Section 4.11
Land Use and Planning

4.11.1 Overview

This section describes the existing land uses present in the project area and the applicable regulations governing land use, and analyzes the potential changes to land use that may result from implementation of the project.

4.11.2 Existing Conditions

The project site consists of approximately 96.6 acres of undeveloped land within the unincorporated community of Alpine in east San Diego County. The project site is located adjacent to the Backcountry Land Trust's (BCLT) Wright's Field Preserve, north of South Grade Road, east of Tavern Road, and south of Alpine Boulevard. Currently, the project site is surrounded by Wright's Field Preserve to the west, residential properties to the north, and South Grade Road and residential properties to the east and south.

The project site falls ~~under~~within the ~~jurisdiction~~boundary of the County of San Diego Alpine Community Plan (ACP). The ACP was originally adopted in 1979 and re-adopted in 2011 in conjunction with the County of San Diego General Plan Update. It was last amended on December 14, 2016. The project site is subject to a Semi-Rural Residential (SR-2) land use designation. Land uses surrounding the project site consist of Semi-Rural Residential (SR-1), Semi-Rural Residential (SR-2), Village Residential (VR-2.9), Village Residential (VR-2), and Open Space-Conservation (OS-C). Figure 4.11-1 shows the general plan land use designations of the project site and surrounding land uses.

Zoning for the site ~~itself~~ is A70, *Limited Agricultural Use*, and S80, *Open Space*. Figure 4.11-2 shows the zoning designations for the project site and surrounding areas.

