Chapter 2
Environmental Setting

2.1 Introduction

This chapter describes the overall physical environmental conditions ~~int trying~~ in the vicinity of the project, both from a local and regional perspective, as they existed at the time this ~~Draft~~Final EIR was published. Resource-specific existing conditions are provided within each individual resource section of Chapter 4, *Environmental Analysis,* which also discusses consistencies with applicable plans.

2.2 Project Location and Setting

The project is in the eastern portion of San Diego County, California, approximately 1 mile south of the center of the unincorporated community of Alpine, and approximately 1 mile south of Interstate ~~8~~ (I-~~8~~) 8 (Figure 2-1~~).~~). The project is adjacent to the ~~Backcountry~~Back Country Land Trust's (BCLT) Wright's Field Preserve, to the north of South Grade Road ~~and,~~ east of Tavern Road, and south of Alpine Boulevard.

The project ~~is located~~falls within the ~~planning~~ area ~~g~~covern~~e~~d by the ~~County of San Diego~~ Alpine Community Plan~~,~~ and is subject to the General Plan Rural Lands Regional Category, with a Semi-Rural Residential (SR-2~~)~~) land use designation. The site is currently zoned as A70, Limited Agricultural Use, and S80, Open Space.

2.3 Surrounding Conditions

The project is in the central portion of the community of Alpine. ~~The surrounding land uses include open space conservation, semi-rural residential, and vacant/undeveloped land.~~ I-8 is 1 mile to the north, and South Grade Road is adjacent to the eastern and southern portions of the project site. Surrounding land uses include open space conservation to the west; open space conservation and semi-rural residential development to the south; a mix of open space, rural lands, and semi-rural residential development to the north and east; and semi-rural development to the east. These lands are used for environmental open space; habitat preserve; rural residential properties; and recreational activities such as hiking, mountain biking, and equestrian trails. The topography is hilly, sloping to the south towards South Grade Road.

2.4 Existing Site Conditions

The project site was undeveloped until it was purchased as part of a larger farm by Sydney and Anna Wright in 1920. The Wrights lived on the property until 1957. The site has been subject to a variety of proposed development plans that were never brought to fruition. County DPR acquired approximately 96.6 acres of undeveloped land within the unincorporated community of Alpine in

east San Diego County in March 2019. The project site is adjacent to Wright's Field Preserve, which is managed by BCLT as part of the Multiple Species Conservation Program (MSCP) ~~of the~~ County of San Diego~~.~~ Subarea Plan. Wright's field was preserved in the 1990s when ~~the Back Country Land Trust~~BCLT purchased approximately 230 acres near the project site. Set on privately owned property, Wright's Field provides 245 acres of open-space conservation land held in the public trust by BCLT. Each parcel of Wright's Field has a conservation easement (BCLT 2020).

2.5 Existing Operational Conditions

The project site is currently undeveloped, and although it is closed to the public, is used as unofficial recreational open space. The project site has relatively unrestricted access via a series of dirt access footpaths that ~~b~~dissect it. The adjacent Wright's Field is open to the public for hiking, biking, and horseback riding. The informal use trails that transverse the project site connect with BCLT trails, which lead to a trailhead located adjacent to the northeast corner of Joan MacQueen Middle School.



0 2 4 Miles
1 in = 4 miles

Figure 2-1
Project Location
Alpine Park Project

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