Preface

Introduction

This chapter describes why portions of the Draft Environmental Impact Report (EIR) for the Alpine Park Project (project) are being revised and recirculated under the California Environmental Quality Act (CEQA), provides an overview of the content and scope of the Recirculated Sections of the Draft EIR (Recirculated Sections), and summarizes the public comment period after the Recirculated Sections have been made available for public and agency review.

Summary

In September 2021, the County of San Diego (County) Department of Parks and Recreation (DPR) prepared the Draft EIR for the project to analyze the potential significant environmental impacts resulting from construction and operation of the proposed project. Upon review of comments received on the Draft EIR, the County DPR determined that certain portions of the Draft EIR were deficient and needed to be corrected. The Recirculated Sections have been prepared to correct the deficiencies or provide additional information.

Pursuant to CEQA, if revisions to the EIR are limited to chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (CEQA Guidelines, Section 15088.5[c]). Therefore, the Recirculated Sections include changes to the *Executive Summary*, Section 4.4, *Biological Resources*; Section 4.9, *Hazards and Hazardous Materials*; Section 4.20, *Wildfire*; Chapter 6, *Alternatives*; and associated technical appendices. The *Table of Contents* is not provided in strikeout/underline because it has been replaced in its entirety. Section 4.4, *Biological Resources* and the appendices are not provided in strikeout/underline because they are new or have been replaced in their entirety. The 2021 circulated versions of Section 4.4, *Biological Resources* and the appendices are at **www.sdparks.org/publicreview**.

Those portions of the Draft EIR that were not found deficient will not be recirculated. Pursuant to the CEQA Guidelines, Section 15088.5(f)(2), County DPR will not seek or entertain any further comments on those portions of the Draft EIR. County DPR will prepare written responses to comments received on both the Draft EIR and Recirculated Sections. Thereafter, the County will complete the Final EIR, consisting of the portions of the Draft EIR that were not subject to substantive revision, the Recirculated Sections, public comments, and written responses to comments on the Draft EIR and Recirculated Sections. The County Board of Supervisors will then review the Final EIR, consider the information presented therein prior to acting on the proposed project, and determine if the Final EIR is adequate, complete, in compliance with CEQA, and reflective of the Board of Supervisor's independent judgment and analysis.

Table P1 provides a brief overview of the Recirculated Sections and the rationale for their inclusion in the recirculation.

Table P1. Revised and New Sections of the Draft EIR Included in Recirculation

New Sections and Revised Sections of the Draft EIR	Rationale for Inclusion in Recirculation
Preface	This *Preface* is included in the recirculation to provide the public with information concerning modifications to the Recirculated Draft EIR. The *Preface* is a new section that has not been previously released for public review. The *Preface* has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.
Executive Summary	The *Executive Summary* has been revised to include Alternative 5 – Passive Park Alternative. Table ES-1 has also been updated to reflect revisions made to the impacts and mitigation measures in Section 4.4, *Biological Resources*. The *Executive Summary* has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.
Section 4.4, *Biological Resources*	The *Biological Resources* section has been replaced in its entirety and revised to address impacts on the western spadefoot, further refine the impact analysis and mitigation proposed for special-status bat species and burrowing owl and include analysis for additional special-status species as requested by the wildlife agencies and public commentors. The revised section also includes a discussion of impacts on biological resources associated with wildfire fuel modification zones, further expanded on potential impacts on the Wright's Field Preserve and wildlife corridors and modified the proposed mitigation for impacts on native grasslands. Western spadefoot surveys and special-status bat surveys were conducted in 2022 to support this additional analysis. Vegetation mapping also was updated in the summer of 2022 to match current conditions.
Section 4.9, *Hazards and Hazardous Materials*	The *Hazards and Hazardous Materials* section has been revised to address the wildfire hazards and prevention measures incorporated into the project design in compliance with the County fire and building codes. A Site-Specific Wildfire Evacuation Plan analysis was prepared by CR Associates and incorporated into this Recirculated Section. The *Hazards and Hazardous Materials* section has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.
Section 4.20, *Wildfire*	The *Wildfire* section has been revised to identify site-specific wildfire and ignition risks associated with the project site. It incorporates fire prevention measures as part of the project design in compliance with the County fire and building codes. A Site-Specific Wildfire Evacuation Plan analysis was prepared by CR Associates and incorporated into this Recirculated Section. The *Wildfire* section has been updated for the extension of the Public

New Sections and Revised Sections of the Draft EIR	Rationale for Inclusion in Recirculation
	Review Period for the Recirculated Draft EIR and to address the minor typographical errors.
Chapter 6, *Alternatives*	Chapter 6, *Alternatives,* has been revised to include Alternative 5 – Passive Park Alternative. The *Alternatives* section has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.
Appendix D, *Biological Resources Report for the Alpine County Park Project*	Appendix D has been replaced in its entirety and revised to include additional information and analysis related to impacts on the western spadefoot, further refine the impact analysis and mitigation proposed for special-status bat species and burrowing owl and include analysis for additional special-status species as requested by the wildlife agencies and public commentors. The revised report also includes a discussion of impacts on biological resources associated with wildfire fuel modification zones, further expanded on potential impacts on wildlife corridors and modified the proposed mitigation for impacts on native grasslands. Western spadefoot surveys and special-status bat surveys were conducted in 2022 to support this additional analysis. Vegetation mapping also was updated in the summer of 2022 to match current conditions.
Appendix D1, *Multiple Species Conservation Program Conformance Statement*	Appendix D1 is a new appendix that assesses the project's conformance with the Multiple Species Conservation Program.
Appendix J, *Fire & Emergency Operational Assessment*	Appendix J is a new appendix prepared by Rohde and Associates to identify wildfire risks at the project site.
Appendix K, *Alpine Park Fire Evacuation Plan Analysis*	Appendix K is a new appendix prepared by CR Associates to assess the time required for emergency evacuation from the project site under several scenarios.
Appendix L, *Defensible Space Requirements Letter*	Appendix L is a new appendix prepared by the Alpine Fire Protection District to identify defensible space requirements and fuel reductions at the project site.

