Chapter 1
Introduction

1.1 Contents and Organization of the Final Environmental Impact Report

This Final Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts that may result from implementation of the Alpine Park Project (project), an approximately 25-acre active park within 96.6 acres of undeveloped land in the unincorporated community of Alpine in east San Diego County. The content and format of this Final EIR is designed to meet the requirements of the California Environmental Quality Act (CEQA); the CEQA Guidelines, Article 9, specifically CEQA Guidelines Section 15132.

The County of San Diego (County) published a Notice of Preparation for an EIR for the project on March 8, 2021. The County also published a recorded presentation in lieu of a scoping meeting and initiated a 30-day public comment period on the NOP. In September 2021, the County Department of Parks and Recreation (DPR) prepared a Draft EIR for the project to analyze the potential significant environmental impacts resulting from construction and operation of the project. Upon review of comments received on the Draft EIR, County DPR determined that portions of the Draft EIR needed to be corrected. Therefore, the following sections were recirculated in December 2022 to correct deficiencies or provide additional information; Executive Summary; Section 4.4, *Biological Resources*; Section 4.9, *Hazards and Hazardous Materials*; Section 4.20, *Wildfire*; Chapter 6, *Alternatives*; and associated technical appendices.

On December 6, 2023, the County certified the project's 2023 FEIR and approved the project. On January 5, 2024, the Cleveland National Forest Foundation and the California Native Plant Society (Petitioners) filed a lawsuit, alleging approval of the project violated the California Environmental Quality Act (CEQA). The Superior Court of the State of California (Superior Court) ruled in the Petitioners' favor for the CEQA claim regarding the EIR's analysis of potential impacts related to western spadefoot toad, pallid bat, wildfire, and vehicle traffic public safety. On January 20, 2026, the Superior Court entered a judgment granting the petition for Writ of Mandate (Writ) solely as to these CEQA issues. The Writ ordered the County to set aside the Board's certification of the EIR for the project and rescind all project approvals, including but not limited to the County's adoption of Environmental Findings and Mitigation, Monitoring, and Reporting Program. The Court further stated that to the extent that the County revises the project's EIR, the revised environmental analysis must address only the CEQA deficiencies identified in the Court's June 9, 2025 Minute Order.

In response to the Court's January 2026 Writ, the County revised the project's EIR to address the issues listed above. Section 4.4, *Biological Resources*; Section 4.9, *Hazards and Hazardous Materials*; Section 4.17, *Transportation and Circulation*, and Section 4.20, *Wildfire* were recirculated for public review from July 31, 2026, through September 14, 2026, to correct the deficiencies identified by the Court. As described above, the revised analysis was only required to address the CEQA deficiencies identified by the Court, and the previously certified 2023 FEIR was not recirculated in its entirety for public review.

The Draft EIR, 2022 Recirculated Draft EIR, and 2026 Recirculated Draft EIR that were previously circulated for public review are an integral part of this Final EIR; each of these documents are intended to be used together and provide a comprehensive analysis of the project. Table 1-1 summarizes the organization and content of the Final EIR.

