

## Frequently Asked Questions: Alpine Community

### Park County of San Diego Department of Parks and

Recreation *Last update: September 1, 2023*

#### COMMUNICATION AND OUTREACH

##### Where can I get information on the park?

Information on the park is currently available on the County of San Diego Department of Parks and Recreation (DPR) website: [sdparks.org/publicmeetings](https://sdparks.org/publicmeetings), in addition to a new webpage created specifically for [Alpine Community Park](#).

Park comments and questions may be sent via email to Senior Park Project Manager Emily Hubbard at [Emily.Hubbard@sdcounty.ca.gov](mailto:Emily.Hubbard@sdcounty.ca.gov).

You can also contact the [Alpine Community Planning Group](#) – comprised of 15 Alpine residents who are committed to shaping the future of the Alpine community. County BOS Policy I-1 states that all Alpine Community Planning Group members must reside in Alpine.

##### What public outreach have you done for this park?

- The County has hosted five public meetings for the park project. These events were publicized by mailed flyer to residents and businesses in the immediate vicinity and community of Alpine, and by flyer on the DPR website and social media channels (Facebook, Twitter and Instagram). Outreach events were also shared with local media and in various stakeholder meetings. The County [Board of Supervisors \(BOS\) Policy I-44](#) requires only two public outreach meetings, though DPR made the decision to host several additional meetings and has actively participated in numerous meetings of the Alpine Community Planning Group.

Here is the breakdown:

- Public Meeting #1 on May 15, 2019: This meeting was a brainstorming session in which attendees were asked to rate potential amenities for Alpine Community Park.
- Public Meeting #2 on Aug. 29, 2019: The second meeting reported the community's priorities for amenities based on feedback received at the first meeting. Park concepts were shared, featuring attractions that reflected those preferences. Those who could not attend were provided with a link to an online survey, where they could rate options, amenities and provide comments.
- Public Meeting #3 on Sept. 23, 2020 (virtual): The third public meeting was held to collect feedback on two specific amenities within the park – the all-wheel and bike skills areas. The contracted design teams shared options for these amenities, and the DPR project team presented information about Alpine Community Park's overarching design. Those who could not attend were provided with a link to an online survey, where they could rate options, amenities and provide comments – this survey was specific to the all-wheel and bike skills areas.
- Public Meeting #4 on Jan. 14, 2021 (virtual): This meeting was set up to share updates on the overarching park project and final design concept. Some preliminary plans were not yet completed, including environmental processes and traffic studies.

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- Public Meeting #5 on May 17, 2022 (virtual): This meeting shared updates on the project in regard to the recirculation of a portion of the draft Environmental Impact Report, while responding to design, environmental, and operations questions, as well.

#### **How did you distribute public meeting flyers?**

The first public meeting invitation flyer was sent to residents within a 1-mile radius of the park, which surpasses the minimum requirement of a quarter mile from the park, per BOS Policy I-44. The meeting invitation flyer was also posted to DPR's website and social media channels.

The second, third and fourth public meeting invitation flyers were sent via Every Door Direct Mail to all single family and multi-family dwelling units in the 91901 zip code (about 5,000 homes) – expanding outreach well past what is required to ensure all Alpine residents had a voice in the design of their park. These meetings were also advertised on DPR's website and social media channels, through the Alpine Community Planning Group and other stakeholders, and in the Alpine Sun.

The fifth public meeting invitation flyers were sent via Every Door Direct Mail to all single family and multi-family dwelling units and businesses in the 91901 zip code (about 5,000 homes) – expanding outreach well past what is required to ensure all Alpine residents had a voice in the design of their park. These meetings were also advertised on DPR's website.

#### **How did you distribute surveys?**

Surveys were electronic, and the links were shared several ways: During public meetings, in flyers sent to local residents (as stated above), and on DPR's website and social media channels. There were two electronic surveys; one ran from June 29 to Aug. 10, 2019 (after the second public meeting) to gain input on general park design. Another was posted after the third public meeting, to collect feedback on specific features for the all-wheel and bike skills areas – since these are such highly customized amenities. At the end of each survey period, results were combined with other input received through public meetings, stakeholder meetings, and phone and email conversations. This cumulative data was summarized and shared in subsequent meetings and can also be found on the [Alpine Community Park](#) web page.

