Introduction

This chapter provides a summary of the ~~Draft~~Final Environmental Impact Report (EIR) prepared for the Alpine Park Project (project) in compliance with the California Environmental Quality Act (CEQA). The County of San Diego (County) Department of Parks and Recreation (DPR) is the CEQA Lead Agency for the EIR and, as such, has primary responsibility for evaluating the environmental effects of the ~~proposed~~ project and considering whether to approve or disapprove the ~~proposed~~ project in light of these effects.

As required by CEQA, this ~~Draft~~Final EIR does the following: (1) describes the ~~proposed~~ project, including its location, objectives, and features; (2) describes the existing conditions at the project site and nearby environs; (3) analyzes the direct, indirect, and cumulative adverse physical effects that would occur with respect to existing conditions should the ~~proposed~~ project be implemented; (4) identifies feasible means of avoiding or substantially lessening the significant adverse effects; (5) provides a determination of significance for each impact after mitigation is incorporated; ~~and~~ (6) evaluates a reasonable range of feasible alternatives to the ~~proposed~~ project that would meet the basic project objectives and reduce a project-related significant impact~~.~~; and (7) includes responses to comments received during the public comment periods.

This Executive Summary covers the following topics: (1) Project Description; (2) Areas of Controversy/Issues Raised by Agencies and the Public; and (3) Issues to Be Resolved, including significant environmental effects and alternatives to the ~~proposed~~ project.

Project Description

Overview

~~The~~ County DPR is proposing development of an approximately 25-acre active park within ~~approximately~~ 96.6 acres of undeveloped land in the unincorporated community of Alpine in east San Diego County. ~~The~~ County DPR proposes conserving the remainder of the property as open space~~/preserve land.~~.

The project would develop the local active park with amenities such as multi-use turf areas, a baseball field, an all-wheel area, a bike skills area, recreational courts (e.g., for basketball, pickleball), fitness stations, a leash-free dog area, restroom facilities, an administrative facility/ranger station, equestrian staging area with 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 trails. The project would also include a parking area ~~that would accommodate approximately 250~~capable of accommodating up to ~~275 spaces for~~240 single ~~vehicles; 10~~vehicle spaces; Americans with Disabilities Act~~–~~ (ADA~~-~~) ~~compliant~~ spaces would be available near the primary entrance and administrative building and in the eastern portion of the site along South Grade Road. Volunteer pad parking spaces, an equestrian staging area (vehicle parking), and corrals would be located in the northern portion of the project site. For utilities, the project proposes ~~connecting~~to connect to the

existing sewer system or includinge a septic system to serve the restroom facilities, administration facility/ranger station, and volunteer pad. Stormwater retention basins would be located throughout the park.

The project would be open to the public from sunrise to sunset. Dogs on leashes would be allowed within all areas of the park, and off-leash dogs would be permitted within the designated leash-free dog area. "No Parking" signs would be installed alongShould overflow parking occur, parking is allowed within the shoulder public right-of South Grade Road,-way as deemed necessary bylong it does not create a safety issue. As the park is constructed, County DPR will continue to monitor parking usage and coordinate with the Department of Public Works (DPW), Traffic Division, to prevent potential overflow parking on South Grade Road.) to install "No Parking" signs where appropriate. County DPR will work with DPW and the San Diego Sheriff's Department to enforce parking regulations, including ticketing or towing any vehicles parked within a no-parking area. The project would require one on-siteinclude an onsite ranger, two maintenance staff members, and onea live-on volunteer. The live-on volunteer would live on the site full- time to help with maintenance and management of the property.

The project includes maintenance for approximately 1 mile of existing trails; it and would close approximately 3,300 linear feet of existing, informal- use trails. These existing trails are located north and west of the active park area.

The remaining 70 acres for open space/preserve would allow for restoration/habitat enhancement.

Project Location

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

The project falls within the area covered by the Alpine Community Plan and is subject to the County General Plan Rural Lands Regional Category, with a Semi-Rural Residential (SR-2)) land use designation. The site is currently zoned A70, Limited Agricultural Use, and S80, Open Space.

Project Objectives

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

1. Create a place where all Alpine residents can gather and connect as a community.
2. Anticipate, accommodate, and manage a variety of active and passive recreational uses, 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 Crime Prevention 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, 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.

Areas of Known Controversy/Issues Raised by Agencies and the Public

Section 15123 of the CEQA Guidelines requires the summary of an EIR to include areas of controversy that are known to the Lead Agency, including issues raised by agencies and the public. ~~The~~ County DPR circulated a Notice of Preparation (NOP) to solicit agency and public comments on the scope and content of the environmental analysis, beginning on March 8, 2021, and ending on April 7, 2021. The NOP is included as Appendix A.

A total of 33 comment letters were received during the NOP public review period. The primary issues raised were related to aesthetics, air quality, biological resources, cultural resources, greenhouse gases (GHGs), geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation, tribal cultural resources, utilities, and wildfire as well as the alternatives. A summary of all comments received is included in Table 1-2 of Chapter 1, *Introduction*, and all NOP comment letters are included in Appendix B of ~~this~~the Draft EIR.

On January 5, 2024, the Cleveland National Forest Foundation and the California Native Plant Society filed a lawsuit alleging approval of the project violated CEQA. The Superior Court ruled that the EIR's analysis of potential impacts related to Western Spadefoot Toad, Pallid Bat, Wildfire, and Vehicle Traffic Public Safety were deficient. The Court further stated that to the extent that the County revises the project's EIR, the revised environmental analysis must address only the CEQA deficiencies identified in the Court's June 9, 2025 Minute Order. These areas of controversy are the subject of the 2026 Recirculated Draft EIR.

Issues to Be Resolved

Summary of Project Impacts

This ~~Draft~~Final EIR examines the potential environmental effects of the project, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures to reduce or avoid environmental impacts. In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the project were analyzed for the following areas.

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality and Health Risk
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Table ES-1, presented at the end of this chapter, provides a summary of the environmental impacts that could result from implementation of the project as well as feasible mitigation measures to reduce or avoid the impacts. For each impact, Table ES-1 identifies the significance of the impact before mitigation, applicable mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

Summary of Project Alternatives

The following alternatives are analyzed in detail in Chapter 6, *Alternatives*. The objective of the alternatives analysis is to consider a reasonable range of potentially feasible alternatives to foster informed decision-making and public participation. The alternatives to the project are summarized below.

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 (e.g., for basketball, pickleball), fitness stations, a leash-free dog area, restroom facilities, an administrative facility/ranger station, an equestrian staging area with 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 trails. The creation of a Habitat Conservation Plan for the remaining 71.6 acres would also not occur under this alternative.

Alternative 2 – Sports Complex Alternative

Under the Sports Complex Alternative, a greater area of the project site would be allocated to active recreational uses, including sports 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 other features described in Section 3.3.1 of Chapter 3 (e.g., a skate park, equestrian staging area). In addition, because the sports complex

would be intended to 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 an open space/conservation area for which a Habitat Conservation Plan would be created.

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. All of the active use features would remain, including the multi-use fields, baseball field, basketball and pickleball courts, and the ~~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 screening berm 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.

Alternative 4 – Reduced Project Alternative

Under the Reduced Project Alternative, the total square footage of the park would be reduced to 20 acres. All of the 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, the multi-use trails, the game table plaza, the dog park, picnic areas, and the community garden, but with reduced square footage. The remaining area—76.6 acres—would consist of the conservation/open space area~~,~~ including multi-use trails and implementation of a Habitat Conservation Plan ~~area~~.

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 within the disturbed area adjacent to South Grade Road, south of the intersection with Calle De Compadres. The parking area would be graded as needed and consist of dirt and/or decomposed granite (DG), with an impervious surface for one or two 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 existing trails through disturbed areas to ensure that no vegetation is 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.

