Appendix A
Notice of Preparation

County of San Diego

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NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT for the ALPINE COUNTY PARK PROJECT

INTRODUCTION

Publication of this Notice of Preparation (NOP) initiates the County of San Diego, Department of Parks and Recreation's environmental review and analysis of the Alpine County Park Project (project or proposed project) pursuant to the California Environmental Quality Act (CEQA). The NOP is the first step in the CEQA process. It describes the proposed project and is distributed to responsible agencies, trustee agencies, involved federal agencies, and the general public. As stated in State CEQA Guidelines Section 15375, the purpose of the NOP is "to solicit guidance from those agencies as to the scope and content of the environmental information to be included" in the Environmental Impact Report (EIR). The NOP provides an opportunity for agencies and the general public to comment on the scope and content of the environmental review of a proposed project.

PROJECT LOCATION

The project site is located in the eastern portion of San Diego County, California, approximately 1 mile south of the center of the unincorporated community of Alpine, and approximately 1 mile south of Interstate 8 (I-8) (Figure 1, *Regional Map*). The project is located adjacent to the Backcountry Land Trust's (BCLT) Wright's Field Preserve located to the north of South Grade Road and east of Tavern Road. The project site encompasses approximately 98 acres. The proposed project will involve construction of approximately 25 acres of active park space and implementation of a Habitat Conservation Plan and long-term monitoring and management of the 73-acre Alpine Park Preserve.

PROJECT DESCRIPTION

The County of San Diego Department of Parks and Recreation (DPR) acquired approximately 98 acres of undeveloped land within the unincorporated community of Alpine in east San Diego County. The proposed project will be located on the DPR-acquired property, which is adjacent to BCLT's Wright's Field Preserve located north of South Grade Road and east of Tavern Road, and south of Alpine Boulevard (see Figure 2, *Project Vicinity*). The County is proposing the development of an approximately 25-

acre active park and will conserve the remainder of the DPR-acquired property as open space.

The proposed project falls within the area covered by the Alpine Community Plan. The project site is subject to the General Plan Rural Lands Regional Category, with an Open Space-Conservation (OS-C) land use designation in the western portion and a Semi-Rural Residential (SR-2) land use designation in the eastern portion. Zoning for the site is A70, Limited Agricultural Use, and S80, Open Space.

The property Assessor's Parcel Numbers (APNs) for the park and preserve are: 404-171-12 and a portion of 404-170-61. The property is currently closed to the public. Access to the project site would be provided from two proposed driveways located along South Grade Road. The primary park entrance would be located on the eastern side of the property at a new intersection leg of the South Grade Road and Calle de Compadres intersection and it would operate as an all-way stop-controlled intersection. The second driveway will be a new intersection located at the southern end of the property and it will operate as a side-street stop-controlled intersection. Both driveways will allow for full access to the project site.

County Park: The proposed project would involve the development of an approximately 25-acre active park that would include amenities such as potential multi-use turf areas, baseball field, all-wheel area, bike skills area, recreational courts (i.e., basketball pickleball, game table plaza), fitness stations, leash-free dog area, restroom facilities, administrative facility/ranger station, equestrian staging with a corral, nature play area, community garden, volunteer pad, picnic areas with shade structures, picnic tables, game table plaza, and trails. The proposed project would also include a parking area capable of accommodating approximately 250-275 single vehicle spaces, 10 ADA spaces that 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 (please see Figure 3, *Proposed Park Plan*). For utilities, the project proposes to connect to the existing sewer system or include a septic system to serve the restroom facilities, administration facility/ranger station, and volunteer pad. Stormwater retention basins will be located throughout the part.

The proposed project would be open to the public from sunrise to sunset. Dogs on leashes would be allowed within all areas of the park, and dogs off leash would be permitted within the designated leash-free dog area. During operation, "No Parking" signs may be installed along the shoulder of South Grade Road, if deemed necessary by the Department of Public Works (DPW) Traffic Division, to prevent potential overflow parking on South Grade Road. The proposed project would involve one employee, and one volunteer stationed at the project site for a total of one onsite ranger, two maintenance staff, and one volunteer. The volunteer would live on site full time to help with maintenance and management of the property.