#### **Have you hosted or participated in any stakeholder meetings for this park?**

To date, in addition to our public outreach meetings, the County has hosted over a dozen stakeholder meetings with groups like Alpine Community Planning Group and their Parks' Subcommittee, Save Alpine's Heritage, Backcountry Land Trust, Alpine Fire, Eastern Alpine Association, San Diego Mountain Biking Association and Alpine Union School District. Feedback collected during these meetings contributed to the park design concept.

### **LAND AND LOCATION**

#### **Where is the park located?**

Alpine Community Park is located at 2480 South Grade Road, across from Calle Compadres and next to Wright's Field. Click [HERE](#) to view the map.

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#### **Why was this site selected?**

DPR has been working with the Alpine Community Planning Group and other stakeholders to find a suitable park location within Alpine since the 1990s. Many locations were evaluated and ruled out based on factors like their availability for purchase, size, street access and topography. The current site meets all criteria and only recently became available (please see below for further details).

#### **Why this location, and not somewhere else?**

For years, other potential park sites were reviewed and ruled out based on a variety of factors. Out of respect to the confidentiality of those sellers, we are not able to release their information. This particular property fits all of our acquisition criteria – and offered much more acreage than other sites, making it possible to build a mix of passive and active recreation opportunities while preserving approximately 70 acres of open space – but it was not available until 2019. When it became available, DPR pursued the acquisition with the approval of the County Board of Supervisors (BOS).

On Feb. 27, 2019, DPR submitted a letter to the BOS to request funds to purchase the 98-acre parcel of land, *with intent to build an active recreation area on site*. [READ THE BOARD LETTER](#). The request was approved, leading to the purchase of the property from Wright's Field Partnership, LLC on March 4, 2019.

The site as has always been earmarked for active recreation. However, of the 98 acres, only about 25 will be developed for that purpose; the remaining approximately 70 acres of the land, which serves as a natural barrier between the park and Wright's Field, will remain open space preserve.

By purchasing the land for a park, the County prevented it from becoming a master planned community or other large development. It is protected as a park, in perpetuity. Its size, breadth of amenities, and open space trail system are designed to meet both the current and future needs of the Alpine community, with features for residents of all ages, abilities and interests – and understanding that not all residents have the same access to safe recreation from home.

#### **Why was this park first presented as a 12-15 acre park, and is now larger?**

Early conversations about the search for a park in Alpine may have referenced smaller acreage, however, the purchase of the 98-acre parcel made it possible to expand acreage opportunities for both active and passive uses, in addition to creating an approximately 70-acre open space preserve. Approximately three quarters of the land will be saved as open space, and the remaining quarter will accommodate active recreation amenities, as referenced in the [BOARD LETTER](#).

DPR has a goal of providing 10 acres of public park land for every 1,000 residents in every community it serves, including Alpine. While there are some privately managed recreational spaces, which are operated under joint use agreements or as non-profit facilities, there are currently no County-managed public parks for Alpine residents. These 98 acres bring us closer to reaching our park-per-resident goals. The roughly 25 acres within the parcel that are dedicated to active recreation offer enough space to provide a diverse mix of opportunities – ensuring there are options for residents of all ages, abilities and interests.

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It should be noted that places like schools that have fields and courts are only accessible to the public outside of school hours and only when not booked for other uses through the school. So, while beneficial, these amenities are not wholly public and there are restrictions on access.

#### Why not build several smaller parks?

Locating park amenities in a single area is more cost-effective and centralizes resources for better operation and maintenance over time.

Additionally, there is very limited feasible park land in Alpine. Over the past three decades, dozens of other properties have been vetted and then removed from consideration based on factors like poor access, challenging topography, and unwilling property sellers. The County purchased one property that meets all the necessary criteria and can accommodate amenities for everyone.