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, when

the environmentally superior alternative is the No Project Alternative, CEQA requires that another alternative to be identified.

The Passive Park Alternative (Alternative 5) reduces the second-largest number of significant impacts (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 (#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 ES-1. Project Impacts and Mitigation Measures

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
4.1 Aesthetics and Visual Resources			
Project Impacts			
Impact-AES-1: Substantially Degrade Rural Views from Public Vantage Points during Construction. Construction of the project would interrupt expansive views with construction equipment and activities, substantially degrading the existing rural views available from South Grade Road and Wright's Field Preserve.	PS	**MM-AES-1: Install Screening Fences Along the Active Park Boundary.** County DPR or its contractors shall install temporary construction fence screening that is at minimum 8 feet tall. The construction fencing shall extend around the 25-acre active park boundary. The construction fencing shall be installed in phases so as to~~to~~ block views of construction equipment, materials, and ongoing construction activities, but would not block existing views that are available on the site. In this way the construction fencing would not block the entire 25-acre site at any given time. The construction fencing shall remain as long as construction activities are occurring on the project site**.**	LTS
Impact-AES-2: Substantially Degrade Rural Views from Public Vantage Points During Operation. Operation of the project would transform rural, undeveloped land to a complex ~~regional~~local park with several different development features, substantially degrading the existing rural views available from South Grade Road and Wright's Field Preserve.	PS	**MM-AES-2: Maintain Areas of Native Vegetation Along the Project Boundaries.** All boundaries of the Alpine Park shall be planted with areas of native vegetation to provide a transition from existing rural fields and native habitat to the landscaping and development of the County Park. Drought tolerant and native plants shall be located along the eastern and southern boundaries along South Grade Road, and on the western boundary along Wright's Field Preserve, and on the northern boundary.	LTS
Impact-AES-3: New Source of Light Adversely Affecting Nighttime Views. Operation of the project would result in new sources of lighting at the active park that could illuminate the nighttime sky and adversely affect nighttime views.	PS	**MM-AES-3: Turn Off Outdoor Lighting 1 Hour After Closing.** County DPR shall turn off all outdoor lighting at the parking lots, driveways, and recreational facilities in the active park 1 hour after the park closes, or use motion-sensors to limit duration of lighting, except for certain lighting for safety. Outdoor lighting shall be turned on when necessary when the park is open.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
4.2 Agriculture and Forestry Resources			
Implementation of the project would not result in any potentially significant impacts related to agriculture and forestry resources.			
4.3 Air Quality			
Impact AQ-1: Objectionable Odors. The project may have potentially significant odor impacts related to manure located in the equestrian staging areas and corrals.	PS	**MM-AQ-1: Prepare and Implement a Manure Management Plan**. ~~The~~ County DPR shall comply with the following best management practices, which will be documented in a Manure Management Plan: • The equestrian areas, including the staging area and horse corrals, shall be cleaned at least once per day including the removal of manure. • Any visible manure throughout the equestrian area and surrounding trails shall be removed and placed either in a manure bin, or a vegetated area (compost). • Manure stockpiled in receptacles shall be covered with a lid or tarp. Receptacles shall be located at the farthest feasible distance from nearby residents and/or sensitive receptors. • Equestrian users shall be reminded to pick up after their animals. • Each manure bin shall be checked for capacity, and the surrounding areas will be kept clean and tidy.	LTS
4.4 Biological Resources			
Impact-BIO-1: **Significant Impacts on Decumbent Goldenbush.** Of the 226 decumbent goldenbush individuals observed within the survey area, 110 would be affected by the project, which is nearly half of the onsite population. These impacts would be significant on the existing population of decumbent goldenbush, absent mitigation.	PS	**MM-BIO-1: Replace Decumbent Goldenbush.** To mitigate for significant impacts on decumbent goldenbush, ~~the~~ County DPR shall replace any affected decumbent goldenbush individuals at a 3:1 mitigation ratio. Individual plants and/or seeds will be salvaged from the onsite population prior to the start of construction and installed within the open space~~/ preserve~~. Plantings shall be monitored for a minimum of 3 years to ensure that the 3:1 mitigation ratio has been met and that the planted individuals have properly	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		established. Seed/material from onsite populations may be contract grown to provide replacement plantings.	
Impact-BIO-2: Potentially Significant Impacts on Engelmann Oaks. No direct impacts on any Engelmann oaks would occur because of implementation of the project. Indirect impacts may include potential grading within the root protection zone. Approximately 0.94 acre is within the root protection zone where grading/site preparation (e.g., compaction) and construction of park infrastructure would occur. Impacts would occur within the root protection zone, but not within the canopy/dripline, of approximately 25 Engelmann oak trees, including one individual that appears to be dying. These oaks are at risk of injury or mortality if construction activities damaged the root zones or aboveground portions of the trees. Canopy thinning may also be conducted under the supervision of a certified arborist, as part of fire fuel management in these areas. Engelmann oaks have endured challenges in recent years that threatened long-term survival of the species; these challenges include development, pest infestations, and climate-change impacts. As a result, impacts within the root protection zone and impacts associated with fire fuel management activities would be significant, absent mitigation.	PS	**MM-BIO-2: Implement Engelmann Oak Avoidance and Minimization Measures.** The following measures will minimize and avoid potential impacts on Engelmann oaks resulting from the Project: 1. Engelmann oaks within 50 feet of any mass grading shall be fenced entirely around the tree dripline to ensure that no construction activities, including equipment staging, vegetation grubbing, driving, or grading, occur within the tree's dripline. These restrictions shall be communicated to the construction contractor prior to work in this area. 2. To mitigate for any potential significant impacts to Engelmann oak trees, the County will monitor the health of all Engelmann oaks within 200 feet of the proposed Alpine County Park development footprint for 5 years following construction. A certified arborist with experience monitoring oak health will conduct the monitoring. Mortality or serious declines in the health of the Engelmann oaks during these 5 years within this area will be mitigated at a 3:1 ratio, should significant impacts occur. Specifically, three Engelmann oaks will be planted for each oak tree that has died or is in serious decline. The mitigation would occur within on-site Engelmann oak woodland areas that will be permanently protected. Planting shall occur within either the Native Habitat Protection Area or within the northwestern portion of the open space ~~preserve~~. All oak plantings must be certified pathogen free, including for *Phytophthora* species. 3. Any areas within the Engelmann oak root protection zone (i.e., all areas within 50 feet of Engelmann oak canopy) shall be identified on a map that is provided	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		to the construction contractor. Any grading or construction activities within the root protection zone shall be monitored to minimize impacts on oaks to the maximum extent possible. Training shall be provided for the construction contractor by a biological monitor prior to the start of construction activities in this area. This training will detail ways that the construction contractor can reduce impacts as much as possible on Engelmann oaks within the root protection zone. The following avoidance and minimization measures must be implemented: (1) minimizing repetitive travel routes within the root protection zone, (2) restricting any long-term storage of heavy materials within the root protection zone, and (3) restricting work within the root protection zone when the ground is wet to avoid compaction as much as possible after a rain event. Additional avoidance and minimization measures not envisioned here that can be feasibly implemented during construction must be identified and implemented.	
Impact-BIO-3: Significant Impacts on <u>Quino checkerspot butterfly (QCB)</u> Occupied Habitat During Construction. Occupied QCB habitat would be affected by construction and maintenance of the project. Impacts on occupied QCB habitat would be significant.	PS	**MM-BIO-3: Ensure No Net Loss of Quino Host Plants and Provide Permanent Protection of Quino Habitat.** ~~The~~ County DPR shall seek a Section 10 Incidental Take Permit (ITP) for impacts on QCB-occupied habitat and comply with any additional mitigation required by the ITP. Regardless of the conservation measures required under the ITP, the County will mitigate for impacts on occupied QCB habitat by providing, at a minimum, on-site preservation of occupied habitat for QCB within the open space~~/preserve~~ and ensure that no net loss of QCB host plants will occur because of the project. ~~The~~ County DPR shall ensure that there is no net loss of QCB host plants by performing on-site enhancement and restoration activities within QCB habitat, including planting dot-seed plantain, removing thatch to support healthy populations	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		of dot-seed plantain, and maintaining and monitoring these enhancement areas for a minimum of 5 years. Construction activities shall not occur until the ITP is secured. Conservation measures shall be implemented pursuant to that ITP and will include measures to restore and enhance QCB habitat and provide permanent habitat protection and maintenance activities within the open space~~/preserve~~. As part of its ongoing monitoring, the County will demonstrate that QCB persists on the project site at the end of the 5-year restoration and enhancement period. If QCB can no longer be found on either the County's ~~preserve~~open space or within the adjacent Wright's Field in a normal flight-year at the end of the 5-year restoration period, the County will secure a specific off-site parcel that will contribute meaningfully to the species' long-term conservation.	
Impact-BIO-4: Significant Impacts on Western Spadefoot. One seasonally inundated basin (AP-7) within which western spadefoot eggs were observed in 2019 would be filled in during construction of the active park. This impact could limit the ability of western spadefoot within the core breeding habitat on Wright's Field to expand territory during wet years. This could cause declines in the core population over time because it would restrict locations where breeding activities could occur and reduce breeding refugia sites. These impacts would be significant, absent mitigation.	PS	**MM-BIO: 4 Western Spadefoot.** The County will mitigate for impacts on one western spadefoot breeding pool, approximately 157 square feet in size, by creating three permanent basins, encompassing a minimum of 471 square feet, to support western spadefoot breeding. These constructed basins will be created within clay soils on the permanently protected lands on the County's parcel, no closer than 100 feet from the western edge of Alpine Park. Basins will be constructed within approximately 262 meters of the core breeding population on Wright's Field to maximize opportunities for western spadefoots on Wright's Field to naturally expand into these newly constructed basins. No basins will be constructed within the areas proposed for QCB habitat enhancement activities.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		Hydrological analysis will be conducted prior to site selection to map the micro-watersheds in potential sites and ensure the constructed basins fill naturally with rainwater. Basins will be constructed to allow for maximum inundated depths of approximately 18 to 24 inches (20 to 60 centimeters), with the goal that they remain inundated long enough to increase the chances for breeding to be successful during dry years. Conversely, the newly constructed basins shall be designed in such a way that they support standing water for only several weeks following seasonal rains and aquatic predators (e.g., fish, bullfrogs, crayfish) cannot become established. Because ponding duration is so critical to the success of this effort, additional studies may be needed to estimate infiltration rates, soil profile, depth of clay soil layer, etc. The County will conduct these studies, as needed, to estimate the ponding duration within constructed basins. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing pool(s), as feasible. The County will develop a Western Spadefoot Habitat Mitigation and Monitoring Plan to describe requirements for the constructed basins, how basin sites are chosen, what activities will be conducted during the installation of the new basins, adaptive management, maintenance activities, access controls (e.g., fences), and what monitoring and reporting activities will occur and when. The data for the micro-habitat hydrological analysis will also be presented within this plan. The Western Spadefoot Habitat Mitigation and Monitoring Plan will be provided to the CDFW and USFWS for review and comment.	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		The new basins will be constructed concurrently with Alpine Park, and western spadefoots observed within the project footprint will be relocated to suitable basins outside the project footprint. Monitoring of the newly constructed basins will be conducted during the wet season (approximately December through April) at approximately weekly intervals, beginning with the first significant rain event each year for 5 years following completion of basin construction. The County's biologist will map the spatial extent of the basins, document the inundation depths of the basins and breeding outcomes, and determine if adaptive management is needed to increase survival and recruitment within the constructed basins. Notes will be made if egg masses or larvae are observed. One nocturnal adult survey will also be conducted in each of the 5 years when a breeding event is occurring in order to document the foraging/mobility patterns of western spadefoots in the area of the new basins. The County will also monitor the core breeding population on the Wright's Field Preserve, using the same methods described above (i.e., basin mapping, weekly checks, nocturnal survey) to document the population dynamics of the entire population over time. Monitoring/survey data will be provided to CDFW and USFWS by the monitoring biologist following each monitoring period; a written report summarizing the monitoring results will be provided to CDFW and USFWS at the end of the monitoring effort each year. Success criteria for the monitoring program shall include evidence of a ponding duration that is suitable for western spadefoot reproduction within at least one of the	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		constructed basins during at least one of the 5 years of monitoring. After exclusionary fencing has been installed around all initial proposed ground-disturbing construction, but prior to initiation of initial ground disturbance, the spadefoot biologist will conduct at least three nighttime surveys for spadefoots within the fenced area. Surveys will continue until no more spadefoots are captured and relocated out of the fenced footprint and/or upon the recommendations of the spadefoot biologist. These surveys will be conducted during appropriate climatic conditions and during the appropriate hours (i.e., nighttime, during rain events in breeding season) to maximize the likelihood of encountering spadefoots. If climatic conditions are not highly suitable for spadefoot activity, spadefoot habitat in the project footprint will be watered to encourage aestivating toads to surface. All spadefoots found within the project area will be captured and translocated by the spadefoot biologist to the nearest suitable habitat outside of the work area. Upon completion of these surveys and prior to initiation of construction activities, the spadefoot biologist will report the capture and release locations of all spadefoots found and relocated during these surveys to CDFW and USFWS.	
Impact-BIO-5: **Habitat Impacts on Special-Status Reptiles.** Impacts on nine- special-status reptile species (Baja California coachwhip, California glossy snake, coast patch-nosed snake, coast horned lizard, coastal western whiptail, Coronado skink, orange-throated whiptail, red-diamond rattlesnake, and Southern California legless lizard) would be significant, absent mitigation. Coast horned lizard and orange-throated whiptail are MSCP covered species that are considered adequately conserved with implementation	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** As required under the County's MSCP Subarea Plan, Alpine Park Preserve will be managed in perpetuity in accordance with an RMP. This plan will outline management activities to be carried out by the County. The activities that are likely to be included in the RMP would enhance and preserve the affected sensitive natural communities. These activities include long-term monitoring of on-site preservation areas, non-native and invasive species vegetation management, and habitat	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
of the South County MSCP. The larger ~~preserve~~open space being assembled with implementation of the South County MCSP affords the remaining seven- species (not covered under the MSCP) additional regional conservation benefits because these species are generalists and can utilize a wide variety of habitats that are permanently protected under the MSCP. As a result, impacts on these species would be less than significant.		restoration in the ~~preserve~~open space, as applicable. Through these strategic measures to mitigate for impacts, the preserved sensitive natural communities will be managed to maintain high-quality and functioning habitat and ~~the~~ County DPR will demonstrate its long-term commitment to species conservation within the open space~~/preserve~~. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** To mitigate for potentially significant impacts on Tier I, Tier II, and Tier III habitats, the County will provide compensatory mitigation consistent with its BMO ~~to reduce significant impacts on sensitive vegetation communities. Mitigation will be provided within open space preserve and/or within offsite location(s).~~mitigation ratios. Mitigation will be provided commensurate with the acres of impacts incurred during each phase of construction and will be provided through the following: 1) on-site preservation within the open space, 2) on-site restoration of non-native grassland (Tier III) to native grassland (Tier 1) and 3) within Wright's Field, anticipated only as a result of Phase 2 implementation and 4) off-site mitigation for non-native grasslands, anticipated only as a result of Phase 2 implementation. Table 4.4-5 summarizes the maximum mitigation requirements if both Phase 1 and Phase 2 are implemented. **Table 4.4-5. Mitigation Requirements** Tier[a] | Total Impacts | Mitigation Ratio | Mitigation Requirement | On-site Mitigation[b] | Off-site Mitigation Tier I | 14.86 | 2:1 | 29.73 | 17.48 acres of preservation plus 4.84 acres of restoration (see **MM-BIO-10**) | 7.41 acres of restoration in Wright's Field Preserve (see **MM-BIO-10**) Tier II | 3.97 | 1.5:1 | 5.95 | 5.95 | None Tier III | 3.57 | 1:1 | 3.57 | None | 3.57[b] [a] Tiers correspond to those described in the County's BMO and mitigation sites will meet the criteria for BRCA. [b] Habitat-based mitigation for permanent direct impacts on non-native grassland will be satisfied through purchase of credits and/or land acquisition of a similar high-quality non-native grassland in an off-site location.	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
Impact-BIO-6: Habitat Impacts on Special-Status Avian Species. Impacts on 22.4 acres of foraging and/or breeding habitat for special-status avian species would be significant, absent mitigation. Southern California rufous-crowned sparrow and ferruginous hawk are MSCP covered species that are considered adequately conserved with implementation of the South County MSCP. The larger ~~preserve~~open space being assembled with implementation of the South County MCSP affords some of these generalist species (e.g., Cooper's hawk, red-shouldered hawk, white-tailed kite) additional conservation benefits at a regional level because these species are generalists and can utilize a wide variety of habitats that are permanently protected under the MSCP. As a result, impacts on avian special-status species and raptors would remain less than significant.	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** The full description of the measure is provided above.	LTS
Impact-BIO-7: Impacts on MBTA-Protected Avian Species During Breeding Season. Impacts on the nesting success of any bird protected by the MBTA, such as removal of an active nest during construction or the loss of eggs or chicks from construction noise or human presence, would be significant.	PS	**MM-BIO-5: Avoid and Minimize Impacts on Special-Status Avian Species and Other Birds Protected under the MBTA.** To mitigate for potentially significant impacts on sensitive nesting birds and raptors, ~~the~~ County DPR shall avoid ground-disturbing activities during the bird breeding season to keep the project in compliance with state and federal regulations regarding nesting birds (i.e., the federal MBTA and California FGC). The bird breeding season is defined as January 15 to September 15, which includes the tree-nesting raptor breeding season of January 15 to July 15, the ground-nesting raptor breeding season of February 1 to July 15, and the general avian breeding season of February 1 to September 15. If removal cannot be avoided during the bird and/or raptor nesting season, a nesting bird survey shall be conducted no more than 72 hours prior to ground-	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		disturbing activities by a qualified avian biologist within 500 feet of proposed ground- or vegetation-disturbing activities. Biologists will also survey for raptor nests up to 1,500 feet from proposed ground- or vegetation-disturbing activities. This is necessary to definitively ascertain whether raptors or other migratory birds are actively nesting on the project site or in a vicinity that could be indirectly affected by work activities (i.e., through noise or visual disturbances). Special attention will be paid to determining the presence of nesting grassland-endemic bird species, such as grasshopper sparrow, that may be nesting within the dense grasses present within the proposed development footprint. If any active nests are detected, the area shall be flagged and mapped on construction plans, along with a buffer, as recommended by the qualified biologist. The buffer area(s) established by the qualified biologist shall be avoided until the nesting cycle is complete or it is determined that the nest is no longer active. The qualified biologist shall be a person familiar with bird breeding behavior and capable of identifying the bird species of San Diego County by sight and sound-. The biologist shall determine if alterations to behavior have occurred as a result of human interaction. Buffers may be adjusted, based on the observations by the biological monitor of the response of nesting birds to human activity.	
Impact-BIO-8: Potential Impacts on Breeding Burrowing Owl. Although not documented as breeding on-site, burrowing owl could begin breeding within areas proposed for construction in the future. Potential impacts on breeding burrowing owl during construction would be significant.	——PS—	**MM-BIO-6: Burrowing Owl Preconstruction Surveys.** Prior to initiation of project clearing, grading, grubbing, or other construction activities, pre-construction surveys for the presence of burrowing owl, to verify species absence, will be conducted, including surveying suitable habitat within the project footprint and a 300-foot buffer by a qualified biologist; no grading shall occur within 300 feet of an active burrowing owl burrow. The pre-	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		construction surveys shall follow the take avoidance survey methods outlined in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). The first survey shall be conducted within 30 days of initial site disturbance, and the second survey shall occur within 24 hours of initial site disturbance. Following the initial pre-grading survey, the project site will be monitored for new burrows each week until grading is complete. Subsequent pre-construction surveys will be required if lapses in the project occur that exceed 72 hours. If present in the project construction footprint or within 300 feet of the project site, coordination with CDFW and USFWS shall occur to establish measures to avoid potential impacts on burrowing owl. Such measures will be decided in coordination with the CDFW and USFWS and follow the "Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County" (Attachment A of the County's Report Format and Content Requirements – Biological Resources). Following the first pre-construction survey within 30 days of initial site disturbance, the qualified biologist will submit a Pre-Grading Survey Report to the County, CDFW, and USFWS within 14 days of the survey and include maps of the project site. If any burrowing owls are observed, the burrowing owl locations on aerial photos and in the format described in the mapping guidelines of the County's Report Format and Content Requirements – Biological Resources will be included. A qualified biologist will attend the pre-construction meeting to inform construction personnel about the burrowing owl requirements.	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
Impact-BIO-9: Impacts on Raptor Foraging Habitat. Impacts on 22.4 acres of prime foraging habitat for raptors would also be significant.	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** The full description of the measure is provided above.	LTS
