

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - LAND USE  
WEDNESDAY, APRIL 22, 2026**

**MINUTE ORDER NO. 8**

**SUBJECT: RESOLUTION TO SET ASIDE THE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND RESCIND ALL PROJECT APPROVALS FOR THE ALPINE COMMUNITY PARK PROJECT AND RELATED CEQA DETERMINATION (DISTRICT: 2)**

**OVERVIEW**

On December 6, 2023 (3), the County of San Diego (County) Board of Supervisors (Board) approved the Alpine Community Park Project (Project) and certified the associated Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA). The unincorporated community of Alpine encompasses approximately 108 square miles with a population of 17,609. Alpine currently has no County-managed parks and only 1.83 acres of parkland per 1,000 residents, falling well short of the County General Plan goal of providing 10 acres of parkland per 1,000 residents.

The Project consists of a 25-acre park on an undeveloped 98-acre property, approved by the Board for purchase by the County Department of Parks and Recreation (DPR) in 2019. The addition of the 25 acres of parkland would increase the parkland ratio to about 3.2 acres of parkland per 1,000 residents. The Project is the result of over a decade of work in partnership with community stakeholders and evaluating hundreds of properties. The Project site, which is next to and north of South Grade Road and east of Tavern Road, was acquired to develop a portion as an active park and conserve most of the property as open space. Active recreation is planned for 25 of the 98 acres and will connect to trails located on Wright's Field, a publicly accessible nature preserve owned and managed by Back County Land Trust. The remaining 73 acres will remain as an open space preserve and will serve as a natural barrier between the park and non-accessible areas of Wright's Field. The active park is expected to be constructed in phases, with the initial phase including amenities such as a dog park, playgrounds, picnic areas, an equestrian staging area, a community garden, sports courts, a park office and restrooms, a volunteer pad, and parking.

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 the California Environmental Quality Act (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, including

but not limited to the County's adoption of Environmental Findings and Mitigation, Monitoring, and Reporting Program. The writ also ordered the County to suspend all ministerial approvals in furtherance of the Project that could result in any change or alteration to the physical environment.

To comply with the court's writ of mandate, today's request is for the Board to adopt a resolution to set aside its certification of the EIR for the Project and rescind all Project approvals. DPR intends to revise the EIR in accordance with the court's ruling and anticipates returning to the Board with the revised document for consideration in Fiscal Year 2026-27.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed actions are not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).
2. Adopt proposed Resolution titled, RESOLUTION TO SET ASIDE THE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND RESCIND ALL PROJECT APPROVALS FOR THE ALPINE COMMUNITY PARK PROJECT to accomplish all of the following:
  - a. Set aside the County Board of Supervisors' December 6, 2023 certification of the Environmental Impact Report (EIR) for the Alpine Community Park Project (Project) (State Clearinghouse #2021030196);
  - b. Rescind the findings concerning mitigation of significant environmental effects pursuant to Section 15091 of the CEQA Guidelines;
  - c. Rescind and vacate the Mitigation, Monitoring, and Reporting Program prepared in accordance with Public Resources Code section 21081.6 and CEQA Guidelines 15091(d);
  - d. Rescind and vacate the "Statement of Location and Custodian of Record of Proceedings";
  - e. Rescind and vacate findings that an all-way stop control at the intersection of South Grade Road and Calle de Compadres in Alpine is appropriate to support an equestrian/pedestrian/bicycle crossing through the intersection;
  - f. Rescind and vacate Resolutions entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN SAN DIEGO COUNTY and RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 205 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO;
  - g. Rescind and vacate authorization of the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by Section 401 et seq. of the Administrative Code and Public Contract Code section 22160-22169, with respect to contracting for the construction of the Project;

- h. Rescind and vacate designation for the Director, Department of Parks and Recreation, as the County of San Diego Officer responsible for administering the construction contract for the construction of the Project in accordance with Section 430.4 of the County Code of Administrative Ordinance and Board Policy F-41, Public Works Construction Projects; and
- i. Direct staff to suspend all ministerial approvals in furtherance of the Project that could result in any change or alteration to the physical environment and to not make any physical changes to the environment in furtherance of the Project, pending discharge of the writ in accordance with the terms of the writ.

**EQUITY IMPACT STATEMENT**

This action impacts access to recreation for residents of the Alpine community by rescinding the approvals to build a park. A subsequent action to reapprove the project and revised environmental document is anticipated to be presented to the Board of Supervisors in Fiscal Year 2026-27.

**SUSTAINABILITY IMPACT STATEMENT**

N/A

**FISCAL IMPACT**

There is no fiscal impact associated with today’s request to adopt a resolution to set aside certification of the Environmental Impact Report (EIR) and rescind all project approvals. However, there may be costs associated with revisions to the EIR. Funds for these revisions are included in the Fiscal Year 2025-26 Operational Plan in the Capital Outlay Fund for Capital Project 1021897 Alpine Local Park Acquisition. There will be no change in net General Fund costs and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, and adopted Resolution 26-028 entitled: RESOLUTION TO SET ASIDE THE CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND RESCIND ALL PROJECT APPROVALS FOR THE ALPINE COMMUNITY PARK PROJECT.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)  
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors



**Signed**  
**by** Andrew Potter