Habitat Conservation Plan and Trails: The project includes implementation of a Habitat Conservation Plan and long-term monitoring and management of the approximately 73-acre Alpine Park Preserve. This will include restoration/habitat enhancement for the Quino checkerspot butterfly, maintenance of approximately 1.0 miles of existing trails, and trail closure activities along approximately 3,300 linear feet of existing, informal use trails.

ENVIRONMENTAL CONSIDERATIONS

The EIR will analyze the following potential environmental effects of the proposed project: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population/housing, public services, recreation, transportation and traffic, utilities/service systems, wildfire and other potential impacts identified during the NOP process. The EIR will also address feasible mitigation measures and a reasonable range of alternatives, as well as the additional mandatory sections required by CEQA. The County Department of Parks and Recreation will also prepare a mitigation monitoring and reporting program to address the potential significant impacts of the proposed project.

COMMENTS

The NOP is available for a public review period that starts on **Monday, March 8, 2021, and ends at 5:00 p.m. on Wednesday, April 7, 2021**. Written comments will be accepted until 5:00 p.m. on Wednesday, April 7, 2021. Comments regarding the scope and content of the environmental information that should be included in the EIR and other environmental concerns should be sent to:

County of San Diego
Department of Parks and Recreation
Attn: Alpine County Park Environmental Review
5500 Overland Avenue, Suite 410
San Diego, CA 92123

or emailed to CountyParksCEQA@sdcounty.ca.gov.

For questions regarding this NOP, please contact Lorrie Bradley, Environmental Planner at (619) 455-7721 or by email at lorrie.bradley@sdcounty.ca.gov.