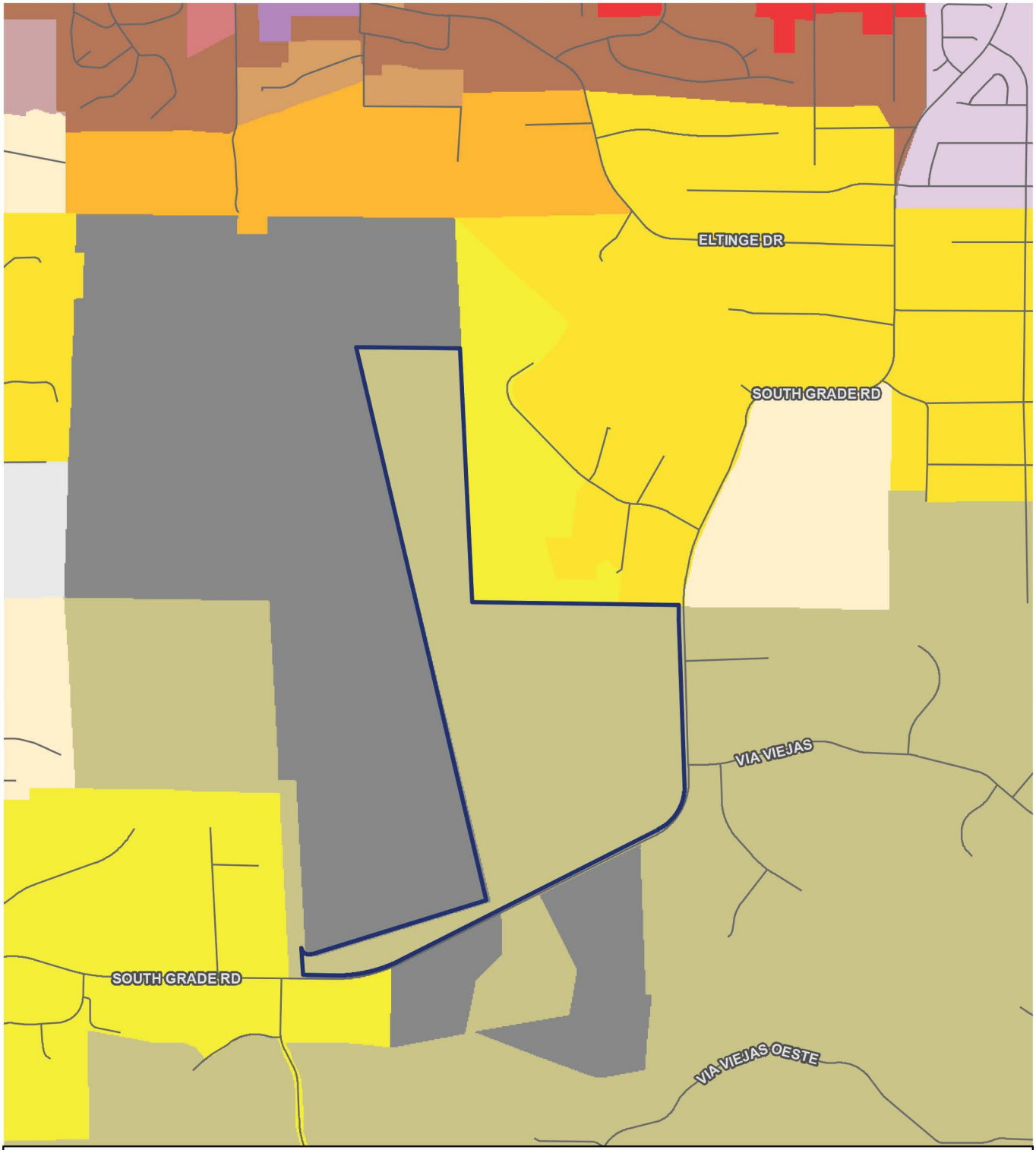
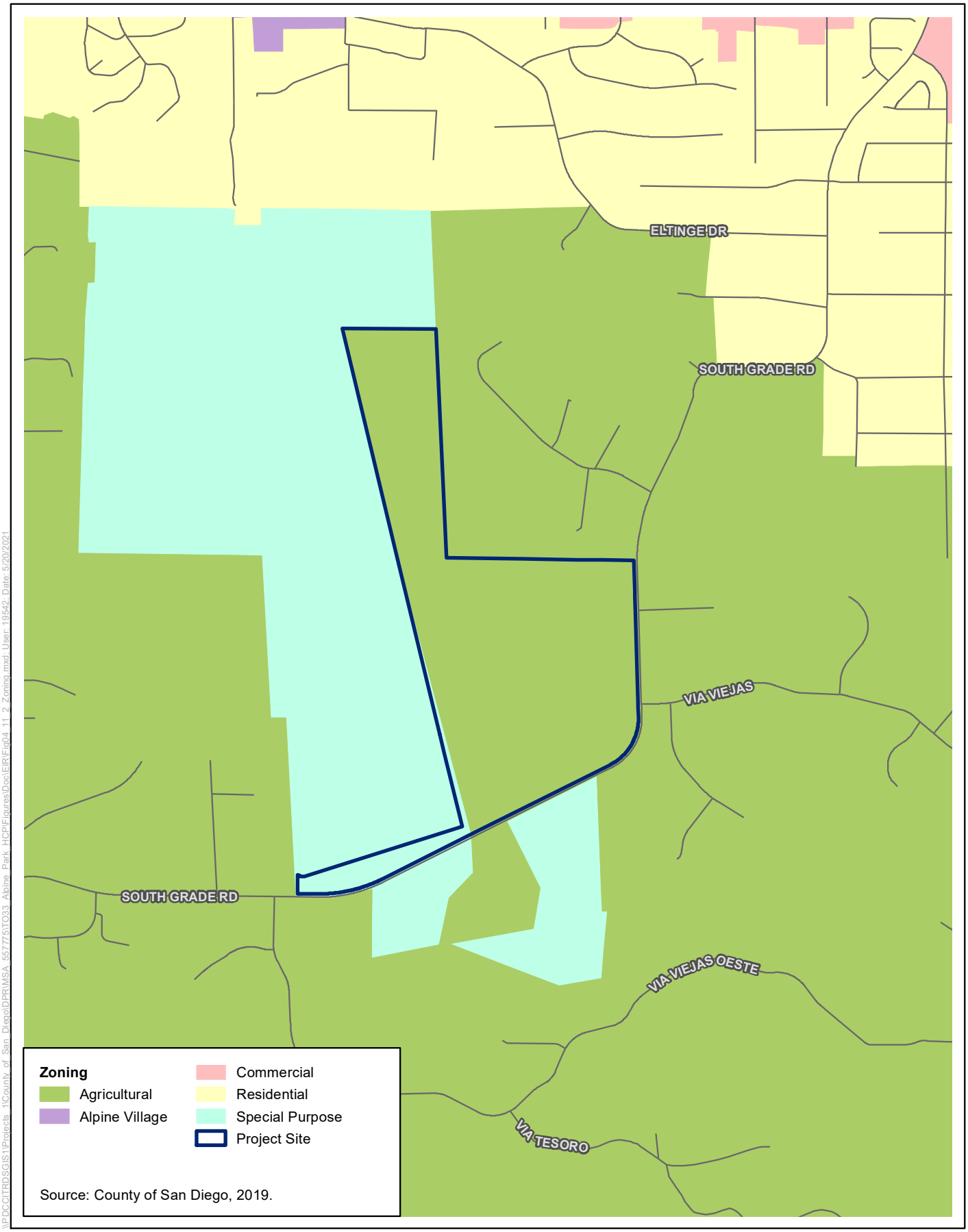


Figure 4.11-1
County Land Use Designations



\\PDCCITRDSGIS1\Projects_1\County_of_San_Diego\DPRIMSA_557775\TO33_Alpine_Park_HCP\Figures\Doc\EIR\Fig04_11_2_Zoning.mxd; User: 10642; Date: 5/20/2021

Figure 4.11-2
County Zoning

4.11.3 Applicable Laws and Regulations

4.11.3.1 Federal

There are no applicable federal regulations regarding land use.

