Chapter 3
Project Description

3.1 Introduction

The County DPR Alpine Park project ~~("the Project") is the proposed~~includes development of an approximately 25-acre local active park ~~to be located~~ within 96.6 acres of ~~County-owned~~ undeveloped land within the unincorporated community of Alpine. The project would conserve the remainder of the property ~~(approximately 70 acres)~~ as open space~~/preserve~~.

This chapter outlines ~~theProject's~~the project's objectives, provides an overview of project components and features, summarizes construction and operations activities, and lists the approvals that will be required for the project. A detailed description of the ~~P~~project site and existing conditions is provided in Chapter 2, *Environmental Setting*, which also includes the ~~P~~project location map (Figure 2-1).

3.2 Project Objectives

Section 15124(b) of the ~~State~~ CEQA Guidelines requires the project description to contain a statement of objectives that includes the underlying purpose of the project. The objectives of the project are identified below.

1. Create a place where all Alpine residents can gather and connect as a community.
2. Anticipate, accommodate, and manage a variety of active and passive recreational uses ~~and~~, as well as an open space preserve ~~visitation~~, that benefit all members of the Alpine community, both now and in the future.
3. Provide for long-term natural and cultural resource management consistent with the goals and objectives of the Multiple Species Conservation Program (MSCP) ~~governing~~for the preserve portion of the property.
4. Design a community park that integrates and, where feasible, preserves ~~and integrates~~ natural features into the park design.
5. Enhance the quality of life in Alpine by providing exceptional park and recreation opportunities that ~~can~~ improve health and wellness~~,~~ while ~~also~~ preserving significant natural and cultural resources.
6. Protect public health and safety by incorporating Crime Prevention ~~T~~through Environmental Design ~~(CPTED) elements~~ and other safety measures into park design.
7. Manage ~~the proposed~~ Alpine County Park consistent with County DPR's missions, policies, and directives, ~~and~~along with applicable laws and regulations.
8. Reflect Alpine community's heritage through the inclusion of architectural elements that reflect the rural nature of Alpine.

3.3 Project Components and Features

As noted in Chapter 2, County DPR acquired ~~approximately~~ 96.6 gross acres including public rights-of-way (i.e., South Grade Road) of undeveloped land within the unincorporated community of Alpine in 2019. The project site totals 94.2 acres when public rights-of-way are removed. The project is located adjacent to BCLT's Wright's Field Preserve, north of South Grade Road, east of Tavern Road, and south of Alpine Boulevard (Figure 2-1). The development of the approximately 25-acre active park will include modifications to existing trails, with the remaining approximately 70 acres being conserved as open space~~/preserve~~, as shown on Figure 3-1~~.~~.

The project falls ~~under~~within the ~~jurisdiction~~boundary of the ~~County of San Diego~~ Alpine Community Plan ~~which~~and has a land use designation of Semi-Rural Residential (SR-2) and is zoned A70, Limited Agricultural Use~~,~~, and S80, Open Space. The ~~County~~property Assessor's Parcel Numbers (APNs) for the proposed park and ~~preserve~~open space are: 404-171-12 and a portion of 404-170-63.

Access to the park ~~(as shown on Figure x-x)~~ would be provided from two driveways ~~to be~~ located along South Grade Road. The primary park entrance would be on the eastern side of the property as a new intersection leg of the South Grade Road and Calle de Compadres intersection, and it would operate as a two-way stop~~an all-way, stop-controlled~~ intersection. The second driveway would include a new intersection at the southern end of the property that would operate as a side-street, stop-controlled intersection. Both driveways would allow full access to the project site.