Table 1-1. 2026 Final EIR Content and Organization

Location	Contents
VOLUME 1 – 2026 Final EIR Introduction and Response to Comments	
Chapter 1 – Introduction	Summarizes the background and organization of the Final EIR.
Chapter 2 – Reader's Guide	Explains the project's history, the contents of the 2026 Recirculated Draft EIR, and the revisions made since the 2023 FEIR was certified.
Chapter 3 – Response to Comments on the 2026 Recirculated Draft EIR	Includes comment letters from all agencies, organizations, and individuals that provided comments on the 2026 Recirculated Draft EIR during the public review period. Each comment letter, and comment within it, is assigned a comment number, which corresponds to a response (CEQA Guidelines Section 15132).
Chapter 4 – References	Includes a list of references used in Volume 1 of the Final EIR.
VOLUME 2 – 2026 Final EIR Sections and MMRP	
2026 Final EIR Sections	Volume 2 of the Final EIR includes a compiled version of all Final EIR sections, including the revised 2023 FEIR and 2026 RDEIR chapters. Single ~~strike-out~~/underline indicates changes that were made between the 2022 RDEIR and the 2023 FEIR. Double ~~strike-out~~/underline indicates changes that were made between the 2023 FEIR and the 2026 RDEIR. Double ~~strike-out~~/underline with light gray shading indicates changes that were made between the 2026 RDEIR and the Final EIR (CEQA Guidelines Section 15132).
Attachment 1 – Mitigation Monitoring and Reporting Program	The Mitigation Monitoring and Reporting Program (MMRP) for the project is included as Attachment 1 to Volume 2. The MMRP is presented clean in table format and identifies mitigation measures for the project, the party responsible for implementing the mitigation measures, the timing of implementing the mitigation measures, and the monitoring and reporting procedures for each mitigation measure (CEQA Guidelines Section 15097).
VOLUME 3 – 2026 Final EIR Appendices	
2026 FEIR Appendices	Volume 3 of the Final EIR includes all the Appendices to the Final EIR, including Appendices A through M (CEQA Guidelines Section 15132). These Appendices include the technical reports and analysis to support the 2026 Final EIR Sections in Volume 2.
VOLUME 4 – 2023 Final EIR Response to Comments	
Chapter 3 – Response to Comments on the Draft EIR and Recirculated Draft EIR	Volume 4, contents of which were previously included in Volume 1 of the 2023 Final EIR, begins with Chapter 3 as previous Chapters 1 and 2 were introductions to the 2023 Final EIR that are no longer relevant. The Chapters 1 and 2 previously provided

	in this Volume have been replaced by Volume 1 Chapters 1 and 2 described above. Chapter 3 includes a list of agencies, organizations, and individuals that provided comments on the Draft EIR and Recirculated Draft EIR during the corresponding public review periods. Each comment is assigned a comment number, which corresponds to a response (CEQA Guidelines Section 15132).
Attachment 2 – Response to Comments Master Response Index	Includes a list of comments responded to using the Master Responses.
Attachment 3 – Public Comments on the Draft EIR and Recirculated Draft EIR	Attachment 3 contains copies of the public comment letters received on the Draft EIR and Recirculated Draft EIR.
VOLUME 5 – 2022 Recirculated Draft EIR	
2022 Recirculated Sections of the Draft EIR	Volume 5 of the Final EIR includes the sections of the Draft EIR that were revised and recirculated in December 2022 in response to public comments (CEQA Guidelines Section 15132). Single ~~strike-out~~/underline indicates changes that were made between the Draft EIR and the 2022 Recirculated Draft EIR.

The Final EIR may be viewed online at https://www.sdparks.org/content/sdparks/en/park-pages/AlpineCountyPark/environmental-impact-report.html.

A paper copy of the five volumes of the Final EIR, as described below, is available for review during normal business hours at the County of San Diego, Department of Parks and Recreation at 5510 Overland Avenue, Suite 270, San Diego, CA 92123.

1.2 Certification of the Final EIR

County DPR is the Lead Agency, as defined in CEQA Guidelines Section 15367, because it has principal responsibility for carrying out and approving the project. As Lead Agency, County DPR also has primary responsibility for complying with CEQA. The Board of Supervisors, in its role as the decision-making body of the County of San Diego, is responsible for certifying the Final EIR and approving the Findings of Fact pursuant to Sections 15090–15093 of the CEQA Guidelines prior to project approval. Specifically, the Board must certify that:

- The Final EIR has been completed in compliance with CEQA;
- The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the project; and
- The Final EIR reflects the Lead Agency's independent judgment and analysis.

Other agencies may use the information contained in this Final EIR when considering issuance or authorization of any other approvals for the project. The Final EIR, in compliance with Section 15132 of the CEQA Guidelines, includes the Volumes and attachments listed in Table 1-1 above.