4.11.3.2 State

State of California Density Bonus Law

California's Density Bonus Law (Government Code Section 65915 *et seq.*) is a mechanism to encourage developers to incorporate affordable units within a residential project in exchange for density bonuses and relief from other base development standards. Under the Density Bonus Law, developers are entitled to a density bonus corresponding to specified percentages of units set aside for very low-income, low-income, or moderate-income households.

California Building Code

California Code of Regulations (CCR) Title 24 (CBC) applies to all applications for building permits. The CBC (also called the California Building Standards Code) has incorporated the International Building Code, which was first enacted by the International Conference of Building Officials in 1927 and has been updated approximately every 3 years since. The current version of the CBC (2019) became effective on January 1, 2020. CBC Title 24, Part 2, provides building codes and standards for the design and construction of structures in California. The CBC includes requirements for seismically resistant construction and foundations and soil investigations prior to construction. The CBC also establishes grading requirements that apply to excavation and fill activities and requires the implementation of erosion control measures.

California Fire Code

The California Fire Code is a component of the CBC. Typical fire-safety requirements of the California Fire Code include the installation of sprinklers in all high-rise buildings, the establishment of fire resistance standards for fire doors, building materials, particular types of construction, and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas. The California Fire Code applies to all occupancies in California, except where more stringent standards have been adopted by local agencies.

4.11.3.3 Regional

San Diego Association of Governments San Diego Forward: The Regional Plan

The San Diego Association of Governments (SANDAG) Board of Directors ~~San Diego~~ adopted *Forward: The Regional Plan* (Regional Plan) on October 9, 2015, to establish a long-range blueprint for the San Diego region's growth and development through the year 2050. The Regional Plan was developed in close partnership with the region's 18 cities and the County ~~government,~~ and aims to provide innovative mobility choices and planning to support a sustainable quality of life in a healthy region~~,~~ with a vibrant economy. The Regional Plan integrates both the 2004 Regional Comprehensive Plan and the 2050 Regional Transportation Plan (2050 RTP) and Sustainable

Communities Strategy (SCS) into one unified plan. By incorporating the SCS, the Regional Plan is in compliance with Senate Bill (SB) 375, which identifies how the region will address greenhouse gas (GHG) emissions to meet ~~s~~State-mandated levels and focuses on land use planning and transportation issues in an attempt to develop sustainable growth patterns on a regional level.

4.11.3.4 Local

County of San Diego General Plan Update

The County of San Diego General Plan Update is the first comprehensive update of the General Plan since the 1970s. The General Plan Update, which applies to all unincorporated ~~portions of~~land within San Diego County, directs population growth and provides plans for infrastructure needs, development, and resource protection. The General Plan Update guides the growth and development of the unincorporated ~~San Diego County~~ area using innovative planning principles designed to create livable communities and balance environmental objectives with the needs of adequate infrastructure, housing, agriculture, and economic viability. The General Plan Update consists of ~~six~~seven elements: Land Use, Mobility, Housing, Conservation and Open Space, Safety, ~~and~~ Noise, and Environmental Justice. Goals and objectives from the Land Use and Conservation and Open Space elements are relevant to the project and are detailed below in Table 4.11-1, *Project Consistency with Relevant Goals, Policies, and Recommendations*.

~~1979~~ Alpine Community Plan

The ACP, amended on Dec 14, 2016, implements the Goals and Policies of the County General Plan for the Alpine area (County of San Diego 1979). The plan was prepared in accordance with Section 65101 of the Government Code, State of California and Board of Supervisors' Policy I-1. The ACP represents a specific guide for land use, conservation, and circulation; a guide for use by service delivery specialists; and recommendations to facilitate coordination of plans of other public agencies and the private sector. Policies and recommendations from the Community Character, Land Use, Noise, Public Facilities and Services, Safety, Conservation, Open Space, and Recreation elements are relevant to the project and are detailed in Table 4.11-1, *Project Consistency with Relevant Goals, Policies, and Recommendations*.

