

1.1 Contents and Organization of the Final Environmental Impact Report

This Final Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts that may result from implementation of the Alpine Park Project (project). The content and format of this Final EIR is designed to meet the requirements of the California Environmental Quality Act (CEQA); the CEQA Guidelines, Article 9, specifically CEQA Guidelines Section 15132.

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 project. Upon review of comments received on the Draft EIR, County DPR determined that portions of the Draft EIR were deficient and needed to be corrected. Therefore, the following sections were recirculated in December 2022 to correct deficiencies or provide additional information; *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 Draft EIR and the Recirculated Draft EIR that were previously circulated for public review are an integral part of the Final EIR; all three documents are intended to be used together. Table 1-1 summarizes the organization and content of the Final EIR.

Table 1-1. Document Organization and CEQA Requirements

Location	Contents
VOLUME 1	
Chapter 1 <i>Introduction</i>	Provides background on the project, the requirements for a Final EIR and other related documents, and the organization of the Final EIR.
Chapter 2 <i>Revisions to the Draft EIR and Recirculated Draft EIR</i>	Includes an overview of the revisions made to the Draft EIR and Recirculated Draft EIR, which were implemented in response to comments received during the public review period for the Draft EIR and Recirculated Draft EIR. The Final EIR features revisions depicted in strikeout and <u>underline</u> as depicted in Volume 4 (CEQA Guidelines Section 15132).
Chapter 3 <i>Response to Comments on the Draft EIR and Recirculated Draft EIR</i>	Includes a list of agencies, organizations, and individuals that provided comments on the Draft EIR and Recirculated Draft EIR during the corresponding public review periods. Each comment is assigned a comment number, which corresponds to a response (CEQA Guidelines Section 15132).
Chapter 4 <i>References</i>	Includes a list of references used in the Final EIR.

Location	Contents
Attachment 1 <i>Mitigation Monitoring and Reporting Program</i>	The Mitigation Monitoring and Reporting Program (MMRP) for the project is included as Attachment 1 to the Final EIR. The MMRP is presented in table format and identifies mitigation measures for the project, the party responsible for implementing the mitigation measures, the timing of implementing the mitigation measures, and the monitoring and reporting procedures for each mitigation measure (CEQA Guidelines Section 15097).
Attachment 2 <i>Response to Comments Master Response Index</i>	Includes a list of comments responded to using the Master Responses.
Attachment 3 <i>Public Comments on the Draft EIR and Recirculated Draft EIR</i>	Attachment 3 contains copies of the public comment letters received on the Draft EIR and Recirculated Draft EIR.
VOLUME 2	
<i>Recirculated Sections of the Draft EIR</i>	Volume 2 of the Final EIR includes the sections of the Draft EIR that were revised and recirculated in January 2023 in response to public comments (CEQA Guidelines Section 15132).
VOLUME 3	
<i>Recirculated Draft EIR Appendices</i>	Volume 3 of the Final EIR consists of Appendices D and D1 and Appendices J through L to the Recirculated Draft EIR (CEQA Guidelines Section 15132).
VOLUME 4	
<i>Revised Draft EIR and Recirculated Draft EIR</i>	Volume 4 of the Final EIR includes the revised Draft EIR and Recirculated Draft EIR chapters. Revisions are shown in strikeout / <u>underline</u> (CEQA Guidelines Section 15132).
VOLUME 5	
<i>Draft EIR Appendices</i>	Volume 5 of the Final EIR includes Appendices A through C and E through I; Appendices D and D1 are included in Volume 3 (CEQA Guidelines Section 15132).

The Final EIR may be viewed online at www.sandiegocob.com and at www.sdparks.org. A paper copy of the five volumes of the Final EIR, as described below, is available for review during normal business hours at the Office of the Clerk of the Board of Supervisors at 1600 Pacific Highway, Fourth Floor, Room 402, San Diego, CA 92101.

1.2 Certification of the Final EIR

County DPR is the Lead Agency, as defined in CEQA Guidelines Section 15367, because it has principal responsibility for carrying out and approving the project. As Lead Agency, County DPR also has primary responsibility for complying with CEQA. The Board of Supervisors, in its role as the decision-making body of the County of San Diego, is responsible for certifying the Final EIR and approving the Findings of Fact and Statement of Overriding Considerations pursuant to Sections

15090–15093 of the CEQA Guidelines prior to project approval. Specifically, the Board must certify that:

- The Final EIR has been completed in compliance with CEQA;
- The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the project; and
- The Final EIR reflects the Lead Agency’s independent judgment and analysis.

Other agencies may use the information contained in this Final EIR when considering issuance or authorization of any other approvals for the project. The Final EIR, in compliance with Section 15132 of the CEQA Guidelines, includes the chapters and attachments listed in Table 1-1 above.

1.3 Project Overview

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

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 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 capable of accommodating up to 240 single vehicle spaces; Americans with Disability Act (ADA) 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 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 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 dogs off leash would be permitted within the designated leash-free dog area. Should overflow parking occur, parking is allowed within the public right-of-way as long 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) 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 include an onsite ranger, maintenance staff, and a live-on volunteer. The live-on volunteer would live on site full time to help with maintenance and management of the property.

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

The terms *open space/preserve* and *Alpine Park Preserve* both refer to the remaining 70 acres of land adjacent to the proposed park that would be preserved for restoration/habitat enhancement.