3.3.1 Active Park

The project would develop ~~an~~a local active park with the following potential amenities: multi-use turf areas, a baseball field, an all-wheel park, bike skills area, recreational courts (~~i.e.,~~.g., for basketball, pickleball~~, game table plaza~~), fitness stations, leash-free dog area, restroom facilities, an administrative facility/ranger station, equestrian staging and a corral, nature play area, community garden, a volunteer pad, picnic areas with shade structures~~,~~ and picnic tables, game table plaza, and multi-use trails. General park access and parking is free to the public; however, reservation fees may apply for special events. Figure 3-2 depicts the concept plan for the proposed active park. A parking area would accommodate ~~approximately 250–275 single~~up to 240 vehicle spaces. The parking ~~area~~lots along the eastern portion of the project site would be built with an earthen berm ~~separating it from~~in between the parking lots and South Grade Road. Americans with Disabilities Act (ADA) parking spaces would be available near the primary entrance and administrative building, and in the eastern portion of the site, along South Grade Road. Volunteer pad parking spaces, equestrian staging areas, and corrals would be located in the northern portion of the project site. The vegetated berm would be of varying height, but would generally build in height from the north to the south in order to obscure direct ~~re~~views of the parking lot of users of South Grade Road and adjacent residents. Along the northern portion of the project site~~,~~ where the berm would be lower, the park facilities, including the equestrian facilities, the dog park, and the internal circulation infrastructure may be visible through the vegetation. ~~-~~Along the southern portion of the project site~~,~~ where the berm would be 12 feet higher than the roadway, the landscaped berm would make up the whole view to the west. In the southern portion of the project site the berm would be elevated approximately 2 feet above the parking area. A decomposed granite pathway would be installed on the eastern boundary of the park, adjacent to South Grade Road.

