Chapter 6
Alternatives

6.1 Overview

This chapter describes and analyzes a range of reasonable alternatives that could feasibly attain most of the basic project objectives while avoiding or substantially lessening one or more of the significant effects of the project. The primary purpose of this chapter is to ensure that the comparative analysis provides enough detail to foster informed decision-making and public participation in the environmental process.

Five alternatives to the project are analyzed in this chapter and discussed in terms of their merits relative to the project.

- Alternative 1 – No Project Alternative
- Alternative 2 – Sports Complex Alternative
- Alternative 3 – Reconfigured Project Alternative
- Alternative 4 – Reduced Project Alternative
- Alternative 5 – Passive Park Alternative

Based on the analysis below, Alternative 4, the Reduced Project Alternative, would be the environmentally superior alternative.

6.2 Requirements for Alternatives Analysis

The CEQA Guidelines require that an EIR present a range of reasonable alternatives to a project, or to the location of a project, that could feasibly attain a majority of the basic project objectives but that would avoid or substantially lessen one or more significant environmental impacts of the project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires an EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR need not consider every conceivable alternative to a project. Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the basic project objectives, are not feasible, or do not avoid or substantially lessen any significant environmental effects (CEQA Guidelines Section 15126.6[c]).

In addition to the requirements described above, CEQA requires the evaluation of a No Project Alternative, which analyzes the environmental effects that would occur if the project did not proceed (CEQA Guidelines Section 15126.6[e]). Moreover, the EIR is required to identify the environmentally superior alternative. If the environmentally superior alternative is the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]).

6.3 Selection of Alternatives

In developing alternatives that meet the requirements of CEQA, the starting point is the project's objectives. The project includes the following objectives.

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, 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) for the preserve portion of the property.
4. Design a community park that integrates and, where feasible, preserves natural features into the park design.
5. Enhance the quality of life in Alpine by providing exceptional park and recreation opportunities that improve health and wellness~~,~~ while preserving significant natural and cultural resources.
6. Protect public health and safety by incorporating ~~the~~ Crime Prevention ~~T~~through Environmental Design and other safety measures into the park design.
7. Manage 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.

CEQA also requires that alternatives be feasible. *Feasible* is defined in CEQA as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors" (Public Resource Code Section 21061.1). The CEQA Guidelines indicate that the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, other plans or regulatory limitations, and jurisdictional boundaries, along with whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (CEQA Guidelines Section 15126.6).

Finally, the alternatives should also avoid or substantially lessen one or more significant environmental impacts that would occur under the project. Table 6-1 summarizes the project's significant impacts, which have been identified to assist with focusing the analysis of alternatives in Section 6.5.

Table 6-1. Summary of Significant Effects of the Project

Resource Impact	Significant and Unavoidable	Less than Significant with Mitigation
Section 4.1, Aesthetics and Visual Resources		
Impact-AES-1: Substantially Degrade Rural Views from Public Vantage Points during Construction.		X
Impact-AES-2: Substantially Degrade Rural Views from Public Vantage Points during Operation.		X
Impact-AES-3: New Source of Light Adversely Affecting Nighttime Views.		X
Section 4.2, Agriculture and Forestry Resources		
N/A		
Section 4.3, Air Quality and Health Risk		
Impact AQ-1: Objectionable Odors.		X
Section 4.4, Biological Resources		
Impact-BIO-1: Significant Impacts on Decumbent Goldenbush.		X
Impact-BIO-2: Potentially Significant Impacts on Engelmann Oaks.		X
Impact-BIO-3: Significant Impacts on QCB Occupied Habitat During Construction.		X
Impact-BIO-4: Significant Impacts on Western Spadefoot.		X
Impact-BIO-5: Habitat Impacts on Special-Status Reptiles.		X
Impact-BIO-6: Habitat Impacts on Special-Status Avian Species.		X
Impact-BIO-7: Impacts on MBTA-Protected Avian Species During Breeding Season.		X
Impact-BIO-8: Potential Impacts on Breeding Burrowing Owl.		X
Impact-BIO-9: Impacts on Raptor Foraging Habitat.		X
Impact-BIO-10: Habitat Impacts on Special-Status Bats.		X
Impact-BIO-11: Potential Impacts on Maternal Roost Sites.		X
Impact-BIO-12: Habitat Impacts on Special-Status Mammals.		X
Impact-BIO-13: Operational Impacts on Special-Status Wildlife Species.		X
Impact-BIO-14: Direct Impacts on Sensitive Natural Communities.		X
Impact-BIO-15: Conflicts with County Consolidated Fire Code.		X
Section 4.5, Cultural Resources		
Impact-CUL-1: Potential to Unearth and Damage Significant Archaeological Resources during Construction.		X
Impact-CUL-2: Potential Impact on Paleontological Resources.		X
Impact-CUL-3: Potential to disturb any human remains, including those interred outside of formal cemeteries.		X
Section 4.6, Energy		
N/A		
Section 4.7, Geology and Soils		
Impact-GEO-1: Potential Impact on Paleontological Resources.		X

Resource Impact	Significant and Unavoidable	Less than Significant with Mitigation
Section 4.8, Greenhouse Gas Emissions and Climate Change		
Impact-GHG-1: Conflict with an Applicable Plan, Policy, or Regulation.		X
Section 4.9, Hazards and Hazardous Materials		
Impact-HAZ-1: Potential Release of Contaminated Soil.		X
Section 4.10, Hydrology and Water Quality		
N/A		
Section 4.11, Land Use and Planning		
N/A		
Section 4.12, Mineral Resources		
N/A		
Section 4.13, Noise and Vibration		
Impact-NOI-1: Construction Noise during Installation of the Sewer System.		X
Impact-NOI-2: Onsite Operational Noise at the Active Park.		X
Section 4.14, Population and Housing		
N/A		
Section 4.15, Public Services		
N/A		
Section 4.16, Recreation		
N/A		
Section 4.17, Transportation and Circulation		
N/A		
Section 4.18, Tribal Cultural Resources		
Impact-TCR-1: Excavation Related to the Project Would Potentially Damage Tribal Cultural Resources.		X
Section 4.19, Utilities and Service Systems		
Impact-UTIL-1: Operation of the Project Has the Potential to Require New or Expanded Water Facilities.		X
Impact-UTIL-2: Insufficient Water Supplies Available to Serve the Project during Operation.		X
Section 4.20, Wildfire		
N/A		

6.4 Alternatives Considered

A total of six alternatives were initially considered for evaluation. Based on the criteria described in Section 6.3, *Selection of Alternatives*, in addition to evaluating the No Project Alternative, ~~three~~four other alternatives were carried forward. The alternatives that were considered but rejected included an alternate location alternative, which would consist of multiple "mini-parks" throughout Alpine, and a reduced project alternative that would only include the staging area and trails. The

alternatives below that were carried forward and analyzed provide variations, adjusting various components of the project to help reduce environmental impacts. Table 6-2 summarizes the buildout acreages for the four alternatives that were carried forward.

Table 6-2. Summary of Alternative Park Acreages

Alternative	Active Park Acreage	Passive Park Acreage	Open Space/ Conservation Acreage	Total Acreage
Alternative 1: No Project	0	0	0	0
Alternative 2: Sports Complex	50	0	46	96
Alternative 3: Reconfigured Project	25	0	71	96
Alternative 4: Reduced Project	20	0	76	96
Alternative 5: Passive Park	0	0.23	95.77	96

6.4.1 Alternatives Considered But Rejected

6.4.1.1 Alternate Location Alternative

County DPR considered an alternative that would relocate the amenities proposed for the park to several "mini-parks" that would be located throughout Alpine instead of within one consolidated location. Potential locations for these mini-parks include multiple other properties in Alpine that have been vetted by County DPR as potential park sites. Out of confidentiality for the owners of the potential properties, this Final EIR does not disclose the exact locations that were considered. This alternative was rejected because it would not meet many of the project objectives, including creating a place where all Alpine residents can gather and connect as a community. This alternative also would not enable long-term natural and cultural resources management. Furthermore, this alternative does not meet the CEQA standard as being a "feasible" alternative given that the County does not own other properties in Alpine, and therefore could not accomplish implementation of a new park at these other potential locations within a reasonable period of time.

6.4.1.2 Equestrian Staging and Trails Only Alternative

This alternative would only include development of the equestrian staging area within the northwest portion of the project site and retention of the existing 1.1 miles of multi-use trails. This alternative was similarly rejected because it would not meet many of the project objectives, including Objectives 1, 2, and 5, because it would not provide a place where all Alpine residents can gather as a community, it would not provide a variety of active and passive recreational uses or ~~an~~ open space ~~preserve~~, and it would not enhance the quality of life in Alpine by providing exceptional park and recreational opportunities.

6.4.2 Alternatives Selected for Analysis

6.4.2.1 Alternative 1 – No Project Alternative

Under the No Project Alternative, none of the proposed actions described in Chapter 3, *Project Description*, would occur at the 96.6-acre project site. The site would remain undeveloped and

would not include 25 acres of active recreational uses, including potential multi-use turf areas, a baseball field, an all-wheel park, a bike skills area, recreational courts (i.e., basketball, pickleball), fitness stations, a leash-free dog area, restroom facilities, an administrative facility/ranger station, an equestrian staging area and a corral, a nature play area, a community garden, a volunteer pad, picnic areas with shade structures and picnic tables, a game table plaza, and multi-use trails. The creation of a Habitat Conservation Plan for the remaining 71.6 acres would also not occur under this alternative.

6.4.2.2 Alternative 2 – Sports Complex Alternative

Under the Sports Complex Alternative (refer to Figure 6-1~~),~~), a greater portion of the project site would be allocated to active recreational uses. These would include fields for competitive sports, including club soccer and baseball teams. Under this alternative, a total of 50 acres of the project site would be developed with multi-use turf areas for soccer, etc., as well as baseball fields and the other features described in Section 3.3.1 of Chapter 3, including ~~a skate~~an all-wheel park and an equestrian staging area. In addition, because the sports complex would accommodate competitive teams, extended hours would be allowed, and field lighting for nighttime activities would be installed. The number of parking spaces would also be increased to accommodate the increase in parking demand that could occur with the larger active recreational space. The remaining 46 acres of the project site would include open space/conservation area for which a Habitat Conservation Plan would be created.

6.4.2.3 Alternative 3 – Reconfigured Project Alternative

Under this alternative, the area of active recreation would be the same as under the project (25 acres) but moved to the southern portion of the site with adjustments to the amenities and proposed design of the park (refer to Figure 6-2~~).~~). All active use features would remain, including the multi-use fields, baseball field, basketball and pickleball courts, and ~~skate~~all-wheel park and bike ~~parks~~skills area. The picnic areas, equestrian staging area, dog park, and community garden areas would remain. The landscaped berm for screening would be removed, and the parking lot/drive aisles would be relocated to the interior of the site so that the exterior would remain green-scaped with native vegetation. A walking path would be added to the periphery of the active park area. This alternative would also include conservation of the remaining 71.6 acres of the project site with implementation of a Habitat Conservation Plan.

6.4.2.4 Alternative 4 – Reduced Project Alternative

Under the Reduced Project Alternative (refer to Figure 6-3~~),~~), the total square footage of the park would be reduced to 20 acres. All active use features would remain, including the multi-use fields, baseball field, and basketball and pickleball courts, except for the ~~skate~~all-wheel park and bike ~~parks~~skills area, which would be eliminated. Passive recreational amenities would remain, including the equestrian staging area, multi-use trails, game table plaza, dog park, picnic areas, and community garden, but with reduced square footage. The remaining area—76.6 acres—would consist of conservation/open space area, including multi-use trails ~~and~~, with implementation of a Habitat Conservation Plan.

6.4.2.5 Alternative 5 – Passive Park Alternative

Under the Passive Park Alternative (refer to Figure 6-4), the project site would be developed with a 0.23-acre passive park. The formalized parking lot or staging area would be located within the disturbed area adjacent to South Grade Road, south of the intersection with Calle De Compadres. The parking area, which would be graded as needed, would consist of dirt and/or decomposed granite (DG), creating an impervious surface for one or two Americans with Disabilities Act– (ADA-) compliant parking spaces. A split-rail fence would be constructed around the perimeter of the parking area. Alternative 5 would include a formalized parking area with access to the existing trails through disturbed areas to ensure that no vegetation would be affected. The Passive Park Alternative would establish the existing 1.1 miles of multi-use trails for public use. No restrooms or similar facilities that would require a higher level of on-site maintenance and ranger presence would be developed, but there would be a kiosk and a bench in a disturbed area at the trail head.

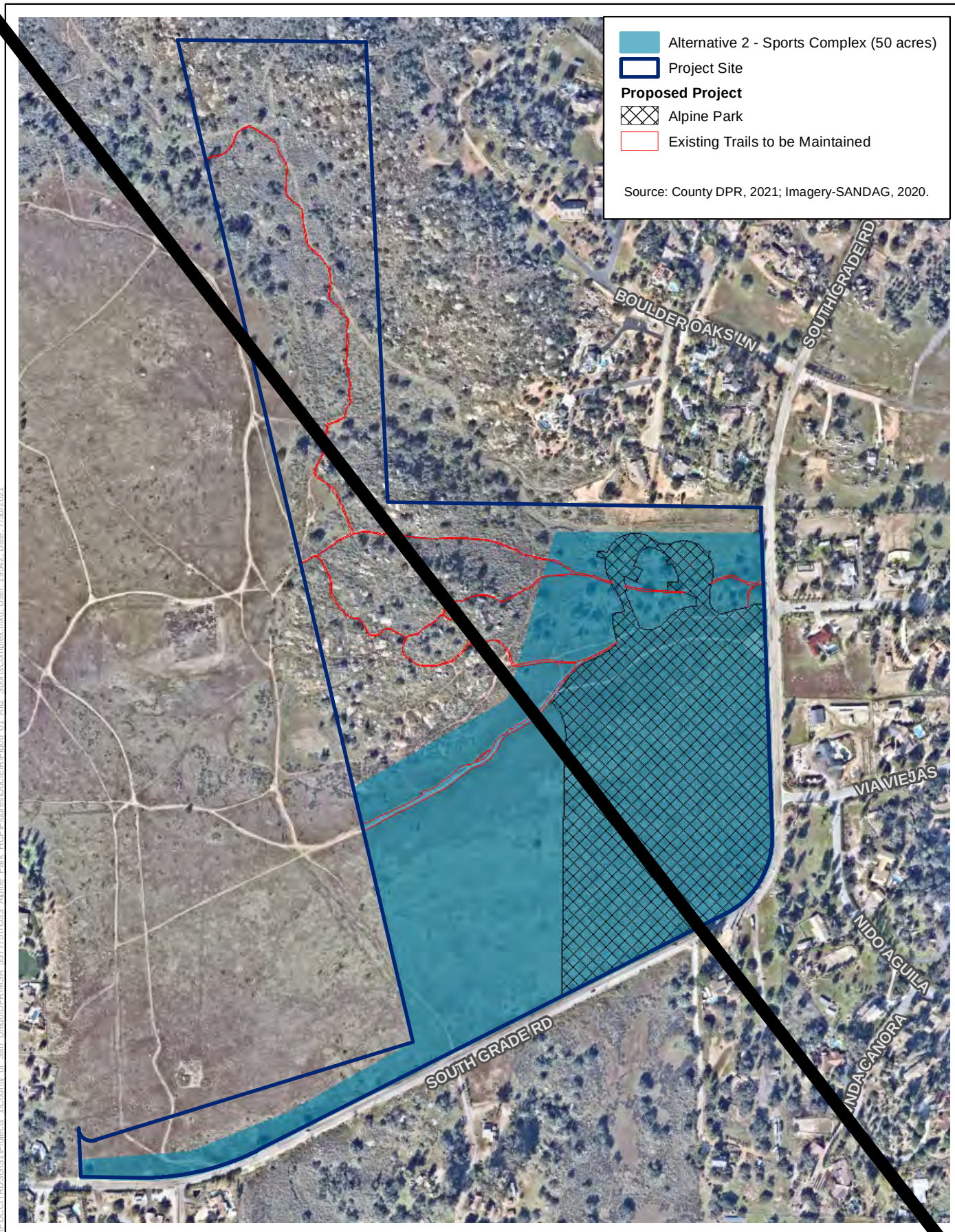

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Figure 6-1
Alternative 2: Sports Complex Alternative
Alpine Park Project

