

2.11 Public Services

This section addresses public services provided within the Alpine Community Plan Area (CPA), including fire protection, police protection, schools, and libraries. This section discusses existing services and any impacts on the physical environment that would occur due to an increased need for public services resulting from the proposed project.

This section incorporates information and analysis from the 2011 General Plan Environmental Impact Report (EIR) and 2016 Forest Conservation Initiative (FCI) General Plan Amendment (GPA) EIR (referred throughout the rest of this section as “prior EIRs”) as they apply to the proposed project. Section 1.3, *Project Background*, of this Supplemental Environmental Impact Report (SEIR) provides a background for both EIRs. The General Plan EIR analyzed the entirety of the Alpine CPA with the exception of the FCI lands, which were subsequently analyzed under the FCI EIR.

Table 2.11-1 summarizes the impacts and mitigation measures for the proposed project, as identified in this section.

Table 2.11-1 Public Services Summary of Impacts

Issue Number	Issue Area	Prior EIRs Conclusion	Project Direct Impact(s)	Project Cumulative Impact(s)	Level of Significance After Mitigation
PS-1	Fire Protection Services	Less Than Significant	Potentially Significant	Potentially Significant	Significant and Unavoidable
PS-2	Police Protection Services	Less Than Significant	Less than Significant	Potentially Significant	Less Than Significant
PS-3	School Services	Significant and Unavoidable	Potentially Significant	Potentially Significant	Less Than Significant
PS-4	Other Public Services (Library Facilities)	Less Than Significant	Potentially Significant	Potentially Significant	Significant and Unavoidable

Comments received in response to the Notice of Preparation (NOP) included concerns regarding the need to analyze impacts on public services. These concerns are addressed and summarized in this section. A copy of the NOP and comment letters received in response to the NOP are included in Appendix A of this document.

2.11.1 Existing Conditions

2.11.1.1 Fire Protection

As shown in Figures 2.11-1a and 1b and 2.2-2a and 2b, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine Fire Protection District (FPD) service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of Interstate 8. County Service Area (CSA) 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to Cleveland National Forest (CNF). The United States Forest Service (USFS) is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the

boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Fire stations, including the Alpine FPD, Viejas Reservation Fire Department, and USFS stations, are identified individually in Figures 2.11-1a and 1b. Tribal reservation fire departments also provide mutual fire service assistance to unincorporated County areas that are near or bordering the reservation community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA.

The Alpine FPD, which provides fire protection services to Subareas 1, 2, most of 3, and parts of 5, 6, and 7 was formed on December 19, 1957, and covers 27.5 square miles. The FPD dedicated Station 17 at 1364 Tavern Road on March 17, 2006. The FPD has two structure fire engines (Type I), and one wildland fire engine (Type III), two command vehicles, two support/utility vehicles, and a multi-casualty trailer. Additionally, Station 17 also houses one Medic Unit provided by a joint operating agreement with American Medical Response, Grossmont Health Care District, and the County of San Diego (County of San Diego 2011b).

Lakeside FPD provides fire protection service to Subarea 4 and parts of Subarea 7 and covers an area of approximately 55 square miles. Lakeside FPD provides structural and wildland fire suppression; emergency medical (paramedic engine company) and rescue services; and code compliance, public service, education, and safety programs. Paramedic ambulance transportation is provided through CSA 69, which consists of Santee, Lakeside, and a limited portion of the East County FPD (County of San Diego 2011b).

One indicator to determine adequate fire protection demand is the ability to respond to every emergency within acceptable time parameters. Travel time is defined as the estimated time it will take for responding emergency personnel to reach the farthest structure in a proposed development project. Travel time is determined by measuring the most direct reliable route with consideration given to safe operating speeds for heavy fire apparatus.

As shown in Table 2.11-2, (Table S-1 of the San Diego County General Plan), there are adequate travel time standards based on land use designations and/or regional categories. Existing fire travel times within the Alpine CPA are shown in Figures 2.11-3a and 3b, and in Table 2.11-3. Table 2.11-3 also lists whether a land use within a particular subarea is currently meeting the maximum allowable travel time based on the travel time standards. The fire travel time standards per Table 2.11-2 establish a service level standard for fire and first responder emergency medical services that is appropriate to the area where a development is located. As noted in the Safety Element of the General Plan, the standards are intended to (1) help ensure development occurs in areas with adequate fire protection and/or (2) help improve fire service in areas with inadequate coverage by requiring mitigation for service-level improvements as part of project approval. Furthermore, the 'yes' or 'no' statements in Table 2.11-3 are an assessment of whether the existing and proposed land uses align with the standards.

While a 'yes,' indicates that the land use within that subarea is meeting the travel time standards, and a 'no' indicates that it is currently not meeting those standards, it should be noted that a 'no' response does not necessarily indicate that an entire subarea is not meeting the standards. Even a fraction of the land use not meeting the standard results in the 'no' response for the land use within that subarea.

Table 2.11-2 Travel Time Standards for Fire Protection

Travel Time (Minutes)	Regional Category (and/or Land Use Designation)	Purpose
5	<ul style="list-style-type: none"> • Village (VR-2 to VR-30) and limited Semi- Rural Residential Areas (SR-0.5 and SR-1) • Commercial and Industrial Designations in the Village Category • Development located within a Village Boundary 	<p>In general, this travel time standard applies to the County’s more intensely developed areas, where resident and business expectations for service are the highest.</p>
10	<ul style="list-style-type: none"> • Semi-Rural Residential Areas (>SR-1 and SR-2 and SR-4) • Commercial and Industrial Designations in the Semi-Rural Category • Development located within a Rural Village Boundary 	<p>In general, this travel time provides a moderate level of service in areas where lower-density development, longer access routes, and longer distances make it difficult to achieve shorter travel times.</p>
20	<ul style="list-style-type: none"> • Limited Semi-Rural Residential Areas (>SR-4, SR-10) and Rural Lands (RL-20) • <i>All</i> Commercial and Industrial Designations in the Rural Category 	<p>In general, this travel time is appropriate for very low- density residential areas, where full-time fire service is limited and where long access routes make it impossible to achieve shorter travel times.</p>
>20	<ul style="list-style-type: none"> • Very-low rural land densities (RL-40, RL-80) 	<p>Application of very-low rural land densities mitigate the risk associated with wildfires by drastically reducing the number of people potentially exposed to this hazard. Future subdivisions at these densities are not required to meet a travel time standard.</p> <p>However, independent fire districts should impose additional mitigation requirements on development in these areas.</p>