The Recirculated Sections have been prepared to address the deficiencies identified in the public comments and provide additional information, as summarized below.

Executive Summary (Entire Section Recirculated)

The *Executive Summary* has been updated to include Alternative 5 – Passive Park Alternative. Table ES-1 has also been updated to reflect revisions made to the impacts and mitigation measures in Section 4.4, *Biological Resources*. The *Executive Summary* has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.

Section 4.4, *Biological Resources* (Entire Section Recirculated)

Section 4.4, *Biological Resources*, and the accompanying Biological Resources Report (Appendix D) have been updated to incorporate additional language regarding potential impacts on the western

spadefoot, further refine the impact analysis and mitigation proposed for special-status bat species and burrowing owl and include analysis for additional special-status species as requested by the wildlife agencies and public commentors. Section 4.4, *Biological Resources*, and the accompanying Biological Resources Report also include a discussion of impacts on biological resources associated with wildfire fuel modification zones, further expanded on potential impacts on wildlife corridors and modified the proposed mitigation for impacts on native grasslands. Western spadefoot surveys and special-status bat surveys were conducted in 2022 to support this additional analysis. Vegetation mapping also was updated in the summer of 2022 to match current conditions.

Section 4.9, *Hazards and Hazardous Materials* (Entire Section Recirculated)

The County revised Section 4.9, *Hazards and Hazardous Materials*, to address the wildfire hazards and prevention measures incorporated into the project design in compliance with the County fire and building codes. The County incorporated fire prevention protocols recommended in the Rohde and Associates assessment as project design features, including the facility's fire-safe design, landscaping consistent with the County-approved fire-resistant plant palette, and fuel modification treatments and fire buffers. A Site-Specific Fire Evacuation Plan analysis was prepared by CR Associates and incorporated into this Recirculated Section (Appendix K). The *Hazards and Hazardous Materials* section has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.

Section 4.20, *Wildfire* (Entire Section Recirculated)

The County revised Section 4.20, *Wildfire,* to identify site-specific wildfire and ignition risks associated with the project site. It incorporate fire prevention measures as part of the project design in compliance with the County fire and building codes. The County incorporated the fire prevention protocols recommended in the Rohde and Associates assessment as project design features, including the facility's fire-safe design, landscaping consistent with the County-approved fire-resistant plant palette, and fuel modification treatments and fire buffers. A Site-Specific Fire Evacuation Plan analysis was prepared by CR Associates and incorporated into this Recirculated Section. The *Wildfire* section has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.

Chapter 6, *Alternatives* (Entire Section Recirculated)

The County revised Chapter 6, *Alternatives,* to include Alternative 5 – Passive Park Alternative. Under this alternative, the project site would be developed with a 0.23-acre passive park that would include a formalized parking area with access to existing trails. It would establish the existing 1.1 miles of multi-use trails for public use.

Only the above-outlined revised information is contained in the Recirculated Sections. All other sections of the Draft EIR and technical studies remain valid and are *not* being recirculated for public comment. The *Alternatives* section has been updated for the extension of the Public Review Period for the Recirculated Draft EIR and to address the minor typographical errors.

Public Review of Recirculated Sections of Recirculated Draft EIR

The Recirculated Sections are available for public review and comment. The County requests that reviewers limit all public comments to the recirculated documents described in Table P-1. The ~~45~~60-day public review period is from December 16, 2022 to February 14, 2023.

On January 30th, 2023 a Notice of Extended Comment Period was issued for the Draft Recirculated Environmental Impact Report for the proposed Alpine Park Project that extended the end of the public comment period to February 28th, 2023. The County extended the public comment period for the Draft Recirculated Environmental Impact Report by 14 days from the date of January 30th, 2023, for a total of 74 days. The County has replaced the *Preface*, *Executive Summary*, *Hazards and Hazardous Materials*, *Wildfire*, and *Alternatives* sections to correct minor typographical errors, including those with the strikeout/underline changes in the document, to provide clarity for the reader. No new information is presented in these replaced documents.

All comments received on the Recirculated Sections will be responded to and incorporated into a Response to Comments document, which will be considered by the County prior to a public hearing to consider certification of the Recirculated Sections, along with other Final EIR sections. The Recirculated Sections will be available to review electronically on the County's website at **www.sdparks.org/publicreview** ~~http://www.sdparks.org/content/sdparks/en/AboutUs/Plans/public-review-documents.html~~ during the ~~45~~74-day public comment period.

Upon request, the Recirculated Sections will be available for review during regular business hours for the duration of the ~~60~~74-day public review period at the following locations:

County of San Diego, Department of Parks and Recreation
5550 Overland Avenue, Suite 410
San Diego, California 92123

Alpine County Library
1752 Alpine Boulevard
Alpine, California 91901

Written and electronic comments concerning the Recirculated Sections can be mailed or emailed to the following:

County of San Diego, Department of Parks and Recreation
Attn: Alpine Park Environmental Review
5550 Overland Avenue, Suite 410
San Diego, California 92123

CountyParksCEQA@sdcounty.ca.gov