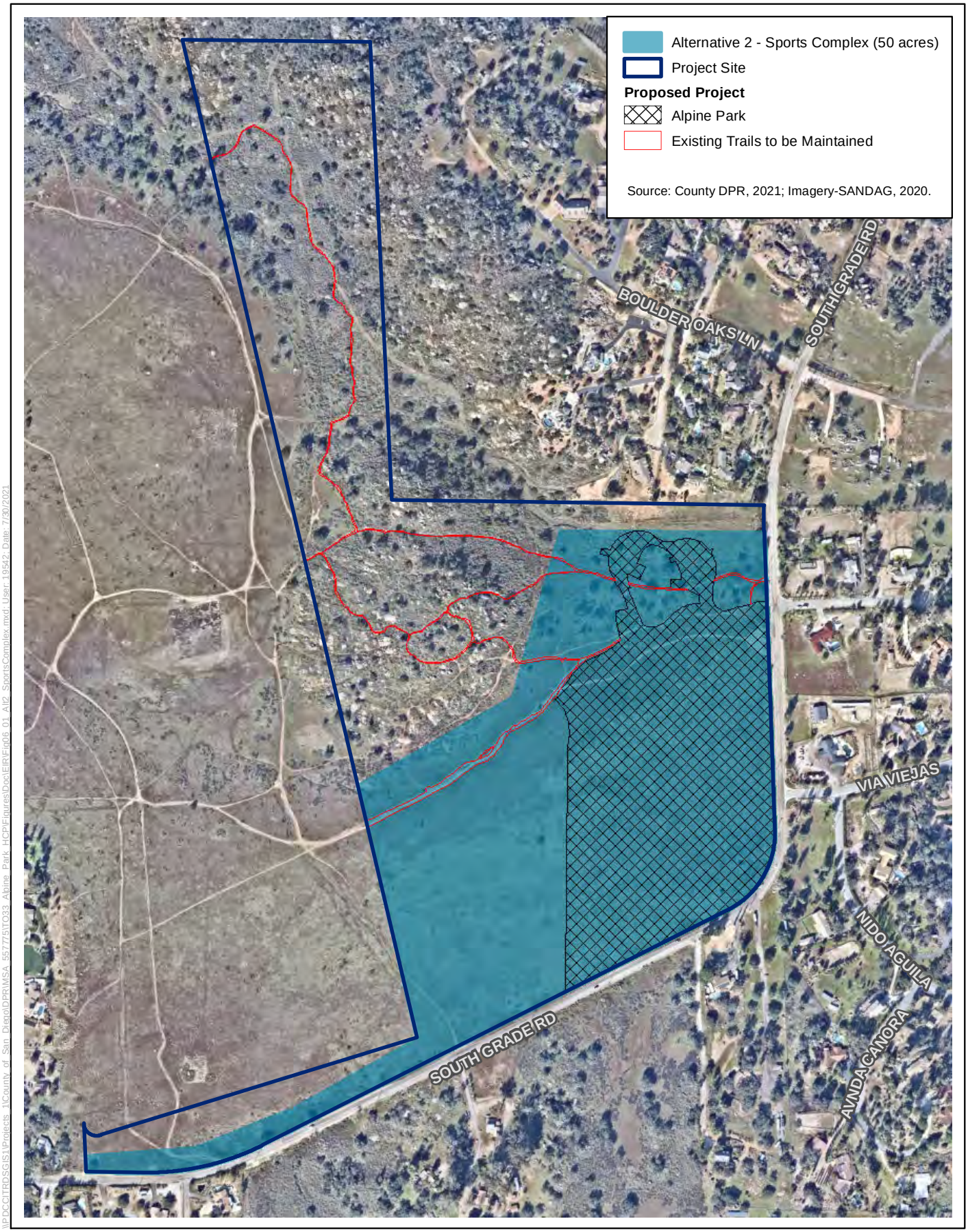

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Figure 6-1
Alternative 2: Sports Complex Alternative Alpine Park Project

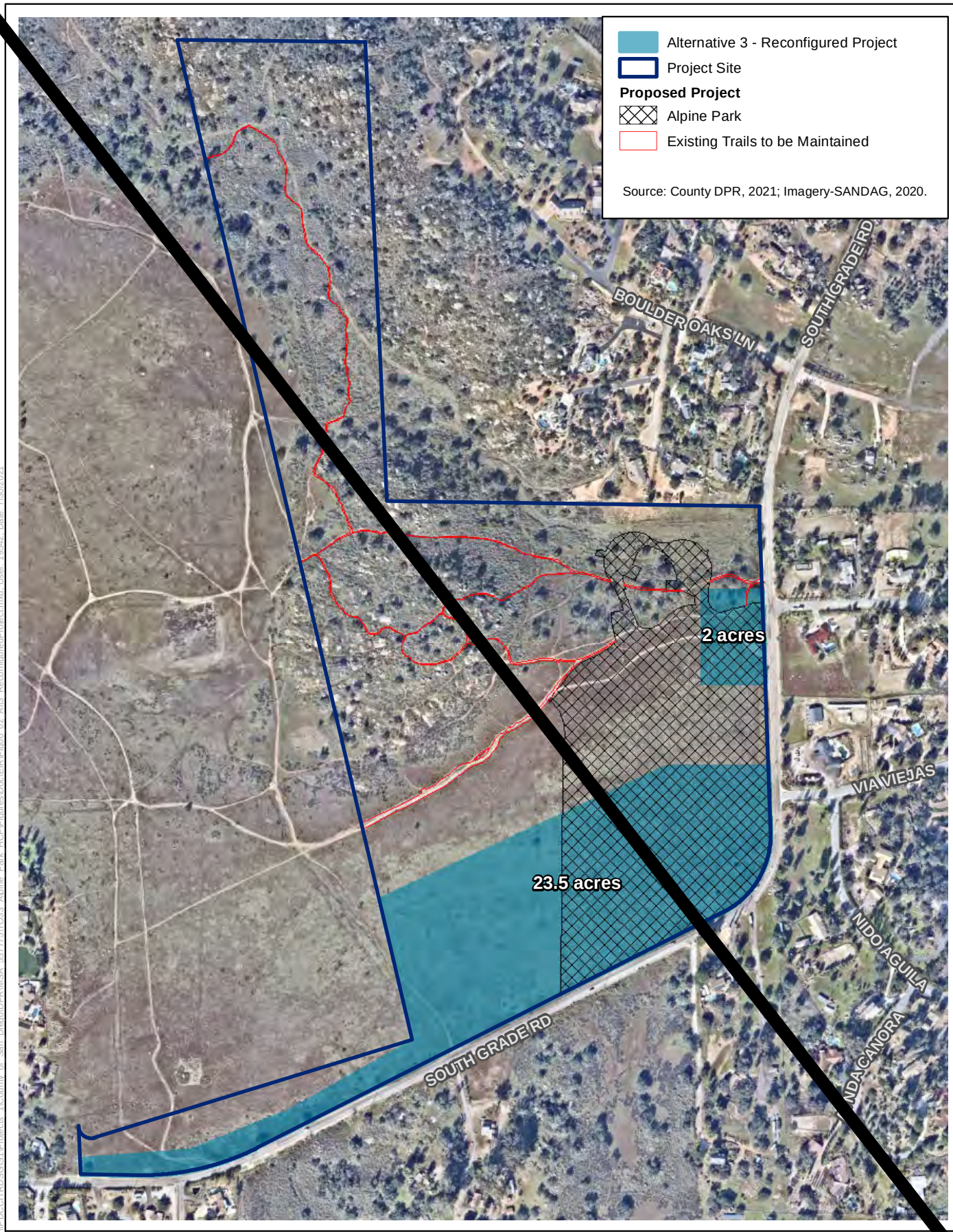

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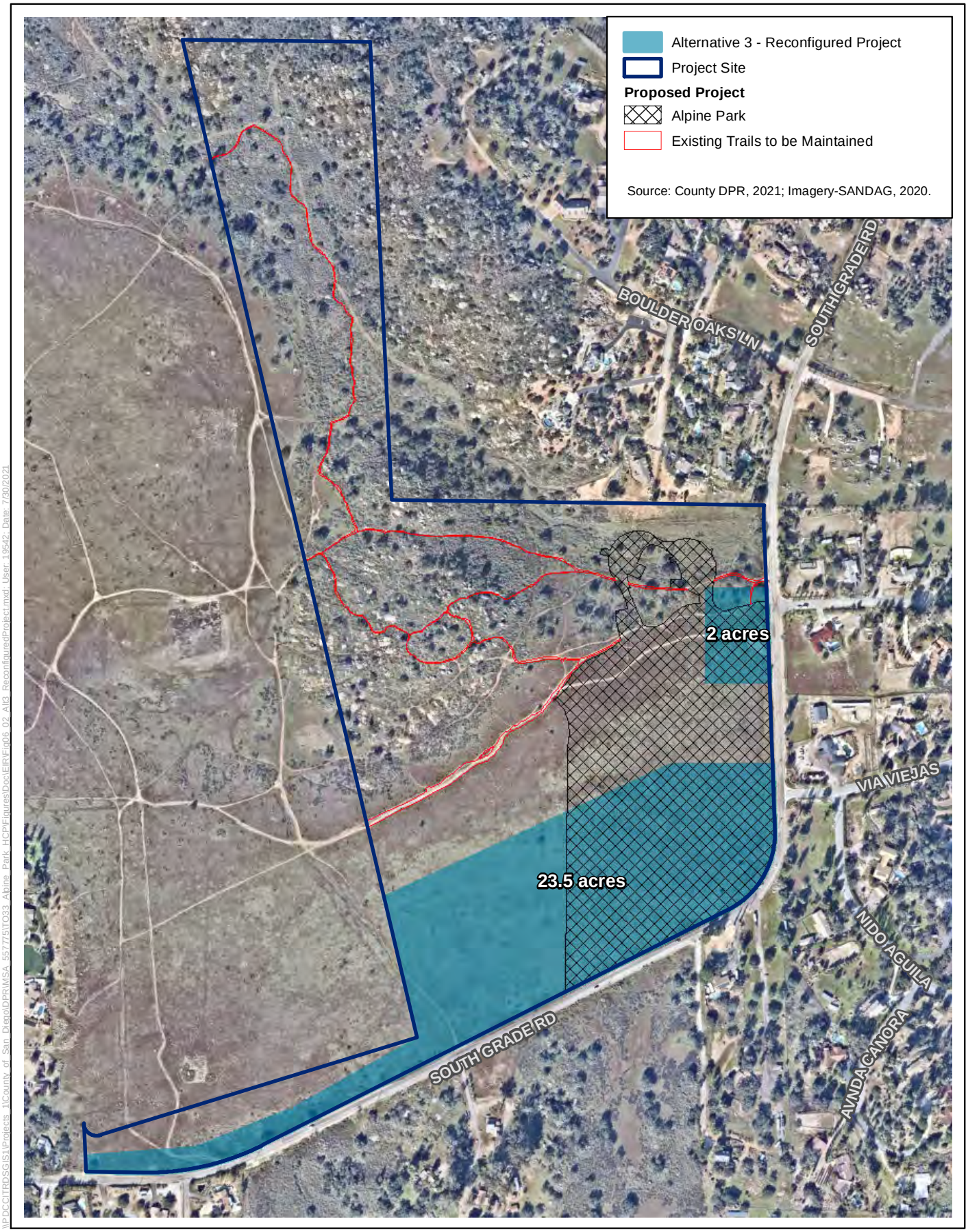
Figure 6-
Alternative 3: Reconfigured Project Alternative
Alpine Park Project



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1 in = 500 ft

Figure 6-2
Alternative 3: Reconfigured Project Alternative
Alpine Park Project

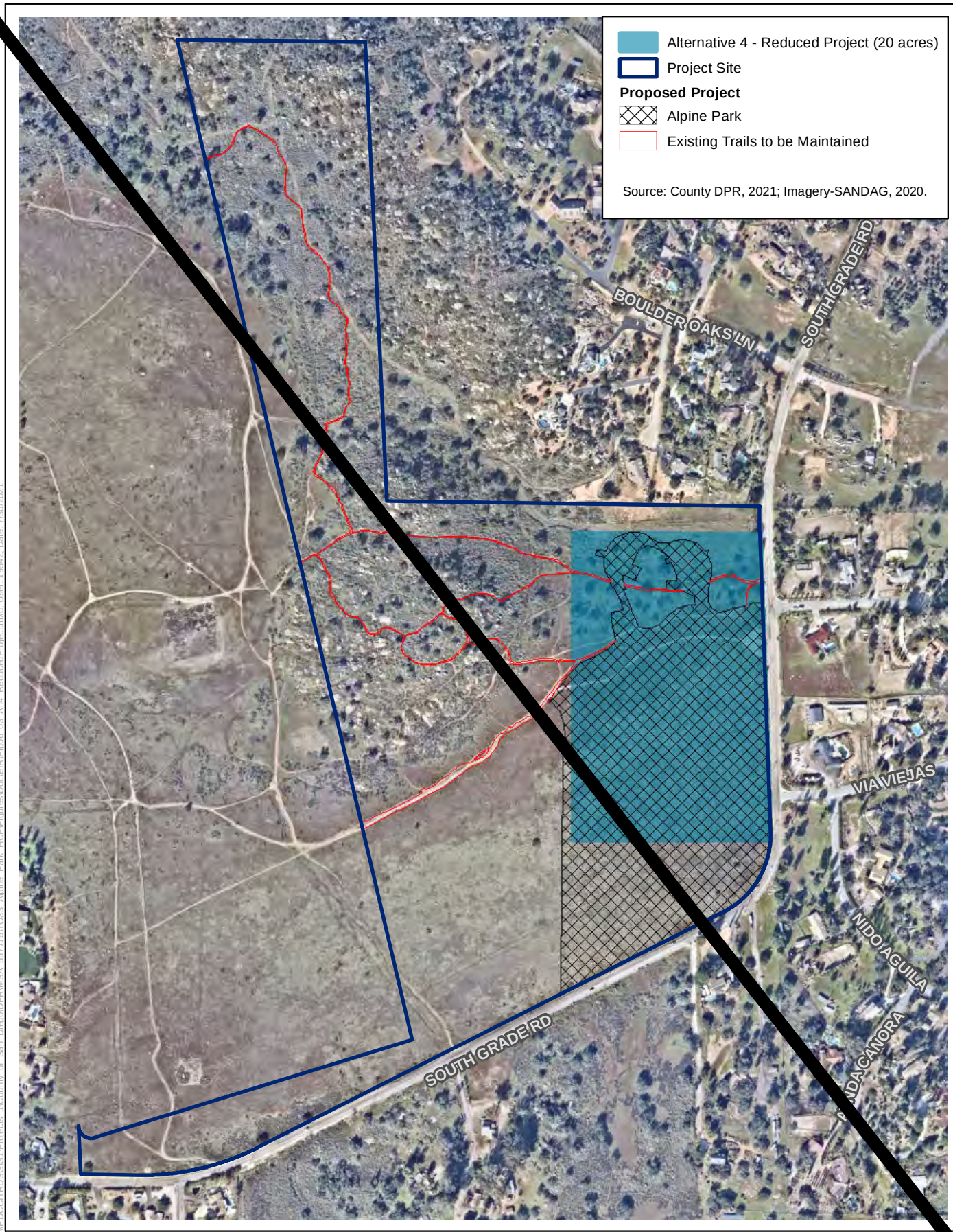

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Figure 6-3
Alternative 4: Reduced Project Alternative
Alpine Park Project

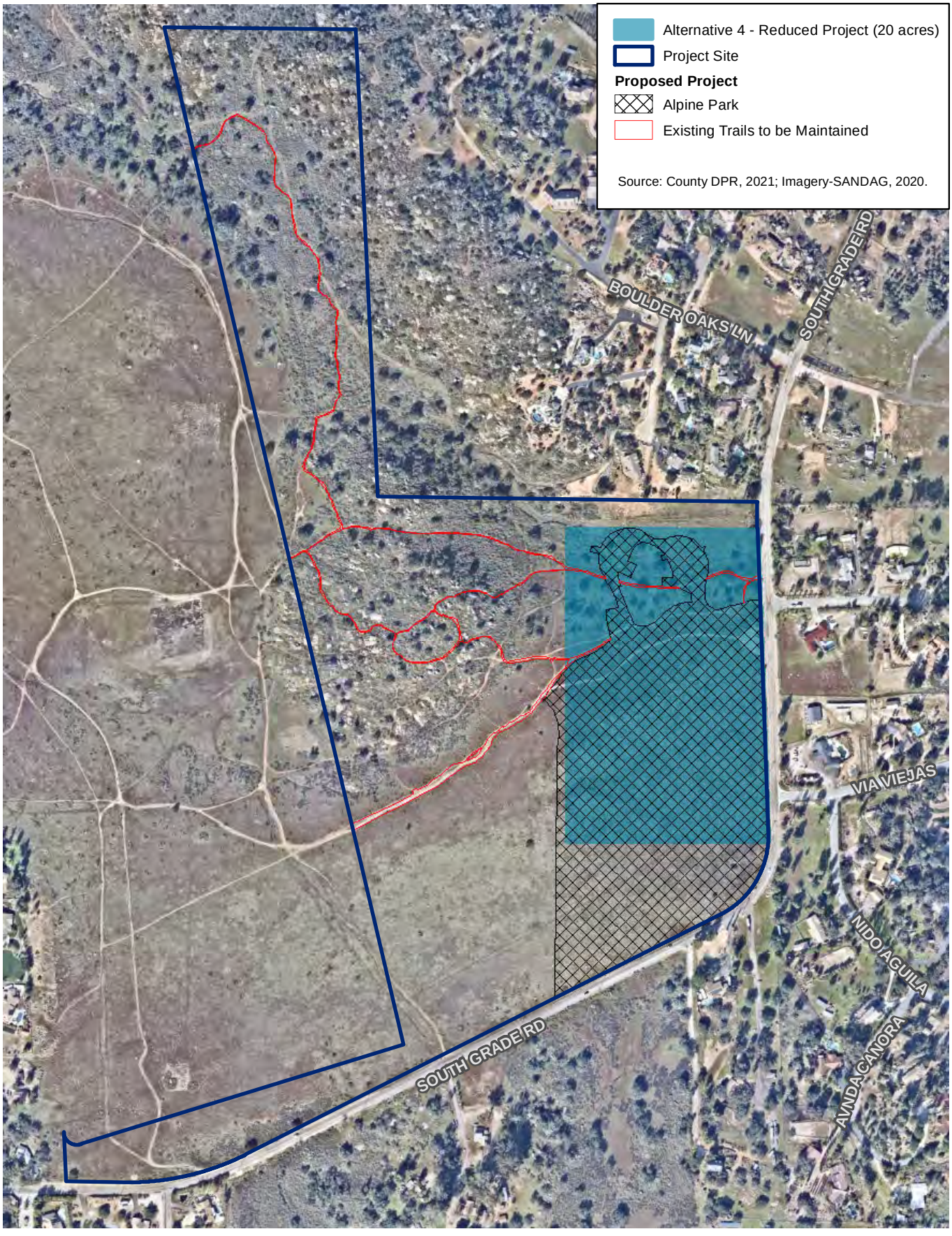

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Figure 6-3
Alternative 4: Reduced Project Alternative
Alpine Park Project