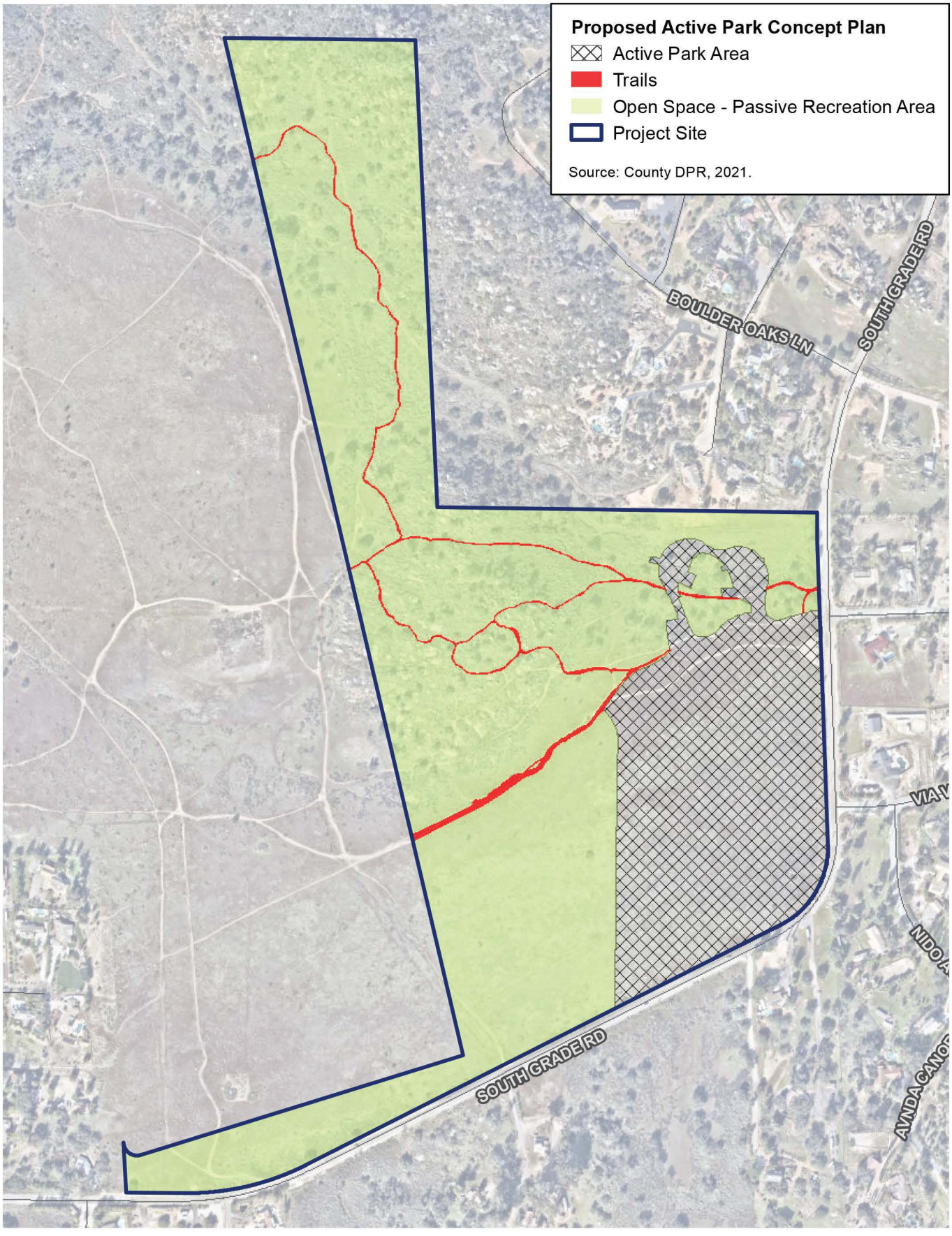

Figure 3-1
Proposed Project
Alpine Park Project



SITE ELEMENT KEY

1. MULTI-USE TRAIL
2. ADMIN/RESTROOM
3. RESTROOM
4. SHADE PAVILION
6. SHADE SHELTER
6. SHADE SAIL
7. ADA PARKING
6. ALL-WHEEL PARK GATEWAY
9. COMMUNITY GARDEN
10. GARDEN STORAGE
11. NATURE PLAY AREA
12. 2-5 PLAY AREA
12. VOLUNTEER PAD
14. PICKLEBALL COURTS
15. BASKETBALL COURT
16. GAME TABLE PLAZA
17. PICNIC AREA
18. CORRAL
19. EQUESTRIAN STAGING
20. DROP-OFF/PICK-UP
21. BIKE PARK
22. ALL-WHEEL PARK
23. BASEBALL FIELD
24. MULTI-USE TURF AREA
25. SECONDARY PARK ENTRANCE
26. PRIMARY PARK ENTRANCE
27. PARKING
20. DOG PARK
29. EXISTING TRAIL
20. EXISTING TREES
31. BERMED LANDSCAPE SCREEN
32. PARK MONUMENT SIGN
23. NATIVE PLANTS
34. FITNESS STATIONS
35. ENGINEERED WOOD FIBER
36. TRASH ENCLOSURE
37. RETENTION BASIN
35. EXISTING LANDSCAPE/TERRAIN
39. EXISTING FENCE

PARKING SUMMARY

25[illegible]	STANDARD SPACES
10	[illegible]A SPACES
2	VO[illegible]NTEER PAD SPACE
11	EQUE[illegible]RIAN STAGING SPACES
273	TOTAL [illegible]CES

DPR DIRECTOR SIGNATU[illegible]/APPROVAL DATE

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Source: County of San Diego DPR, 2020.

Figur[illegible] 3.2
Proposed Active Park Concept Pl[illegible]n
Alpine Park Projec[illegible]



SITE ELEMENT KEY

1. MULTI-USE TRAIL
2. ADMIN/RESTROOM
3. RESTROOM
4. SHADE PAVILION
5. SHADE SHELTER
6. SHADE SAIL
7. ADA PARKING
8. ALL-WHEEL PARK GATEWAY
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32. PARK MONUMENT SIGN
33. NATIVE PLANTS
34. FITNESS STATIONS
35. ENGINEERED WOOD FIBER
36. TRASH ENCLOSURE
37. RETENTION BASIN
38. EXISTING LANDSCAPE/TERRAIN
39. EXISTING FENCE

PARKING SUMMARY

240 SPACES (including standard, ADA, trailers)

DPR DIRECTOR SIGNATURE/APPROVAL DATE

NORTH

NOVEMBER 3, 2020

CONCEPT PLAN

ALPINE COMMUNITY PARK

COUNTY OF SAN DIEGO PARKS AND RECREATION

MW PELTZ + ASSOCIATES
1433 Cedros Avenue, Suite B104
Solana Beach, CA 92075

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Figure3-2
Proposed Active Park Concept Plan
Alpine Park Project

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~~Americans with Disabilities Act (ADA) parking spaces would be available near the primary entrance and administrative building, and in the eastern portion of the site, along South Grade Road. Volunteer pad parking spaces, equestrian staging areas, and corrals would be located in the northern portion of the project site~~