Alpine Community Trails and Pathways Plan

The *Alpine Community Trails and Pathways Plan* is a component of the County's Community Trails Master Plan, which will be utilized to develop a system of interconnected regional and community trails and pathways (County of San Diego 2005). These trails and pathways are intended to address an established public need for recreation and transportation, but will also provide health and quality-of-life benefits associated with hiking, biking, and horseback riding throughout ~~the~~San Diego County's biologically diverse environments. The Alpine Community Trails and Pathways Plan identifies the South Grade Road Pathway (Trail #7) as a proposed pathway. This pathway would border the eastern and southern portions of the project site. The existing trails that traverse the project site are identified as existing Wrights Field Trails (Trail #14).

County of San Diego Landscape Ordinance

On June 24, 2020, the Board of Supervisors adopted an amendment to the County's Landscaping Ordinance to codify Climate Action Plan Measure W-1.2, *Reduce Outdoor Water Use*, and A-2.1,

Increase Residential Tree Planting, requirements. Reducing outdoor water use and increasing tree planting reduces GHGs in the atmosphere, conserves natural resources, and improves water quality. The operative date of the Landscaping Ordinance amendment is July 24, 2020. The County Landscape Ordinance applies to projects in the unincorporated area ~~of the County~~ for which the County issues a building permit or a discretionary permit, including new construction where the aggregate landscaped area is 500 square feet or more.

County of San Diego Water Efficient Landscape Design Manual

The County's *Water Efficient Landscape Design Manual* explains how people can comply with the County's Landscape Ordinance to create beautiful landscapes while using water efficiently and protecting people and properties from wildfires. The manual establishes a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and projects with modified landscapes. The manual also promotes the use of tertiary treated recycled water and graywater for irrigation, sets a maximum applied water allowance as an upper limit for water use, and encourages landscapes that create defensible space in the event of a wildfire.

4.11.4 Project Impact Analysis

4.11.4.1 Methodology

The project would implement the development of the approximately 25-acre Alpine Park and associated trails as well as the conservation of approximately 70 acres of ~~preserve~~open space land. The following section evaluates the impacts of the project with respect to land use. Based on the existing conditions, the analysis assesses the direct and indirect impacts related to land use using the thresholds presented below.

4.11.4.2 Thresholds of Significance

Appendix G of the ~~State~~ CEQA Guidelines

Based on guidance provided in Appendix G of the ~~State~~ CEQA Guidelines, the project would result in a significant impact if it would:

1. Physically divide an established community.
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

County of San Diego Guidelines for Determining Significance

The County ~~of San Diego~~ does not have specific guidelines for determining significance for land use impacts.

4.11.4.3 Project Impacts and Mitigation Measures

Threshold 1: Implementation of the project would not physically divide an established community.

County Park ~~and~~, Trails~~;~~, and Open Space~~/Preserve~~

Impact Discussion

The project would not result in the division of an established community because the project would be contained within existing parcel boundaries. Furthermore, the project would not include the construction of major new roadways or other infrastructure that could divide established communities. During construction, there may be temporary loss of access to portions of the project site. However, during operations, the project would maintain existing trails. Therefore, public access from South Grade Road to Wright's Field Preserve would be maintained, and the project would not physically divide an established community.

Impact Determination

Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

Impacts would be less than significant.

Threshold 2: Implementation of the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

County Park ~~and~~, Trails~~;~~, and Open Space~~/Preserve~~

Impact Discussion

The following analysis considers the project's consistency with the County of San Diego General Plan, the ACP, the Regional Plan, and the *Alpine Community Trails and Pathways Plan*.

The County concluded that the General Plan would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (County of San Diego 2011). Applicable policies from County of San Diego General Plan and the ACP are listed below in Table 4.11-1, *Project Consistency with Relevant Goals, Policies, and Recommendations*.

Implementation of the County park and open space~~/preserve~~ area would be compatible with the project site's SR-2 land use designation. Zoning for the site is A70, *Limited Agricultural Use*, and S80,

Open Space. ~~The~~ County DPR's new and existing park facilities are exempt from the County's Zoning Ordinance (County of San Diego 2021). Therefore, the project would not conflict with existing zoning.

SANDAG's Regional Plan established a long-range blueprint for the San Diego region's growth and development through the year 2050. Because the project would not include any components that would result in substantial unplanned population growth, it would be consistent with the 2050 RTP. In addition, the project would have less-than-significant impacts on vehicle miles traveled (VMT), which would be consistent with the goals of SB 375 and SANDAG's Regional Plan.