Source: County of San Diego 2011a (Safety Element)

Table 2.11-3 Existing Fire Travel Time Standards within the Alpine CPA Subareas

Alpine CPA Subarea	Current Land Use Designation	Maximum Allowable Travel Time (Minutes) ¹	Meets Current Demand/Estimated Current Travel Times (Minutes)
1	VR-7.3	5	Yes - 0 to 5
	I-1	5	Yes - 0 to 5 No - 5 to 10
2	VR-4.3	5	Yes - 0 to 5
	VR-2.9	5	Yes - 0 to 5
	VR-2	5	Yes - 0 to 5
	SR-1	5	Yes - 0 to 5
3	SR-1	5	Yes - 0 to 5 No - 5 to 10
4	SR-1	5	Yes - 0 to 5 No - 5 to 10
	SR-2	10	Yes - 0 to 5, 5 to 10 No - 10 to 20
	VR-2	5	Yes - 0 to 5 No - 5 to 10
5	Public Agency Lands	20*	Yes - 5 to 10, 10 to 20
	C- 4	5	Yes - 0 to 5, 5 to 10
	RL-40	>20	Yes - 5 to 10, 10 to 20
	SR-4	10	Yes - 5 to 10 No - 10 to 20
	VR-2	5	Yes - 0 to 5 No - 5 to 10, 10 to 20
6	C-1	5	Yes - 0 to 5
	C-4	5	Yes - 0 to 5
	SR-1	5	Yes - 0 to 5
	VR-15	5	Yes - 0 to 5
	P/SP	20*	Yes - 0 to 5
7	P/SP	20*	Yes - 10 to 20
	C-4	5 to 10 (Subarea 7 includes Village and Semi-rural regional categories)	Yes - 5 to 10 No - 10 to 20
	RL-20	20	Yes - 10 to 20 No - +20
	RL-40	>20	Yes - 0 to 5, 5 to 10, 10 to 20, +20
	RL-80	>20	Yes - 10 to 20
	SR-1	5	Yes - 0 to 5

¹ Based on County of San Diego General Plan Safety Element Table S-1

Alpine CPA Subarea	Current Land Use Designation	Maximum Allowable Travel Time (Minutes) ¹	Meets Current Demand/Estimated Current Travel Times (Minutes)
			No - 5 to 10
	SR-2	10	Yes - 0 to 5, 5 to 10 No - 10 to 20, +20
	SR-4	10	Yes - 0 to 5, 5 to 10 No - 10 to 20, +20
	SR-10	20	Yes - 5 to 10, 10 to 20 No - +20
	TL	Not Applicable	10 to 20
	C-5	5	No - 5 to 10, 10 to 20

Source: County of San Diego 2020

*Per correspondence with County Fire Authority in May 2020, there is no designated travel time for Tribal Lands. For land use designations that are not listed in Table S-1 of the General Plan, County Fire Authority defaults to the lot size for minimum travel time; less than 1 acre = 5 minutes, 1 acre to less than 4 acres = 10 minutes, and 4 acres or larger = 20 minutes (Sibbet, David 2020).

2.11.1.2 Police Protection

The San Diego County Sheriff’s Department (SDSD) is the chief law enforcement agency serving the County of San Diego. It has a service area of approximately 4,200 square miles. The SDSD Law Enforcement Operations Command Areas have further been divided into beat districts that serve the unincorporated County. Within the Alpine CPA, police protection services are provided by the Alpine Station, and Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b. The Alpine Station provides service to all seven of the subareas where land use designations would change under implementation of the proposed project. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). The Alpine Station handles law enforcement for the community of Alpine and oversees the Rural Law Enforcement Command. The total area of Alpine and Rural Law Enforcement Command is about 3,000 square miles with a population of approximately 25,000 people (SDSD 2018).

2.11.1.3 Schools

Public schools and educational facilities are mandated by the California Department of Education and administered by the San Diego County Board of Education and the San Diego County Office of Education. The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.11-5a and 5b. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, and 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District. The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District (GUHSD) for high school students, as shown in Figures 2.11-6a and 6b. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Existing student enrollment for each school district, as well as the number of schools in each district and within the CPA, are identified in Table 2.11-4.

Table 2.11-4 School Enrollment for Districts Serving the Alpine CPA Subareas

District	Subareas	Number of Schools in District	Number of Schools in CPA	Total Existing Enrollment (2018-2019)	Capacity ^{2, 3}
Alpine Union Elementary	1, 2, 3, 5, 6	6	5	1,612	4,000
Cajon Valley Union	4	30	1	17,468 ¹	-
Dehesa Union	2, 7	11	1	11,706	-
Grossmont Union High	1, 2, 3, 4, 5, 6, 7	18	0	21,342	29,174
Jamul-Dulzura Union Elementary	7	4	0	750	-
Lakeside Union Elementary	4, 7	13	0	5,529	-

¹ Includes students enrolled at Design Learning Academy, which is a home school and online learning program.

² Capacity information could not be provided by Cajon Valley Union School Districts.

³ Capacity information provided by Grossmont Union High School District.

Sources: CDE 2020; Graves pers. comm. 2018; Wright pers. comm. 2019

2.11.1.4 Libraries

The San Diego County Library (SDCL) system serves over one million residents in the County's unincorporated communities. In 1996, the Board of Supervisors (BOS) adopted recommended Standards of Library Service. The minimum space service goal for the San Diego County Library system is 0.5 square feet per capita (County of San Diego 2011a).