The active park would consist of numerous features that would require new structures and built facilities; including athletic courts and fields, fencing, shade structures, a playground, picnic tables, a bike ~~park~~skills area and ~~"~~all-wheel~~"~~ park, equestrian corral and staging area, restroom building, ~~and~~ administrative building, and storage structures. ~~Buildings on the site~~The buildings would be designed ~~using~~with a ~~"~~barn-style~~"~~ architecture~~, in order~~ to complement the rural agricultural character of the surrounding area. In addition to the structures, the project would include other development elements, including parking lots, multi-use trail, sidewalks, a decomposed granite pathway, and landscaping.

The project ~~would include~~includes two horse corrals in the northern portion of the active park, directly west of the northern entrance. In this same area, there ~~would~~will be a paved equestrian staging area with space for parking five equestrian trailers. This staging area will contain receptacles for ~~general~~waste and equestrian ~~waste~~manure, and a ~~Vector~~Manure Management Plan will be prepared for the project. In the northern portion of the project site~~,~~ where the equestrian facilities would be developed, groves of existing oaks would remain in place, and development as well as new landscaping would be built around the existing habitat, to be compatible.

The north entrance ~~to~~of the active park would lead to an approximately ~~5,000~~1,200-square-foot volunteer pad. A volunteer pad is a permanent staging area for a recreational vehicle (RV) or similar vehicles. A live-on volunteer, maintenance staff, and a park ranger would help with maintenance and management of the property. Water and electricity would be connected to the volunteer pad. A community garden and ~~adjacent~~ parking area containing a trash enclosure~~.~~ are also located adjacent to the volunteer pad and across from the park's north entrance. A dog park would be included near the north entrance ~~to~~of the park, adjacent to South Grade Road. This area would include separate fenced areas for large and small dogs. The project includes the construction of an administrative building in the center portion ~~of~~or the park~~,~~ near the north entrance~~,~~ with a restroom facility, an office, maintenance/vehicle/storage space, and a multipurpose room. Building heights would range from 15 to 19 feet.

~~One approximately 1,200-square-foot volunteer pad is proposed in the western portion of the park. The volunteer pad would be a permanent staging area for a recreational vehicles (RV) or similar vehicles. One volunteer would live on site full time to help with park maintenance and management. Water and electricity would be connected to the volunteer pad. A nature play area and natural turf space would be located south of the volunteer pad, adjacent to the open space/preserve area.~~

On the western portion of the proposed active park, an approximately 20,000-square-foot ~~"~~all-wheel~~"~~ park would be constructed with concrete~~.~~ and would accommodate bicycles, scooters, and skateboards. A proposed bike ~~park~~skills area would be located south of the ~~"~~all-wheel~~"~~ park with features for beginner, intermediate, and advanced cyclists. The bike ~~park~~skills area would cover approximately 20,000 square feet and include both natural and synthetic features, trails, and tracks. A nature play area and natural turf space would be located north of the all-wheel park and adjacent to the open space area.

A synthetic turf baseball field would be located west of the parking area, near the eastern boundary of the park. Two natural turf multi-use fields would be included south and west of the proposed baseball field. South of the natural turf fields, a small restroom facility would be constructed near the southern entrance.

~~Permanent~~All permanent exterior security lighting would be installed ~~throughout the park and would be designed~~ such that lamps and reflectors ~~would~~are not ~~be~~ visible from beyond the project site and on motion sensors. Such lighting would not cause excessive reflective glare; directed lighting would not illuminate the nighttime sky, illumination of the project facility and its immediate vicinity would be minimized, and the lighting plan would comply with local policies and ordinances. Outdoor lighting would be solar powered and photovoltaic (PV) panels would be installed in the parking lot. PV panels would be mounted on six overhead structures ~~shading~~over parking spaces within the proposed active park.