ATTACHMENTS

Figure 1: Regional Map
Figure 2: Project Vicinity
Figure 3: Proposed Park Plan

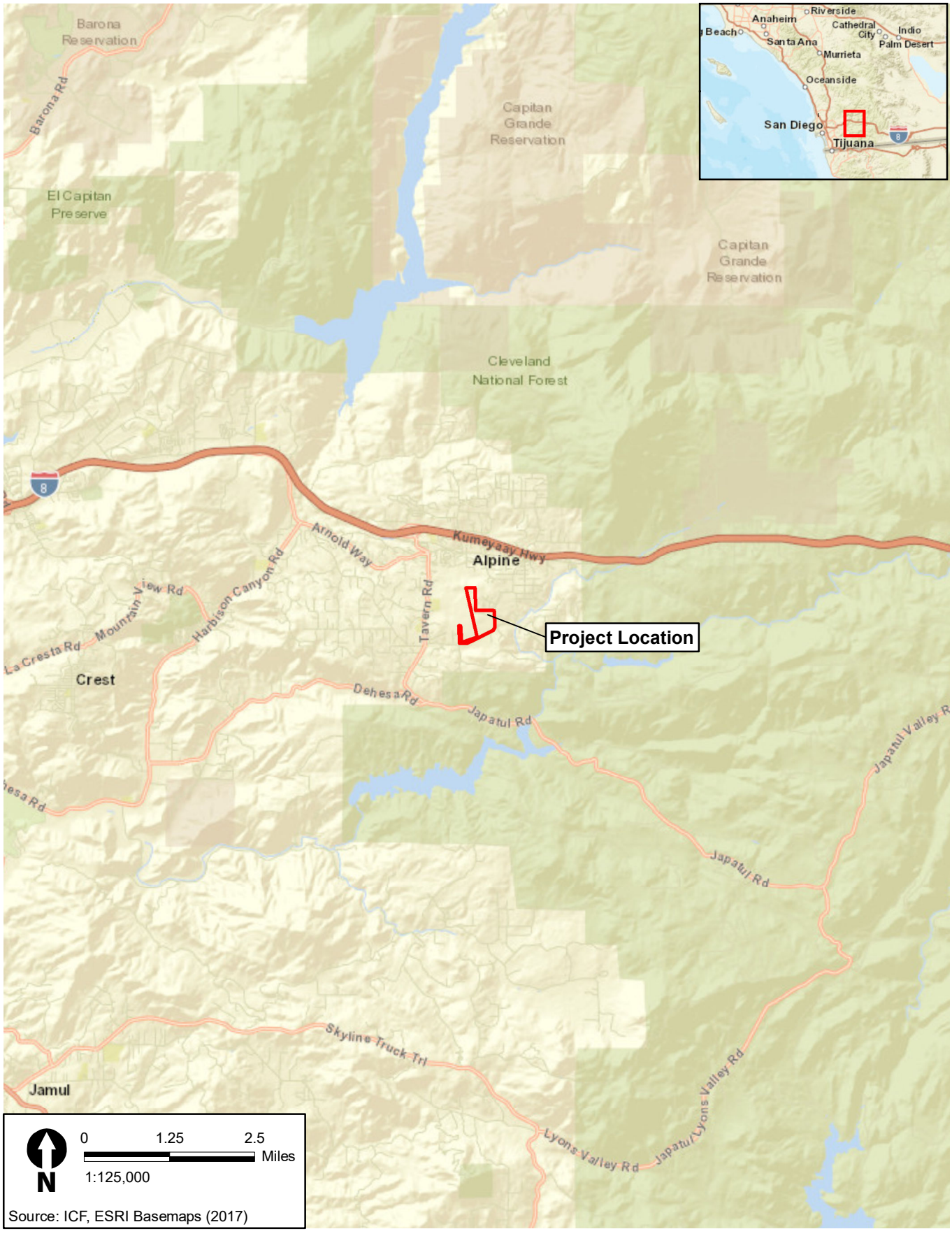

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Figure 1
Regional Location Map
Alpine Park Project