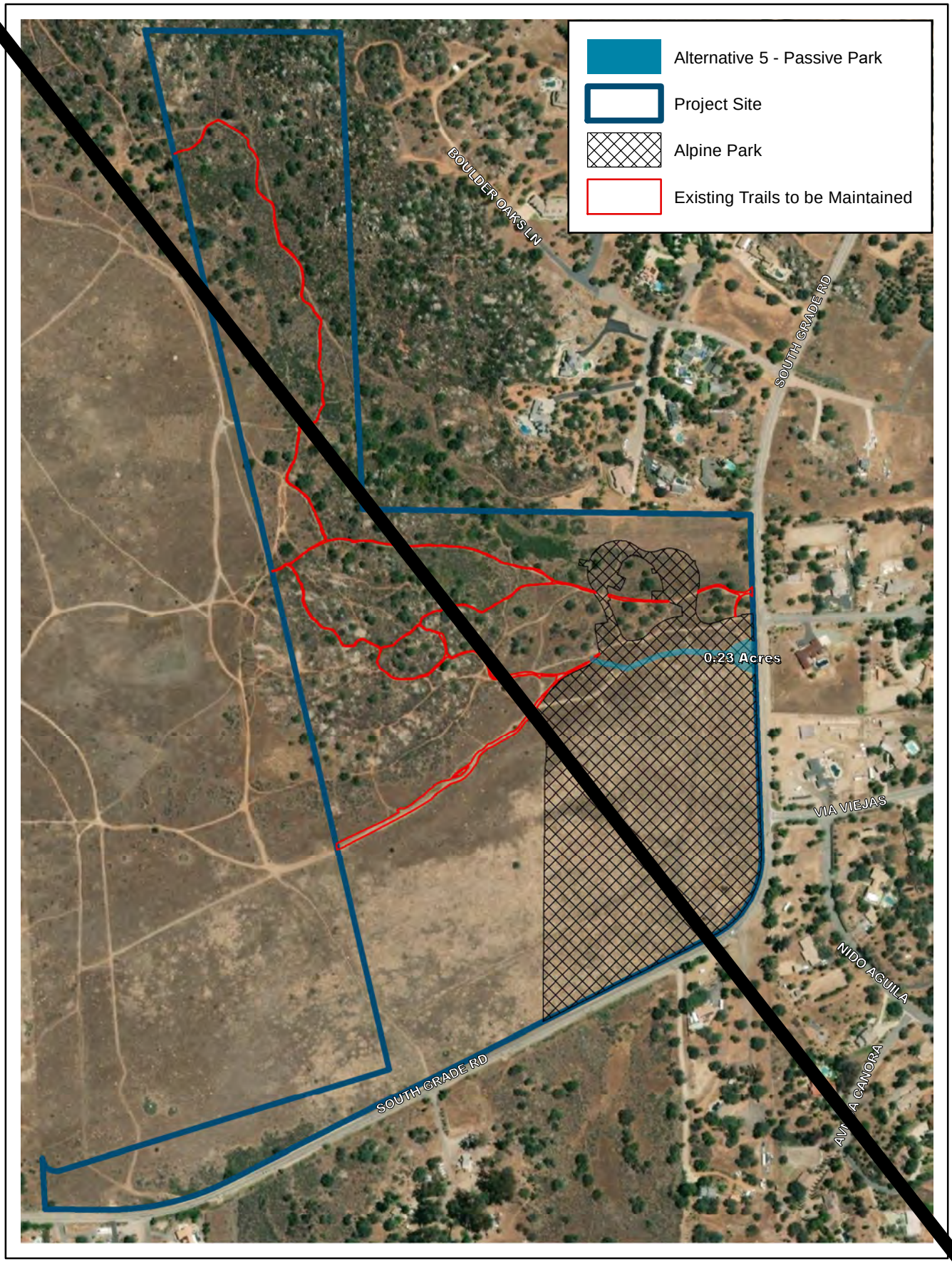

Figure 6-4
Alternative 5: Passive Park Alternative
Alpine Park Project

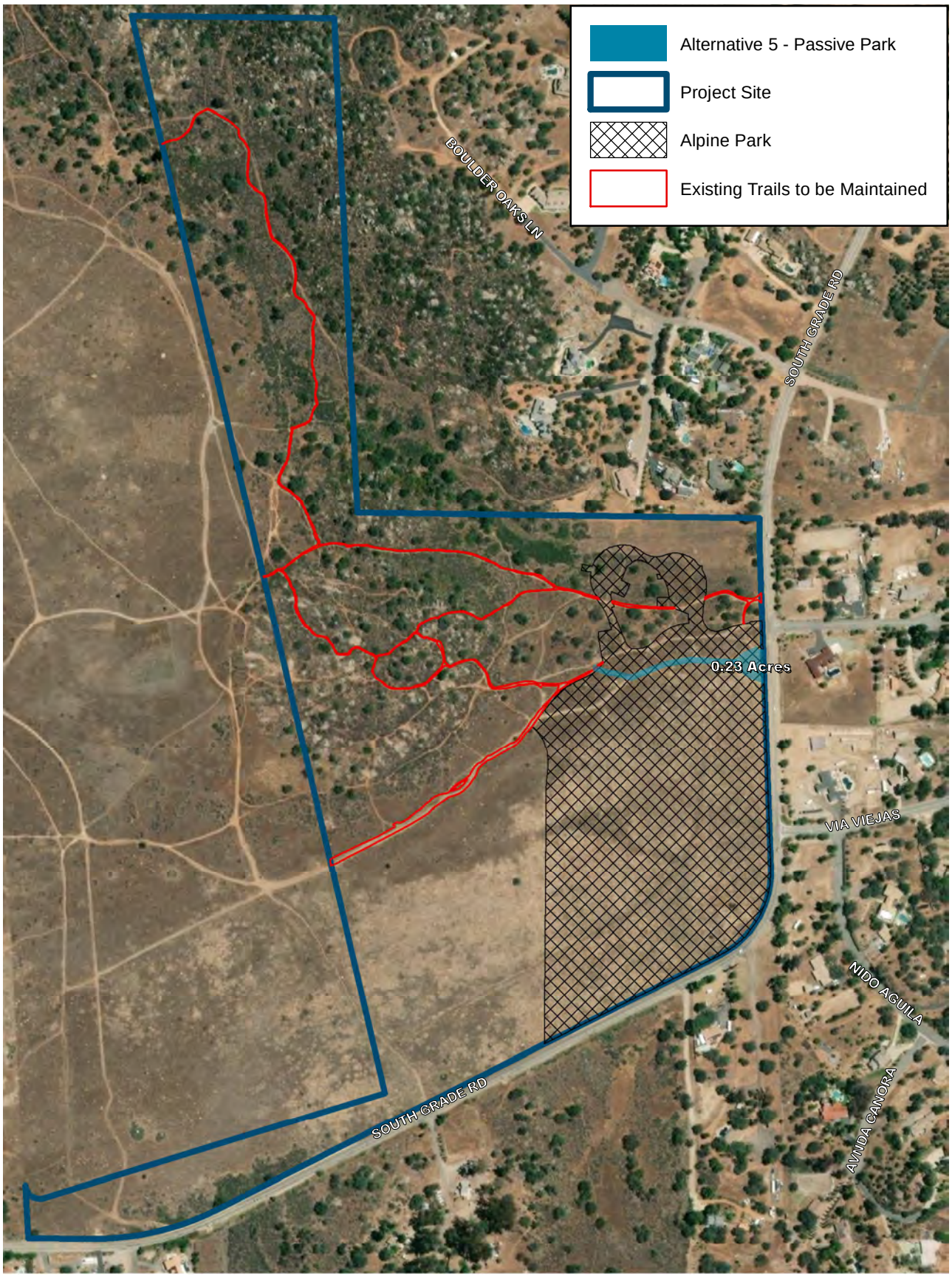

Figure 6-4
Alternative 5: Passive Park Alternative
Alpine Park Project

6.5 Analysis of Alternatives

This section discusses each of the project alternatives and determines whether each alternative would avoid or substantially reduce any of the significant impacts of the project. This section also identifies any additional impacts resulting from the alternatives that would not result from the project and considers the alternatives' respective relationships to the project's basic objectives. A summary comparison of the impacts of the project and the alternatives under consideration is included as Table 6-3 at the end of this chapter.

6.5.1 Analysis of Alternative 1 – No Project Alternative

6.5.1.1 Aesthetics and Visual Resources

The existing project site consists of undeveloped rural land with native vegetation. The visual character is defined by open rural, undisturbed natural features. Under Alternative 1, the existing site would remain as it is. This alternative would not involve any construction or operational activities and would not introduce new features to the site that would affect the visual character. In addition, it would not introduce new sources of light or glare at the site. Therefore, Alternative 1 would avoid impacts related to aesthetics and visual resources. The impact would be reduced compared to the project.

6.5.1.2 Agriculture and Forestry Resources

Because Alternative 1 would not result in any changes at the project site, there would be no potential for conversion of or conflict with any agricultural uses or zoning. However, while a portion of the project site is mapped as Farmland of Local Importance, the site is currently not used for agriculture and does not contain agricultural resources that meet the Prime and Statewide soil criteria. The project site does not contain lands zoned for forest land or timberland. Under Alternative 1, no impacts on agriculture or forestry resources would occur, which would be similar to the project.

6.5.1.3 Air Quality

Under Alternative 1, the project site would remain undeveloped and would not introduce any new sources of emissions or odors. No impacts related to air quality would occur under Alternative 1. The impact would be reduced compared to the project.

6.5.1.4 Biological Resources

Alternative 1 would not involve any construction activities at the project site, and the site's existing native vegetation would remain undisturbed. Therefore, Alternative 1 would avoid impacts on sensitive natural communities or on any special-status species. No impacts on biological resources would occur under Alternative 1. The impact would be reduced compared to the project. However, the project also includes activities that would restore habitat on the project site and includes in-perpetuity management and monitoring of the project site consistent with the County's MSCP. Under Alternative 1, a Habitat Conservation Plan would not be prepared for the site and onsite restoration would not occur.

6.5.1.5 Cultural Resources

Alternative 1 would not involve any ground-disturbing activities and would not have the potential to damage or destroy any previously unidentified archaeological resources. No impacts would occur on cultural resources under Alternative 1, and impacts would be reduced compared to the project. However, the project activities that would protect and manage onsite cultural resources in perpetuity. Under Alternative 1, that same level of cultural resources management would not occur.

6.5.1.6 Energy

Alternative 1 would not involve any changes to the project site and would, therefore, not involve construction ~~activities~~ that ~~have the potential to~~would conflict with the ~~County's 2018 Climate Action Plan (CAP).~~State and local reductions as analyzed in Table 4.6-5. Because Alternative 1 would not introduce any new uses at the site, there would be no change in energy consumption under this alternative, and no impacts would result related to energy. Therefore, energy impacts under Alternative 1 would be reduced compared to the project.

6.5.1.7 Geology and Soils

Alternative 1 would not result in any changes to the project site and would not require any ground-disturbing activities during construction. Therefore, Alternative 1 would not have the potential to damage or destroy any paleontological resources and would result in no impacts related to geology and soils. Impacts on geology and soils under Alternative 1 would be reduced compared to the project.

6.5.1.8 Greenhouse Gas Emissions

Alternative 1 would not involve any changes to the project site and, therefore, would not involve construction activities that have the potential to conflict with the ~~County's 2018 CAP.~~2017 Scoping Plan. Because Alternative 1 would not introduce any new uses at the site, there would be no change in greenhouse gas (GHG) emissions under this alternative, and no impacts related to GHG emissions would occur. Therefore, impacts related to GHG emissions under Alternative 1 would be reduced compared to the project.

6.5.1.9 Hazards and Hazardous Materials

Alternative 1 would not involve any construction or include ground-disturbing activities that could result in the release of contaminated soil into the environment. ~~In addition, Alternative 1 would not involve any changes to the project site and, therefore, would not introduce new conditions at the project site that have the potential to exacerbate wildfire risks.~~ As described in Section 4.9.2.5, the project site is currently subject to occasional unauthorized vehicular and pedestrian public access to and within hazardous vegetation fuels, making it vulnerable to potential smoking, vehicle, or other ignition hazards that increase wildfire risk. Alternative 1 would not involve vegetation fuel modification and would leave the project area more at risk for fire ignitions associated with both natural events and human behavior. Therefore, ~~no impacts related to hazards and hazardous materials would occur under Alternative 1. The~~ impacts under Alternative 1 would be increased~~reduced~~ compared to the project.

6.5.1.10 Hydrology and Water Quality

Alternative 1 would not involve any changes at the project site, including construction activities or operational activities that could result in increased stormwater runoff. Alternative 1 would not affect groundwater recharge or groundwater supplies or alter the drainage of the site. No impacts related to hydrology and water quality would occur under Alternative 1. Therefore, impacts would be reduced compared to the project's less-than-significant impacts related to hydrology and water quality.

6.5.1.11 Land Use and Planning

Alternative 1 would not involve any changes to the existing uses at the project site and would not have the potential to physically divide an established community or cause a significant environmental impact due a conflict with a land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect. No impacts related to land use and planning would occur under Alternative 1. The impact would be reduced compared to the project.

6.5.1.12 Mineral Resources

As discussed in Section 4.12, *Mineral Resources,* the project site ~~does not contain mineral deposits or active mines and would not result~~is in ~~the loss of locally important mineral resources.~~an area designated MRZ-3. Although the project site is within an MRZ-3 zone, Alternative 1 would not result in any development at the site, does not involve any ground-disturbing activities, and would result in less-than-significant impacts related to mineral resources, similar to the project.

6.5.1.13 Noise and Vibration

Alternative 1 would not involve any construction or operational activities that have the potential to generate substantial increase in noise at the site. No impacts related to noise would occur under Alternative 1. The impact would be reduced compared to the project.

6.5.1.14 Population and Housing

Alternative 1 would not involve any construction or operational activities at the project site and would not induce population growth or displace people or housing. Alternative 1 would result in no impacts related to population and housing. The impact would be reduced compared to the project.

6.5.1.15 Public Services

Alternative 1 would not involve any construction or operational activities at the project site and would not result in any increased demand on public services. Alternative 1 would result in no impacts related to public services. The impact would be reduced compared to the project.

6.5.1.16 Recreation

Alternative 1 would not involve the construction or operation of a new park at the project site and would not bring new active or passive recreational resources to a community that is deficient in park space. As such, because Alternative 1 would not provide new recreational facilities to meet the existing or future demand, this alternative could result in the increased use of existing neighborhood or regional parks or other recreational facilities such that substantial deterioration could occur, or could require the construction of new or expanded parks elsewhere, which might have adverse

impacts on the environment. Impacts may be potentially significant. Therefore, Alternative 1 would result in increased impacts related to recreation compared to the project.

6.5.1.17 Transportation and Circulation

Alternative 1 would not introduce any new uses at the site and, as such, would not generate any new sources of traffic traveling to or from the project site. As such, no impacts related to transportation and circulation would occur under Alternative 1. The impact would be reduced compared to the project.

6.5.1.18 Tribal Cultural Resources

Alternative 1 would not involve any ground-disturbing activities and would not introduce any new activities at the project site. Therefore, Alternative 1 would not have the potential to damage or destroy any previously unidentified archaeological resources. No impacts would occur on tribal cultural resources under Alternative 1, and impacts would be reduced compared to the project. However, the project also includes ~~activities~~mitigation measures that would protect and manage onsite cultural resources in perpetuity. Under Alternative 1, the same level of cultural resources management would not occur.

6.5.1.19 Utilities and Service Systems

Alternative 1 would not introduce any new uses at the project site and would not increase demand on any utilities. No impacts related to utilities would occur under Alternative 1. The impact would be reduced compared to the project.

6.5.1.20 Wildfire ~~Hazards~~

Alternative 1 would not introduce any new uses at the project site and would not increase potential human-related ignition sources. However, as described in Section 4.20.2.1, the project site is currently subject to occasional unauthorized vehicular and pedestrian public access to and within hazardous vegetation fuels, making it vulnerable to potential smoking, vehicle, or other ignition hazards that increase wildfire risk. The current occasional unauthorized use of the undeveloped land places the project area at risk for fire ignitions associated with both natural events and human behavior. ~~No impacts related to wildfire would occur under Alternative 1.~~ Therefore, the impacts under Alternative 1 would be increased~~reduced~~ compared to the project.

6.5.1.21 Relationship to Project Objectives

Alternative 1 would avoid or reduce the impacts related to the majority of the resource areas (i.e., aesthetics and visual resources, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, noise, transportation and circulation, tribal cultural resources, utilities and service systems, wildfire). Alternative 1 would result in minimally reduced impacts related to hydrology and water quality, land use and planning, population and housing, and public services and similar impacts related to agriculture and forestry resources and mineral resources.

Alternative 1 could result in a greater level of impact related to recreation. In addition, it would not result in the benefits for biological and cultural resources that would be realized through implementation of the project. Alternative 1 would meet only one of the project objectives

(Objective 3). It would still provide for long-term natural and cultural resource management at the project site, albeit at a lower level of benefit compared to the project.

Alternative 1 would not achieve any of the other objectives related to creating a community gathering place, enhancing the quality of life and public health of the community, or accommodating a variety of active and passive recreational uses.

Objective 1: Create a place where all Alpine residents can gather and connect as a community.

The County General Plan Conservation and Open Space Element includes Goal LU-18, which encourages the development of civic uses that enhance community centers and places (County General Plan, p. 3-46). Alternative 1 would not be compatible with this goal of providing the community with a new location to gather and connect because Alternative 1 would not have the amenities or infrastructure to support it. In addition, the County General Plan Environmental Justice Element includes goal EJ-13, which aims to expand access to parks, recreational facilities, and other safe places for community members to be active (County General Plan, p. 9-47). Although the ~~proposed~~ project would be consistent with this goal, Alternative 1 would not provide a space for the community to be active or congregate.

Objective 2: Anticipate, accommodate, and manage a variety of active and passive recreational uses and open space~~/preserve~~ lands that benefit all members of the Alpine community, both now and in the future.

The County General Plan Conservation and Open Space Element includes Goal COS-21, which aims to provide park and recreational facilities that enhance the quality of life and meet the diverse active and passive recreational needs of county residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated ~~county~~area. Policy COS-21.1, Diversity of Users and Services, calls for providing parks and recreational facilities that create opportunities for a broad range of recreational experiences to serve user interests. Although there are adjacent passive parks and some smaller active parks in the vicinity, the County's goal is to provide active and passive park opportunities to all local ~~citizens~~residents of all age groups and all abilities. The private parks in the vicinity are not available to all ~~citizens~~residents within Alpine, which is contrary to the goal for the ~~c~~County. Alternative 1 would not provide facilities or meet the objectives of Policy COS-21.1. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine Community Plan Area's (CPA) by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit with respect to parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. Alternative 1 would not address these concerns or contribute to responsibly furthering the region's growth.

Objective 3: Provide for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP ~~for the preserve~~ for the open space portion of the property.