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.11-7a and 7b. All subareas, except for Subarea 4 and parts of Subarea 7, fall within the Alpine Branch's library service area.

Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016 at 1752 Alpine Boulevard.

2.11.2 Regulatory Framework

Sections 2.11 and 2.13, *Public Services*, of the prior EIRs include a discussion of regulatory framework related to public services in the unincorporated County. Regulations described in the prior EIRs are the same as those evaluated in this SEIR, with the exception of Senate Bill (SB) 50 and updates to California Code of Regulations (CCR), Title 24, Parts 2 and 9, and the County of San Diego Consolidated Fire Code. Summaries of these regulations are provided below, as well as a list of the applicable regulations described in the prior EIRs for reference. No changes to those regulations have been identified that would alter the conclusions from the prior EIRs. All regulations used from the prior EIRs were reviewed to ensure they are still valid and are incorporated by reference.

Applicable state regulations include:

- California Health and Safety Code (Section 13000 et seq.)

- California Public Resources Code Sections 4201–4204
- State Responsibility Areas Fire Regulations (Title 14 Natural Resources, Department of Forestry Fire Protection)
- Subdivision and Fire Hazards Bill (Assembly Bill [AB] 2447)
- California Department of Education
- AB 16
- California Public Schools Accountability Act of 1999.

Applicable local regulations include:

- County of San Diego Consolidated Fire Code
- San Diego County BOS' Policy I-84, Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services
- Proposition U: School Bonds, Grossmont Union High School District.

In addition to the above, the following state and local regulations have been adopted/updated since adoption of the prior EIRs.

2.11.2.1 Senate Bill 50 (Statutes of 1998), State School Funding, Education Code Section 17620

California Education Code 17620 establishes the authority of any school district to levy a fee, charge, dedication, or other requirements against any development within the school district for the purposes of funding the construction of school facilities, as long as the district can show justification for the fees. SB 50, adopted in 1998, limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. It also authorizes school districts to levy statutory developer fees at levels higher than previously allowed and according to new rules.

2.11.2.2 California Code of Regulations Title 24, Parts 2 and 9, California Building Code

CCR Part 2 of Title 24 refers to the regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety and field inspection provisions. Part 2 is preassembled with the 2015 International Building Code with necessary California amendments. Part 9 refers to the California Fire Code, which contains fire safety-related building standards referenced in other parts of Title 24. The California Fire Code is preassembled with the 2015 Edition of the International Fire Code with necessary California amendments.

2.11.2.3 County of San Diego Consolidated Fire Code

California Health and Safety Code Section 13869.7(a) provides that a fire protection district organized pursuant to Division 12 of the code may adopt building standards relating to fire and panic safety that are more stringent than the building standard adopted by the State Fire Marshal and contained in California Building Code standards. Section 13869.7(c) requires a fire protection district to transmit its adopted ordinance to the county where the ordinance will apply and allows the legislative body of a county to ratify, modify or deny an adopted fire protection district ordinance. The fire protection districts within the boundaries of San Diego County collaborated to adopt the 2016 California Fire Code. The 2017 Consolidated Fire Code is based upon the County's 2017 Fire Code as currently amended and adopted in Title 9, Division 6, Chapter 1 of the County Code, subject to the modifications of each fire protection district

to the California Building Code standards based upon their respective determinations as to what modifications are reasonably necessary because of local climatic, geological and topographical conditions within the district.

2.11.2.4 County of San Diego General Plan Policies

There are specific General Plan policies and goals found in the Land Use and Safety Elements intended to address public services.

Land Use Element

Goal LU-12 provides for adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development. This is accomplished by policies LU-12.1 through LU-12.4, which require the provision of infrastructure, facilities, and services needed by new development prior to that development, require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses, provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities, and plan and site infrastructure for public utilities and public facilities in a manner compatible with community character.

Safety Element

Goal S-2 is for effective emergency response and is accomplished through policies S-2.1 through S-2.6. These policies require emergency management system training, familiarity with national and state response plans, emergency and disaster education programs, flood warning systems and evacuation plans for areas already developed in the 100-year flood zones, and effective emergency evacuation programs. Goal S-3 is for minimized fire hazards and is accomplished by policies S-3.1 through S-3.7, which require defensible development, fire protection measures, access roads, and development in hillsides and canyons be designed to minimize risks. Specifically, policy S-3.4 is for service availability, and requires development be planned where fire and emergency services are available or planned. Goals S-5 and S-6 require regional fire protection and adequate fire and medical services. These are accomplished through policies S-5.1 through S-6.5 which require regional coordination among fire protection agencies and coordination with fire service providers to improve services.

Goal S-12 is for adequate law enforcement facilities and is accomplished through policy S-12.1, which coordinates new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services. Goal S-13 is for safe communities, including law enforcement facilities and services that help maintain safe communities. This is accomplished by policies S-13.1 and S-13.2, which locate sheriff facilities to best serve existing and planned development and locate future Sheriff stations in non-residential areas. Goal S-14 is crime prevention, and is accomplished through policy S-14.1, which requires development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel when feasible.

2.11.2.5 Alpine CPU Policies

The Alpine CPU includes two goals applicable to public services as described below:

Land Use Element

Goal LU-9 in the Land Use Element supports the establishment of a high school in Alpine.

Safety Element

The Safety Element Goal S-1 includes promoting the establishment of emergency procedures and preventative measures to minimize damage from fire and crime occurrence. Policy S-1.3 promotes the expansion of fire, police, and emergency health or other services, as needed.

2.11.3 Analysis of Project Effects and Determination as to Significance

Based on guidance provided in Appendix G of the State CEQA Guidelines, the proposed project would result in a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, travel times or other performance objectives for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Other public facilities

2.11.3.1 Issue 1: Fire Protection Services

Guidelines for the Determination of Significance Analysis

Based on Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.

Impact Analysis

The prior EIRs determined that future development would result in potentially significant impacts associated with the increased demand for the provision of new or physically altered fire protection facilities. In addition, implementation of the 2011 General Plan and FCI GPA would have the potential to contribute to a potentially significant cumulative impact associated with fire protection services. Impacts were determined to be less than significant with implementation of mitigation measures and General Plan policies that require CEQA review for new public facilities, development impact fees, and coordination with other jurisdictional agencies to identify methods to minimize fire protection services impacts associated with future development.