The *Alpine Community Trails and Pathways Plan* identifies the South Grade Road Pathway (Trail #7) as a proposed pathway that would border the eastern and southern portions of the project site. The project would establish a pathway in this location. The existing trails that traverse the project site are identified in the plan as existing Wrights Field Trails (Trail #14). The project would maintain pedestrian access from South Grade Road to the Wright's Field Preserve and include the maintenance of approximately 1 mile of existing trails. To accomplish habitat-restoration activities, the project would involve trail closure activities along approximately 3,300 linear feet of existing informal-use trails. However, because access would be maintained across the project site, trail closures within the ~~preserve~~open space portion of the project site would still provide access to the existing trails in Wright's Field Preserve. Therefore, the project would be consistent with the *Alpine Community Trails and Pathways Plan*.

Please refer to Section 4.3, *Air Quality*, for a discussion of the project's consistency with the ~~with the~~ San Diego Regional Air Quality Strategy.

Please refer to Section 4.10, *Hydrology and Water Quality*, for a discussion of the project's consistency with the County's *Water Quality Control Plan for the San Diego Basin*.

Impact Determination

Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

Impacts would be less than significant.

Table 4.11-1. Project Consistency with Relevant Goals, Policies, and Recommendations.

Goals, Policies, and Recommendations	Project Consistency
County of San Diego General Plan Update	
Land Use Element	
GOAL LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	**Consistent.** The project would implement the development of Alpine Park and associated trails, as well as the conservation of approximately 70 acres of open space~~/preserve~~. The project site currently has a land use designation of Semi-Rural Residential. The project would prevent the construction of residential structures on the project site and ensure the conservation of open space~~/preserve~~, thus maintaining the rural character of the area.
OBJECTIVE LU-2.2 Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by state law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.	**Consistent.** The project would be consistent with the Alpine Community Plan, a component of the County of San Diego General Plan.
OBJECTIVE LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	**Consistent.** As discussed throughout this Final EIR, mitigation measures will be implemented to minimize significant impacts resulting from the development of the project.
GOAL LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	**Consistent.** As discussed in Section 4.8, *Greenhouse Gases*, the project would not result in significant impacts related to greenhouse gas emissions.
OBJECTIVE LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	**Consistent.** The project would incorporate sustainable design features, including solar panels and drought-tolerant landscaping.
OBJECTIVE LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.	**Consistent.** The project would preserve open space under a Semi-Rural land use designation.

Goals, Policies, and Recommendations	Project Consistency
GOAL LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	**Consistent.** The project would mitigate impacts on the natural environment and be designed to avoid impacts from natural hazards.
OBJECTIVE LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	**Consistent.** The project would preserve and protect sensitive natural resources~~, including Engelmann Oak trees~~.
OBJECTIVE LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~.
OBJECTIVE LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	**Consistent.** The project would mitigate impacts on sensitive natural resources and would ~~not remove~~retain natural features, such as Engelmann Oak trees ~~from~~and rock formations, on the project site.
OBJECTIVE LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ located adjacent to Wright's Field Preserve.
OBJECTIVE LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2) Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ that would be owned and managed by the County of San Diego.

Goals, Policies, and Recommendations	Project Consistency
maintenance and management of the property should be established to the satisfaction of the County.	
OBJECTIVE LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	**Consistent.** The project would generally follow the existing topography as it slopes from north to south. Drainage patterns would be influenced by natural topography in the area.
OBJECTIVE LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	**Consistent.** As discussed in this Final EIR, the project would be located and designed to minimize risks from hazards. The project would also implement mitigation to reduce risks of natural and man-made hazards.
GOAL LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	**Consistent.** The project would preserve open space under a Semi-Rural land use designation.
OBJECTIVE LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	**Consistent.** The project would preserve open space under a Semi-Rural land use designation. As discussed throughout this Final EIR, the project would mitigate impacts on the natural environment and be designed to avoid impacts from natural hazards.
Conservation and Open Space Element	
GOAL COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~, thereby preserving sensitive lands and species.
OBJECTIVE COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands, where appropriate.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ under a Semi-Rural land use designation. In addition, the project will restore existing, informal trails ~~not identified~~.
OBJECTIVE COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	**Consistent.** The project would site the Alpine Park in the least environmentally sensitive portion of the project site and would preserve biologically sensitive areas and species ~~including Engelmann Oak trees.~~.