Both the ~~proposed~~ project and Alternative 1 would be compatible with the objective of providing long-term natural and cultural resource management consistent with the goals and objectives of the MSCP for the ~~preserve~~open space portion of the property. However, with the ~~proposed~~ project, there would be a live-on volunteer living on-site as well as park rangers patrolling the area daily. Therefore, although both the ~~proposed~~ project and Alternative 1 would have a Resource

Management Plan, the ~~proposed~~ project would have additional on-site daily management for both the park and the ~~preserve~~open space. The ~~proposed~~ project would have designated trails with trash cans that would be emptied daily to prevent trash from accumulating; therefore, staff would be on-site daily. With Alternative 1, there would be no formalized trails or staff members on-site daily to prevent the public from affecting sensitive resources. Furthermore, the larger designated parking area of the ~~proposed~~ project, with staff members on-site, would prevent the public from parking in sensitive habitat and thereby potentially negatively affecting natural and cultural resources, which could occur with Alternative 1. Alternative 1 would not have a parking area or staff members on-site daily to prevent the public from parking within sensitive environmental resources. The ~~proposed~~ project would also create a walking path along the north side of South Grade Road, along County property, ~~and a four~~an all ~~-way stop with crosswalks,~~ allowing the public to access trails through designated routes without crossing through proposed ~~preserve~~open space land to the south to access the trails. In addition, the ~~proposed~~ project would include native grassland restoration that would benefit QCB habitat through the removal of non-native invasive species and create breeding pools for western spadefoots, which would expand the existing breeding population from Wright's Field. This would not occur with Alternative 1.

Objective 4: Design a community park that integrates and, where feasible, preserves natural features into the park design.

The County General Plan Land Use Element includes Goal LU-6, which aims to balance the built environment with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities (County General Plan, p. 3-29). Policy LU-6.6, Integration of Natural Features into Project Design, requires incorporation of natural features, including mature oaks, indigenous trees, and rock formations, into proposed development and avoidance of sensitive environmental resources. In the northern portion of the project site, in areas where equestrian facilities would be developed, groves of oaks would remain in place; development, as well as new landscaping, would be situated around the trees. However, Alternative 1 would not have a community park and therefore would not meet that objective.

Objective 5: Enhance the quality of life in Alpine by providing exceptional park and recreational opportunities that improve health and wellness while preserving significant natural and cultural resources.

The County General Plan Conservation and Open Space Element includes Goal COS-22, which aims to provide high-quality parks and recreational programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population (County General Plan, p. 5-40). The ~~proposed~~ project would achieve this goal by providing Alpine with a multitude of recreational opportunities. Policy COS-22.1, Variety of Recreational Programs, also seeks to promote both active and passive recreational facilities, which would not be provided by Alternative 1 (County General Plan, p. 5-41).

Alternative 1 would not offer programs catered to the community. Under the ~~proposed~~ project, programs at the park would be established according to recommendations from local residents and the many amenities that would exist on the 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. Alternative 1 would not support these programs, and given the lack of suitable parkland in Alpine, it is unlikely that the

community would be provided with these enrichment programs elsewhere. In addition, no daily ranger presence would be established under Alternative 1, given the lack of on-site facilities. This would prevent the community from receiving regular park programs, classes, and events held by rangers on County properties to teach visitors about the land and local wildlife, area history, and the importance of park stewardship.

Live Well San Diego is the County's vision for addressing long-standing inequities and disparities through key interventions, programs, and services in communities that face barriers to achieving outcomes for building better health. It aligns the efforts of individuals, organizations, and government to help County residents live well and includes specific strategies to track outcomes related to health, wellness, and equity. The Live Well San Diego Community Health Assessment (CHA) is a systematic examination of the health status indicators for the population of San Diego County and used to identify key assets, trends, and challenges in a community. The purpose is to provide data and information to inform community health planning efforts. The County's Health and Human Services Agency (HHSA) divides the county into six regions to analyze under the CHA. Alpine is located in the East County region.

Live Well San Diego establishes community health indicators related to the built environment, including the percentage of the population living within 0.25 mile of a park. Access to parks and recreational services has been shown to have positive health impacts, including the physical, social, and mental aspects of health and well-being for community members. Parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and encourage physical activity. According to the CHA, only 18.5 percent of Alpine's population lives within 0.25 mile of a park or community space compared to the East County population average of 53.3 percent and 61.5 percent countywide. Alpine has one of the lowest percentages of the population living within 0.25 mile of a park or community space in East County (CHA 2019–2021, p. 208). As a community with a deficit of parkland, Alpine would greatly benefit from the addition of an active park, which Alternative 1 would not provide.

According to Live Well San Diego, the recommended level of physical activity for adults is a total of 150 minutes of moderate activity every week. In 2015, 8.8 percent of adult San Diegans had been diagnosed with heart disease. The region with the highest percentage of residents who had ever been diagnosed with heart disease was East County, at 12.1 percent (CHA 2019–2021, p. 33). The addition of active parkland and recreational spaces would provide the community with a well-maintained, up-to-date, safe, and inviting activity space with much-needed facilities and programs to promote physical activity and contribute to other positive health benefits.

The County General Plan Environmental Justice Element includes Goal EJ-11, which strives to increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities in the County. Policy EJ-11.5, Community Engagement, encourages partnering with community-based organizations to create appropriate and relevant programming and support improvements to natural and built-environment placemaking that promote physical activity and recreation (County General Plan, p. 9-46). Alternative 1 would not help the County achieve these policy objectives or make progress toward enhancing the health and wellness of the community.

Objective 6: Protect public health and safety by incorporating Crime Prevention Through Environmental Design and other safety measures into the park design.

The ~~proposed~~ project would protect the public health and safety by acting as a temporary safe refuge area and staging area for the Alpine FPD should a fire occur in Alpine, but Alternative 1 would not. In addition, ~~a four~~an all ~~-way stop would slow down traffic on South Grade Road, in addition to the proposed project adding crosswalks and~~ the project would add a walking path for the public, which Alternative 1 would not provide. There would also be active monitoring by rangers daily and a live-on volunteer living on-site to protect the area from crime for the ~~proposed~~ project, which Alternative 1 would not provide.

Objective 7: Manage Alpine ~~County~~ Park consistent with County DPR missions, policies, directives, and applicable laws and regulations.

The Alpine community currently has no County parks and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have adequate parkland to meet the recreational needs of the community, and there is a significant shortage of sports fields and other recreational amenities, as noted in the County's Parks Master Plan. Although 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. The project would provide an opportunity to develop an active park and conserve a substantial portion of the property as open space. The 98 acres would bring ~~DPR~~the County closer to reaching 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 options for residents of all ages, abilities, and interests. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit of parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. Alternative 1 would not address these concerns or contribute to responsibly furthering the region's growth.

Objective 8: Reflect Alpine community's heritage through inclusion of architectural elements that reflect the rural nature of Alpine.

The ~~proposed~~ project would be consistent with County General Plan Conservation and Open Space Element Goal COS-11.3, which requires development within visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas, through creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; and minimal disturbance of topography. Alternative 1 would not meet Objective 8. It would not include the numerous new structures proposed by the project, such as fencing, shade structures, a playground, picnic tables, a bike ~~park~~skills area and all-wheel park, equestrian corral, restroom, administration building, and storage structures. These structures would be designed to complement the rural agricultural character of the surrounding area. The omission of these structures under Alternative 1 would preclude an opportunity to enhance the community's rural aesthetic and heritage.

6.5.2 Analysis of Alternative 2 – Sports Complex Alternative

6.5.2.1 Aesthetics and Visual Resources

The project site consists of undeveloped rural land with native vegetation. The visual character is defined by open rural and undisturbed natural features. Under Alternative 2, a larger area of the project site would be developed for active recreational uses than would occur under the project. A greater portion of the project site would be converted to active recreational uses, which would alter the visual character of the site, transforming it from undeveloped, rural land with expansive views of spacious fields to a developed site with playing fields, landscaped berms, parking lots, and other features associated with a community park. Therefore, Alternative 2 would result in significant and unavoidable impacts on the visual quality and character of the site. In addition, Alternative 2 would allow competitive team events, which would involve extending the hours of operation into the evening and require the installation of stadium lighting. **MM-AES-3**, which requires that all outdoor lighting be turned off 1 hour after closing, would not be applicable in this scenario. Although other mitigation measures would be identified to reduce the impact of this lighting, the introduction of stadium lighting to a currently undeveloped site within a rural area would have a substantial impact that would be significant and unavoidable. Because this alternative would result in a greater area of development and introduce stadium lighting to an undeveloped site, this alternative would result in substantially greater impacts on aesthetics and visual resources compared to the project.

6.5.2.2 Agriculture and Forestry Resources

Alternative 2 would result in development of the project site, transforming it from an undeveloped site to a site with a community park. However, although a portion of the project site is mapped as Farmland of Local Importance, the site is currently not used for agriculture and does not contain agricultural resources that meet the Prime and Statewide soil criteria. The project site does not contain lands zoned for forestland or timberland. Under Alternative 2, impacts on agriculture or forestry resources would be less than significant, similar to the project.

6.5.2.3 Air Quality

Alternative 2 would introduce all of the same uses as those that would occur under the project but at an increased intensity. This would result in increased construction and operational activity compared to the project. As such, although maximum daily pollutant emissions related to construction activities and new vehicular trips during operations may still be lower than thresholds and result in less-than-significant impacts, pollutant emissions under Alternative 2 would increase compared to the project. In addition, Alternative 2 would also include equestrian staging areas, which would have the potential to generate new sources of odors and require implementation of mitigation (**MM-AQ-1**) to reduce these impacts to less-than-significant levels. Therefore, although Alternative 2 may still result in less-than-significant impacts related to air quality, this alternative would have the potential to result in greater pollutant emissions than the project, and air quality impacts would be slightly greater compared to the project.

6.5.2.4 Biological Resources

Alternative 2 would involve construction activities at the project site, including ground-disturbing activities that would result in the removal of native vegetation. As such, similar to the project, this alternative has the potential to adversely affect biological resources, including QCB habitat,

decumbent goldenbush, Engelmann oaks, western spadefoot, special-status reptile species, special-status avian species, MBTA-protected birds, breeding burrowing owl, raptor foraging habitat, special-status bats, bat maternal roost sites, special-status mammals, and sensitive natural communities. Mitigation measures, including **MM-BIO-1** through **MM-BIO-10**, and **APM-BIO-1** would be required to reduce these impacts to less-than-significant levels. However, because Alternative 2 would include night lighting, which would not be consistent with land use adjacency guidelines associated with the County's MSCP, it is anticipated that Alternative 2 would result in a significant and unavoidable impact related to a lack of consistency with an adopted Habitat Conservation Plan/Natural Community Conservation Plan. Because this alternative would result in a greater area of development (up to 50 acres) and introduce stadium lighting to an undeveloped site adjacent to MSCP preserve lands, this alternative would result in substantially greater impacts on biological resources compared to the project. It is unlikely that there would be enough remaining open space to provide adequate on-site mitigation for impacts on sensitive natural communities, thereby requiring additional off-site mitigation than proposed under the project.

6.5.2.5 Cultural Resources

Similar to the project, Alternative 2 would result in ground-disturbing activities that would have the potential to unearth and damage significant archaeological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**); however, because the area of disturbance would be greater under this alternative, impacts would be slightly greater compared to the project.

6.5.2.6 Energy

Alternative 2 would involve construction of a 50-acre active recreational park, with 46.6 acres remaining as a conservation area. Alternative 2 would involve a larger park that would cover more acreage~~.~~ than the project. Therefore, Alternative 2 would result in more intensive construction and operational activities than the project. Impacts related to energy would be slightly greater compared to the project.

6.5.2.7 Geology and Soils

Similar to the project, Alternative 2 would result in ground-disturbing activities that would have the potential to unearth and damage significant paleontological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-GEO-1**); however, because the area of disturbance would be greater under this alternative, impacts on geology and soils would be slightly greater compared to the project.

6.5.2.8 Greenhouse Gas Emissions

Similar to the project, construction activities occurring during implementation of Alternative 2 would have the potential to conflict with the ~~County's 2018 CAP~~2017 Scoping Plan, specifically the requirement to use alternative fuels in 100 percent of construction equipment by 2030. Mitigation measure **MM-GHG-1** would be required to reduce this impact to less-than-significant levels. Additional GHG emissions are anticipated to occur during operation, given that multiple sports tournaments could occur at one time with Alternative 2. These operational emissions are anticipated to exceed the screening level and result in significant unavoidable impacts related to GHG emissions. Because this alternative would result in greater operational GHG emissions that

could exceed screening thresholds, this alternative would result in substantially greater impacts related to GHG emissions compared to the project.

6.5.2.9 Hazards and Hazardous Materials

Similar to the project, Alternative 2 would involve construction activities, including ground-disturbing activities, that could result in the release of contaminated soil into the environment. ~~Implementation of the project would also have potential to increase wildfire risk.~~ **MM-HAZ-1** would reduce the impacts to less-than-significant levels. As described in Section 6.4.2.2 above, a greater area of the project site would be allocated to active recreational uses under Alternative 2 compared to the project. As a result, Alternative 2 would result in an increase in human activity by introducing more uses and a greater visitor capacity than the project, which can increase wildfire ignition risk. However, less vegetation/fuels would be present under Alternative 2, as existing hazardous vegetation fuels would be converted to active recreational uses and landscaped and managed natural areas. As a result, while Alternative 2 would result in greater human activity, it would be paired with a reduction in hazardous vegetation fuels to reduce wildfire severity and spread, and wildland fire risk would be similar to the project and less than significant. ~~However, because Alternative 2 would disturb a greater area of soil, Alternative 2 would result in slightly greater impacts related to hazards and hazardous materials compared to the project.~~

6.5.2.10 Hydrology and Water Quality

Similar to the project, Alternative 2 would comply with best management practices (BMPs) and the County's Jurisdictional Runoff Management Plan (JRMP) and *BMP Design Manual.* It would also implement a Stormwater Pollution Prevention Plan (SWPPP), as required by the General Construction Permit. Compliance with these regulations would ensure that construction activities would not substantially degrade water quality. In addition, during operation, the County would require development of a Stormwater Quality Management Plan (SWQMP) to guarantee that effective low-impact development (LID) features and BMPs are implemented and stormwater runoff would not degrade water quality. Although Alternative 2 has the potential to result in a larger amount of impervious surface area than would occur under the project, this alternative would include landscaped areas, berms, and stormwater retention basins that would allow for continued groundwater recharge. Therefore, overall, Alternative 2 would result in less-than-significant impacts related to hydrology and water quality, similar to the project.

6.5.2.11 Land Use and Planning

Similar to the project, Alternative 2 would not physically divide an established community. In addition, Alternative 2 would be consistent with the zoning and land use designation for the project site as well as plans, policies, and regulations adopted for the purposes of avoiding or mitigating an environmental effect. Therefore, impacts related to land use and planning occurring under Alternative 2 would be less than significant, similar to the project.

6.5.2.12 Mineral Resources

~~The~~ As described above, the project site ~~does not contain mineral deposits or active mines; therefore, Alternative 2~~is in an area designated MRZ-3. However, the project would not result in the loss of locally important mineral resources because the project site is within the Alpine Park, for which proposed goals are incompatible with future extraction of mineral resources. Development

under Alternative 2 would result in less-than-significant impacts related to mineral resources, similar to the project.

6.5.2.13 Noise and Vibration

Overall, because Alternative 2 would involve a similar use, including construction and operational activities similar to those of the project, the same types of noise would occur at the project site under Alternative 2. This includes construction noise associated with the installation of a wastewater system and operational noise associated with traffic, athletic fields, ~~skate parks~~all-wheel park, dogs barking, and balls on the pickleball and basketball courts. These impacts would be reduced to less-than-significant levels with implementation of **MM-NOI-1**, **MM-NOI-2**, and **MM-NOI-3**. However, because Alternative 2 would increase the area for active recreational activities, including activities within the athletic fields, such activities would be allowed to continue later into the evening but, per **MM-NOI-3**, would not extend beyond 10 p.m. Given the extended hours and additional noise that could be generated by multiple sporting events occurring at one time, it is possible that the increase in operational noise levels associated with Alternative 2 could result in significant impacts on sensitive receptors within the community (residences) and sensitive receptors within the adjacent biological open space areas. Because this alternative would result in a greater area of development and would substantially increase operational noise levels, this alternative would result in substantially greater impacts related to noise compared to the project.

6.5.2.14 Population and Housing

Similar to the project, the introduction of a new park under Alternative 2 would not induce population growth or displace people or housing. Alternative 2 would include a septic system or an extension to the existing sewer system to serve restroom facilities, an administration facility/ranger station, and a volunteer pad. However, the extension of the sewer line would serve only the project site. Alternative 2 would result in less-than-significant impacts related to population and housing, similar to the project.

6.5.2.15 Public Services

As with the project, Alternative 2 would increase demand for fire and police services. However, as discussed in Section 4.15, *Public Services,* construction and operation of the park is not expected to require new or physically altered government facilities to maintain acceptable service ratios for fire protection or police services. Although Alternative 2 would increase demand compared with the project, it is not expected that it would require new or physically altered government facilities in order to maintain acceptable services. Impacts would be less than significant, similar to the project.

6.5.2.16 Recreation

Similar to the project, Alternative 2 would provide a new park and recreational opportunities for the community of Alpine, which is currently deficient with respect to park and recreational space. In addition, it would help reduce demand for other recreational facilities. Construction of Alternative 2 would not result in any additional significant environmental impacts beyond those already identified in the EIR. Alternative 2 would have less-than-significant impacts related to recreation, similar to the project.

6.5.2.17 Transportation and Circulation

As discussed in Section 4.17, *Transportation and Circulation*, construction and operation of the project would not have a detrimental effect on the level of service on area roadways. The project would be consistent with local policies governing levels of service. Because Alternative 2 would fall under the local public facilities category, it is presumed that it would have a less-than-significant impact related to vehicle miles traveled (VMT). Alternative 2 would have a site design similar to that of the project; therefore, a hazardous roadway condition would not occur and adequate emergency access would be provided. However, Alternative 2 would increase the size of the active recreational area, which could allow multiple large-scale sporting events to occur at one time. This increase could be large enough to result in detrimental effects on roadway levels of service in the area. Because this alternative could cause detrimental effects on roadway levels of service, it could result in substantially greater impacts related to transportation and circulation compared to the project.