Implementation of the proposed project would change land use designations in four of the seven subareas, resulting in increased density and mobility network changes, and the potential need for new or physically altered fire protection facilities. In addition, to promote the expansion of fire protection services under policy S-3 described above, there is the potential need for new or expanded fire protection facilities. The construction of these facilities would potentially have adverse environmental impacts. Future development would require CEQA review for new public facilities, development impact fees, and coordination with other jurisdictional agencies to identify methods to minimize fire protection services impacts.

Travel times from the closest fire station to future development associated with the proposed project would be required to achieve the standards identified in Table S-1 of the County's General Plan Safety Element. Implementation of the proposed project would establish similar travel time standards associated with the proposed land uses. Similar to existing standards, densely populated areas (i.e., SR-2 or denser) would have travel time standards of 10 minutes or less, while rural areas, such as limited semi-rural residential (SR-10) or rural residential (RL-20), would have travel time standards of 20 minutes. Additionally, an extremely rural area (RL-80) would have a travel time standard of more than 20 minutes. As shown in Table 2.11-3, fire protection districts are currently not meeting travel time standards for existing land use designations within various subareas.

The fire travel time standards per Table 2.11-2, above, establish a service level standard for fire and first responder emergency medical services that is appropriate to the area where a development is located. As noted in the Safety Element of the General Plan, the standards are intended to (1) help ensure development occurs in areas with adequate fire protection and/or (2) help improve fire service in areas with inadequate coverage by requiring mitigation for service-level improvements as part of project approval. Furthermore, the 'yes' or 'no' statements in Tables 2.11-3 and 2.11-5 are an assessment of whether the existing and proposed land uses, respectively, align with the standards.

Table 2.11-5 Estimated Future Fire Travel Times within the Alpine CPA Subareas

Alpine CPA Subarea	Proposed Land Use Designation	Maximum Allowable Travel Time (Minutes)²	Meets Future Demand/Estimated Future Travel Times (Minutes)³
1	VR-7.3	5	Yes - 0 to 5
	I-1	5	Yes - 0 to 5 No - 5 to 10
2	VR-7.3	5	Yes - 0 to 5
	VR-10.9	5	Yes - 0 to 5
	C-3	5	Yes - 0 to 5
3	SR-1	5	Yes - 0 to 5
4	C-5	5	Yes - 0 to 5
	C-3	5	Yes - 0 to 5
	SR-0.5	5	Yes - 0 to 5 No - 5 to 10 No - 10 to 20
5	C-1	5	Yes - 0 to 5
	PAL	20*	Yes - 0 to 5, 5 to 10
	C-4	5	Yes - 0 to 5
	RL-20	20	Yes - 0 to 5
	RL-40	>20	Yes - 0 to 5, 5 to 10, 10 to 20
	SR-1	5	Yes - 0 to 5
	SR-10	20	Yes - 0 to 5
	SR-4	10	Yes - 0 to 5

² Based on County of San Diego General Plan Safety Element Table S-1

³ Calculations for travel times assume expanded fire services within the eastern Alpine area.

Alpine CPA Subarea	Proposed Land Use Designation	Maximum Allowable Travel Time (Minutes) ²	Meets Future Demand/Estimated Future Travel Times (Minutes) ³
	VR-2	5	Yes - 0 to 5 No - 5 to 10
6	C-5	5	Yes - 0 to 5 No - 5 to 10
7	P/SP	20*	Yes - 10 to 20
	C-4	5 to 10 (Subarea 7 includes Village and Semi-Rural regional categories)	Yes - 0- to 5, 5 to 10 No - 10 to 20, +20
	RL-20	20	Yes - 10 to 20 No - +20
	RL-40	>20	Yes - 0 to 5, 5 to 10, 10 to 20, +20
	RL-80	>20	Yes - +20
	SR-1	5	Yes - 0 to 5
	SR-2	10	Yes - 0 to 5, 5 to 10 No - 10 to 20, +20
	SR-4	10	Yes - 0 to 5, 5 to 10 No - 10 to 20
	SR-10	20	Yes - 5 to 10, 10 to 20 No - +20
	TL	Not Applicable*	5 to 10
	C-5	5	Yes - 0 to 5 No - 5 to 10

Source: County of San Diego 2020

C = Commercial

I = Industrial

PAL = Public Agency Lands

P/SP = Public/Semi-Public Facilities

RL = Rural Lands

SR = Semi-Rural

TL = Tribal Lands

C-5= VCMU = Village Core Mixed Use

VR = Village Residential

*Per correspondence with County Fire Authority in May 2020, there is no designated travel time for Tribal Lands. For land use designations that are not listed in Table S-1 of the General Plan, County Fire Authority defaults to the lot size for minimum travel time; less than 1 acre = 5 minutes, 1 acre to less than 4 acres = 10 minutes, and 4 acres or larger = 20 minutes (Sibbet pers. comm. 2020).

Federal, State, and Local Regulations and Existing Regulatory Processes

Existing regulations listed above in Section 2.11.2, *Regulatory Framework*, are applicable to fire protection services. This includes the California Health and Safety Code, which regulates fire protection standards in buildings; CCR Title 24, which contains fire and life safety regulations and general construction building standards; the County Consolidated Fire Code, which guides fire protection standards within the County; and BOS Policy I-84, which enforces the requirement that development projects include in their applications the necessary availability and commitment letters demonstrating sufficient fire service

availability with adequate travel time verified between the available facilities and the most distant habitable structure in the project. These regulations would reduce impacts associated with increased demand for fire protection services, necessitating the construction of new or expanded fire protection facilities.

The General Plan includes several policies that would reduce the potential for the proposed project to result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities because these policies require proposed development to implement design features and measures that will minimize impacts associated with the provision of new or physically altered fire protection facilities. These policies are summarized in Section 2.11.2 above.