Goals, Policies, and Recommendations	Project Consistency
GOAL COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	**Consistent.** As discussed in Section 4.5, *Cultural Resources*, the project would implement mitigation to reduce impacts on archaeological resources.
OBJECTIVE COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	**Consistent.** As discussed in Section 4.5, *Cultural Resources*, the project would implement mitigation to reduce impacts on archaeological resources.
GOAL COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.	**Consistent.** As discussed in Section 4.7, *Geology and Soils*, the project would implement mitigation to reduce impacts on paleontological resources.
OBJECTIVE COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	**Consistent.** As discussed in Section 4.7, *Geology and Soils*, the project would implement mitigation to reduce impacts on paleontological resources, which would include salvage and preservation, as appropriate.
OBJECTIVE COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	**Consistent.** As discussed in Section 4.7, *Geology and Soils*, the project would implement mitigation to reduce impacts on unique geological features.
GOAL COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	**Consistent.** As discussed in Section 4.1, *Aesthetics*, the project would not substantially damage scenic resources. The project would also preserve approximately 70 acres of open space~~/preserve~~.
OBJECTIVE COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space network	**Consistent.** The project would be sited and designed to minimize visual impacts. A landscaped berm would be located along the active park area to visually shield the park from South Grade Road. The clustering of active park features on the eastern portion of the project site allows for the preservation of open space and natural features. The remainder of the project site would remain undeveloped and would also contribute to an open-space network. Natural features, including Engelmann Oak trees, would be incorporated into the project design.

Goals, Policies, and Recommendations	Project Consistency
GOAL COS-21 Park and Recreational Facilities. 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 ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	**Consistent.** The project would implement the development of Alpine Park and associated trails as well as the conservation of approximately 70 acres of open space~~/preserve~~.
~~**OBJECTIVE COS-21.4 Regional Parks.** Require new regional parks to allow for a broad range of recreational activities, and preserve special or unique natural or cultural features when present.~~	~~**Consistent.** The project would provide a new park with a broad range of recreational activities, including potential multiuse turf areas, a baseball field, an all-wheel park, bike skills area, recreational courts (i.e., basketball, pickleball, and game table plaza), fitness stations, leash-free dog area, restroom facilities, an administrative facility/ranger station, equestrian staging and a corral, nature play area, community garden, a volunteer pad, picnic areas with shade structures, picnic tables, and multiuse trails. As discussed in Section 4.4, *Biological Resources*, and Section 4.5, *Cultural Resources*, unique natural or cultural features will be preserved, as feasible.~~
OBJECTIVE COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks, where feasible, to provide linkages and connectivity between recreational uses.	**Consistent.** The project would include the development and maintenance of trails that would connect to Alpine Park and trails in Wright's Field Preserve.
GOAL COS-23 Recreational Opportunities in Preserves. Acquisition, monitoring, and management of valuable natural and cultural resources where public recreational opportunities are compatible with the preservation of those resources.	**Consistent.** The project would implement recreational opportunities in Alpine Park, as well as preserve valuable natural resources as open space~~/preserve~~.
OBJECTIVE COS-23.1 Public Access. Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat, and protects water resources.	**Consistent.** The project would provide trails and connect to existing trails within Wright's Field Preserve, which is adjacent to the project site. The project site includes 70 acres that would be conserved to benefit native wildlife, natural habitat, and water resources.
~~1979~~ Alpine Community Plan	
Chapter 1, Community Character	
Goal 1B: Preserve and maintain the overall rural character of the semi-rural development area (one dwelling unit per acre to less than 20 acres per dwelling unit density) as a transition between village and the rural lands areas.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ under a Semi-Rural land use designation.

Goals, Policies, and Recommendations	Project Consistency
Policy/Recommendation 1: Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Community Plan.	**Consistent.** The project would be consistent with the Alpine Community Plan and would comply with all applicable regulatory requirements.
Policy/Recommendation 4: Site designs should: a. Be in harmony with existing topography. b. ~~g~~Grading shall not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion, or siltation. Landscape disturbed by grading shall be revegetated. c. Have grading plans that maximize retention of sensitive native vegetation, existing tree stands, and rock outcroppings, and natural topography.	**Consistent.** The project would generally follow the existing topography as it slopes from north to south. Drainage patterns would be influenced by natural topography in the area.
Policy/Recommendation 6: Require retention of mature trees in all public and private development projects, wherever possible.	**Consistent.** The project would retain sensitive Engelmann Oak trees within the project site.
Chapter 2, Land Use	
General Goal 1: Encourage a balance of land uses which will conserve natural and man-made resources, retain Alpine's rural character, and will accommodate people of diverse lifestyles, occupations, and interests.	**Consistent.** The project would implement the development of Alpine Park and associated trails as well as the conservation of approximately 70 acres of open space~~/preserve~~. The project site currently has a land use designation of Semi-Rural Residential. The project would prevent the construction of residential structures on the project site and ensure the conservation of open space~~/preserve~~, thus maintaining the rural character of the area.
Chapter 6, Noise	
Policy/Recommendation 2: Measures to mitigate any significant noise impacts on the community shall be considered with any discretionary land use decisions.	**Consistent.** As discussed in Section 4.13, *Noise*, the project would mitigate as necessary to reduce noise impacts.
Chapter 7, Public Facilities and Services	
Policy/Recommendation 5: Water conservation measures are strongly encouraged for both public and private developments.	**Consistent.** The project would implement water conservation measures such as low flow toilets and sinks, and drought-resistant landscaping. The project would also comply with the County of San Diego Water Efficient Landscape Design Manual, which establishes a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and projects with modified landscapes.
Policy/Recommendation 7: Public agencies shall consider the cumulative impacts of land use decisions on facilities and services on an on-going basis.	**Consistent.** Cumulative impacts have been discussed throughout this Final EIR.