6.5.2.18 Tribal Cultural Resources

Similar to the project, Alternative 2 would result in ground-disturbing activities that would have the potential to unearth and damage significant tribal cultural resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**, **MM-TCR-1**, and **MM-TCR-2**); however, because the area of disturbance would be larger under this alternative, impacts would be slightly greater compared to the project.

6.5.2.19 Utilities and Service Systems

Alternative 2 would result in a larger area for active recreational uses than would occur under the project. As such, Alternative 2 would have a greater demand on water supply and could also require new or expanded water facilities to serve the project site. With implementation of **MM-UTIL-1** and **MM-UTIL-2**, these impacts would be reduced to a less-than-significant level. Because Alternative 2 would require a larger water supply for irrigation, impacts under this alternative would be greater than under the project.

6.5.2.20 Wildfire ~~Hazards~~

Similar to the project, Alternative 2 would be required to comply with rules established under the County Code of Regulatory Ordinances, which would help reduce risks associated with fire. In addition, Alternative 2 would include a Site Evacuation Plan that would identify emergency contact information, evacuation routes and established meeting places, and a safety protocol to ensure the safe evacuation of visitors and employees of the park. As described in Section 6.4.2.2 above, a greater area of the project site would be allocated to active recreational uses under Alternative 2 compared to the project. As a result, Alternative 2 would result in an increase in human activity by introducing more uses and a greater visitor capacity than the project, which can increase wildfire ignition risk. However, less vegetation/fuels would be present under Alternative 2, as existing hazardous vegetation fuels would be converted to active recreational uses and landscaped and managed natural areas. As a result, while Alternative 2 would result in greater human activity, it would be paired with a reduction in hazardous vegetation fuels to reduce wildfire severity and spread, and wildfire risk would be similar to the project and less than significant. ~~Because Alternative 2 would have the potential to bring more people to the project site than the project, impacts under this alternative would be greater compared to the project.~~

6.5.2.21 Relationship to Project Objectives

Because of the larger size and the intent to accommodate organized team sports, Alternative 2 would result in slightly increased impacts related to the majority of the resources, including air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, noise, transportation and circulation, tribal cultural resources, utilities and service systems, and wildfire. Alternative 2 would result in similar impacts related to agriculture and forestry resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, and recreation. Because of the addition of nighttime lighting of sports fields, Alternative 2 would result in substantially greater impacts related to aesthetics and visual resources. However, Alternative 2 would meet all of the project objectives because it would create a community gathering place, enhancing the quality of life and public health of the community and accommodating a variety of active and passive recreational uses; although it would not provide as much open space~~/preserve~~ area as the project, it would still accommodate the objective of preserving natural and cultural resources through the provision of 46.6 acres of conservation area.

Objective 1: Create a place where all Alpine residents can gather and connect as a community.

The County General Plan Conservation and Open Space Element includes Goal LU-18, which encourages the development of civic uses that enhance community centers and places (County General Plan, p. 3-46). The ~~proposed~~ project and Alternative 2 would meet this goal of providing the community with a new location to gather and connect. In addition, the County General Plan Environmental Justice Element includes Goal EJ-13, which aims to expand access to parks, recreation facilities, and other safe places for community members to be active (County General Plan, p. 9-47). The ~~proposed~~ project and Alternative 2 would be consistent with this goal because they would both provide a space for the community to be active or congregate.

Objective 2: Anticipate, accommodate, and manage a variety of active and passive recreational uses and open space~~/preserve~~ lands that benefit all members of the Alpine community, both now and in the future.

The County General Plan Conservation and Open Space Element includes Goal COS-21, which aims to provide park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of ~~county~~San Diego County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated ~~County~~area. Policy COS-21.1 Diversity of Users and Services, calls for providing parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests. Although there are adjacent passive parks and some smaller active parks in the vicinity, the County's goal is to provide active and passive park opportunities to all local ~~citizens~~residents that are usable by all age groups and all abilities. There are private parks, but they are not available to all ~~citizens~~residents within Alpine, which is contrary to the goal for the County. The ~~proposed~~ project and Alternative 2 would both provide these facilities and meet the objectives of Policy COS-21.1. In addition, according to the County Parks Master Plan, the Alpine CPA population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit with respect to parkland, with only 1.83 acres per person, this will place greater demand on existing

facilities. The ~~proposed~~ project and Alternative 2 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 3: Provide for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP ~~for the preserve~~ for the open space portion of the property.

Both the ~~proposed~~ project and Alternative 2 would be compatible with the objective of providing for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP for the ~~preserve~~open space portion of the property. However, with the ~~proposed~~ project, a larger portion of the site would be preserved. Both the ~~proposed~~ project and Alternative 2 would have a live-on volunteer living on-site as well as park rangers patrolling the area daily for both the park and ~~preserve~~open space.

The ~~proposed~~ project and Alternative 2 would have designated trails with trash cans that would be emptied daily to prevent trash from accumulating; therefore, staff would be on-site daily. The designated parking area of the ~~proposed~~ project and Alternative 2, with staff on-site, would prevent the public from parking in sensitive habitat and thereby potentially negatively affecting natural and cultural resources. In addition, the ~~proposed~~ project and Alternative 2 would include native grassland restoration that would benefit QCB habitat through the removal of non-native invasive species and create breeding pools for western spadefoots, which would expand the existing breeding population from Wright's Field.

Objective 4: Design a community park that integrates and, where feasible, preserves natural features into the park design.

The County General Plan Land Use Element includes Goal LU-6, which aims to balance the built environment with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities (County General Plan, p. 3-29). Policy LU-6.6, Integration of Natural Features into Project Design, requires incorporation of natural features, including mature oaks, indigenous trees, and rock formations, into proposed development and avoidance of sensitive environmental resources. In the northern portion of the project site, in areas where the equestrian facilities would be developed, groves of oaks would remain in place; development, as well as new landscaping, would be situated around the trees. Both the ~~proposed~~ project and Alternative 2 would have a community park that would meet this objective.

Objective 5: Enhance the quality of life in Alpine by providing exceptional park and recreational opportunities that improve health and wellness while preserving significant natural and cultural resources.

The County General Plan Conservation and Open Space Element includes Goal COS-22, which aims to provide high-quality parks and recreational programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population (County General Plan, p. 5-40). The ~~proposed~~ project and Alternative 2 would achieve this goal by providing Alpine with a multitude of recreational opportunities. Policy COS-22.1, Variety of Recreational Programs, also seeks to promote both active and passive recreational facilities (County General Plan, p. 5-41).

Under the ~~proposed~~ project and Alternative 2, programs at the park would be established according to recommendations from local residents and the many amenities that would 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. The ~~proposed~~ project and Alternative 2 would support these programs, and given the lack of suitable parkland in Alpine, it is unlikely that the community would be provided with these enrichment programs elsewhere. In addition, daily ranger presence would be established under the ~~proposed~~ project and Alternative 2. Both the ~~proposed~~ project and Alternative 2 would provide regular park programs, classes, and events held by rangers on County properties to teach visitors about the land and local wildlife, area history, and the importance of park stewardship.

Live Well San Diego is the County's vision for addressing long-standing inequities and disparities through key interventions, programs, and services in communities that face barriers to achieving outcomes for building better health. It aligns the efforts of individuals, organizations, and government to help county residents live well and includes specific strategies to track outcomes related to health, wellness, and equity. The Live Well San Diego CHA is a systematic examination of the health status indicators for the population of San Diego County and used to identify key assets, trends, and challenges in a community. The purpose is to provide data and information to inform community health planning efforts. The County's HHSA divides the county into six regions to analyze under the CHA. Alpine is located in the East County region.

Live Well San Diego establishes community health indicators related to the built environment, including the percentage of the population living within 0.25 mile of a park. Access to parks and recreation services has been shown to have positive health impacts, including the physical, social, and mental aspects of health and well-being for community members. Parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and encourage physical activity. According to the CHA, only 18.5 percent of Alpine's population lives within 0.25 mile of a park or community space compared to the East County population average of 53.3 percent and 61.5 percent countywide. Alpine has one of the lowest percentages of the population living within 0.25 mile of a park or community space in East County (CHA 2019–2021, p. 208). As a community with a deficit of parkland, Alpine would greatly benefit from the addition of an active park, which the ~~proposed~~ project and Alternative 2 would provide.

According to Live Well San Diego, the recommended level of physical activity for adults is a total of 150 minutes of moderate activity every week. In 2015, 8.8 percent of adult San Diegans had been diagnosed with heart disease. The region with the highest percentage of residents who had ever been diagnosed with heart disease was East County, at 12.1 percent (CHA 2019–2021, p. 33). The addition of active parkland and recreational spaces would provide the community with a well-maintained, up-to-date, safe, and inviting activity space with much-needed facilities and programs to promote physical activity and contribute to other positive health benefits.

The County General Plan Environmental Justice Element includes Goal EJ-11, which strives to increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities in ~~the county.~~San Diego County. Policy EJ-11.5, Community Engagement, encourages partnering with community-based organizations to create appropriate and relevant programming and support improvements to natural and built-environment placemaking that promote physical activity and recreation (County General Plan, p. 9-46). Both the ~~proposed~~ project and Alternative 2 would help the County achieve these policy objectives or make progress toward enhancing the health and wellness of the community.

Objective 6: Protect public health and safety by incorporating Crime Prevention Through Environmental Design and other safety measures into the park design.

The ~~proposed~~ project and Alternative 2 would protect the public health and safety by acting as a temporary safe refuge area and staging area for the Alpine FPD should a fire occur in Alpine. The ~~proposed~~ project and Alternative 2 would provide ~~a four~~an all ~~-way stop to slow down traffic on South Grade Road, in addition to adding crosswalks and~~ a walking path for the public. There would also be active monitoring by rangers daily and a live-on volunteer living on-site to protect the area from crime under both the ~~proposed~~ project and Alternative 2.

Objective 7: Manage Alpine County Park consistent with County DPR's missions, policies, directives, and applicable laws and regulations.

The Alpine community currently has no County parks and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have adequate parkland to meet the recreational needs of the community, and there is a significant shortage of sports fields and other recreational amenities, as noted in the County's Parks Master Plan. Although 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. The project would provide an opportunity to develop a portion of the property as an active park and conserve a substantial portion as open space. The 98 acres would bring the ~~DPR~~County closer to reaching 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 options for residents of all ages, abilities, and interests. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit of parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. The ~~proposed~~ project and Alternative 2 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 8: Reflect Alpine community's heritage through inclusion of architectural elements that reflect the rural nature of Alpine.

The ~~proposed~~ project would be consistent with County General Plan Conservation and Open Space Element Goal COS-11.3, which requires development within visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas, through creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; and minimal disturbance of topography. The ~~proposed~~ project would meet this objective better than Alternative 2.

6.5.3 Analysis of Alternative 3 – Reconfigured Project Alternative

6.5.3.1 Aesthetics and Visual Resources

The project site consists of undeveloped rural land with native vegetation. The visual character is defined by open rural and undisturbed natural features. Under Alternative 3, a similarly sized

community park would be developed at the project site; however, this alternative would include adjustments to the site plan, including removal of the bike skills area and ~~skate parks~~all-wheel park and relocation of the parking areas farther into the interior of the site; the periphery would remain landscaped with native vegetation and have a walking path. Although the visual character of the site would still be altered under this alternative, the removal of the berm, the relocation of the parking area, and the maintenance of native vegetation along the exterior would help reduce aesthetic impacts and maintain some of the more rural character of the site. Therefore, impacts related to aesthetics and visual resources would be reduced under Alternative 3 compared to the project.

6.5.3.2 Agriculture and Forestry Resources

Alternative 3 would result in the development of the project site from an undeveloped site to a site with a community park. However, although a portion of the project site is mapped as Farmland of Local Importance, the site is currently not used for agriculture and does not contain agricultural resources that meet the Prime and Statewide soil criteria. The project site does not contain lands zoned for forestland or timberland. Under Alternative 3, impacts on agriculture or forestry resources would be less than significant, similar to the project.

6.5.3.3 Air Quality

Alternative 3 would introduce most of the same uses as those that would occur under the project but would eliminate the bike skills area and ~~skate~~all-wheel park. This would result in construction and operational activity similar to that of the project. As such, maximum daily pollutant emissions related to construction activities and new vehicular trips would not exceed the thresholds, resulting in less-than-significant impacts. In addition, Alternative 3 would also include equestrian staging areas, which would have the potential to generate new sources of odors and require implementation of mitigation (**MM-AQ-1**) to reduce impacts to less-than-significant levels. Overall, Alternative 3 would result in impacts related to air quality similar to those of the project.

6.5.3.4 Biological Resources

Alternative 3 would involve construction activities at the project site, including ground-disturbing activities that would result in the removal of native vegetation. As such, similar to the project, this alternative would have the potential to adversely affect biological resources, including QCB habitat, decumbent goldenbush, Engelmann oaks, western spadefoot, special-status reptile species, special-status avian species, MBTA-protected birds, breeding burrowing owl, raptor foraging habitat, special-status bats, bat maternal roost sites, special-status mammals, and sensitive natural communities. Mitigation measures, including **MM-BIO-1** through **MM-BIO-10,** and **APM-BIO-1** would be required to reduce these impacts to less-than-significant levels. Alternative 3 would be located in the southern portion of the project site, adjacent to existing open space areas, with the potential to disturb the same area of ground as the project. It would reduce impacts on Engelmann oaks to the north but increase impacts on native grasslands at the southern end of the project site. Both Engelmann oak woodlands and native grasslands are Tier I habitats; therefore, no appreciable difference is anticipated with respect to impacts on Tier I habitats. ~~The~~However, the location of the revised footprint would potentially obstruct a wildlife corridor that extends south of the project site and connects with open space lands south of South Grade Road. Therefore, impacts on biological resources would be increased compared to the project.

6.5.3.5 Cultural Resources

Similar to the project, Alternative 3 would result in ground-disturbing activities, which would have the potential to unearth and damage significant archaeological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**). Overall, impacts on cultural resources under Alternative 3 would be similar to those of the project.

6.5.3.6 Energy

Alternative 3 would involve construction of ~~a~~an approximately 25-acre active recreational park, with 71.6 acres remaining as conservation area. Construction and operation of Alternative 3 would involve energy consumption similar to that of the project, and impacts would be comparable to those under the project.

6.5.3.7 Geology and Soils

Similar to the project, Alternative 3 would result in ground-disturbing activities that would have the potential to unearth and damage significant paleontological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-GEO-1**). Because Alternative 3 would involve a similar area of ground-disturbance, impacts on geology and soils would be similar to those of the project.

6.5.3.8 Greenhouse Gas Emissions

Alternative 3 would involve similar uses as the project. As such, GHG emissions that could occur under Alternative 3 would not likely exceed the screening level and impacts related to GHG emissions would be less than significant. Overall, Alternative 3 would result in impacts related to GHG emissions similar to the project.

6.5.3.9 Hazards and Hazardous Materials

As with the project, Alternative 3 would involve construction activities, including ground-disturbing activities, that could result in the release of contaminated soil into the environment. ~~Implementation of the project would also have the potential to increase wildfire risk.~~ Mitigation measure **MM-HAZ-1** would reduce this impact to a less-than-significant level. Alternative 3 would involve generally the same amount of vegetation fuel modification and human activity as the project, resulting in a similar and less than significant wildland fire risk. Overall, impacts related to hazards and hazardous materials under Alternative 3 would be similar to those that would occur under the project.

6.5.3.10 Hydrology and Water Quality

As with the project, Alternative 3 would comply with BMPs required by the County's JRMP and *BMP Design Manual* and the implementation of a SWPPP as required by the General Construction Permit. Compliance with these regulations would ensure that construction activities would not substantially degrade water quality. In addition, during operation, the County would require the development of an SWQMP to guarantee that effective LID features and BMPs are implemented to ensure that stormwater runoff during operational activities would not degrade water quality. Alternative 3 has the potential to result in a similar amount of impervious surface ~~area~~ as the project. It would also include landscaped areas, berms, and stormwater retention basins that would allow for continual

groundwater recharge. Therefore, overall, Alternative 3 would result in less-than-significant impacts related to hydrology and water quality, similar to the project.

6.5.3.11 Land Use and Planning

Similar to the project, Alternative 3 would not physically divide an established community. In addition, Alternative 3 would be consistent with the zoning and land use designation for the project site as well as plans, policies, and regulations adopted for the purposes of avoiding or mitigating an environmental effect. Therefore, impacts related to land use and planning under Alternative 3 would be less than significant, similar to the project.

6.5.3.12 Mineral Resources

~~The~~ As described above, the project site ~~does not contain mineral deposits or active mines; therefore, Alternative~~ is in an area designated MRZ-3. However, the project would not result in the loss of locally important mineral resources because the project site is within the Alpine Park, for which proposed goals are incompatible with future extraction of mineral resources. Development of Alternative 3 would result in less-than-significant impacts related to mineral resources, similar to the project.

6.5.3.13 Noise and Vibration

Overall, because Alternative 3 would involve a similar use, including construction and operational activities similar to those of the project, the same types of noise would occur at the project site under Alternative 3. This includes construction noise associated with the installation of a sewer system and operational noise associated with traffic, athletic fields, dogs barking, and balls on the pickleball and basketball courts. Alternative 3 would not include the ~~skate~~all-wheel park and bike ~~parks~~skills area, which would eliminate noise produced from those sources. However, because the parking lot would be moved to the interior of the site, it is possible that the pickleball and basketball courts would be moved closer to the periphery, which could increase noise from those sources for nearby sensitive receptors. The impacts would be reduced to less-than-significant levels with implementation of **MM-NOI-1**, **MM-NOI-2**, and **MM-NOI-3**. Overall, Alternative 3 would result in noise impacts similar to those of the project.

6.5.3.14 Population and Housing

Similar to the project, the introduction of a new park under Alternative 3 would not induce population growth or displace people or housing. Alternative 3 would include a septic system or an extension to the existing sewer system to serve restroom facilities, an administration facility/ranger station, and a volunteer pad. However, the extension of the sewer line would serve only the project site. Alternative 3 would result in less-than-significant impacts related to population and housing, similar to the project.