Impact-BIO-10: Habitat Impacts on Special-Status Bats. Impacts on up to 22.4 acres of habitat for special-status bats would be significant absent mitigation due to the small home ranges and specialized foraging habits for some of these species, lack of coverage for these species in the MSCP, and the California Species of Special Concern and/or Group I status for most of these species, indicating their relative rarity in ~~the~~San Diego County.	PS	**MM-BIO-7**: **Support Pallid Bat.** ~~The~~ County DPR shall work with a bat expert to design and install bat boxes to attract pallid bat prior to vegetation removal activities commencing on the site. The bat boxes should be designed to accommodate both solitary individuals and maternal roost sites. The bat box design should reflect best practices at the time of installation and be specific to larger bats like pallid bat with respect to roost chamber sizes, etc. The design and placement of the bat boxes should also consider how to best maintain proper roost temperature. When possible, the bat boxes should be placed along the edges of the wooded areas on the site. The final design, numbers, and placement of bat boxes will be determined by the bat expert in consultation with County DPR using best practices known at the time. Monitoring of the bat boxes shall be conducted quarterly for the first 2 years, and twice-yearly during years 3 through 5 after installation. Any problems that are noted (e.g., mortality, predation) shall be addressed in consultation with the bat expert. Occupancy status, including species, numbers, etc., shall be documented to the extent possible without disturbing the occupants. If, after the first 2 years, a bat box remains unoccupied by bat species, ~~the~~ County DPR and bat expert will discuss if the bat box needs to be repositioned on the site, or redesigned. An annual report shall be prepared by the bat expert or designee to document the findings of the	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		monitoring visits. The County will provide copies of this annual report to the CDFW and also include updates on the bat box monitoring on the site in the County's annual report for the MSCP. **APM-BIO-1: Establishment of the Open Space Preserve.** The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** The full description of the measure is provided above.	
Impact-BIO-11: Potential Impacts on Maternal Roost Sites. Impacts on any bat species roost sites, such as rock crevices or oak trees, could result in direct mortality of adults and possibly juvenile bats. Even if direct impacts on these sites do not occur, roosting females may be negatively affected by increased noise and disturbance within proximity of their roost sites, which could result in increased mortality of young or similar reduction in fecundity. Furthermore, roosting bats may be very difficult to detect; therefore, it would be hard to know if impacts on roost sites were occurring, absent detailed studies using mist nesting, tracking, and telemetry. Direct or indirect impacts on roost sites causing mortality or reproductive decline in special-status bats would be significant, absent mitigation.	PS	**MM-BIO-8: Bat Roost Avoidance.** Because of the difficulty in detecting all potentially occurring roosting bats (e.g., the western red bat within the Engelmann oaks, pallid bats within rock crevices), no construction activities that could disturb maternal roost site will occur during the pupping season (typically April 1 through August 31). This measure specifically precludes high-frequency surveying as well as intensive noise-generating activities (e.g., jack-hammering, etc.) anywhere on the project construction footprint as well as a 200-foot buffer around the project construction footprint~~within 200 feet of any Engelmann oaks or rock outcrops~~ during the pupping season. If construction activities must occur ~~within this 200-foot avoidance buffer~~ during the pupping season, the County will conduct definitive bat roost surveys to determine the presence or absence of maternal day-roost and/or night-roost locations~~within the 200-foot avoidance buffer that overlaps the construction footprint~~. These surveys will be conducted throughout the entirety of the project construction footprint as well as a 400-foot buffer around the project construction footprint. The bat biologist(s)	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		who conduct these surveys shall have the appropriate education, training, and experience. The bat roost survey methodology will be described in a Bat Roost Management, Monitoring, and Mitigation Plan, which will be prepared at least 30 days prior to the start of construction and provided to CDFW. Bat roost survey methods may include mist netting and tracking individual bats using telemetry and/or additional acoustic surveys that are timed to determine if individual Engelmann oaks or rock outcrops on or within 400 feet~~the 200-foot~~ of the project construction footprint~~avoidance buffer are~~ support~~ing~~ bat roost sites. Surveys will be conducted for at least one hour after sunset to monitor for emergence. If any maternal roost sites ~~within the 200-foot avoidance buffer~~ are identified, an appropriate construction avoidance buffer of at least 200 feet shall be established around that roost site in accordance with the requirements established in the Bat Roost Management, Monitoring, and Mitigation Plan. Avoidance buffer distances will account for the ability of that individual bat species to tolerate specific types of low- and high-frequency construction noise and other human disturbance associated with the project. No construction activities that could disrupt the roost site will be permitted within the established construction avoidance buffer. Additionally, any roost identified during the bat roost survey will have at least a 400-foot buffer from light sources without shields and at least a 250-foot buffer from any stationary exhaust source present for more than two minutes. Bat biologists will monitor construction activities occurring adjacent to the avoidance areas for the bat roost sites in accordance with the Bat Roost Management, Monitoring, and Mitigation Plan. Monitoring frequency and duration also will conform to the Bat Roost Management, Monitoring, and Mitigation	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		Plan and be used to determine that the established bat roost avoidance buffers are large enough to prevent maternal roost site impacts, including, but not limited to, roost site abandonment. Avoidance buffers will be expanded if any stress or disturbance to the maternal roost site is observed during monitoring. In years 1, 3, and 5 following construction completion, the County will conduct bat surveys, including maternal bat roost surveys, within the areas originally surveyed prior to construction. If the maternal bat roost sites previously observed prior to and during construction are still observed during these monitoring surveys, no additional mitigation will be required. If any maternal roost sites observed prior to or during construction are no longer present (i.e., are not observed in any of the three post-construction surveys), the County will mitigate for the loss of the maternal roost site at a 2:1 ratio using methods agreed upon in the Bat Roost Management, Monitoring, and Mitigation Plan. This may include planting additional Engelmann oaks within the proposed ~~preserve~~open space if the affected maternal roost site utilized Engelmann oak trees or by building artificial bat roosts specifically for the affected bat species.	
Impact-BIO-12: Habitat Impacts on Special-Status Mammals. Impacts on special-status mammal species would be significant, absent mitigation. The larger ~~preserve~~open space being assembled with implementation of the South County MCSP affords these species some conservation benefits at a regional level because these species are generalists and can utilize a wide variety of habitats that are permanently protected under the MSCP. However, these species are	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** The full description of the measure is provided above.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
not covered under the MSCP, and as such, impacts on these species would be significant, absent mitigation.			
Impact-BIO-13: Operational Impacts on Special-Status Wildlife Species. Operation of the ~~proposed~~ project may result in reduced numbers of special-status species due to an increase in mortality rates as well as a decrease in use of habitat immediately surrounding the project footprint. These impacts on Group I Wildlife Species/California Species of Special Concern could potentially be significant, absent mitigation.	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** The full description of the measure is provided above.	LTS
Impact-BIO-14: Direct Impacts on Sensitive Natural Communities. Direct impacts on up to 22.4 acres of Tier I, II, and III sensitive natural communities (i.e., Valley needlegrass grassland, flat-topped buckwheat stands, and nonnative grasslands) would be significant. The project would directly and permanently affect Engelmann oak woodland, Valley needlegrass, nonnative grassland, and flat-topped buckwheat within a Biological Resource Core Area (BRCA). Engelmann oak woodland and Valley needlegrass are listed as Tier I vegetation communities, flat-topped buckwheat is listed as a Tier II vegetation community, and nonnative grassland is listed as a Tier III vegetation community in Attachment K of the Biological Mitigation Ordinance (BMO). Impacts on Tier I through Tier III vegetation communities would be significant, absent mitigation.	PS	**APM-BIO-1: Establishment of the Open Space Preserve.** -The full description of the measure is provided above. **MM-BIO-9: Provide Compensatory Habitat-Based Mitigation.** -The full description of the measure is provided above. **MM-BIO-10: Native Grassland Mitigation.** Impacts on 14.79 acres of Valley needlegrass grassland will be mitigated at a 2:1 ratio through preservation of 10.60 acres of Valley needlegrass grassland and 6.88 acres of open Engelmann oak woodland on-site, in addition to 4.84 acres of restoration of non-native <u>grassland to</u> Valley needlegrass grassland within the County's parcel and 7.41 acres of restoration on Wright's Field Preserve. All restoration will be in accordance with a Habitat Restoration and Enhancement Plan (HREP) approved by the Wildlife Agencies (USFWS and CDFW). Success criteria established in that HREP will include achieving at least a 5 percent absolute cover of purple needlegrass within restoration areas while retaining cover and species composition similar to that of the native forbs currently present within non-native grassland areas on-	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		site. If restoration does not meet the restoration goals, the County will implement adaptive management measures, to be approved by the Wildlife Agencies.	
Impact-BIO-15: Conflicts with County Consolidated Fire Code. The project would potentially conflict with the County's Consolidated Fire Code—specifically, the provision to prevent impacts within a biological open space~~/preserve~~ contained in Section 4907.2, Fuel Modification (f). Impacts would be potentially significant, absent mitigation.	PS	**APM-BIO-1: Establishment of the Open Space Preserve** The full description of the measure is provided above. **MM-BIO-9**: **Provide Compensatory Habitat-Based Mitigation** The full description of the measure is provided above. **MM-BIO-10: Native Grassland Mitigation** The full description of the measure is provided above.	LTS
4.5 Cultural Resources			
Impact-CUL-1: **Potential to Unearth and Damage Significant Archaeological Resources During Construction.** Excavation of the project has the potential to unearth and damage significant archaeological resources during construction of the project. Therefore, implementation of the project may cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5.	PS	**MM-CUL-1: Prepare and Implement a Cultural Resources Monitoring and Discovery Plan.** Prior to the commencement of any ground-disturbing activities within previously undisturbed soils within the project area, ~~the~~ County DPR shall retain a qualified archaeologist (pre-approved by County DPR) who meets the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations [CFR], Part 61) to prepare a Cultural Resources Monitoring and Discovery Plan (CRMDP) for the project area. Procedures to follow in the event of an unanticipated discovery apply to all project components. The CRMDP shall be submitted to ~~the~~ County DPR, as applicable based on the jurisdiction wherein the project component is located, and shall be reviewed and approved by County DPR, the relevant agency. If County DPR does not have in-house expertise to review the CRMDP, they shall respectively hire an expert who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) and ~~the~~ County DPR shall pay for said expert prior to the	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		commencement of any ground-disturbing activities within the areas requiring archaeological monitoring. County DPR's CRMDP review shall ensure that appropriate procedures to monitor construction and treat unanticipated discoveries are in place. County DPR's review and approval of the CRMDP shall occur prior to the commencement of any construction activities subject to the requirements of the CRMDP. The CRMDP shall include required qualifications for archaeological monitors and supervising archaeologists and shall lay out protocols to be followed in relation to cultural resources, including both archaeological and tribal cultural resources. The CRMDP shall provide a summary of sensitivity for buried cultural resources. In addition, it shall describe the roles and responsibilities of archaeological and Native American monitors, County DPR, and construction personnel. The CRMDP shall describe specific field procedures to be followed for archaeological monitoring, including field protocol and methods to be followed should there be an unanticipated archaeological discovery. Evaluation of resources, consultation with Native American individuals, tribes and organizations, treatment of cultural remains and artifacts, curation, and reporting requirements shall also be described. The CRMDP shall also delineate the requirements, procedures, and notification processes in the event that unanticipated human remains are encountered. The CRMDP shall delineate the area(s) that require archaeological monitoring. Mapping of the area(s) shall be made available to ~~the~~ County DPR, who shall incorporate this information into the respective construction specifications for the project.	