In addition, the prior EIRs identified several mitigation measures addressing impacts related to adverse physical impacts associated with the provision of new or physically altered fire protection facilities that would be applicable to the proposed project, including Pub-1.1 through Pub-1.9, which are provided in Section 2.11.6, *Mitigation*.

Summary

The proposed project would result in **potentially significant impacts**. Although compliance with General Plan policies and prior EIRs mitigation measures would reduce the proposed project's impacts related to the provision of new or physically altered fire protection facilities, to maintain acceptable travel times, the construction or expansion of new fire facilities would be required, which would have the potential to result in substantial adverse impacts on the environment. This would be considered a more severe **potentially significant** impact compared to the prior EIRs and mitigation would be required (**Impact-PS-1**).

2.11.3.2 Issue 2: Police Protection Services

Guidelines for the Determination of Significance Analysis

Based on Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.

Impact Analysis

The prior EIRs determined that future development would result in potentially significant impacts associated with the increased demand for expanding and constructing new facilities for police protection services. The discussion of impacts related to the provision of new or physically altered police facilities needed to maintain acceptable service ratios, response times, or other performance objectives for police protection services from implementation of the 2011 General Plan and FCI GPA can be found in Sections 2.11 and 2.13, *Public Services*, of the prior EIRs and is incorporated by reference.

In addition, implementation of the 2011 General Plan and FCI GPA would have the potential to contribute to cumulative impacts associated with police facilities. Impacts were determined to be less than significant with implementation of mitigation measures and General Plan policies because they would require proposed development to implement design features and measures (e.g., village expansion design, providing infrastructure and services compatibility, and planning for compatibility) that would minimize impacts associated with the provision of new or physically altered police facilities.

The SDSD staffing goals and facility plans are based upon population. Generally, SDSD has a goal of providing one patrol position per 10,000 residents. Travel time standards are typically applied in a facility-based model where the emergency services always start at a defined point (i.e., a fire station). SDSD does not have adopted travel time standards because deputies respond to calls for service while they are already out on patrol and the travel time will vary depending on several factors, such as the deputy's current location, his/her availability (e.g., he/she may already be working on a higher priority call), and the type of call (County of San Diego 2011a).

To promote the expansion of police protection services under Safety Element policy S-1.3 described above, there would be the potential need for new or expanded police protection facilities, the construction of which would potentially have adverse environmental impacts. Future development would require CEQA review on new public facilities, development impact fees, and coordination with other jurisdictional agencies to identify methods to minimize impacts related to expanding and constructing new facilities.

Implementation of the proposed project would change land use designations within four of seven subareas within the Alpine CPA. Population growth associated with future development would potentially result in a need for increased police services, including the potential need for the construction of new or expanded police facilities, in order to maintain levels of service.

The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). The existing number of patrol officers currently meets the SDSD goal. The proposed project would result in the development of 6,078 dwelling units (2,013 additional dwelling units from what was approved under the current General Plan). The additional growth would not result in the need for additional police staff, as the current goal of one staff per 10,000 residents would continue to be met. In addition, patrol officers are mobile, and even if new staff were hired, new or expanded police facilities would not be required. Therefore, while the proposed project would increase the population within the Alpine Station service area from what was anticipated in the current General Plan, no new or expanded police facilities would be required. Impacts would be similar to those identified in the prior EIRs and would be **less than significant (Impact-PS-2)**. Therefore, no mitigation measures are required.

Federal, State, and Local Regulations and Existing Regulatory Processes

Although the proposed project would not directly result in a need for new or expanded police facilities, goal S-1.3 refers to promoting the expansion of police facilities as needed. New or expanded facilities proposed under the County's jurisdictional authority are typically required to obtain a Site Plan or Major Use Permit. Per Section 1006.b of the County's Zoning Ordinance, the development, use, or improvement of new or existing County facilities including sheriff stations is not subject to the Zoning Ordinance and these permit types are not required. However, new or expanded facilities, including modifications, would be subject to CEQA and subsequent analysis would be required. In addition, these facilities would be required to comply with applicable regulations protecting environmental resources, such as the Noise Ordinance; the Resource Protection Ordinance, which helps protect sensitive lands and prevent their degradation; and the Watershed Protection Ordinance. Therefore, compliance with these regulations would reduce impacts associated with any future construction of new or expanded police protection facilities.

In addition, the General Plan includes several policies that would reduce the potential for substantial adverse physical impacts associated with the provision of new or physically altered police facilities. These policies require proposed development to implement design features and measures (e.g., village expansion design, providing infrastructure and services compatibility, and planning for compatibility)

that would minimize impacts associated with the provision of new or physically altered police facilities should they be required in the future. These policies are described above in Section 2.11.2.

Summary

While the proposed project would increase the population within the Alpine Station service area from what was anticipated in the current General Plan, no new or expanded police facilities would be required. Impacts would be similar to those identified in the prior EIRs and would be **less than significant (Impact-PS-2)**. Therefore, no mitigation measures are required.

2.11.3.3 Issue 3: School Services

Guidelines for the Determination of Significance Analysis

The proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.

Impact Analysis

The prior EIRs determined that future development would result in potentially significant impacts associated with the increased demand for school services. The discussion of impacts related to the provision of new or physically altered school facilities needed to maintain acceptable service ratios or other performance objectives for schools from implementation of the 2011 General Plan and FCI GPA can be found in Sections 2.11 and 2.13, *Public Services*, of the prior EIRs and are incorporated by reference. In addition, implementation of the 2011 General Plan and FCI GPA would have the potential to contribute to a potentially significant cumulative impact associated with the physical impacts associated with the provision of new or physically altered school facilities. Impacts were determined to be potentially significant and unavoidable, even with implementation of mitigation measures and General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

Implementation of the proposed project would change land use designations within four of seven subareas in the Alpine CPA, which has the potential to increase density. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts.