6.5.3.15 Public Services

As with the project, Alternative 3 would increase demand for fire and police services. However, as discussed in Section 4.15, construction and operation of the park is not expected to require new or physically altered government facilities to maintain acceptable service ratios for fire protection or police services. Impacts would be less than significant, similar to the project.

6.5.3.16 Recreation

Similar to the project, Alternative 3 would provide new park and recreational opportunities for the community of Alpine, which is currently deficient with respect to park and recreational space. This would help reduce demand at other existing recreational facilities. In addition, construction of Alternative 3 would not result in any additional significant environmental impacts beyond those already identified in the EIR. Alternative 3 would have less-than-significant impacts related to recreation, similar to the project.

6.5.3.17 Transportation and Circulation

As discussed in Section 4.17, construction and operation of the project would not have a detrimental effect on the level of service on area roadways. It would be consistent with local policies governing levels of service. Alternative 3 would result in a project with a size similar to that of the ~~proposed~~ project, with similar effects on roadway levels of service in the area. In addition, because Alternative 3 would fall under the local public facilities category, it is presumed to have a less-than-significant VMT impact. Alternative 3 would also have a similar site design; therefore, a hazardous roadway condition would not occur and adequate emergency access would be provided. Overall, Alternative 3 would result in impacts related to transportation and circulation similar to those of the project.

6.5.3.18 Tribal Cultural Resources

Similar to the project, Alternative 3 would result in ground-disturbing activities that would have the potential to unearth and damage significant tribal cultural resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**, **MM-TCR-1**, and **MM-TCR-2**). Alternative 3 would result in impacts related to tribal cultural resources similar to those of the project.

6.5.3.19 Utilities and Service Systems

Alternative 3 would result in a park with a size similar to that of the ~~proposed~~ project. Similar to the project, it would increase demands on the water supply and may require new or expanded water facilities to serve the project. With implementation of **MM-UTIL-1** and **MM-UTIL-2**, these impacts would be reduced to a less-than-significant level. Overall, Alternative 3 would result in impacts related to utilities and service systems that would be similar to those under the project.

6.5.3.20 Wildfire ~~Hazards~~

Similar to the project, Alternative 3 would be required to comply with rules established under the County Code of Regulatory Ordinances, which would help reduce risks associated with fire. In addition, Alternative 3 would include a Site Evacuation Plan that would identify emergency contact information, evacuation routes and established meeting places, and a safety protocol to ensure the safe evacuation of visitors and employees of the park. Alternative 3 would involve generally the same amount of vegetation fuel modification and human activity as the project, resulting in a similar and less than significant wildland fire risk. Overall, Alternative 3 would result in impacts related to wildfire risk that would be similar to those of the project.

6.5.3.21 Relationship to Project Objectives

Alternative 3 would result in the same acreage distribution and the same uses as the project, except for the provision of a bike ~~park~~skills area and ~~a skate~~an all-wheel park, which would be removed under this alternative. Because this alternative would provide the same uses at the same acreage, it would result in similar impacts for all resources, with the exception of aesthetics and visual resources. Impacts related to aesthetics and visual resources would be slightly reduced under this alternative because the landscaped berm along the South Grade Road frontage would be removed and the parking lot would be relocated to an area farther into the interior of the project site. This adjustment would maintain natural vegetation along the roadway, which would help reduce the degradation of visual character at the project site. Because this alternative would provide most of the same uses as the project, including preserving 71.6 acres of conservation area, it would meet all of the project objectives.

Objective 1: Create a place where all Alpine residents can gather and connect as a community.

The County General Plan Conservation and Open Space Element includes Goal LU-18, which encourages the development of civic uses that enhance community centers and places (County General Plan, p. -3-46). The ~~proposed~~ project and Alternative 3 would meet this goal of providing the community with a new location to gather and connect. In addition, the County General Plan Environmental Justice Element includes goal EJ-13, which aims to expand access to parks, recreational facilities, and other safe places for community members to be active (County General Plan, p. 9-47). The ~~proposed~~ project and Alternative 3 would be consistent with this goal because they would both provide a space for the community to be active or congregate. However, the ~~proposed~~ project would provide additional areas for the public to be active because it would include a bike ~~park~~skills area and ~~skate~~all-wheel park.

Objective 2: Anticipate, accommodate, and manage a variety of active and passive recreational uses and open space ~~preserve~~ that benefit all members of the Alpine community, both now and in the future.

The County General Plan Conservation and Open Space Element includes Goal COS-21, which aims to provide park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of county residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County. Policy COS-21.1, Diversity of Users and Services, calls for providing parks and recreational facilities that create opportunities for a broad range of recreational experiences to serve user interests. Although there are adjacent passive parks and some smaller active parks in the vicinity, the County's goal is to provide active and passive park opportunities to all local ~~citizens~~residents that are usable by all age groups and all abilities. There are private parks in the vicinity, but they are not available to all ~~citizens~~residents within Alpine, which is contrary to the goal for the County. The ~~proposed~~ project and Alternative 3 would both provide these facilities and meet the objectives of Policy COS-21.1. However, the ~~proposed~~ project would provide additional areas for the public to be active because it would include a bike ~~park~~skills area and ~~skate~~all-wheel park. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit with respect to parkland, with only 1.83 acres per person, this will place

greater demand on existing facilities. The ~~proposed~~ project and Alternative 3 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 3: Provide for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP ~~for the preserve~~ for the open space portion of the property.

Both the ~~proposed~~ project and Alternative 3 would be compatible with the objective of providing for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP for the ~~preserve~~open space portion of the property. Both the ~~proposed~~ project and Alternative 3 would have a live-on volunteer living on-site as well as park rangers patrolling the area daily for both the park and ~~preserve~~open space.

The ~~proposed~~ project and Alternative 3 would have designated trails with trash cans that would be emptied daily to prevent trash from accumulating; therefore, staff would be on-site daily. The designated parking area of the ~~proposed~~ project and Alternative 3, with staff on-site, would prevent the public from parking within sensitive habitat and thereby potentially negatively affecting natural and cultural resources. In addition, the ~~proposed~~ project and Alternative 3 would include native grassland restoration that would benefit QCB habitat through the removal of non-native invasive species and create breeding pools for western spadefoots, which would expand the existing breeding population from Wright's Field.

Objective 4: Design a community park that integrates and, where feasible, preserves natural features into the park design.

The County General Plan Land Use Element includes Goal LU-6, which aims to balance the built environment with the natural environment, scarce resources, natural hazards, and unique local character of individual communities (County General Plan, p. -3-29). Policy LU-6.6, Integration of Natural Features into Project Design, requires incorporation of natural features, including mature oaks, indigenous trees, and rock formations, into proposed development and avoidance of sensitive environmental resources. In the northern portion of the project site, in areas where the equestrian facilities would be developed, groves of oaks would remain in place; development, as well as new landscaping, would be situated around the trees. Impacts related to aesthetics and visual resources would be slightly reduced under Alternative 3 with removal of the landscaped berm along the South Grade Road frontage and relocation of the parking lot to an area farther into the interior of the project site. Both the ~~proposed~~ project and Alternative 3 would have a community park that would meet this objective.

Objective 5: Enhance the quality of life in Alpine by providing exceptional park and recreation opportunities that improve health and wellness while preserving significant natural and cultural resources.

The County General Plan Conservation and Open Space Element includes Goal COS-22, which aims to provide high-quality parks and recreational programs that promote the health and well-being of county residents while meeting the needs of a diverse and growing population (County General Plan, p. -5-40). The ~~proposed~~ project and Alternative 3 would achieve this goal by providing Alpine with a multitude of recreational opportunities. Policy COS-22.1, Variety of Recreational Programs, also seeks to promote both active and passive recreational facilities (County General Plan, p. 5-41).

Under the ~~proposed~~ project and Alternative 3, programs at the park would be established according to on recommendations from local residents and the many amenities that would 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. The ~~proposed~~ project and Alternative 3 would support these programs, and given the lack of suitable parkland in Alpine, it is unlikely that the community would be provided with these enrichment programs elsewhere. In addition, daily ranger presence would be established under the ~~proposed~~ project and Alternative 3. Both the ~~proposed~~ project and Alternative 3 would provide regular park programs, classes, and events held by rangers on County properties to teach visitors about the land and local wildlife, area history, and the importance of park stewardship.

Live Well San Diego is the County's vision for addressing long-standing inequities and disparities through key interventions, programs, and services in communities that face barriers to achieving outcomes for building better health. It aligns the efforts of individuals, organizations, and government to help county residents live well and includes specific strategies to track outcomes related to health, wellness, and equity. The Live Well San Diego CHA is a systematic examination of the health status indicators for the population of San Diego County and used to identify key assets, trends, and challenges in a community. The purpose is to provide data and information to inform community health planning efforts. The County's HHSA divides the county into six regions to analyze under the CHA. Alpine is located in the East County region.

Live Well San Diego establishes community health indicators related to the built environment, including the percentage of the population living within 0.25 mile of a park. Access to parks and recreational services has been shown to have positive health impacts, including the physical, social, and mental aspects of health and well-being for community members. Parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and encourage physical activity. According to the CHA, only 18.5- percent of Alpine's population lives within 0.25 mile of a park or community space compared to the East County population average of 53.3 -percent and 61.5 -percent countywide. Alpine has one of the lowest percentages of the population living within 0.25 mile of a park or community space in East County (CHA 2019–2021, p. 208). As a community with a deficit of parkland, Alpine would greatly benefit from the addition of an active park, which the ~~proposed~~ project and Alternative 3 would provide.

According to Live Well San Diego, the recommended level of physical activity for adults is a total of 150 minutes of moderate activity every week. In 2015, 8.8- percent of adult San Diegans had been diagnosed with heart disease. The region with the highest percentage of residents who had ever been diagnosed with heart disease was East County, at 12.1 -percent (CHA 2019–2021, p. 33). The addition of active parkland and recreational spaces would provide the community with a well-maintained, up-to-date, safe, and inviting activity space with much-needed facilities and programs to promote physical activity and contribute to other positive health benefits.

The County General Plan Environmental Justice Element includes Goal EJ-11, which strives to increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities in the county. Policy EJ-11.5, Community Engagement, encourages partnering with community-based organizations to create appropriate and relevant programming and support improvements to natural and built-environment placemaking that promote physical activity and recreation (County General Plan, p. 9-46). Both the ~~proposed~~ project and Alternative 3 would help

the County achieve these policy objectives or make progress toward enhancing the health and wellness of the community.

Objective 6: Protect public health and safety by incorporating Crime Prevention Through Environmental Design and other safety measures into the park design.

The ~~proposed~~ project and Alternative 3 would protect the public health and safety by acting as a temporary safe refuge area and staging area for the Alpine FPD should a fire occur in Alpine. The ~~proposed~~ project and Alternative 3 would provide ~~a four~~an all ~~-way stop to slow down traffic on South Grade Road, in addition to adding crosswalks and~~ a walking path for the public. There would also be active monitoring by rangers daily and a live-on volunteer living on-site to protect the area from crime under both the ~~proposed~~ project and Alternative 3.

Objective 7: Manage Alpine ~~County~~ Park consistent with County DPR's missions, policies, directives, and applicable laws and regulations.

The Alpine community currently has no County parks and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have adequate parkland to meet the recreational needs of the community, and there is a significant shortage of sports fields and other recreational amenities, as noted in the County's Parks Master Plan. Although 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. The project would provide an opportunity to develop a portion of the property as an active park and conserve a substantial portion of the property as open space. The 98 acres would bring ~~DPR~~the County closer to reaching 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 options for residents of all ages, abilities, and interests. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 -percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit with respect to parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. The ~~proposed~~ project and Alternative 3 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 8: Reflect Alpine community's heritage through inclusion of architectural elements that reflect the rural nature of Alpine.

The ~~proposed~~ project would be consistent with County General Plan Conservation and Open Space Element Goal COS-11.3, which requires development within visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas, through creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; and minimal disturbance of topography. The ~~proposed~~ project and Alternative 3 would meet this objective.

6.5.4 Analysis of Alternative 4 – Reduced Project Alternative

6.5.4.1 Aesthetics and Visual Resources

The project site consists of undeveloped rural land with native vegetation. The visual character is defined by open rural and undisturbed natural features. Under Alternative 4, a smaller community park would be developed at the project site, keeping almost all uses identified for the project, except for the bike skills area and ~~skate parks~~all-wheel park. Under Alternative 4, more of the view of open grasslands leading to and within Wright's Field would be visible along South Grade Road. Therefore, under this alternative, visual impacts would be reduced compared to the project.

6.5.4.2 Agriculture and Forestry Resources

Alternative 4 would result in development of the project site from an undeveloped site to a site with a community park. However, although a portion of the project site is mapped as Farmland of Local Importance, the site is currently not used for agriculture and does not contain agricultural resources that meet the Prime and Statewide soil criteria. The project site does not contain lands zoned for forestland or timberland. Under Alternative 4, impacts on agriculture or forestry resources would be less than significant, similar to the project.

6.5.4.3 Air Quality

Alternative 4 would introduce most of the same uses as those that would occur under the project but would eliminate the bike skills area and ~~skate parks~~all-wheel park. This would result in construction and operational activity similar to that of the project. As such, maximum daily pollutant emissions related to construction activities and new vehicular trips would not exceed the thresholds, resulting in less-than-significant impacts. In addition, Alternative 4 would also include equestrian staging areas, which would have the potential to generate new sources of odors and require implementation of mitigation (**MM-AQ-1**) to reduce the impacts to less-than-significant levels. However, because Alternative 4 would result in a reduced footprint and activities would be slightly less intense, impacts related to air quality would be slightly reduced compared to the project.

6.5.4.4 Biological Resources

Alternative 4 would involve construction activities at the project site, including ground-disturbing activities that would result in the removal of native vegetation. As such, similar to the project, this alternative would have the potential to adversely affect biological resources, including QCB habitat, decumbent goldenbush, Engelmann oaks, western spadefoot, special-status reptiles, special-status avian species, MBTA-protected birds, breeding burrowing owl, raptor foraging habitat, special-status bats, bat maternal roost sites, special-status mammals, and sensitive natural communities. Mitigation measures, including **MM-BIO-1** through **MM-BIO-10**, and **APM-BIO-1** would be required to reduce these impacts to less-than-significant levels. In addition, fewer impacts on Valley needlegrass grasslands would occur under this alternative, which would reduce the amount of off-site mitigation required for Tier I habitats. Furthermore, impacts on occupied QCB habitat and QCB host plants would occur under this alternative. Because Alternative 4 would result in less ground disturbance than the project, especially in the sensitive habitats on the southern portion of the property, impacts on biological resources would be reduced compared to the project.

6.5.4.5 Cultural Resources

Similar to the project, Alternative 4 would result in ground-disturbing activities that would have the potential to unearth and damage significant archaeological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**). However, because Alternative 4 would result in less ground disturbance than the project, impacts on cultural resources under Alternative 4 would be slightly reduced compared to the project.

6.5.4.6 Energy

Alternative 4 would involve construction of a 20-acre active recreational park, with 76.6 acres remaining as conservation area. Because Alternative 4 would involve a smaller active recreational area, there would be a reduced amount of energy consumption. Overall, impacts related to energy would be slightly reduced under Alternative 4 compared to the project.

6.5.4.7 Geology and Soils

Similar to the project, Alternative 4 would result in ground-disturbing activities that would have the potential to unearth and damage significant paleontological resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-GEO-1**). Because Alternative 4 would involve a smaller area of ground-disturbance, impacts on geology and soils would be slightly reduced compared to the project.

6.5.4.8 Greenhouse Gas Emissions

Because Alternative 4 would involve uses similar to those of the project, GHG emissions that could occur under Alternative 4 would not exceed the screening level, and impacts related to GHG emissions would be less than significant. Overall, because Alternative 4 would result in a smaller park than the project, impacts related to GHG emissions would be slightly reduced compared to the project.

6.5.4.9 Hazards and Hazardous Materials

Similar to the project, Alternative 4 would involve construction activities, including ground-disturbing activities, that could result in the release of contaminated soil into the environment. ~~Implementation of the project would also have potential to increase wildfire risk.~~ **MM-HAZ-1** would reduce this impact to a less-than-significant level. ~~However, b~~Because Alternative 4 would result in a smaller overall park, and would therefore introduce less human activity while still providing vegetation management to minimize hazardous vegetation fuels, impacts related to hazards and hazardous materials would be slightly reduced compared to those that would occur under the project.

6.5.4.10 Hydrology and Water Quality

Similar to the project, Alternative 4 would comply with BMPs required by the County's JRMP and *BMP Design Manual*. It would also implement a SWPPP, as required by the General Construction Permit. Compliance with these regulations would ensure that construction activities would not substantially degrade water quality. In addition, during operation, the County would require development of an SWQMP to guarantee that effective LID features and BMPs would be

implemented, ensuring that stormwater runoff during operational activities would not degrade water quality. Because Alternative 4 would eliminate the bike skills area and ~~skate parks~~all-wheel park and increase the area for community gardens and picnics, this alternative would involve a smaller amount of impervious surface area than the project. It would also include landscaped areas, berms, and stormwater retention basins that would allow for continual groundwater recharge. Impacts under Alternative 4 related to hydrology and water quality would be less than significant, and because Alternative 4 would involve a smaller project, with a smaller amount of impervious surface area, those impacts would be slightly reduced compared to the project.

6.5.4.11 Land Use and Planning

Similar to the project, Alternative 4 would not physically divide an established community. In addition, Alternative 4 would be consistent with the zoning and land use designation for the project site and the plans, policies, and regulations adopted for the purposes of avoiding or mitigating an environmental effect. Therefore, impacts related to land use and planning under Alternative 4 would be less than significant, similar to the project.

6.5.4.12 Mineral Resources

~~The~~ As described above, the project site ~~does not contain mineral deposits or active mines; therefore, Alternative 4~~is in an area designated MRZ-3. However, the project would not result in the loss of locally important mineral resources because the project site is within the Alpine Park, for which proposed goals are incompatible with future extraction of mineral resources. Development under Alternative 4 would result in less-than-significant impacts related to mineral resources, similar to the project.