### PROJECT COST AND CONSTRUCTION

#### What is the projected cost of the park?

The total cost for design, environmental analysis and park construction is estimated at \$45.6M. It is anticipated that park construction will move forward in phases, subject to BOS approval. Here is a breakdown by phase. *Please note that recreational amenities within each construction phase are subject to change:*

- **Acquisition:** The cost of the March 4, 2019 acquisition was \$1,621,500.
- **Design and Environmental:** This phase includes park design, environmental permits and processes, and the preliminary creation of trails.
- **Construction:**
  - **Phase 1:** Phase 1 is anticipated to begin construction in Spring 2024 and may include a dog park, playgrounds, picnic areas, an equestrian staging area, a community garden, sports courts, park office and restrooms, a volunteer pad, and parking. Anticipated cost is \$11.4M.
  - **Phase 2:** Construction funding for Phase 2 is requested in FY 2026/27 and includes a multi-purpose grass area, baseball field, all-wheel area, bike skills course, fitness stations, multi-purpose building, a second restroom, and additional trails and parking. Anticipated cost of design and construction is \$23.6M.

#### Who's paying for the park?

The County will pursue multiple funding sources to construct the park, which include but are not limited to: The County General Fund, Park Land Dedication Ordinance funds and grants.

Below are further comments on costs:

- **Tax impacts:** Taxes to local residents will *not increase* as a result of the park being built. In fact, studies show property values tend to *increase* with a park nearby.
- **Maintenance fees:** The cost to maintain the park is still being determined. Park maintenance can be funded a variety of ways. Departmental funds, day-use fees, and private reservations are some examples of how park money cycles back into the park budget.

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- **Use fees:** Amenities within the park, like the bike skills area, all-wheel park and multi-use fields will be available FREE OF CHARGE unless booked for private reservation.

#### **Where are we right now, in terms of project timeline?**

The original draft of the Environmental Impact Report finished public review on November 15, 2021. The analysis included studies on traffic, noise, safety, fire risk, water and sewer, presence of sensitive species and other detailed reviews of the land, based on the concept plan that was presented during public meetings. Plans will also be devised to mitigate any risks for a safe, environmentally friendly public park. In order to provide additional analysis following the initial public review period, environmental consultants have updated portions of the draft Environmental Impact Report which was recirculated for public review from 12/16/2022 to 2/28/2023. Staff and environmental consultants are working on the Final Environmental Impact Report which will include responses to comments received during the original and recirculated public review periods.

Additionally, the design team is preparing construction documents, which include grading, utility, site and building plans. The design is scheduled to be completed in Fall 2023 – with the park ready to welcome visitors as soon as Summer 2025, following Phase 1 construction.

#### **PARK MAINTENANCE AND OPERATIONS**

##### **When will the park be open?**

Alpine Community Park will be open sunrise to sunset, seven days a week. There will be two gates, and both will be locked when the park is closed.

##### **Who can use the park?**

Parks are for everyone, and Alpine Community Park is no exception. Amenities have been selected to match the priorities of residents of all ages, abilities and interests. We expect park visitors to adhere to park guidelines and County policies, which will be posted on signs throughout the park. Rules are essential to maintain order at the park, to promote safety and security, and to sustain the land and local wildlife.

Because of its inland location, Alpine Community Park will likely be used by local residents and residents of neighboring rural communities. DPR does not anticipate the park will draw hundreds of people on a daily basis, however, there will be ample room for families to spread out, and for groups to play games on the fields or to host small gatherings in designated picnic areas.

##### **How will you maintain the park?**

Park staff work before, during and after park hours, and they receive additional support from live-on volunteer hosts. Maintenance projects include but are not limited to: Emptying trash, cleaning restrooms, mowing and irrigating lawns, tree and shrub maintenance, stormwater management and erosion control, debris removal, graffiti abatement, protection of natural and cultural resources, and the enforcement of all DPR codes and policies. Maintenance fees have not yet been determined. The community will not be responsible for maintenance fees.

