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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021030196

Project Title: Alpine County Park Project

Lead Agency: County of San Diego

Contact Name: Megan Doran

Email: MeganE.Doran@sdcounty.ca.gov Phone Number: 619-909-6309

Project Location: San Diego San Diego

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve the development of an approximately 25-acre active park that would include potential multi-use turf areas, baseball field, all-wheel area, bike skills area, recreational courts, fitness stations, leash-free dog area, restroom facilities, administrative facility/ranger station, equestrian staging with corral, nature play area, community garden, volunteer pad, picnic areas with shade structures, picnic tables, game table plaza, and trails. The remaining approximately 70 acres would be open space/preserve that would allow for restoration/habitat enhancement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As further described below, the County has prepared this 2026 Recirculated Draft EIR to update the applicable EIR sections to address the CEQA deficiencies identified by the Superior Court. The following sections of the EIR are being recirculated for public review in the 2026 Recirculated Draft EIR:
-Biological Resources (Section 4.4): revised with updated western spadefoot and pallid bat analyses and updates to MM-BIO-8: Bat Roost Avoidance.
-Hazards and Hazardous Materials (Section 4.9): revised with updated regulations and wildfire risk analysis comparing baseline conditions to post-project conditions with both required and additional fire prevention measures.
-Transportation and Circulation (Section 4.17): revised with updated traffic hazard analysis related to South Grade Road and change from four-way stop to a two-way stop at project entrance.
-Wildfire (Section 4.20): revised with updated regulations and wildfire risk analysis comparing baseline conditions to post-project conditions with both required and additional fire prevention measures.
-References: updated with new references added to the Sections above.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

On December 6, 2023, the County Board of Supervisors approved the project and certified the associated EIR prepared in accordance with the California Environmental Quality Act (CEQA). On January 5, 2024, the Cleveland National Forest Foundation and the California Native Plant Society (Petitioners) filed a lawsuit, alleging approval of the project violated CEQA, the California Planning and Zoning Law, and County Ordinances. The Petitioners also sought declaratory relief, or clarification on the parties' rights and obligations, regarding the County's Biological Mitigation Ordinance (BMO), including whether the project is exempt from the BMO as an essential park project.

The Superior Court of the State of California (Superior Court) ruled in the County's favor for all issues except for the CEQA claim regarding the EIR's analysis of potential impacts related to western spadefoot toad, pallid bat, wildfire, and vehicle traffic public safety. On January 20, 2026, the Superior Court entered a judgment granting the petition for writ of mandate solely as to these CEQA issues. On January 23, 2026, the Superior Court issued a peremptory writ of mandate, ordering the County to set aside the Board's certification of the EIR for the project and rescind all project approvals. On April 22, 2026, the County Board of Supervisors set aside the certification of the 2023 Final EIR and rescinded all project approvals. In response to the Superior Court's January 2026 writ of mandate, the County has prepared this 2026 Recirculated Draft EIR to update the applicable EIR sections to address the CEQA deficiencies identified by the Superior Court. The County requests that reviewers limit their comments to only the revised portions of the recirculated EIR.

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board
California Department of Conservation
California Department of Fish and Wildlife, Region 5
Caltrans, District 11
California Department of Toxic Substances Control
California Department of Water Resources
Forestry and Fire Protection (CAL FIRE)
California Governor's Office of Emergency Services
California Highway Patrol
Native American Heritage Commission
California Natural Resources Agency
Department of Parks and Recreation
Regional Water Quality Control Board, Region 9
San Diego River Conservancy
State Lands Commission
Office of Historic Preservation
State Water Resources Control Board, Division of Drinking Water
State Water Resources Control Board, Division of Water Quality