Goals, Policies, and Recommendations	Project Consistency
Policy/Recommendation 8: Land use decisions shall be considered on the basis of their impacts on the quality and availability of services to the Alpine Area and the entire County.	**Consistent.** The project would provide additional recreation services through the implementation of a new park.
Chapter 8, Safety	
Goal: Promote the establishment of emergency procedures and preventative measures to minimize damage from fire, geologic hazards, crime occurrence, and hazardous substances.	**Consistent.** As discussed in Section 4.7, *Geology and Soils*, Section 4.9, *Hazards*, and Section 4.20, *Wildfire*, the project has implemented design features as necessary to minimize damage from fire, geologic hazards, crime occurrence, and hazardous substances.
Policy/Recommendation 2: Direct the appropriate County agency to require an acceptable level of fire protection for all approved development through appropriate discretionary permit processes.	**Consistent.** As discussed in Section 4.20, *Wildfire*, the project has evaluated fire hazards and implemented ~~project design features~~fire prevention measures as necessary to ensure fire protection.
Policy/Recommendation 3: Encourage development with fire preventive development practices and fire-resistant plant types.	**Consistent.** As discussed in Section 4.20, *Wildfire*, the project will incorporate fire preventive development practices and fire-resistant plant types.
Policy/Recommendation 4: Consider fire hazards in Alpine a serious and significant environmental impact during review of Environmental Impact Reports.	**Consistent.** This Final EIR evaluates wildfire hazards in Section 4.20, *Wildfire*.
Policy/Recommendation 9: Isolated seismic hazards should be identified during project-level analysis on discretionary projects.	**Consistent.** This Final EIR evaluates seismic hazards in Section 4.7, *Geology and Soils*.
Policy/Recommendation 10: Require a development project design to identify the existence of minor faults, deeply weathered slopes, and/or adverse rock fracturing conditions and to assess the potential for seismic hazards caused by such faults, weathering or fracturing.	**Consistent.** This Final EIR evaluates seismic hazards in Section 4.7, *Geology and Soils*.
Chapter 9, Conservation	
Goal 1: Promote the well-planned management of all valuable resources, natural and man-made, and prevent the destruction and wasteful exploitation of natural resources, where feasible.	**Consistent.** This Final EIR evaluates the natural resources present on the project site and includes mitigation measures to minimize impacts on natural resources.
Policy/Recommendation 1: Encourage the protection and conservation of unique resources in the Alpine Planning Area.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~.
Policy/Recommendation 2: Important plant, animal, mineral, water, cultural and aesthetic resources in the Alpine Plan area shall be protected through utilization of the Resource Conservation Area designations and appropriate land usage.	**Consistent.** The project site is located within a Resource Conservation Area as designated by the Alpine Community Plan. This Final EIR evaluates the natural resources present on the project site and includes mitigation measures to minimize impacts on natural resources.