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#### **How will you provide water for the large turf areas? Will it be real grass, artificial turf or a mixture?**

Water will be provided by the Padre Dam Water District. Irrigation would likely be provided by large-radius rotor nozzles and controlled on a smart system for efficient, remote management.

Currently the baseball field is proposed to be built using artificial turf, with the multi-purpose field made of natural grass.

#### **PARK AMENITIES**

##### **Please list all park amenities.**

The park is anticipated to be built in phases, with different amenities added at each phase. The amenities for each are listed below but are subject to change. [REVIEW THE DESIGN CONCEPT](#) to see the full list of amenities and where they will likely be located.

Phase 1 will go to public bid in winter 2023 and may include a dog park, playgrounds, picnic areas, an equestrian staging area, a community garden, sports courts, park office and restrooms, a volunteer pad, and parking. Future phases will include a multi-purpose grass area, baseball field, all-wheel area, bike skills course, fitness stations, multi-purpose building, a second restroom, and additional trails and parking.

##### **How big is the all-wheel area?**

Current plans measure the all-wheel area at 0.5-0.75 acres.

##### **How will the bike skills area compare to Sweetwater Bike Park?**

The bike skills area within Alpine Community Park will have some of the same features, but it is being designed on a much smaller scale, and without the same regional draw.

##### **How many pickleball courts are you building?**

Currently our plan includes three pickleball courts, two of which are in combination with tennis courts.

##### **How did you decide to build a ball field here, and are you worried about damage to vehicles from out-of-the-park baseballs?**

While the improvements to the existing sports fields at Joan McQueen Middle School are now complete, our discussions with community groups tell us there is still more need for baseball fields in Alpine – especially when school is in session or when school fields are booked for other purposes.

Multiple configurations for the proposed baseball field have been assessed. The parking lot will be buffered by both a stormwater basin and a landscaped mound, to protect both vehicles and passersby from fly balls.

##### **Is the park conducive to organized sports?**

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The baseball field and multi-use sports field can be used for team practices, not tournaments. DPR staff will be putting together a field allocation process for organized sports groups to assist with scheduling.

#### **How will the community garden work?**

Once the design plan is final, DPR staff will put together a plan to rent garden plots to local residents. That plan will be publicized to the local community and details will also be shared on the DPR website, [sdparks.org](http://sdparks.org). There may be opportunities to customize the garden beyond basic infrastructure, for example, adding a memorial bench or social space. These possibilities will be discussed at a future date and will be based on community input.

#### **How many restrooms are you building and where will they be located?**

There will be two ADA accessible restrooms – one on the north side of the park near the playground and community building, and the other on the south side of the park near the multi-use fields.

We are looking at multiple options for water access, and wastewater disposal. Water use and refuse sources will be determined as construction documents are finalized.

#### **Will shade be provided?**

Yes, shade structures will be added in places like picnic areas and playgrounds. Materials will be durable and designed to match the character of the park and Alpine community. Trees will provide additional shade throughout the park.

#### **Will BBQ pits or grills be included within the park design?**

Yes, but exact numbers are not yet determined. Ash cans will also be provided. If the National Weather Service issues a Red Flag Warning for the area, BBQ use would be temporarily halted until that warning has been lifted, with signs posted and increased ranger patrols.

#### **Will drinking water be provided?**

Yes, there will be drinking fountains in the park, as well as water in the equestrian staging area.

#### **Are you adding any other water features?**

At this time, there are no plans to add water features like decorative fountains, splash pads or fishing ponds. However, DPR will be installing irrigation and plumbing for restrooms and drinking fountains and/or water refilling stations.

#### **Can survey results for park amenities be posted online?**

A [comprehensive public outreach summary report](#) is available on our website. The top 10 amenities requested by community members, by order of preference, were multi-use trails, a bike area, a skate area,

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a dog park, nature-based play areas, picnic areas/shelters, an amphitheater, bouldering opportunities, a staging area for equestrians and exercise stations.