~~Regarding waste management~~For utilities, the project would either~~; (a)~~ connect to the existing sewer system or ~~(b) provide~~include a septic system~~.~~ to serve the restroom facilities, administration facility/ranger station, and volunteer pad. If the onsite connection to an existing sewer line is the option chosen, it ~~would~~will connect to the existing sewer line within Tavern Road, west of the project site, or the existing sewer line within the northern portion of South Grade Road near ~~its~~the intersection with Alpine Boulevard. The existing ~~sewers are~~sewer line is served by the San Diego County Sanitation District ~~(SDSD). The sewer line option would include eight manholes spaced approximately 400 feet apart, a 4,500-linear-foot sewer force main, and 2,500 linear feet of sewer line. The sewer system option would be designed for peak park use.~~

~~Regarding on site water service, a.~~ A pipeline would be connected from ~~an existing~~the force main to the restroom facility in the southern portion of the proposed park. Approximately 5,400 linear feet of ~~new service pipeline~~trenching would be required within South Grade Road at a depth of 4 to 12 feet below ground, with a width of approximately 18 to 24 inches. The pipeline would be trenched in the centerline along the existing road right-of-way and along the proposed parking area leading to the restroom building in the southern portion of the project site. Soil would be excavated to approximately 4 to 12 feet below the surface, sand would be layered in the trench, then the pipeline would be laid~~,~~ with trench being back-filled with the excavated materials. The sewer line option would include eight manholes spaced approximately 400 feet apart, a 4,500-linear-foot sewer force main, and 2,500 linear feet of sewer line.

~~An~~The onsite ~~sewer~~septic treatment system is ~~a~~the second option for disposal of sewage associated with the project. This system would be located near the restrooms in the northern portion of the project site, north of the equestrian staging area. Two septic tanks are proposed, one of which would be near the restroom in the southern portion of the project site with a capacity of 1,500 gallons and a main tank near the restroom in the northern portion of the project site with a capacity of 15,000 gallons. ~~The~~It is anticipated that the proposed septic system would have a capacity of 5,000 gallons per day, using a filter treatment system that ~~would include~~includes the treatment, recirculation, and discharge stages of the treatment process. The septic tanks would be buried underground at a depth of approximately 7 feet, with the top of the tank approximately 6 inches above ground. The septic tanks would be approximately 30 feet long with a diameter of approximately 5 feet. Solids would be removed from the tanks approximately once per week via truck. ~~The~~Approximately 90 cubic yards of soil would be excavated and removed from the project site based on the size of the tank ~~would be~~ determined necessary during final project design. The standard septic system would incorporate a dosing system that disperses liquids into the drip system. The onsite septic system's drip lines

would be placed at a depth of approximately 7.5 feet. The effluent would be discharged to a treatment leach field, which would be a subsurface drip irrigation. The effluent would be transferred from the restroom facilities to an advanced treatment leach field, which would be a subsurface drip irrigation system. The ground above the leach field would be landscaped with natural vegetation communities. The associated aboveground improvements associated with the treatment system would be a manhole and a cleanout at ground surface level.

Water supplies would be provided by Padre Dam Municipal Water District. Proposed water lines would connect with the existing water line within South Grade Road at the main entrance to the active park. Water supplies would be used for two proposed fire hydrants, two proposed water service areas (located at the restroom facilities and ranger station), and nine proposed water fountains. Water demand is anticipated to be approximately 16,471,273 gallons per year.

Stormwater retention basins would be located throughout the park. Electricity connection points would be located near the park's primary entrance, and natural gas use is not anticipated.

3.3.2 Trails

There are approximately 1.1 miles of existing multi-use trails and access roads that would be maintained in perpetuity within the open space~~/preserve~~ area. Figure 3-1 identifies ~~these~~ existing trails that would remain open to the public. These trails are currently within existing disturbed areas or bare ground, and therefore no vegetation removal is anticipated. Periodic maintenance of trails would occur~~, however,~~ and may include minor trail improvements such as installation of water breaks. County DPR would maintain public access through the open space~~/preserve~~ area by installing signage to clearly identify public access areas. Signs would be installed in the least sensitive areas possible.

The length and location of existing trails may be modified by ~~the~~ County DPR if public health and safety, resource protection, user preferences, or physical conditions require it. Trails realignment ~~would~~will only occur within scrub habitats in the northern portion of the project site~~, in order~~ to avoid biologically sensitive areas. No trail realignments would occur in the southern portion of the project site, and trail realignment activities ~~would~~are not ~~be~~ intended to create new trails. Redundant trails and those outside of the proposed trail plan would be revegetated. County DPR would use signage and barriers such as vegetation, rocks/boulders or fencing to restrict access to closed trail areas.