6.5.4.13 Noise and Vibration

Overall, because Alternative 4 would involve a similar use, including construction and operational activities similar to those of the project, the same types of noise would occur at the project site under Alternative 4, including construction noise associated with the installation of a sewer system and operational noise associated with traffic, athletic fields, dogs barking, and balls on the pickleball and basketball courts. Alternative 4 would not include the ~~skate~~all-wheel park and bike ~~parks~~skills area, which would eliminate noise produced from those sources. The impacts would be reduced to less-than-significant levels with implementation of **MM-NOI-1**, **MM-NOI-2**, and **MM-NOI-3**. Overall, Alternative 4 would result in slightly reduced noise impacts compared to the project.

6.5.4.14 Population and Housing

Similar to the project, the introduction of a new park under Alternative 4 would not induce population growth or displace people or housing. Alternative 4 would include a septic system or an extension to the existing sewer system to serve restroom facilities, the administration facility/ranger station, and a volunteer pad. However, the extension of the sewer line would serve only the project site. Alternative 4 would result in less-than-significant impacts related to population and housing, similar to the project.

6.5.4.15 Public Services

As with the project, Alternative 4 would increase demand for fire and police services. However, as discussed in Section 4.15, construction and operation of the park is not expected to require new or physically altered government facilities to maintain acceptable service ratios for fire protection or police services. Impacts would be less than significant, similar to the project.

6.5.4.16 Recreation

Similar to the project, Alternative 4 would provide new park and recreational opportunities for the community of Alpine, which is currently deficient with respect to park and recreational space, and would help reduce demand on other existing recreational facilities. In addition, construction of Alternative 4 would not result in any additional significant environmental impacts beyond those already identified in the EIR. Alternative 4 would result in less-than-significant impacts related to recreation, similar to the project.

6.5.4.17 Transportation and Circulation

As discussed in Section 4.17, construction and operation of the project would not have a detrimental effect on the level of service on area roadways. It would be consistent with local policies governing levels of service. Alternative 4 would result in a reduced project and generate less traffic than the project, which would result in reduced effects on roadway levels of service in the area. In addition, because Alternative 4 would fall under the local public facilities category, it is presumed to have a less-than-significant VMT impact. Alternative 4 would also have a similar site design. Therefore, a hazardous roadway condition would not occur, and adequate emergency access would be provided. Overall, because Alternative 4 would result in less traffic overall, it would have slightly reduced impacts related to transportation and circulation compared to the project.

6.5.4.18 Tribal Cultural Resources

Similar to the project, Alternative 4 would result in ground-disturbing activities that would have the potential to unearth and damage significant tribal cultural resources during construction. Mitigation would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**, **MM-TCR-1**, and **MM-TCR-2**). However, because Alternative 4 would result in a smaller area of disturbance, impacts related to tribal cultural resources would be slightly reduced compared to the project.

6.5.4.19 Utilities and Service Systems

Alternative 4 would result in a smaller park than the project but, similar to the project, would increase demand on the water supply and could require new or expanded water facilities. With implementation of **MM-UTIL-1** and **MM-UTIL-2**, these impacts would be reduced to a less-than-significant level. Overall, Alternative 4 would result in slightly reduced impacts related to utilities and service systems compared to the project.

6.5.4.20 Wildfire ~~Hazards~~

Similar to the project, Alternative 4 would be required to comply with rules established under the County Code of Regulatory Ordinances, which would help reduce risks associated with fire. In addition, Alternative 4 would include a Site Evacuation Plan that would identify emergency contact

information, evacuation routes and established meeting places, and a safety protocol to ensure the safe evacuation of visitors and employees of the park. Because Alternative 4 would result in a smaller project, and would therefore introduce less human activity while still providing vegetation management to minimize hazardous vegetation fuels, impacts related to wildfire risk would be slightly reduced compared to the project and remain less than significant.

6.5.4.21 Relationship to Project Objectives

Alternative 4 would involve a smaller active park area than the project; therefore, this alternative would result in slightly reduced impacts related to the majority of the resources, including air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation and circulation, tribal cultural resources, utilities and service systems, and wildfire. Alternative 4 would result in similar impacts related to aesthetics and visual resources, agriculture and forestry resources, land use and planning, mineral resources, population and housing, public services, and recreation. Alternative 4 would still meet the project objectives because while it would remove the bike skills area and ~~skate parks~~all-wheel park, it would still provide for long-term natural and cultural resource management at the project site, create a community gathering place, enhance the quality and life and public health of the community, and accommodate a variety of active and passive recreational uses.

Objective 1: Create a place where all Alpine residents can gather and connect as a community.

The County General Plan Conservation and Open Space Element includes Goal LU-18, which encourages the development of civic uses that enhance community centers and places (County General Plan, p. -3-46). The ~~proposed~~ project and Alternative 4 would meet this goal of providing the community with a new location to gather and connect. In addition, the County General Plan Environmental Justice Element includes goal EJ-13, which aims to expand access to parks, recreational facilities, and other safe places for community members to be active (County General Plan, p. 9-47). The ~~proposed~~ project and Alternative ~~3~~4 would be consistent with this goal because they would both provide a space for the community to be active or congregate. However, the ~~proposed~~ project would provide additional areas for the public to be active because it would include a bike ~~park~~skills area and ~~skate~~all-wheel park.

Objective 2: Anticipate, accommodate, and manage a variety of active and passive recreational uses and open space ~~preserve~~ that benefit all members of the Alpine community, both now and in the future.

The County General Plan Conservation and Open Space Element includes Goal COS-21, which aims to provide park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of county residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated ~~county~~area. Policy COS-21.1, Diversity of Users and Services, calls for providing parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests. Although there are adjacent passive parks and some smaller active parks in the vicinity, the County's goal is to provide active and passive park opportunities to all local ~~citizens~~residents that are usable by all age groups and all abilities. There are private parks, but they are not available to all ~~citizens~~residents within Alpine, which is contrary to the goal for the county. The ~~proposed~~ project and Alternative 4 would both provide these facilities and meet the objectives of Policy COS-21.1.

However, the ~~proposed~~ project would provide additional areas for the public to be active because it would include a bike ~~park~~skills area and ~~skate~~all-wheel park. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit of parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. The ~~proposed~~ project and Alternative 4 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 3: Provide for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP ~~for the preserve~~ for the open space portion of the property.

Both the ~~proposed~~ project and Alternative 4 would be compatible with the objective of providing for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP for the ~~preserve~~open space portion of the property. Both the ~~proposed~~ project and Alternative 4 would have a live-on volunteer living on-site as well as park rangers patrolling the area daily for both the park and ~~preserve~~open space.

The ~~proposed~~ project and Alternative 4 would have designated trails with trash cans that would be emptied daily to prevent trash from accumulating; therefore, staff members would be on-site daily. The designated parking area of the ~~proposed~~ project and Alternative 4, with staff on-site, would prevent the public from parking within sensitive habitat and thereby potentially negatively affecting natural and cultural resources. In addition, the ~~proposed~~ project and Alternative 4 would include native grassland restoration that would benefit QCB habitat through the removal of non-native invasive species and create breeding pools for western spadefoots, which would expand the existing breeding population from Wright's Field.

Objective 4: Design a community park that integrates and, where feasible, preserves natural features into the park design.

The County General Plan Land Use Element includes Goal LU-6, which aims to balance the built environment with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities (County General Plan, p. -3-29). Policy LU-6.6, Integration of Natural Features into Project Design, requires incorporation of natural features, including mature oaks, indigenous trees, and rock formations, into proposed development and avoidance of sensitive environmental resources. In the northern portion of the project site, in areas where the equestrian facilities would be developed, groves of oaks would remain in place; development, as well as new landscaping, would be situated around the trees. Both the ~~proposed~~ project and Alternative 4 would have a community park that would meet this objective.

Objective 5: Enhance the quality of life in Alpine by providing exceptional park and recreational opportunities that improve health and wellness while preserving significant natural and cultural resources.

The County General Plan Conservation and Open Space Element includes Goal COS-22, which aims to provide high-quality parks and recreational programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population (County General Plan, p. 5-40). The ~~proposed~~ project and Alternative 4 would achieve this goal by providing Alpine with a multitude of recreational opportunities. Policy COS-22.1, Variety of Recreational Programs,

also seeks to promote both active and passive recreational facilities (County General Plan, p. 5-41).

Under the ~~proposed~~ project and Alternative 4, programs at the park would be established according to recommendations from local residents and the many amenities that would 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. The ~~proposed~~ project and Alternative 4 would support these programs, and given the lack of suitable parkland in Alpine, it is unlikely that the community would be provided with these enrichment programs elsewhere. In addition, daily ranger presence would be established under the ~~proposed~~ project and Alternative 4. Both the ~~proposed~~ project and Alternative 4 would provide regular park programs, classes, and events held by rangers on County properties to teach visitors about the land and local wildlife, area history, and the importance of park stewardship.

Live Well San Diego is the County's vision for addressing long-standing inequities and disparities through key interventions, programs, and services in communities that face barriers to achieving outcomes for building better health. It aligns the efforts of individuals, organizations, and government to help county residents live well and includes specific strategies to track outcomes related to health, wellness, and equity. The Live Well San Diego CHA is a systematic examination of the health status indicators for the population of San Diego County and used to identify key assets, trends, and challenges in a community. The purpose is to provide data and information to inform community health planning efforts. The County's HHSA divides the county into six regions to analyze under the CHA. Alpine is located in the East County region.

Live Well San Diego establishes community health indicators related to the built environment, including the percentage of the population living within 0.25 mile of a park. Access to parks and recreational services has been shown to have positive health impacts, including the physical, social, and mental aspects of health and well-being for community members. Parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and encourage physical activity. According to the CHA, only 18.5 percent of Alpine's population lives within 0.25 mile of a park or community space compared to the East County population average of 53.3 percent and 61.5 percent countywide. Alpine has one of the lowest percentages of the population living within 0.25 mile of a park or community space in East County (CHA 2019–2021, p. 208). As a community with a deficit of parkland, Alpine would greatly benefit from the addition of an active park, which the ~~proposed~~ project and Alternative 4 would provide.

According to Live Well San Diego, the recommended level of physical activity for adults is a total of 150 minutes of moderate activity every week. In 2015, 8.8 percent of adult San Diegans had been diagnosed with heart disease. The region with the highest percentage of residents who had ever been diagnosed with heart disease was East County, at 12.1 percent (CHA 2019–2021, p. 33). The addition of active parkland and recreational spaces would provide the community with a well-maintained, up-to-date, safe, and inviting activity space with much-needed facilities and programs to promote physical activity and contribute to other positive health benefits.

The County General Plan Environmental Justice Element includes Goal EJ-11, which strives to increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and

abilities in the County. Policy EJ-11.5, Community Engagement, encourages partnering with community-based organizations to create appropriate and relevant programming and support improvements to natural and built-environment placemaking that promote physical activity and recreation (County General Plan, p. 9-46). Both the ~~proposed~~ project and Alternative 4 would help the County achieve these policy objectives or make progress toward enhancing the health and wellness of the community.

Objective 6: Protect public health and safety by incorporating Crime Prevention Through Environmental Design and other safety measures into the park design.

The ~~proposed~~ project and Alternative 4 would protect the public health and safety by acting as a temporary safe refuge area and staging area for the Alpine FPD should a fire occur in Alpine. The ~~proposed~~ project and Alternative 4 would provide a four-way stop to slow down traffic on South Grade Road, in addition to adding crosswalks and a walking path for the public. There would also be active monitoring by rangers daily and a live-on volunteer living on-site to protect the area from crime under both the ~~proposed~~ project and Alternative 4.

Objective 7: Manage Alpine ~~County~~ Park consistent with County DPR's missions, policies, directives, and applicable laws and regulations.

The Alpine community currently has no County parks and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have adequate parkland to meet the recreational needs of the community, and there is a significant shortage of sports fields and other recreational amenities, as noted in the County's Parks Master Plan. Although 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. The project provides an opportunity to develop a portion of the property as an active park and conserve a substantial portion of the property as open space. The 98 acres would bring ~~DPR~~the County closer to reaching 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. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit of parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. The ~~proposed~~ project and Alternative 4 would address these concerns and contribute to responsibly furthering the region's growth.

Objective 8: Reflect Alpine community's heritage through inclusion of architectural elements that reflect the rural nature of Alpine.

The ~~proposed~~ project would be consistent with County General Plan Conservation and Open Space Element Goal COS-11.3, which requires development within visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas, through creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; and minimal disturbance of topography. The ~~proposed~~ project and Alternative 4 would meet this objective.

6.5.5 Analysis of Alternative 5 – Passive Park Alternative

6.5.5.1 Aesthetics and Visual Resources

The project site consists of undeveloped rural land with native vegetation. The visual character is defined by open rural and undisturbed natural features. Under Alternative 5, Alpine Park would be opened to the public for use as a passive park. Alternative 5 would not involve any changes to the project site, except for formalizing a parking area for the passive park on 0.23 acre of existing disturbed areas adjacent to South Grade Road and south of the intersection at Calle De Compadres. Alternative 5 would include a parking area, consisting of dirt and/or DG, with an impervious surface for one or two ADA-compliant parking spaces; a split-rail fence would be installed around the perimeter of the parking area. The parking area would not have lighting or solar panels. This alternative would not involve any construction or operational activities that would affect aesthetic or visual resources or introduce new sources of light or glare to the site. Therefore, Alternative 5 would avoid impacts on aesthetics and visual resources. The impacts would be reduced when compared to the project.

6.5.5.2 Agriculture and Forestry Resources

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. There would be no potential for the conversion of or a conflict with agricultural uses or zoning. However, although a portion of the project site is mapped as Farmland of Local Importance, the site is currently not used for agriculture and does not contain agricultural resources that meet the Prime and Statewide soil criteria. The project site does not contain lands zoned for forestland or timberland. Under Alternative 5, no impacts on agriculture or forestry resources would occur, which would be similar to the project.

6.5.5.3 Air Quality

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. This alternative would not introduce any new sources of emissions or odors and would not result in construction or operational activity compared to the ~~proposed~~ project. No impacts related to air quality would occur under Alternative 5, and impacts would be reduced compared to the project.

6.5.5.4 Biological Resources

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. The project site's existing native vegetation would remain undisturbed. No impacts on special-status plants, special-status wildlife, or sensitive natural communities would occur as a result of implementation of this alternative. Therefore, Alternative 5 would avoid impacts on sensitive natural communities or on any special-status species. No impacts on biological resources would occur under Alternative 5, and impacts would be reduced compared to the project.

6.5.5.5 Cultural Resources

Alternative 5 would result in minimal ground-disturbing activities that would have the potential to unearth and damage significant cultural resources. Mitigation measures identified in Section 4.5, *Cultural Resources*, would reduce these impacts to less-than-significant levels (**MM-CUL-1** through

MM-CUL-3). Alternative 5 would result in less ground disturbance than the project, impacts on cultural resources under Alternative 5 would be reduced compared to the project. The project would also include activities that would protect and manage on-site cultural resources in perpetuity. Under Alternative 5, impacts on cultural resources would be reduced compared to the project.

6.5.5.6 Energy

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Therefore, Alternative 5 would not ~~involve construction activities that would have the potential to~~ conflict with ~~the County's 2018 CAP.~~State and local energy reduction plans. Refer to Table 4.6-5 for additional details. Because Alternative 5 would not introduce any new uses at the site, there would be no change in energy consumption under this alternative, and no impacts would result related to energy. Therefore, energy impacts under Alternative 5 would be reduced compared to the project.

6.5.5.7 Geology and Soils

Alternative 5 would result in minimal ground-disturbing activities that would have the potential to damage or destroy any paleontological resources. Mitigation would reduce these impacts to less-than-significant levels (**MM-GEO-1).** Therefore, Alternative 5 would not have the potential to damage or destroy any paleontological resources and would result in no impacts related to geology and soils. Alternative 5 would result in less ground disturbance than the project. Impacts on geology and soils under Alternative 5 would be reduced compared to the project.

6.5.5.8 Greenhouse Gas Emissions

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Therefore, Alternative 5 would not involve construction activities that would have the potential to conflict with the ~~County's 2018 CAP.~~2017 Scoping Plan. Because Alternative 5 would not introduce any new uses at the site, there would be no change in GHG emissions under this alternative, and no impacts related to GHG emissions would occur. Therefore, impacts related to GHG emissions under Alternative 5 would be reduced compared to the project.

6.5.5.9 Hazards and Hazardous Materials

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Alternative 5 would involve minor construction activities but would not include ground-disturbing activities that could result in the release of contaminated soil into the environment. ~~In addition, Alternative 5 would not involve any changes to the project site and, therefore, would not introduce new conditions at the project site that would have the potential to exacerbate wildfire risks.~~ Aside from the formalized parking lot, the project site would remain largely similar to the existing conditions under Alternative 5. As described in Section 4.9.2.5, the project site is currently subject to occasional unauthorized vehicular and pedestrian public access to and within hazardous vegetation fuels, making it vulnerable to potential smoking, vehicle, or other ignition hazards that increase wildfire risk. Alternative 5 may reduce unauthorized use of the undeveloped land through the parking lot's security measures, but Alternative 5 would not involve vegetation fuel modification and would place the project area at risk for fire ignitions associated with both natural events and human behavior. Impacts may be potentially significant. Therefore, ~~no impacts related to hazards and hazardous materials would occur under Alternative 5, and~~ soil

contamination impacts would be reduced compared to the project, while wildfire risk impacts would be increased~~reduced~~ compared to the project.

6.5.5.10 Hydrology and Water Quality

Similar to the project, Alternative 5 would comply with BMPs required by the County's JRMP and BMP Design Manual. It would also implement a SWPPP, as required by the General Construction Permit. Compliance with these regulations would ensure that construction activities would not substantially degrade water quality. In addition, during operation, the County would require development of an SWQMP to guarantee that effective LID features and BMPs would be implemented, ensuring that stormwater runoff during operational activities would not degrade water quality. Alternative 5 would formalize a parking lot with an impervious surface for one or two ADA-compliant parking spaces. Alternative 5 would result in less impervious surface area than the project and include existing trails through existing disturbed areas. Impacts under Alternative 5 related to hydrology and water quality would be less than significant, and because Alternative 5 would involve a smaller project, with a smaller amount of impervious surface area, those impacts would be reduced compared to the project.