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		MM-CUL-2: Prepare and Implement a Cultural Resources Awareness Training Prior to Project Construction. Prior to, and for the duration of, project-related ground disturbance County DPR shall hire a qualified archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards (36 CFR 61) and approved by County DPR to provide cultural resources awareness training to project construction personnel. The training shall include a discussion of applicable laws and penalties under the law; samples or visual representations of artifacts that might be found in the project vicinity; and the steps that must be taken if cultural resources are encountered during construction, including the authority of archaeological monitors, if required to be on site during the project, to halt construction in the area of a discovery. The cultural resources awareness training shall be conducted by a qualified archaeologist. A hard copy summary of cultural resources laws, discovery procedures, and contact information shall be provided to all construction workers. Completion of the training shall be documented for all construction personnel, who shall be required to sign a form confirming they have completed the training. The form shall be retained by County DPR to demonstrate compliance with this mitigation measure. **MM-CUL-3: Conduct Archaeological and Native American Monitoring.** An archaeological monitor or cross-trained archaeological/paleontological monitor and a Native American monitor shall be retained to observe all initial ground-disturbing activities, including brush clearance, vegetation removal, grubbing, grading, and excavation~~, within the recorded boundaries of P-36-005695.~~. The archaeological monitor shall meet the	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		qualification standards of the California Office of Historic Preservation and shall be overseen by an archaeological principal investigator. The Native American monitor shall be selected from among the Native American groups identified by the NAHC as having affiliation with the project area. Prior to the start of ground-disturbing activities, the archaeological monitor shall conduct paleontological and cultural resources sensitivity training for all construction personnel. The Native American monitor or a representative shall be given the opportunity to participate. Construction personnel shall be informed of the types of paleontological or archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of fossils, archaeological resources, or human remains. ~~The~~ County DPR shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site and who is cross-trained in paleontological resource identification. The qualified archaeologist, in coordination with ~~the~~ County DPR and Native American monitor, may reduce or discontinue monitoring if it is determined that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Both the archaeologist and Native American monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist or paleontologist has evaluated the discovery and determined appropriate treatment. If prehistoric archaeological materials are encountered, the Native	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		American monitor shall participate in any discussions involving treatment and subsequent mitigation. The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to ~~the~~ County DPR and any Native American groups who request a copy. A copy of the final report shall be filed at the SCIC. Monitoring actions and procedures shall be completed per the CRMDP described in **MM-CUL-1**.	
Impact-CUL-2: Potential Impact on Paleontological Resources. Ground-disturbing activities that would extend deep enough to encounter deposits in the southern and western portions of the project site would have the potential to impact paleontological resources.	PS	**MM-GEO-1: Implement a Paleontological Resource Mitigation Program.** Ground-disturbing construction activities in the southern and western portion of the project site shall be subject to paleontological and geologic resource sensitivity screening prior to commencement of construction. The resource sensitivity screening shall determine which ground-disturbing activities would be deep enough to encounter previously undisturbed deposits of the Lusardi Formation. County DPR shall retain a Qualified Paleontologist who shall oversee paleontological monitoring by a qualified Paleontological Monitor or cross-trained Paleontological/Archaeological monitor during ground-disturbing activities. The paleontological monitoring shall include the following measures: • A Qualified Paleontologist shall attend the preconstruction meeting(s) to consult with the grading and excavation contractors or subcontractors concerning excavation schedules, paleontological field techniques, and safety issues. • A Qualified Paleontologist or Paleontological Monitor or cross-trained Paleontological/Archaeological	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		Monitor shall be on site, on a full-time basis, during ground-disturbing activities that occur 10 feet or more below ground surface, to inspect exposures for contained fossils. The Paleontological Monitor shall work under the direction of the project's Qualified Paleontologist. A "Paleontological Monitor" shall be defined as an individual selected by the Qualified Paleontologist who has experience in monitoring excavation and the collection and salvage of fossil materials. • If fossils are discovered on the project site, the Qualified Paleontologist shall recover them and temporarily direct, divert, or halt grading to allow recovery of fossil remains. • The Qualified Paleontologist shall be responsible for the cleaning, repairing, sorting and cataloguing of fossil remains collected during the monitoring and salvage portion of the mitigation. • The Qualified Paleontologist shall deposit and donate prepared fossils, along with copies of all pertinent field notes, photos, and maps, in a scientific institution with permanent paleontological collections, such as the San Diego Natural History Museum, approved by County DPR. Within 30 days after the completion of excavation and pile-driving activities, a final data recovery report shall be completed by the Qualified Paleontologist and submitted to County DPR for review and approval. The final report shall document the results of the mitigation and shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	
Impact-CUL-3: Potential to disturb any human remains, including those interred outside of formal	PS	**MM-CUL-1: Prepare and Implement a Cultural Resources Monitoring and Discovery Plan.** Prior to the	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
cemeteries. Excavation of the project has the potential to unearth and damage human remains during construction of the project. Therefore, implementation of the project may cause a substantial adverse effect on human remains as defined in CEQA Guidelines Section 15064.5. Impacts would be potentially significant.		commencement of any ground-disturbing activities within previously undisturbed soils within the project area, the County DPR shall retain a qualified archaeologist (pre-approved by County DPR) who meets the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations [CFR], Part 61) to prepare a Cultural Resources Monitoring and Discovery Plan (CRMDP) for the project area. Procedures to follow in the event of an unanticipated discovery apply to all project components. The CRMDP shall be submitted to the County DPR, as applicable based on the jurisdiction wherein the project component is located, and shall be reviewed and approved by County DPR, the relevant agency. If County DPR does not have in-house expertise to review the CRMDP, they shall respectively hire an expert who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) and the County DPR shall pay for said expert prior to the commencement of any ground-disturbing activities within the areas requiring archaeological monitoring. County DPR's CRMDP review shall ensure that appropriate procedures to monitor construction and treat unanticipated discoveries are in place. County DPR's review and approval of the CRMDP shall occur prior to the commencement of any construction activities subject to the requirements of the CRMDP. The CRMDP shall include required qualifications for archaeological monitors and supervising archaeologists and shall lay out protocols to be followed in relation to cultural resources, including both archaeological and tribal cultural resources. The CRMDP shall provide a summary of sensitivity for buried cultural resources. In addition, it shall describe the roles and responsibilities of archaeological and Native American monitors, County DPR, and construction personnel. The CRMDP shall	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		describe specific field procedures to be followed for archaeological monitoring, including field protocol and methods to be followed should there be an unanticipated archaeological discovery. Evaluation of resources, consultation with Native American individuals, tribes and organizations, treatment of cultural remains and artifacts, curation, and reporting requirements shall also be described. The CRMDP shall also delineate the requirements, procedures, and notification processes in the event that unanticipated human remains are encountered. The CRMDP shall delineate the area(s) that require archaeological monitoring. Mapping of the area(s) shall be made available to the County DPR, who shall incorporate this information into the respective construction specifications for the project. **MM-CUL-2: Prepare and Implement a Cultural Resources Awareness Training Prior to Project Construction.** Prior to, and for the duration of, project-related ground disturbance County DPR shall hire a qualified archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards (36 CFR 61) and approved by County DPR to provide cultural resources awareness training to project construction personnel. The training shall include a discussion of applicable laws and penalties under the law; samples or visual representations of artifacts that might be found in the project vicinity; and the steps that must be taken if cultural resources are encountered during construction, including the authority of archaeological monitors, if required to be on site during the project, to halt construction in the area of a discovery.	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		The cultural resources awareness training shall be conducted by a qualified archaeologist. A hard copy summary of cultural resources laws, discovery procedures, and contact information shall be provided to all construction workers. Completion of the training shall be documented for all construction personnel, who shall be required to sign a form confirming they have completed the training. The form shall be retained by County DPR to demonstrate compliance with this mitigation measure. **MM-CUL-3: Conduct Archaeological and Native American Monitoring.** An archaeological monitor or cross-trained archaeological/paleontological monitor and a Native American monitor shall be retained to observe all initial ground-disturbing activities, including brush clearance, vegetation removal, grubbing, grading, and excavation. The archaeological monitor shall meet the qualification standards of the California Office of Historic Preservation and shall be overseen by an archaeological principal investigator. The Native American monitor shall be selected from among the Native American groups identified by the NAHC as having affiliation with the project area. Prior to the start of ground-disturbing activities, the archaeological monitor shall conduct paleontological and cultural resources sensitivity training for all construction personnel. The Native American monitor or a representative shall be given the opportunity to participate. Construction personnel shall be informed of the types of paleontological or archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of fossils, archaeological resources, or human remains. The County DPR shall ensure that construction personnel are made available for and attend	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		the training and retain documentation demonstrating attendance. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site and, if possible, who is cross-trained in paleontological resource identification. The qualified archaeologist, in coordination with the County DPR and Native American monitor, may reduce or discontinue monitoring if it is determined that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Both the archaeologist and Native American monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist or paleontologist has evaluated the discovery and determined appropriate treatment. If prehistoric archaeological materials are encountered, the Native American monitor shall participate in any discussions involving treatment and subsequent mitigation. The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the County DPR and any Native American groups who request a copy. A copy of the final report shall be filed at the SCIC. Monitoring actions and procedures shall be completed per the CRMDP described in **MM-CUL-1**.	
4.6 Energy			
Implementation of the project would not result in any potentially significant impacts related to energy.			