It should be noted that the results of these surveys were combined with input received by phone, email, industry experts, stakeholders (Alpine Fire Authority, Alpine Community Planning Group, Alpine Union School District, etc.), and in adherence to goals outlined in the Parks Master Plan. For additional information on surveys and the survey process, visit the Communications and outreach section of this document.

#### **Will there be a walking trail around the park, in addition to the trails that are inside the park?**

We are not building a perimeter trail, however, there will be a path on County land along South Grade Road, and there will be many multi-use trails within the park for hiking, biking or riding a horse. Trails may be paved in some areas and built of natural substances like soil or decomposed granite in others. Details will be outlined in the final design plan.

#### **Can people still get to trails in Wright's Field?**

You do not have to enter the park to connect to trails that lead into Wright's Field, however, signs will be posted to inform visitors when they are entering or leaving County-maintained land.

*Residents who have been accessing Wright's Field from the east have been trespassing on private property. Alpine Community Park provides safe and legal access to those same trails, with parking.*

### **PARK EDUCATION AND PROGRAMS**

#### **What types of education and outreach will you offer at Alpine Community Park?**

In addition to educational signs and ranger-led interpretive programs, we will partner with the community, local non-profits and local law enforcement to identify programs that are of interest to Alpine residents. Park programs typically teach visitors about the land and local wildlife, area history, and of the importance of park stewardship. Some events may be coordinated after hours, like night hikes and star gazing experiences with astronomy clubs. [VIEW OUR SEASONAL PROGRAM GUIDES](#) to learn more about the types of programs that are held in County parks.

#### **What programs will cater to an aging community?**

Programs at the park will be established based on recommendations from local residents, and according to the many amenities that will exist on site. For example, more active older adults may enjoy hiking or biking along trails, working out at fitness stations, or taking an instructor-led Yoga or Zumba class. Less active older adults may enjoy working with plants in the community garden, reading a book on a shaded park bench or socializing at the dog park.

#### **With so many boulders in the area, could rock climbing be offered as a recreational option?**

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DPR is looking into this and a decision will be made based on information gleaned from environmental studies, among other factors.

#### **ENVIRONMENTAL REVIEW**

##### **Will the project comply with the California Environmental Quality Act (CEQA)?**

Yes, the project will comply with CEQA and all applicable environmental regulations, including the Federal and State Endangered Species Act, the California Natural Communities Conservation Act, the National Environmental Policy Act and the regional Multiple Species Conservation Program (MSCP).

The type of CEQA document is an Environmental Impact Report. Project impacts are analyzed within technical studies within this document and include biological, cultural, hazards, wildfire, noise, transportation, and air quality/Greenhouse Gas.

The recirculated portion of the draft CEQA document was available for public review from 12/16/2022 to 2/28/2023. DPR will continue to coordinate with agencies like the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife to identify suitable mitigation options and to ensure full regulatory compliance.

##### **Does the project comply with the MSCP?**

The project complies with the MSCP. Approximately 25 acres of the 98-acre property will be used for an active recreation area, freeing the rest of the acreage for open space. The development footprint for the active recreation area was strategically placed in a location that is close to existing development to minimize environmental impacts.

The roughly 70-acre open space portion of the property edges up to Wright's Field Preserve, which allows for a larger contiguous block of wildlife habit between both properties. County land will be preserved for the future, protecting the land and local wildlife from future development.

##### **How will MSCP lands be impacted by increased foot, bike and horse traffic on trails, and what are the strategies to mitigate these impacts?**

Trails and trail use are allowed within MSCP Preserve lands. The trail system within the open space portion of the property will be largely crafted from existing trails. However, some existing trails will be closed and allowed to revegetate. Any new paths that are added will be carefully located and constructed to protect the flora and fauna on site. Trails and trail boundaries will be clearly labeled. Free, ranger-led interpretive programs and other communication tactics like electronic newsletters, flyers and community meetings will extend messages of protection, preservation and the importance of staying on trails.