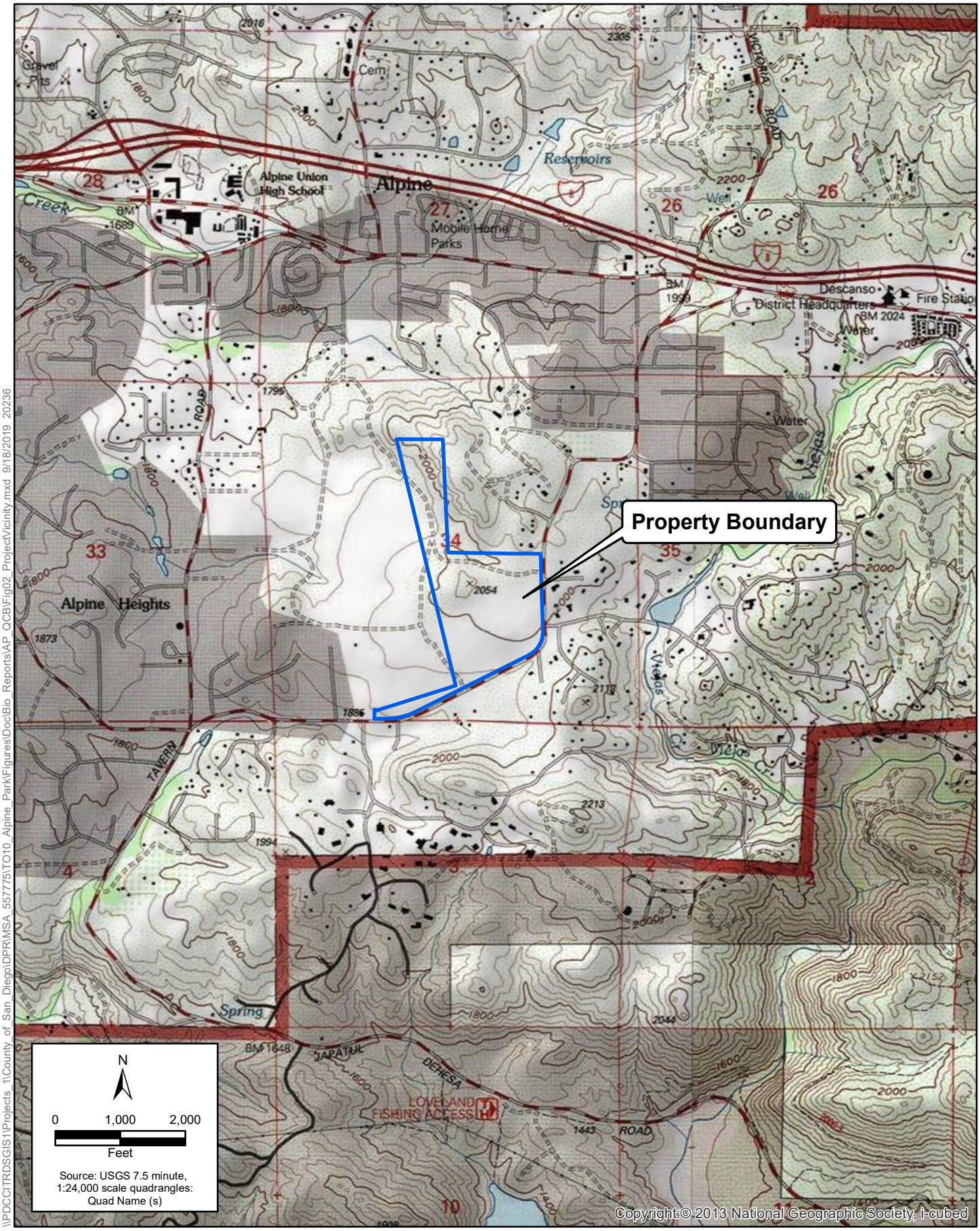

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Figure 2
Project Vicinity
Alpine Park Project



SITE ELEMENT KEY

1 MULTI-USE TRAIL
2 ADMIN/RESTROOM
3 RESTROOM
4 SHADE PAVILION
6 SHADE SHELTER
6 SHADE SAIL
7 ADA PARKING
6 ALL-WHEEL PARK GATEWAY
9 COMMUNITY GARDEN
10 GARDEN STORAGE
11 NATURE PLAY AREA
13 2-5 PLAY AREA
13 VOLUNTEER PAD
14 PICKLEBALL COURTS
15 BASKETBALL COURT
16 GAME TABLE PLAZA
17 PICNIC AREA
18 CORRAL
19 EQUESTRIAN STAGING
20 DROP-OFF/PICK-UP
21 BIKE PARK
22 ALL-WHEEL PARK
23 BASEBALL FIELD
24 MULTI-USE TURF AREA
23 SECONDARY PARK ENTRANCE
26 PRIMARY PARK ENTRANCE
27 PARKING
20 DOG PARK
29 EXISTING TRAIL
20 EXISTING TREES
31 BERMED LANDSCAPE SCREEN
32 PARK MONUMENT SIGN
23 NATIVE PLANTS
34 FITNESS STATIONS
35 ENGINEERED WOOD FIBER
36 TRASH ENCLOSURE
37 RETENTION BASIN
35 EXISTING LANDSCAPE/TERRAIN
39 EXISTING FENCE

PARKING SUMMARY

250	STANDARD SPACES
10	ADA SPACES
2	VOLUNTEER PAD SPACE
11	EQUESTRIAN STAGING SPACES
273	TOTAL SPACES

DPR DIRECTOR SIGNATURE/APPROVAL DATE

0' 40' 80' 160'
NORTH SCALE 1" = 80'

NOVEMBER 3, 2020

Figure 3.
PROPOSED PARK PLAN

ALPINE COMMUNITY PARK

COUNTY OF SAN DIEGO
PARKS AND RECREATION