Five public elementary school districts and one high school district serve the Alpine CPA. The location of these districts is shown in Figures 2.11-5a and 5b and 2.11-6a and 6b. Population growth associated with increased density may be partially offset with funding for school facilities from new development. Under SB 50 (Chapter 407, Statutes of 1998), a school district may levy impact fees on new development to mitigate potential impacts of the development on school facilities, and payment of these fees is considered “full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities” (California Government Code Section 65995). Appropriate development impact fees are determined using development impact fee justification studies or reports.

Student generation rates represent the average number of students per home and are used to determine the number of potential students that could be generated by residential development. Table 2.11-6

identifies the student generation rates for the districts that serve the CPA, as well as the number of potential students and proposed number of dwelling units for these school districts.

Table 2.11-6 Student Generation Rates

School District	Housing Type	Number of Potential Dwelling Units	Student Generation Rate	Number of Potential Students
Alpine Union Elementary 1,2,3,5,6	Single-Family	807	0.23 (K-5th grade)	186
			0.134 (6th-8th grade)	108
	Multi-Family	1,556	0.98 (K-5th grade)	1,525
			0.077 (6th-8th grade)	120
Cajon Valley Union 4	Single-Family	736	0.23 (K-5th grade)	169
			0.134 (6th-8th grade)	98
	Multi-Family	116	0.98 (K-5th grade)	114
			0.077 (6th-8th grade)	9
Dehesa Union 2,7	Single-Family	658	0.23 (K-5th grade)	151
			0.134 (6th-8th grade)	88
	Multi-Family	3299	0.23 (K-5th grade)	759
			0.134 (6th-8th grade)	442
Grossmont Union High 1,2,3,4,5,6,7	Single-Family	2046	0.146	299
	Multi-Family	4032	0.137	552
Jamul-Dulzura Union Elementary 7	Single-Family	503	0.23 (K-5th grade)	116
			0.134 (6th-8th grade)	67
	Multi-Family	2360	0.23 (K-5th grade)	543
			0.134 (6th-8th grade)	316
Lakeside Union Elementary 4,7	Single-Family	1239	0.23 (K-5th grade)	285
			0.134 (6th-8th grade)	166
	Multi-Family	2476	0.23 (K-5th grade)	569
			0.134 (6th-8th grade)	332

Sources: California Department of Education 2020; GUHSD 2019

Note: Student generation rates identified by Cajon Valley Union Elementary District were used for Alpine Union Elementary.

As shown in Table 2.11-6, school districts serving the subareas would experience increases in both potential dwelling units and population growth with implementation of the proposed project. Based on student generation rates provided by the school districts that serve the subareas, the proposed project would result in an increased number of students in each of the districts serving the subareas. While these students would be distributed across the various schools and districts, it cannot be determined at this time exactly how many additional students would attend each individual school or district.

Future development associated with the proposed project would increase the student population, resulting in additional school enrollment from what was anticipated in the prior EIRs. To maintain acceptable service ratios, new or expanded school facilities would potentially be required. However, the planning, design, approval, and construction of school facilities is not within the County's jurisdiction; it is the responsibility of the individual school districts. Proposed charter schools under the school district's jurisdiction within the Alpine CPA would be required to comply with the same process, including planning, design, approval, and construction, through the local school district. Proposed charter schools under the County's land use jurisdiction would be required to obtain permits from the County rather than the school district. The school district would be responsible for the potential expansion or development of new school district facilities. The construction of any future high school would be required to adhere to all applicable laws and regulations, and would be subject to environmental review by GUHSD, which would serve as the CEQA lead agency that would be responsible for its approval and implementation. Impacts would be **potentially significant** and mitigation is required (**Impact-PS-3**).

Federal, State, and Local Regulations and Existing Regulatory Processes

Existing regulations listed above in Section 2.11.2 are applicable to school facilities. Compliance with existing regulations, such as the BOS Policy-184, which enforces the County requirement that development projects include in their applications the necessary availability and commitment letters demonstrating sufficient school service availability would reduce impacts associated with increased student populations that necessitate the construction of new or expanded school facilities. Additionally, SB 50 revised development fee and mitigation procedures for school facilities as set forth in Government Code Section 65996. The statutory fees are the exclusive means of considering and mitigating school impacts. SB 50 limits the mitigation that may be required to the scope of the review of a project's impacts to schools, and the findings for school impacts. It also authorizes school districts to levy statutory developer fees at levels higher than previously allowed and according to new rules. Payment of the statutory fee would mitigate the impact because of the provision that the statutory fees constitute full and complete mitigation.

The current General Plan includes several policies that would reduce the potential for the proposed project to result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities because these policies require proposed development to implement design features and measures (e.g., village expansion and town center planning and design, providing infrastructure and services compatibility, planning for compatibility, planning for schools) that will minimize impacts associated with the provision of new or physically altered school facilities. These policies are summarized above in Section 2.11.2.

In addition, the prior EIRs identified several mitigation measures addressing impacts related to school facilities that would be applicable to the proposed project, including Pub- 1.1, Pub-1.2, Pub-1.3, Pub-3.1, and Pub-3.2, which are provided in Section 2.11.6.

Summary

Implementation of the General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the proposed project's impacts (**Impact-PS-3**) associated with the provision of new or physically altered school facilities to a **less than significant** level because payment of the SB 50 statutory fee would mitigate the impact. In addition, as stated above, BOS Policy-184 enforces the County requirement that development projects include in their applications the necessary availability and commitment letters demonstrating sufficient school service availability and, as such, would reduce impacts associated with increased student populations that necessitate the construction of new or expanded school facilities.

2.11.3.4 Issue 4: Library Facilities

Guidelines for the Determination of Significance Analysis

The proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for other public facilities.