DPR will monitor trail use within the open space portion of the property. A Resource Management Plan (RMP) will be prepared for the open space portion of the property. The RMP will guide the management of open space lands. DPR uses an adaptive management model to manage its preserves. Adaptive management allows DPR to quickly and effectively identify and address any threats, stressors or changing

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conditions that could potentially impact sensitive resources. Remedies include trail closures and trail reroutes.

#### **Are there any sensitive species in the area?**

Biological surveys of sensitive species on local, state and federal lists identified the presence of Quino checkerspot butterfly within both the County acreage and that of nearby Wright's Field. Staff are working closely with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to address this issue, and to design the park and trails in a manner that minimizes impacts to butterfly habitat. The County will be restoring Quino checkerspot butterfly habitat on-site. In addition, biological surveys determined the presence of western spadefoot toad. The County will be creating basins to restore western spadefoot breeding habitat, in addition to preserving habitat land for the species. DPR staff work every day to balance recreation opportunities with efforts to protect and preserve land and local wildlife.

Other sensitive species that were analyzed but not detected include San Diego Fairy Shrimp, Hermes Copper Butterfly, and coastal California Gnatcatcher.

#### **How will you protect the Engelmann Oaks?**

Alpine Community Park is being designed around the existing Engelmann oaks. We will work with our staff agricultural scientist and biologists to avoid direct and minimize indirect impacts. We're doing what we can to protect our trees and to be forward-thinking when it comes to ways to save them. Our county-wide Heritage Tree Preservation Program was initiated to catalog existing mature trees and to establish requirements for maintaining tree diversity and density in all County Parks. Learn more about the DPR's Heritage Tree Preservation Program [HERE](#).

#### **If plants and trees are added, will they be native?**

The landscape plan will be consistent with the County's Water Efficient Landscape Design Manual and County regulations related to water conservation in landscaping. Efforts are always made to plant native and drought-tolerant vegetation.

#### **Will development harm the ecosystem in Wright's Field?**

The 98-acre parcel was purchased to provide both active and passive recreation opportunities to Alpine residents. The 26-acre active recreation area was sited adjacent to existing development to minimize impacts to Wright's Field Preserve. The remaining 70 acres will be preserved as open space and serve as a buffer to Wright's Field Preserve, maintaining a continuity of open space.

All environmental standards will be met, and all policies will be adhered to at the local, state and federal level. DPR will continue to work closely with agencies to preserve native habitats.

#### **What will you do with the boulders that are excavated from the grasslands?**

Some boulders will be removed. Boulders that are moved may be repurposed on site as part of the design plan, for example, in a nature play area.

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#### **How is building this park supporting the reduction of Greenhouse Gas emissions?**

By building a park within a community, residents have reason to stay and play local—versus driving far distances to enjoy the same amenities at other parks. This will help the County meet goals associated with the reduction of Greenhouse Gas emissions generated from activities within the unincorporated County.

#### **Are you considering the use of solar panels to provide power to the park?**

Solar panels exist at many County parks and properties. The DPR Development team is currently evaluating solar power options based on resources and projected power needs.

### **SAFETY AND SECURITY**

#### **How will you ensure safety and security at the park?**

Safety and security are top priorities for DPR. We strive to be a good neighbor, and we work closely with local law enforcement and emergency personnel. We maintain a constant presence, with rangers patrolling parks during open hours, live-on volunteer hosts monitoring the park after hours, and evening patrols by the Sheriff's Department.

Safety guidelines and contact information will be posted on signs throughout the park. We encourage all park users to report concerns to park staff, the County Sheriff and/or 911.

#### **What steps are being taken to address fire safety?**

A Fire and Emergency Assessment is being prepared for the park and includes Wright's Field Preserve in the assessment. Preliminary analysis does show that response times for fire or medical emergencies are within 5 minutes and no new or additional fire services beyond what is currently provided are necessary. The analysis also shows no new or unreasonable wildfire risks will be created by the proposed park. The County Fire Marshal and Alpine Fire District will review and approve the assessment, which will be finalized during the environmental impact report process.