Goals, Policies, and Recommendations	Project Consistency
Policy/Recommendation 3: Agencies regulating environmental reports and analyses required by CEQA may require supplemental studies for projects with land located in RCAs, if necessary.	**Consistent.** This Final EIR analyzes the project pursuant to CEQA and contains the appropriate supplemental studies.
Policy/Recommendation 6: Utilize all measures to preserve rare, threatened, or endangered plant life, including onsite protection through open space easement. Offsite propagation for reintroduction of suitable habitat to be coordinated by the Conservation Subcommittee.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ to protect sensitive natural plant communities. The project would also retain sensitive Engelmann Oak trees within the project site.
Policy/Recommendation 7: Protect the rare Engleman Oak, wherever possible.	**Consistent.** The project would retain sensitive Engelmann Oak trees within the project site.
Policy/Recommendation 13: Encourage the continuation of support for the brush management program in conjunction with other public agencies to reduce wildfire hazard.	**Consistent.** As discussed in Section 4.20, *Wildfire*, the project will incorporate brush management to reduce wildfire hazards.
Policy/Recommendation 14: Protect surface and groundwater supplies from pollution.	**Consistent.** As discussed in Section 4.10, *Hydrology and Water Quality*, the project would implement features to reduce surface and groundwater pollution, including best management practices, a stormwater pollution prevention plan, low-impact development features, and stormwater retention basins.
Policy/Recommendation 18: Conserve water and biological resources of El Capitan Reservoir, Loveland Reservoir, and other water bodies and streams by utilization of Resource Conservation Area designations. Waste-water discharge into water shall be controlled.	**Consistent.** The project does not propose wastewater discharge into water.
Policy/Recommendation 22: Support strict controls over air pollutants.	**Consistent.** As discussed in Section 4.3, *Air Quality*, the project would implement mitigation measures to reduce impacts from air pollutants.
Policy/Recommendation 23: Support the regional air quality standards.	**Consistent.** As discussed in Section 4.3, *Air Quality*, the project would comply with regional air quality standards.
Policy/Recommendation 25: Support standards for strict controls over light pollution to preserve the dark night sky characteristics of Alpine.	**Consistent.** All permanent exterior ~~security~~ lighting associated with the project would be installed such that lamps and reflectors are not visible from beyond the project site, lighting does not cause excessive reflective glare, directed lighting does not illuminate the nighttime sky, illumination of the project facility and its immediate vicinity would be minimized, and the lighting plan complies with local policies and ordinances.
Chapter 10, Open Space	
Goal: Provide a system of open space that preserves the unique natural elements of the community, retains and extends areas in open space that are recognized as valuable for conservation of resources, open space uses that	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~.

Goals, Policies, and Recommendations	Project Consistency
promote public health and safety, open space areas, along with areas which are inappropriate for urbanization or required as buffers for urban development, that harmonize with and help integrate conservation and recreation components, creating a well-balanced community of natural plant and animal habitat and humans alike.	
Policy/Recommendation 1: Encourage the development and preservation of a system of open space for wildlife corridors linking residential areas to permanent open space in the Cleveland National Forest and nearby lakes and wildlife preservation areas.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ that would be adjacent to residential areas and connected to Wright's Field Preserve.
Policy/Recommendation 3: Incorporation of open space areas as integral parts of project site designs, preserving environmental resources, providing recreation for residents, and providing buffers to maintain neighborhood identities.	**Consistent.** The project would implement the development of Alpine Park and associated trails, as well as the conservation of approximately 70 acres of open space~~/preserve~~.
Policy/Recommendation 5: Incorporate publicly owned land into a functional recreation/open space system, wherever feasible.	**Consistent.** The project would implement recreational opportunities in Alpine Park, as well as preserve open space~~/preserve~~.
Policy/Recommendation 11: Enhance health and safety and conserve natural resources through the preservation of open space.	**Consistent.** The project would conserve natural resources as open space~~/preserve~~.
Policy/Recommendation 12: Provide recreational opportunities through the preservation of open space areas.	**Consistent.** The project would implement the development of Alpine Park and associated trails, as well as the conservation of approximately 70 acres of open space~~/preserve~~.
Policy/Recommendation 13: Preserve and encourage publicly and privately owned open space easements.	**Consistent.** The project involves the conservation of approximately 70 acres of open space~~/preserve~~ owned by the County of San Diego.
Chapter 11, Recreation	
Goal 1: A balanced system of both natural and improved parks with recreational facilities and services that incorporate outstanding natural features for recreational opportunities, enrich the lives of Alpine residents, and meet the needs of the community.	**Consistent.** The project would implement the development of Alpine Park and associated trails, as well as the conservation of approximately 70 acres of open space~~/preserve~~. The proposed park would support a broad range of recreational activities, including potential multiuse turf areas, a baseball field, an all-wheel park, bike skills area, recreational courts (i.e., <u>for</u> basketball, pickleball~~,~~ ~~game table plaza~~), fitness stations, leash-free dog area, restroom facilities, an administrative facility/ranger station, equestrian staging and a corral, nature play area, community garden, a volunteer pad, picnic areas with shade structures, picnic tables, <u>game table plaza,</u> and multiuse trails.

Goals, Policies, and Recommendations	Project Consistency
Goal 2: Recreational uses that are compatible and do not interfere with the safety and tranquility of private residences.	**Consistent.** Impacts on private residents on adjacent properties have been evaluated throughout this Final EIR, and mitigation measures have been applied, as necessary.
Policy/Recommendation 9: Encourage the acquisition and development of park lands that will protect outstanding scenic and riparian areas, cultural, historical, and biological resources.	**Consistent.** The project would develop park lands that would protect scenic, cultural, and biological resources.

4.11.5 Summary of Significant Impacts

There would be no significant impacts related to land use.