3.3.3 Open Space~~/Preserve~~

Approximately 70 acres of the undeveloped 96.6-acre parcel would be conserved as open space~~/preserve~~. County DPR proposes to implement a Habitat Conservation Plan ~~(HCP)~~ to preserve occupied habitat for ~~the~~ Quino checkerspot butterfly (~~Quino~~QCB). The ~~HCP~~Habitat Conservation Plan would emphasize protection of habitat through impact avoidance and use of operational protocols designed to avoid or minimize impacts on ~~the butterfly.~~QCB. County DPR would supplement these operational protocols, or avoidance and minimization measures, with permanent, onsite conservation, restoration, and management within the open space~~/preserve~~ area.

3.4 Project Construction

~~Construction~~Project construction would occur in ~~one phase~~two phases over ~~an estimated~~ 16 months ~~and is anticipated to begin in fall 2022.~~~~spring 2024~~. Phases 1 and 2 would consist of approximately 11 and 14 acres, respectively (Figure 3-3). Construction equipment would include tractors, excavators, backhoes, water truck, drill rig, bobcat, forklift, rollers, a rubber tire loader, wheel tractor scrapers, an air compressor, a generator set, a crane, and a concrete truck. Construction activities would occur between 7 a.m. and 7 p.m. in compliance with County of San Diego Noise Ordinance (Sections 36.408 (Hours of Operation of Construction Equipment) and 36.409 (Sound Level Limitations on Construction Equipment)). Construction staging activities would occur within the project site. All staging areas would be paved or heavily disturbed with no existing vegetation.

Approximately 21.75 acres of grading would occur at the project site, with approximately 47,200 cubic yards of soil ~~being~~ excavated~~,~~ and approximately 5,750 cubic yards of soil ~~needing to be~~ imported to the project site. The southern portion of the site would contain a retention basin. Compliance with the General Construction Permit would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) for the project site, which would outline the Best Management Practices (BMPs) that would be implemented during construction activities to prevent soil erosion and runoff from the construction site to nearby water bodies.

3.5 Project Operation

Operation of the project would be expected to serve local community residents and visitors, with an anticipated average daily use of 500 ~~p people, using a variety of the available facilities.~~people. The sewer system option would be designed for peak park use. The project would be open to the public from sunrise to sunset ~~at which time the park would be closed~~. As part of project operations, signs with park rules and regulations would be clearly posted, in compliance with County Code of Regulatory Ordinances Title 4, Public Property, Division 1, Parks and Recreation, Chapter 1, County Parks and Recreation.

Gates would be installed at each entrance, which would be locked during non-operational hours. Dogs on leashes would be allowed within all areas of the park, and dogs off leash would be permitted within the dog park. ~~During operation, "No Parking" signs may be installed along~~Once operational, should overflow parking occur, parking is allowed within the ~~shoulder~~ public right-of ~~South Grade Road, if deemed necessary by the County~~-way as long it does not create a safety issue. County DPR will continue to monitor parking usage and coordinate with the Department of Public Works (DPW) ~~Traffic Division, to prevent potential overflow parking on South Grade Road.~~to install "No Parking" signs where appropriate. County DPR will work with DPW and the San Diego Sheriff's Department to enforce parking regulations, including ticketing or towing any vehicles parked within a no-parking area.

The project would ~~involve one onsite ranger, two~~include a live-on volunteer, maintenance staff, and ~~one volunteer. The volunteer would live on site full time~~a park ranger to help ~~with maintenance and~~enforce County policies and oversee management of the property. They would also implement the fire prevention measures and sports programming policies described in Section 4.20.6.1 and Section 4.17.4.3.

~~Usage of the [main attractors – e.g., baseball field, soccer field, multi-turf field, basketball, tennis & pickleball] …… [perhaps explain how much "organized" use (leagues or teams)] is under consideration, would be allowed, or to which limitations might apply.]~~



Figure 3-3
Alpine Park Phasing Map
Alpine Park Project