The County Fire Marshal and Alpine Fire District have reviewed the park concept plan and have provided input on fire safety – information that has been incorporated into the park design. Installation of manicured, irrigated landscaping such as lawns and other fire-resistant plantings will offer a fire-safe area. Additionally, the paved parking lot, basketball and pickleball courts, equestrian area and other cleared assets will serve as not only to buffer and protect the park from wildfire spread, but also to provide a Temporary Safe Refuge Area (TSRA) or safe haven for park users, neighbors and even animals during a wildfire.

DPR has procedures for the enforcement of "Open Flame Bans" that are initiated by the declaration of a Red Flag Warning. When a warning is issued, field staff begin the process of shutting down all BBQs by signing and bagging/taping them off until the warning is lifted. Additional signage is posted at park entrances and throughout the park. Park staff patrol the park to enforce the ban.

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Additionally, smoking will be prohibited at the park as it is at all DPR facilities, and DPR staff will continue to coordinate with Alpine Fire District on maintaining fuel modification zones to ensure the park is a safe place to recreate.

#### **Will there be a camera surveillance system?**

Currently there is no plan for security camera surveillance system installation. This may change once the park is in operation, based on recommendations from staff and on-site volunteers. DPR will be installing downward-facing motion-detection lights in some areas, to provide additional safety after hours.

#### **How will you address potential crime, drugs and graffiti at the park?**

As it relates to park design, DPR engaged the County Sheriff's Crime Prevention Through Environmental Design team – who reviewed and shared comments on the draft design concept plan the park. That feedback, and their recommendations, were incorporated into the final design concept plan.

Rangers will patrol the park regularly to prevent crime from occurring, and to remind guests of the policies and guidelines that are in place for their safety and for the safety of the land and local environment. If a situation escalates, local law enforcement will also be dispatched.

#### **What could be done about potential homeless encampments?**

If a homeless encampment is found on DPR land, the encampment size and location is documented. Staff inform occupants that unpermitted camping is not allowed and provide occupants with homeless outreach resources. Staff then post a notice to vacate the area. If an occupant refuses to leave, law enforcement is dispatched. If the encampment is not on DPR land, but near it, staff act as good neighbors and contact the affected property owner(s). They may also assist with next steps.

#### **Can parks serve as evacuation centers?**

Yes! Because of the abundance of open space and parking, many County properties have played host to emergency workers and vehicles during disasters. The County Office of Emergency Services coordinates locations by community, and may request use of a park, like Alpine Community Park, as an evacuation zone, or as a staging area for emergency personnel. DPR staff are also trained and ready to serve.

### **TRAFFIC, PARKING AND CIRCULATION**

#### **Have you studied the potential traffic impact of the park?**

The County retained a traffic engineer to review the project and provide recommendations to minimize any potential traffic issues in and near the park – information that will be incorporated into the final design plan. Many factors are being taken into consideration, such as safe access, sidewalks, stop signs, traffic lights and speed limits. This study is being prepared by a consultant and will be reviewed by the County Department of Public Works.

#### **How will the park be accessed?**

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There will be two entry points and a frontage road along South Grade Road. The northernmost access point will be across Via Compadres, and a second point of access will be past the bend on South Grade Road near Via Viejas. The park can also be safely accessed through Wright's Field Preserve.

DPR is coordinating with the Department of Public Works (DPW) on a long-term plan to provide improved, safe pedestrian access to the park on South Grade Road via trails and pathways. Pathway improvements along South Grade Road will need to be added and prioritized in the DPW Capital Improvement Program for the Alpine community. More information on this process can be found on DPW's website: [Engineering Services \(sandiegocounty.gov\)](https://www.sandiegocounty.gov/engineering-services).

#### **Can you prevent people from using the cul-de-sac at Calle de Compadres?**

Calle de Compadres is a County-maintained public road; therefore, access will not be restricted. However, park visitors will be able to turn around in Alpine Community Park, so there may no longer be a need to use neighboring streets for that purpose.