6.5.5.11 Land Use and Planning

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. This would not have the potential to physically divide an established community or cause a significant environmental impact due a conflict with a land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect. No impacts related to land use and planning would occur under Alternative 5, and impacts would be reduced compared to the project.

6.5.5.12 Mineral Resources

As ~~discussed in Section 4.12, *Mineral Resources*~~described above, the project site ~~does not contain mineral deposits or active mines; therefore, Alternative 5~~is in an area designated MRZ-3. However, the project would not result in the loss of locally important mineral resources because the project site is within the Alpine Park, for which proposed goals are incompatible with future extraction of mineral resources. Alternative 5 would not result in any development at the site. It would result in less-than-significant impacts related to mineral resources, similar to the project.

6.5.5.13 Noise and Vibration

Alternative 5 would include a parking area, consisting of dirt and/or DG, with an impervious surface for one or two ADA-compliant parking spaces; a split-rail fence would be installed around the perimeter of the parking area. The potential to generate substantial noise impacts at the site from formalizing a parking area for the passive park on 0.23 acre of existing disturbed areas adjacent to South Grade Road, such as grading or paving, would be reduced to a less-than-significant level with implementation of the mitigation measures identified in Section 4.13, *Noise and Vibration*. Alternative 5 would result in reduced impacts compared to the project.

6.5.5.14 Population and Housing

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Alternative 5 would not involve any construction or operational activities at the project site and would not induce population growth or displace people or housing. Alternative 5 would result in no impacts related to population and housing, similar to the ~~proposed~~ project.

6.5.5.15 Public Services

Alternative 5 would not introduce any new uses or operational activities at the project site and would not result in any increased demand on public services. Alternative 5 would result in no impacts related to public services, and impacts would be reduced compared to the project.

6.5.5.16 Recreation

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Alternative 5 would not involve the construction or operation of an active park at the project site. Because Alternative 5 would not provide new active recreational facilities to meet existing or future demand, this alternative could result in the increased use of existing neighborhood parks or other recreational facilities such that substantial deterioration could occur or require the construction of new or expanded parks elsewhere. Therefore, Alternative 5 would result in increased impacts related to recreation compared to the project.

6.5.5.17 Transportation and Circulation

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Therefore, Alternative 5 would not generate any new sources of traffic that would travel to or from the project site. As such, no impacts related to transportation and circulation would occur under Alternative 5, and impacts would be reduced compared to the project.

6.5.5.18 Tribal Cultural Resources

Alternative 5 would involve grading and paving a parking area, consisting of dirt and/or DG, with an impervious surface for one or two ADA-compliant parking spaces; a split-rail fence would be installed around the perimeter of the parking area. Similar to the project, Alternative 5 would result in ground-disturbing activities that would have the potential to unearth and damage significant tribal cultural resources during construction. Mitigation measures identified in Section 4.18, *Tribal and Cultural Resources*, would reduce these impacts to less-than-significant levels (**MM-CUL-1** through **MM-CUL-3**). In addition, because Alternative 5 would result in less ground disturbance than the project, impacts on tribal cultural resources under Alternative 5 would be reduced compared to the project.

6.5.5.19 Utilities and Service Systems

Alternative 5 would not involve any changes to the project site, except for formalizing a parking area with access to existing trails. Alternative 5 would not introduce any new uses or facilities or increase demand on utilities at the project site. No impacts related to utilities would occur under Alternative 5, and impacts would be reduced compared to the project.

6.5.5.20 Wildfire ~~Hazards~~

Alternative 5 would not introduce any new uses or increase the number of potential human-related ignition sources at the project site. The parking area with access to existing trails would be formalized within the existing disturbed area adjacent to South Grade Road. Aside from the formalized parking lot, the project site would remain largely similar to the existing conditions under Alternative 5. As described in Section 4.20.2.1, the project site is currently subject to occasional unauthorized vehicular and pedestrian public access to and within hazardous vegetation fuels, making it vulnerable to potential smoking, vehicle, or other ignition hazards that increase wildfire risk. Alternative 5 may reduce unauthorized use of the undeveloped land through the parking lot's security measures, but Alternative 5 would not involve vegetation fuel modification and would place the project area at risk for fire ignitions associated with both natural events and human behavior. Impacts may be potentially significant. ~~No impacts related to wildfire would occur under Alternative 5, and~~Therefore, impacts would be increased~~reduced~~ compared to the project.

6.5.5.21 Relationship to Project Objectives

Alternative 5 would avoid or reduce impacts related to the majority of the resource areas, including aesthetics and visual resources, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, noise, transportation and circulation, tribal cultural resources, utilities and service systems, and wildfire. Alternative 5 would result in minimal reduced impacts related to hydrology and water quality, land use and planning, population and housing, and public services; it would result in similar impacts related to agriculture and forestry resources and mineral resources. Alternative 5 could result in a greater level of impact related to recreation. It would not result in the benefits to biological and cultural resources that would be realized through implementation of the project.

Alternative 5 would meet only one of the project objectives (Objective 3) because it would still provide for long-term natural and cultural resource management at the project site, albeit at a lower level of benefit compared to the project. Alternative 5 would not achieve any of the other objectives related to creating a community gathering place, enhancing the quality of life and public health of the community, and accommodating a variety of active and passive recreational uses.

Objective 1: Create a place where all Alpine residents can gather and connect as a community.

The County General Plan Conservation and Open Space Element includes Goal LU-18, which encourages the development of civic uses that enhance community centers and places (County General Plan, p. -3-46). The project would not be compatible with this goal of providing the community with a new location to gather and connect because Alternative 5 would not have the amenities to support it. Potential community uses of the site could include sporting events, small swap meets, farmers markets, or other community gatherings. However, Alternative 5 would not have the amenities or infrastructure needed to accommodate the gathering of Alpine residents. In addition, the County General Plan Environmental Justice Element includes goal EJ-13, which aims to expand access to parks, recreational facilities, and other safe places for community members to be active (County General Plan, p. 9-47). Although the project would be consistent with this goal, Alternative 5 would not provide a space for the community to be active or congregate.

Objective 2: Anticipate, accommodate, and manage a variety of active and passive recreational uses and open space~~/preserve~~ lands that benefit all members of the Alpine community, both now and in the future.

The County General Plan Conservation and Open Space Element includes Goal COS-21, which aims to provide park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County. Policy COS-21.1, Diversity of Users and Services, calls for providing parks and recreational facilities that create opportunities for a broad range of recreational experiences to serve user interests. Although there are adjacent passive parks and some smaller active parks in the vicinity, the County's goal is to provide active and passive park opportunities to all local ~~citizens~~residents that are usable by all age groups and all abilities. There are private parks, but they are not available to all ~~citizens~~residents within Alpine, which is contrary to the goal for the County. Alternative 5 would not provide these facilities or meet the objectives of Policy COS-21.1. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040 (County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit with respect to parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. Alternative 5 would not address these concerns or contribute to responsibly furthering the region's growth.

Objective 3: Provide for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP ~~for the preserve~~ for the open space portion of the property.

Both the ~~proposed~~ project and Alternative 5 would be compatible with the objective of providing for long-term natural and cultural resource management consistent with the goals and objectives of the MSCP for the ~~preserve~~open space portion of the property. However, with the ~~proposed~~ project, there would be a live-on volunteer living on-site as well as park rangers patrolling the area daily. Therefore, although both the ~~proposed~~ project and Alternative 5 would have a Resource Management Plan, the ~~proposed~~ project would have additional on-site daily management for both the park and the ~~preserve~~open space. In addition, although the trails would be available for use by the public under both the ~~proposed~~ project and Alternative 5, trash cans would be emptied daily to prevent trash from accumulating; therefore, staff members would be on-site daily. Furthermore, the larger designated parking area of the ~~proposed~~ project, with staff on-site, would prevent the public from parking on ~~preserve~~open space land and thereby potentially negatively affecting the natural and cultural resources that could occur with Alternative 5. Alternative 5 would involve a small parking area without staff members on-site to ensure that the public parks in the designated area. The ~~proposed~~ project would create a walking path along the north side of South Grade Road, along County property, ~~and a four~~an all ~~-way stop with crosswalks,~~ allowing the public to access the trails through designated routes without crossing through the proposed ~~preserve~~open space land in the south to access the trails. In addition, the ~~proposed~~ project would include native grassland restoration that would benefit QCB habitat through the removal of non-native invasive species and create breeding pools for western spadefoots, which would expand the existing breeding population from Wright's Field.

Objective 4: Design a community park that integrates and, where feasible, preserves natural features into the park design.

The County General Plan Land Use Element includes Goal LU-6, which aims to balance the built environment with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities (County General Plan, p. -3-29). Policy LU-6.6,

Integration of Natural Features into Project Design, requires incorporation of natural features, including mature oaks, indigenous trees, and rock formations, into proposed development and avoidance of sensitive environmental resources. In the northern portion of the project site, in areas where the equestrian facilities would be developed, groves of oaks would remain in place; development, as well as new landscaping, would be situated around the trees. However, Alternative 5 would not include natural features in the project design because of the lack of physical structures proposed for development.

Objective 5: Enhance the quality of life in Alpine by providing exceptional park and recreation opportunities that improve health and wellness while preserving significant natural and cultural resources.

The County General Plan Conservation and Open Space Element includes Goal COS-22, which aims to provide high-quality parks and recreational programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population (County General Plan, p. -5-40). The project would achieve this goal by providing Alpine with a multitude of recreational opportunities. Policy COS-22.1, Variety of Recreational Programs, also seeks to promote both active and passive recreational facilities, which would not be provided by Alternative 5 (County General Plan, p. 5-41).

With its passive park, Alternative 5 would not offer programs that would be catered to the community. Under the ~~proposed~~ project, programs at the park would be established according to recommendations from local residents and the many amenities that would exist on the 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. Alternative 5 would not be able to support these programs, and given the lack of suitable parkland in Alpine, it is unlikely that the community would be provided with these enrichment programs elsewhere. In addition, no ranger presence would be established under Alternative 5, given the lack of on-site facilities. This would prevent the community from receiving regular park programs, classes, and events held by rangers on County properties to teach visitors about the land and local wildlife, area history, and the importance of park stewardship.

Live Well San Diego is the County's vision for addressing long-standing inequities and disparities through key interventions, programs, and services in communities that face barriers to achieving outcomes for building better health. It aligns the efforts of individuals, organizations, and government to help County residents live well and includes specific strategies to track outcomes related to health, wellness, and equity. The Live Well San Diego CHA is a systematic examination of the health status indicators for the population of San Diego County and used to identify key assets, trends, and challenges in a community. The purpose is to provide data and information to inform community health planning efforts. The County's HHSA divides the county into six regions to analyze under the CHA. Alpine is located in the East County region.

Live Well San Diego establishes community health indicators related to the built environment, including the percentage of the population living within 0.25 mile of a park. Access to parks and recreational services has been shown to have positive health impacts, including the physical, social, and mental aspects of health and well-being for community members. Parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and

encourage physical activity. According to the CHA, only 18.5 percent of Alpine's population lives within 0.25 mile of a park or community space compared to the East County population average of 53.3 percent -and 61.5 percent countywide. Alpine has one of the lowest percentages of the population living within 0.25 mile of a park or community space in East County (CHA 2019–2021, p. 208). As a community with a deficit of parkland, Alpine would greatly benefit from the addition of an active park, which Alternative 5 would not provide.

According to Live Well San Diego, the recommended level of physical activity for adults is a total of 150 minutes of moderate activity every week. In 2015, 8.8 percent of adult San Diegans had been diagnosed with heart disease. The region with the highest percentage of residents who had ever been diagnosed with heart disease was East County, at 12.1 percent -(CHA 2019–2021, p. 33). The addition of active parkland and recreational spaces would provide the community with a well-maintained, up-to-date, safe, and inviting activity space with much-needed facilities and programs to promote physical activity and contribute to other positive health benefits.

The County General Plan Environmental Justice Element includes Goal EJ-11, which strives to increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities in the County. Policy EJ-11.5, Community Engagement, encourages partnering with community-based organizations to create appropriate and relevant programming and support improvements to natural and built-environment placemaking that promote physical activity and recreation (County General Plan, p. 9-46). Alternative 5 would not help the County achieve these policy objectives or make progress in enhancing the health and wellness of the community.

Objective 6: Protect public health and safety by incorporating Crime Prevention Through Environmental Design and other safety measures into the park design.

The ~~proposed~~ project would protect the public health and safety by acting as a temporary safe refuge area and staging area for the Alpine FPD should a fire occur in Alpine; Alternative 5 would not. In addition, a four-way stop would slow down traffic on South Grade Road. The ~~proposed~~ project would add crosswalks and a walking path for the public, which Alternative 5 would not provide. There would also be active monitoring by rangers and a live-on volunteer living on-site to protect the area from crime for the ~~proposed~~ project but not for Alternative 5.

Objective 7: Manage Alpine County Park consistent with County DPR~~''~~s missions, policies, directives, and applicable laws and regulations.

The Alpine community currently has no County parks and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have adequate parkland to meet the recreational needs of the community, and there is a significant shortage of sports fields and other recreational amenities, as noted in the County's Parks Master Plan. Although 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. The project would provide an opportunity to develop a portion of the property as an active park and conserve a substantial portion of the property as open space. The 98 acres would bring ~~DPR~~the County closer to reaching park-per-resident goals. The roughly 26 acres within the parcel that are dedicated to active recreation offer enough space to provide a diverse mix of opportunities, ensuring options for residents of all ages, abilities, and interests. In addition, according to the County Parks Master Plan, population density is projected to increase by 61 percent in the central Alpine CPA by 2040

(County Parks Master Plan, p. 53). As a result, the demand for parks and recreational services will increase substantially over the coming years. Because the community already has a deficit of parkland, with only 1.83 acres per person, this will place greater demand on existing facilities. Alternative 5 would not address these concerns or contribute to responsibly furthering the region's growth.

Objective 8: Reflect Alpine community~~"~~s heritage through inclusion of architectural elements that reflect the rural nature of Alpine.

The ~~proposed~~ project would be consistent with County General Plan Conservation and Open Space Element Goal COS-11.3, which requires development within visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas, through creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; and minimal disturbance of topography. Alternative 5 would not meet Objective 8 because it proposes to construct only a split-rail fence, bench, and kiosk. It would not include the numerous new structures proposed by the project (e.g., fencing, shade structures, a playground, picnic tables, a bike ~~park~~skills area and all-wheel park, equestrian corral, restroom building, administrative building, storage structures). These structures would be designed to complement the rural agricultural character of the surrounding area, and the omission of these structures under Alternative 5 would preclude an opportunity to enhance the community's rural aesthetic and heritage.

6.5.6 Environmentally Superior Alternative

Pursuant to CEQA, the EIR is required to identify the environmentally superior alternative. Although the No Project Alternative (Alternative 1) reduces the greatest number of significant impacts, CEQA requires another alternative to be identified ~~that~~ when the environmentally superior alternative is the No Project Alternative. Under the Passive Park Alternative (Alternative 5), the second-largest number of significant impacts would be reduced (see Table 6-3) because, unlike Alternatives 2, 3, and 4, this alternative would not include acreage for active park space; it would provide access to existing trails and establish them for public use. Alternative 5 would meet only one of the project objectives (Objective 3); it would not achieve any of the other objectives related to creating a community gathering place, enhancing the quality of life and public health of the community, and accommodating a variety of active and passive recreational uses. Therefore, Alternative 4 would be the environmentally superior alternative because it would feasibly attain most of the basic objectives of the project while lessening significant effects of the project. Under the Reduced Project Alternative (Alternative 4), the largest number of significant impacts would be reduced by eliminating the bike skills area and ~~skate~~all-wheel park portions of the active park.

Table 6-3. Summary Impact Comparison of Project Alternatives

Environmental Resource	Project Determination	Alternative 1: No Project	Alternative 2: Sports Complex	Alternative 3: Reconfigured Project	Alternative 4: Reduced Project	Alternative 5: Passive Park Project
Aesthetics and Visual Resources	Less than Significant w/Mitigation ~~Significant~~	▼	▲	▼	▼	▼

Environmental Resource	Project Determination	Alternative 1: No Project	Alternative 2: Sports Complex	Alternative 3: Reconfigured Project	Alternative 4: Reduced Project	Alternative 5: Passive Park Project
	~~and~~ ~~Unavoidable~~					
Agriculture and Forestry Resources	Less than Significant	=	=	=	=	=
Air Quality	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Biological Resources	Less than Significant w/Mitigation	▼	▲	▲	▼	▼
Cultural Resources	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Energy	Less than Significant ~~w/Mitigation~~	▼	▲	=	▼	▼
Geology and Soils	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Greenhouse Gas Emissions and Climate Change	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Hazards and Hazardous Materials	Less than Significant w/Mitigation	▲ ~~▼~~	= ~~▲~~	=	▼	▲ ~~▼~~
Hydrology and Water Quality	Less than Significant	▼	=	=	▼	▼
Land Use and Planning	Less than Significant	▼	=	=	=	▼
Mineral Resources	Less than Significant	=	=	=	=	=
Noise	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Population and Housing	Less than Significant	▼	=	=	=	=
Public Services	Less than Significant	▼	=	=	=	▼
Recreation	Less than Significant	▲	=	=	=	▲
Transportation and Circulation	Less than Significant	▼	▲	=	▼	▼

Environmental Resource	Project Determination	Alternative 1: No Project	Alternative 2: Sports Complex	Alternative 3: Reconfigured Project	Alternative 4: Reduced Project	Alternative 5: Passive Park Project
Tribal Cultural Resources	Less than Significant w/Mitigation	▼	▲	=	▼	▼
Utilities and Service Systems	Less than Significant w/Mitigation ~~Significant and Unavoidable~~	▼	▲	=	▼	▼
Wildfire ~~Hazards~~	Less than Significant ~~w/Mitigation~~	▲ ~~▼~~	= ~~▲~~	=	▼	▲ ~~▼~~

▲ Alternative is likely to result in greater impacts compared to project.
= Alternative is likely to result in similar impacts compared to project.
▼ Alternative is likely to result in reduced impacts compared to project.