 and 61	882	441	441	50%
62 to 64	1,181	549	632	54%
65 to 69	1,713	818	895	52%
70 to 74	1,551	738	813	52%
75 to 79	1,130	512	618	55%
80 to 84	770	321	449	58%
85 and older	906	337	569	63%
Under 18	6,138	3,115	3,023	49%
65 and older	6,070	2,726	3,344	55%
Median Age	41.2	39.9	42.5	N/A

## Population by Age





## Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>6,828</b>	<b>18,794</b>	<b>1,699</b>	<b>135</b>	<b>2,313</b>	<b>1,216</b>
Under 5	503	788	92	11	113	102
5 to 9	609	957	107	2	134	97
10 to 14	513	837	93	6	82	97
15 to 17	316	499	45	5	70	60
18 and 19	189	406	53	2	28	42
20 to 24	660	1,012	113	12	150	134
25 to 29	645	1,023	148	4	138	95
30 to 34	448	1,015	125	4	159	94
35 to 39	461	1,260	136	13	188	111
40 to 44	400	1,178	107	5	202	84
45 to 49	442	1,081	105	11	189	64
50 to 54	424	1,151	128	8	153	56
55 to 59	343	1,406	107	8	147	47
60 and 61	135	602	37	6	72	30
62 to 64	150	857	68	4	83	19
65 to 69	193	1,267	77	10	135	31
70 to 74	155	1,192	68	13	101	22
75 to 79	95	910	39	5	67	14
80 to 84	68	620	27	0	46	9
85 and older	79	733	24	6	56	8
Under 18	1,941	3,081	337	24	399	356
65 and older	590	4,722	235	34	405	84
Median Age	29.8	47.0	37.7	46.6	42.3	29.0