#### **Will there be pedestrian access from Arnold or Eltinge?**

While this is not incorporated into the current plan, staff will consider options based on existing trails and access, and their impacts to the local environment. DPR is coordinating with DPW on a long-term plan to provide improved, safe pedestrian access to the park on South Grade Road via trails and pathways. Pathway improvements along South Grade Road will need to be added and prioritized in the DPW Capital Improvement Program for the Alpine community. More information on this process can be found on DPW's website: [Engineering Services \(sandiegocounty.gov\)](https://www.sandiegocounty.gov/engineering-services).

#### **Will students be able to access the park from Joan McQueen Middle School?**

While this supports DPR's efforts to promote Safe Routes to School/Nature, Backcountry Land Trust (BCLT) manages the land between Alpine Community Park and the school. Conversations are ongoing, but DPR's intention is for students and residents to use Wright's Field Preserve public trail system to safely access park.

#### **How many parking spots will be on site?**

The total number of parking spots is not yet confirmed and will depend on the amenities included in the final design plan. (Some amenities may be added, removed or adjusted following the Environmental Impact Report.) Parking areas will be made of either permeable or impermeable surfaces, or both and able to accommodate everything from small, personal vehicles to pick-up trucks, vans and horse trailers.

### **NEIGHBOR SUPPORT**

#### **What is the County's responsibility to neighbors who live near the park?**

A number of questions have surfaced from local residents concerned with park impacts to their private properties. Below, we've summarized the comments into themes and have provided responses:

## Frequently Asked Questions: Alpine Community

### Park County of San Diego Department of Parks and

Recreation *Last update: September 1, 2023*

- **Proximity to nearby housing:** The park is located in the southeastern corner of the 98-acre parcel and adjacent to existing development. This minimizes impacts to biological resources and allows for a greater stretch of open space between the active recreation area and Wright's Field.
- **Private property:** While DPR does not manage the land outside of park boundaries, staff work closely with park neighbors to address and alleviate concerns caused by park visitation. We look forward to continuing to work with our neighbors to identify problems early on, and to develop appropriate solutions to combat them.
- **Fencing:** The park will be partially fenced, and other landscaping features will be added along the perimeter of the park to provide natural barriers. Fencing height will vary based on location but will be appropriate for its intended use – whether it's to separate the park from the road, or the community garden from rabbits.
- **Blocked Views:** Very few structures will be placed within the park – for example, restrooms and a maintenance building – and none will be taller than 35 feet. Some drought-tolerant native vegetation, including trees, will be planted in the park and along the park perimeter, but they should not significantly impact views of open space.
- **Street parking:** The design plan for Alpine Community Park includes ample parking within park boundaries. As such, we do not anticipate a significant number of vehicles parked along South Grade Road or in nearby housing developments, even when the park is full.
- **Lighting:** After-hours lighting is being provided for security purposes, only. Motion-sensor lights will be installed in key areas, facing downward so as not to pollute the night sky.

## **VOLUNTEERING**

### **Who coordinates volunteers and live-on hosts?**

DPR has a full-time volunteer coordinator who manages volunteer events and opportunities across San Diego County. She will manage the hiring of the live-on host(s) and will help schedule other volunteer activities at the park, as needed and as requested by park staff.

### **Do other County parks have 24-hour support via live-on volunteer hosts?**

There are many facilities throughout the County system that have live-on volunteer hosts, for example, Los Peñasquitos Canyon County Preserve, Agua Caliente County Park, Stelzer County Park, and Flinn Springs County Park. DPR's volunteer coordinator works closely with park staff to vet volunteer candidates and ensure they are a good fit for the park and its unique demands.

### **How do I become a volunteer host?**

Contact DPR's [VOLUNTEER COORDINATOR](#) to discuss options for becoming a live-on volunteer host at Alpine Community Park, or other locales across the region. Terms span 6 months and are renewable pending evaluation. In exchange for services rendered, live-on volunteer hosts are granted a volunteer pad with power, water and sewer hookups. They must provide their own trailer or RV and other personal niceties.