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
4.7 Geology and Soils			
Impact-GEO-1: Potential Impact on Paleontological Resources. Ground-disturbing activities that would extend deep enough to encounter previously undisturbed deposits of the Lusardi Formation in the southern and western portions of the project site would have the potential to impact paleontological resources.	PS	**MM-GEO-1: Implement a Paleontological Resource Mitigation Program.** Ground-disturbing construction activities in the southern and western portion of the project site shall be subject to paleontological and geologic resource sensitivity screening prior to commencement of construction. The resource sensitivity screening shall determine which ground-disturbing activities would be deep enough to encounter previously undisturbed deposits of the Lusardi Formation. County DPR shall retain a Qualified Paleontologist who shall oversee paleontological monitoring by a qualified Paleontological Monitor or cross-trained Paleontological/Archaeological monitor during ground-disturbing activities. The paleontological monitoring shall include the following measures: • A Qualified Paleontologist shall attend the preconstruction meeting(s) to consult with the grading and excavation contractors or subcontractors concerning excavation schedules, paleontological field techniques, and safety issues. • A Qualified Paleontologist or Paleontological Monitor or cross-trained Paleontological/Archaeological Monitor shall be on site, on a full-time basis, during ground-disturbing activities that occur 10 feet or more below ground surface, to inspect exposures for contained fossils. The Paleontological Monitor shall work under the direction of the project's Qualified Paleontologist. A "Paleontological Monitor" shall be defined as an individual selected by the Qualified Paleontologist who has experience in monitoring excavation and the collection and salvage of fossil materials.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		• If fossils are discovered on the project site, the Qualified Paleontologist shall recover them and temporarily direct, divert, or halt grading to allow recovery of fossil remains. • The Qualified Paleontologist shall be responsible for the cleaning, repairing, sorting and cataloguing of fossil remains collected during the monitoring and salvage portion of the mitigation. • The Qualified Paleontologist shall deposit and donate prepared fossils, along with copies of all pertinent field notes, photos, and maps, in a scientific institution with permanent paleontological collections, such as the San Diego Natural History Museum, approved by County DPR. • Within 30 days after the completion of excavation and pile-driving activities, a final data recovery report shall be completed by the Qualified Paleontologist and submitted to County DPR for review and approval. The final report shall document the results of the mitigation and shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	
4.8 Greenhouse Gas Emissions and Climate Change			
Impact-GHG-1: Generation of GHG Emissions that May Have a Significant Impact on the Environment. The project's construction activities would result in the generation of GHG emissions that could directly or indirectly have a significant impact on the environment because the project would not comply with the 2017 Scoping Plan. Impacts would be potentially significant for construction. GHG emissions from operation of the project would have a less-than-significant impact on the environment.	PS	**MM-GHG-1: Implement Construction Best Management Practices.** The County shall ensure implementation of the following measures during project construction: • Require equipment to be maintained in good tune and to reduce excessive idling time. • Utilize alternative fueled equipment and vehicles, such as renewable diesel, renewable natural gas, compressed natural gas, or electric.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		• Require older equipment be retrofitted with advanced engine controls, such as diesel particulate filters, selective catalytic reduction, or cooled exhaust gas recirculation.	
Impact-GHG-2: Conflict With an Applicable Plan, Policy, or Regulation	PS	Implement mitigation measure **MM-GHG-1**, as described above.	LTS
4.9 Hazards and Hazardous Materials			
Impact HAZ-1: Potential Release of Contaminated Soil. Construction of the project would potentially result in the release of contaminated soil into the environment. Impacts would be potentially significant.	PS	**MM-HAZ-1: Prepare and Implement a Soil Management Plan.** Prior to the commencement of soil-disturbing construction activities, the County will retain a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer with experience in contaminated site redevelopment and restoration to prepare and submit a soil and groundwater management plan to the County for review and approval. After the County's review and approval, the County will implement the soil and groundwater management plan, to include the following: • A Site Contamination Characterization Report (Characterization Report) delineating the vertical and lateral extent and concentration of residual contamination from the site's past uses in areas where soil would be disturbed. The Characterization Report will include a compilation of data based on historical records review and from prior reports and investigations and, where data gaps are found, include new soil and groundwater sampling to characterize the existing vertical and lateral extent and concentration of residual contamination. • A Soil Testing and Profiling Plan (Testing and Profiling Plan) for materials that will be disposed of during construction. Testing will occur for all potential contaminants of concern, including CA Title 22 metals, polycyclic aromatic	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		hydrocarbons), volatile organic compounds, herbicides, pesticides, polychlorinated biphenyls, or any other potential contaminants, as specified within the Testing and Profiling Plan. The Testing and Profiling Plan will document compliance with ~~CA~~CCR Title 22 for proper identification and segregation of hazardous and solid waste as needed for acceptance at a CCR Title 22-compliant offsite disposal facility. All excavation activities will be actively monitored by a Registered Environmental Assessor for the potential presence of contaminated soils and compliance with the Testing and Profiling Plan. • A Soil Disposal Plan (Disposal Plan), which will describe the process for excavation, stockpiling, dewatering, treating, loading, and hauling of soil from the site. This plan will be prepared in accordance with the Testing and Profiling Plan (i.e., in accordance with CCR Title 22, CCR Title 27, DOT Title 40 CFR Part 263~~,~~), and current industry best practices for the prevention of cross-contamination, spills, or releases. Measures will include, but not be limited to, segregation into separate piles for waste profile analysis based on organic vapor and visual and odor monitoring. • A Site Worker Health and Safety Plan (Safety Plan) to ensure compliance with 29 CFR Part 120, Hazardous Waste Operations and Emergency Response, regulations for site workers at uncontrolled hazardous waste sites. The Safety Plan will be based on the characterization report and the planned site construction activity to ensure that site workers potentially exposed to contamination in soil are	