Impact Analysis

The prior EIRs determined that future development would result in potentially significant impacts associated with the increased demand for library services. The discussion of impacts related to the provision of new or physically altered library facilities needed to maintain acceptable service ratios or other performance objectives for other public facilities from implementation of the 2011 General Plan and FCI GPA can be found in Sections 2.11 and 2.13, *Public Services*, of the prior EIRs and are incorporated by reference. In addition, implementation of the 2011 General Plan and FCI GPA would have the potential to contribute to cumulative impacts associated with library facilities. Impacts were determined to be less than significant with implementation of mitigation measures and General Plan policies because these policies and measures require CEQA review on new public facilities, development impact fees, and coordination with other jurisdictional agencies to identify methods to minimize public services facilities impacts associated with future development. Future development would require CEQA review on new public facilities, development impact fees, and coordination with other jurisdictional agencies to identify methods to minimize public services impacts.

The following discussion evaluates the adequacy of public library facilities in the Alpine CPA to serve the future population associated with the proposed project. The minimum space service goal for the SDCL system is 0.5 square feet per capita. Based on the 2016 estimated population of 17,913 residents (SANDAG 2017), the library facility requirement for the Alpine CPA is 8,957 square feet. The Alpine Branch, which is approximately 12,700 square feet, serves the Alpine CPA (SDCL 2016). The current facility meets the SDCL service goal and is considered adequate to serve the community. Alpine CPA has a surplus of approximately 4,028 square feet in library facility service space based on the SDCL service goal.

Population growth associated with future development would result in a need for increased library services, including the potential need for new library facilities in order to maintain adequate service levels. Under the General Plan, approximately 4,065 dwelling units could be developed within the subareas, resulting in a potential population increase of approximately 11,341 people and an additional demand of approximately 5,894.25 square feet of library space. This additional demand would not be accommodated by the existing Alpine Branch Library.

At buildout, the proposed project would result in the addition of 6,078 dwelling units (an additional 2,013 dwelling units above the number of dwelling units approved under the General Plan), and a population increase of approximately 16,958. To continue to meet the SDCL goal of providing 0.5 square feet of library facilities per capita, approximately 8,478.5 total square feet of library space would be required to serve the entire Alpine CPA at project buildout. As such, current facilities would not be sufficient to provide library services to future populations, and new or expanded library facilities would be required to maintain SDCL's service goals. Impacts would be **potentially significant** and mitigation is required (**Impact-PS-4**).

Federal, State, and Local Regulations and Existing Regulatory Processes

Existing regulations listed above in Section 2.11.2 are applicable to the construction of new or expanded library facilities. The SDCL Strategic Plan identifies the need to develop and implement a facilities plan. New or expanded facilities proposed under the County's jurisdictional authority are typically required to obtain a Site Plan or Major Use Permit. Per Section 1006.b of the County's Zoning Ordinance, the Zoning Ordinance does not apply to the development, use, or improvement of new or existing County facilities, including libraries, fire, and sheriff stations, etc. and the permits described above would not be required. However, any new construction or modifications to existing facilities are required to comply with CEQA and subsequent analysis would be required. New or expanded facilities would be required to comply with applicable regulations protecting environmental resources, such as the Noise Ordinance; the Resource Protection Ordinance, which helps protect sensitive lands and prevent their degradation; and the Watershed Protection Ordinance, which would reduce impacts associated with increased demand for library services, necessitating the construction of new or expanded library facilities.

The General Plan includes several policies that would reduce the potential for the proposed project to result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities. These policies are summarized in Section 2.11.2, above.

In addition, the prior EIRs identified several mitigation measures addressing impacts related to the construction or expansion of library facilities that would be applicable to the proposed project, including Pub-1.1, Pub-1.2, and Pub-1.3, which are provided in Section 2.11.6.

Summary

To continue to meet the SDCL goal of providing 0.5 square feet of library facilities per capita, additional square footage of library space would be required to serve the entire Alpine CPA. As such, new or expanded library facilities would be required to maintain SDCL's service goals. Therefore, the proposed project would result in a **potentially significant** impact associated with the construction or expansion of library facilities (**Impact-PS-4**).

2.11.4 Cumulative Impact Analysis

The geographic scope of the cumulative impact analysis for public services includes surrounding communities near the Alpine CPA, whose population is served by many individual public service providers with specific service areas, including the Alpine and Lakeside FPDs; SDSA stations including the Alpine Station and Rural Law Enforcement Command; the Alpine Union, Cajon Valley, Dehesa, Jamul-Dulzura, Lakeside, and Cajon Valley school districts, as well as GUHSD; and SDCL service areas including Alpine, Campo, Crest, Descanso, East Bookmobile, Lakeside, El Cajon, Pine Valley, and Rancho San Diego.

2.11.4.1 Issue 1: Fire Protection Services

Fire protection services within the region often cross inter-jurisdictional boundaries. A cumulative impact would occur if development associated with cumulative projected growth within the Alpine CPA or directly surrounding the community combined with the Alpine CPU would increase demand for fire protection services. Future growth and development in communities adjacent to the Alpine CPA would result in a need for additional fire protection services to serve new development. In addition, growth may occur in areas outside of the County's jurisdiction, which may result in unplanned growth that would require additional fire protection services. Cumulative growth and development in surrounding communities, such as commercial, residential, or industrial projects, would require fire protection services from fire agencies within the region. To maintain adequate travel times to serve projected growth, the construction or expansion of fire protection facilities would be required, which would have the potential to result in an adverse impact on the environment. Therefore, cumulative growth and development would result in a **potentially significant cumulative impact-(Impact-C-PS-1)** associated with the construction of fire facilities.

2.11.4.2 Issue 2: Police Protection Services

Future growth and development in communities adjacent to the Alpine CPA would require increased police protection services to serve new development. In addition, growth may occur in areas outside of the County's jurisdiction, which may result in unplanned growth that would require additional police protection services and the need for construction of new or expanded of police facilities. Cumulative growth and development, such as commercial, residential, or industrial projects, would require police services. The increase in demand for police protection services associated with cumulative growth and development would potentially result in the need for construction of new or expanded of police facilities, which would have the potential to create an adverse impact on the environment. Therefore, cumulative growth and development would result in a **potentially significant cumulative impact (Impact-C-PS-2)** associated with the construction of police facilities.