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		trained, equipped, and monitored during site activities. The training, equipment, and monitoring activities will ensure that workers are not exposed to contaminants above personnel exposure limits established by Table Z, 29 CFR Part 1910.1000. The Safety Plan will be signed by and implemented under the oversight of a California State Certified Industrial Hygienist	
4.10 Hydrology and Water Quality			
Implementation of the project would not result in any potentially significant impacts related to hydrology and water quality.			
4.11 Land Use and Planning			
Implementation of the project would not result in any potentially significant impacts related to land use and planning.			
4.12 Mineral Resources			
Implementation of the project would not result in any potentially significant impacts related to mineral resources.			
4.13 Noise and Vibration			
Impact-NOI-1: Construction Noise During Installation of the Sewer System. Predicted noise levels associated with construction for the park would comply with the County's 8-hour L_{eq} standard of 75 dBA. However, construction associated with the extension of the sewer system would exceed the County's 8-hour threshold for construction noise. As such mitigation would be required to reduce impacts to less than significant. To address noise impacts from construction of the proposed sewer extension, installation of a barrier that breaks the line of sight between the source and receiver would provide 5 dB noise attenuation (FHWA 2017).	PS	**MM-NOI-1: Install Temporary Sound Barriers.** Prior to and during construction activities for the proposed sewer line extension, the construction contractor shall install temporary sound barriers that break the line of sight (a minimum of 10 feet) between construction equipment and noise-sensitive receivers. These soundwalls shall be installed at any location where construction is located within 100 feet of the property line of an occupied residence or other noise-sensitive land use, such as schools.	LTS
Impact-NOI-2: Onsite Operational Noise at the Active Park. Although the Noise Impact Analysis did not identify any significant impacts, a number of best practices and operational controls would be in place during the operation of the Alpine Park and were	PS	**MM-NOI-2: Enforce Standard Rules and Regulations.** County DPR shall enforce all applicable standard rules and regulations for DPR facilities including, but not limited to, the following: • Quiet Hours are from 10:00 p.m. to 7:00 a.m.	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
assumed as part of the analysis. These are based on typical rules and regulations enforced at existing County parks.		• Dogs must be licensed and restrained on a leash not longer than 6 feet and attended at all times. (This restriction will not apply to dogs within the designated dog park space.) • No person shall disturb the peace and quiet of a County park by any loud or unusual noise, or by the sounding of automobile horns or noise-making devices, or by the use of profane, obscene, or abusive language or gestures. • No person shall use, transport, carry, fire, or discharge any fireworks, firearm, weapon, air gun, archery device, slingshot, or explosive of any kind across, in, or into a County park. • The applicable requirements of DPR Policy Number C-06, Noise Regulation in County Parks will be enforced.	
	——PS	**MM-NOI-3: Set Operational Limits and Restrictions.** Except for occasional special events conducted pursuant to a specific permit (conditional use permit, special event permit, etc.), enforce the following operational restrictions: • Prohibit the use of noise-generating equipment (noise-makers, bullhorns, air horns, amplified stereos/radios, etc.) by spectators. The only exception is for official use of the announcer's PA systems or other devices required for proper operation of the intended and approved activities. • End all onsite events no later than 10:00 p.m.	LTS
4.14 Population and Housing			
Implementation of the project would not result in any potentially significant impacts related to population and housing.			
4.15 Public Services			
Implementation of the project would not result in any potentially significant impacts related to public services.			

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
4.16 Recreation			
Implementation of the project would not result in any potentially significant impacts related to recreation.			
4.17 Transportation and Circulation			
Implementation of the project would not result in any potentially significant impacts related to transportation and circulation.			
4.18 Tribal Cultural Resources			
Impact-TCR-1: Excavation Related to the Project Would Potentially Damage Tribal Cultural Resources. Ground-disturbing construction activities associated with the project have the potential to unearth unknown TCRs that may be located in the project area. Impacts would be potentially significant.	PS	Implement mitigation measures **MM-CUL-1**; **MM-CUL-2**; and **MM-CUL-3**, as described above. **MM-TCR-1: Conduct Native American Monitoring.** A Kumeyaay Native American monitor shall be present at all areas of proposed ground disturbance during all initial ground disturbance. ~~This monitoring shall occur on an as-needed basis and is intended to ensure that Native American concerns are considered during the construction process.~~ Native American monitors would be retained from tribes who have expressed an interest in the project and have participated in discussions with County DPR. If a tribe has been notified of scheduled construction work and does not respond, or if a Native American monitor is not available, work may continue without the Native American monitor. Roles and responsibilities of the Native American monitors shall be detailed in the Cultural Resources Monitoring and Discovery Plan described in MM-CUL-1. Costs associated with Native American monitoring shall be borne by County DPR.	LTS
4.19 Utilities and Service Systems			
Impact-UTIL-1: Operation of the Project Has the Potential to Require New or Expanded Water Facilities. Operation of the project would increase demand on water infrastructure serving the project site, potentially requiring the relocation or construction of new or expanded water facilities to serve proposed uses. Construction of these facilities could result in physical impacts on the environment.	PS	**MM-UTIL-1: Complete Water Study to Assess Water Infrastructure Capacity.** Prior to issuance of a building permit, County DPR shall coordinate with PDMWD to assess the capacity of existing water infrastructure that would serve the project site and, if it is determined that insufficient capacity exists to serve the project, the project proponent shall implement the necessary improvements prior to operation of the project, as	LTS

Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
		determined by PDMWD. Should it be determined that the project would result in the need for new or expanded water facilities, the project proponent shall analyze the potential environmental effects of the improvements in accordance with CEQA.	
Impact-UTIL-2: Insufficient Water Supplies Available to Serve the Project During Operation. Due to the potential increase in water demand as a result of implementation of the project, PDMWD cannot guarantee that at some point in the future, supply of imported water would not be diminished. Therefore, given this uncertainty regarding available water supply, which is necessary for operation of the project, potential impacts are considered to be significant.	PS	**MM-UTIL-2**: **Confirm Water Supply Availability for Development of the Project Prior to Issuance of Building Permits.** Water availability shall be confirmed prior to issuance of building permits. The confirmation of water availability by PDMWD shall be provided in written form by PDMWD.	LTS
4.20 Wildfire			
Implementation of the project would not result in any potentially significant impacts related to wildfire.			