2.11.4.3 Issue 3: School Services

Future projects that involve residential development to accommodate cumulative growth would increase the public school population within the Alpine CPA or directly surrounding the community. If sufficient capacity is not available, an increase in student population would require the construction or expansion of school facilities, which would have the potential to result in adverse environmental impacts. While future projects associated with projected growth would undergo environmental review and would be required to demonstrate compliance with applicable regulations prior to project approval, the need for school facilities would incrementally increase and would have the potential to result in a significant cumulative impact. Therefore, cumulative growth and development would result in a **potentially significant cumulative impact (Impact-C-PS-3)** associated with the construction of school facilities.

2.11.4.4 Issue 4: Library Services

The SDCL serves the entire unincorporated County and portions of surrounding incorporated cities. Future projects that involve residential development to accommodate cumulative growth would increase the population of library users, potentially resulting in the need to construct new or expanded library facilities that could result in significant environmental impacts. While future projects associated with projected growth would undergo environmental review and would be required to demonstrate compliance with applicable regulations prior to project approval, they would incrementally increase the

need for library facilities, which would have the potential to result in a significant cumulative impact. Therefore, cumulative growth and development would result in a **potentially significant cumulative impact (Impact-C-PS-4)** associated with the construction of library facilities.

2.11.5 Significance of Impacts Prior to Mitigation

The proposed project would result in potentially significant direct and cumulative impacts related to the provision of new or physically altered fire, police protection, school, and library facilities. The following summarizes the potentially significant project-level and cumulative impacts that would result from implementation of the proposed project prior to mitigation.

Impact-PS-1: Result in Adverse Physical Impacts Associated with the Provision of New or Physically Altered Fire Protection Facilities. Due to increased development densities proposed, the proposed project would cause a more severe potentially significant impact related to the construction of fire protection facilities compared to the 2011 General Plan and FCI GPA. This would be considered a significant impact.

Impact-PS-2: Result in Adverse Physical Impacts Associated with the Provision of New or Physically Altered Police Facilities. While the proposed project would increase the population within the Alpine Station service area from what was anticipated in the current General Plan, no new or expanded police facilities would be required. Impacts would be less than significant.

Impact-PS-3: Result in Adverse Physical Impacts Associated with the Provision of New or Physically Altered School Facilities. Due to increased development densities proposed, the proposed project would cause more severe potentially significant impacts related to the construction of school facilities compared to the 2011 General Plan and FCI GPA. This would be considered a significant impact.

Impact-PS-4: Result in Adverse Physical Impacts Associated with the Provision of New or Physically Altered Library Facilities. Due to increased development densities proposed, the proposed project would cause more severe potentially significant impacts related to the construction of library facilities compared to the 2011 General Plan and FCI GPA. This would be considered a significant impact.

Impact-C-PS-1: Result in a Cumulatively Considerable Contribution Associated with Adverse Physical Impacts Associated with the Provision of New or Physically Altered Fire Protection Facilities. The proposed project would cause a more severe potentially significant impact related to fire protection facilities compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be potentially cumulatively considerable.

Impact-C-PS-2: Result in a Cumulatively Considerable Contribution Associated with Adverse Physical Impacts Associated with the Provision of New or Physically Altered Police Protection Facilities. The proposed project would cause a more severe potentially significant impact related to police protection facilities compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be potentially cumulatively considerable.

Impact-C-PS-3: Result in a Cumulatively Considerable Contribution Associated with Adverse Physical Impacts Associated with the Provision of New or Physically Altered School Facilities. The proposed project would cause a more severe potentially significant impact related to school facilities compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be potentially cumulatively considerable.

Impacts C-PS-4: Result in a Cumulatively Considerable Contribution Associated with Adverse Physical Impacts Associated with the Provision of New or Physically Altered Library Facilities. The proposed project would cause a more severe potentially significant impact related to library facilities compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be potentially cumulatively considerable.

2.11.6 Mitigation

2.11.6.1 Issue 1: Fire Protection Services

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. In addition, the following prior EIRs mitigation measures MM-Pub-1.1 through MM-Pub-1.9 would reduce **Impact-PS-1 and C-PS-1**. However, even with the implementation of policies and mitigation, impacts would remain **significant and unavoidable**.

2011 General Plan and FCI EIR Mitigation Measures

The following prior EIRs mitigation measures are being carried forward and shall apply to the proposed project: Pub-1.1 through Pub-1.9 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of these mitigation measures would reduce the proposed project's impacts related to fire protection services.

Alpine CPU Mitigation Measures

No additional mitigation measures are proposed.

2.11.6.2 Issue 2: Police Protection Services

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. In addition, implementation of the following prior EIRs mitigation measures in combination with the General Plan policies presented in Section 2.11.3.1 would reduce **Impact-C-PS-2** to **less than significant**.

2011 General Plan and FCI GPA EIR Mitigation Measures

In addition to the General Plan policies, mitigation measures Pub-1.1, Pub- 1.2, Pub-1.3, and Pub-1.8 (see Appendix B, General Plan EIR Mitigation Measures) would further reduce the cumulative impact.

Alpine CPU Mitigation Measures

No additional mitigation measures are proposed.

2.11.6.3 Issue 3: School Services

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. In addition, implementation of the prior EIRs mitigation measures Pub-3.1 and Pub-3.2, in combination with the General Plan policies and existing regulations, would reduce **Impact-PS-3 and Impact-C-PS-3** to **less than significant**.

2011 General Plan and FCI GPA EIR Mitigation Measures

The following prior EIRs mitigation measures are being carried forward and shall apply to the proposed project: Pub-3.1 through Pub-3.2 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of these mitigation measures would reduce the proposed project's impacts related to school services.

In addition, mitigation measures Pub-1.1, Pub- 1.2, and Pub-1.3 would further reduce impacts.

Alpine CPU Mitigation Measures

No additional mitigation measures are proposed.

2.11.6.4 Issue 4: Library Facilities

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. In addition, implementation of the prior EIRs mitigation measures Pub-1.1, Pub- 1.2, and Pub-1.3 in combination with the General Plan policies presented in Section 2.11.3.4 would reduce **Impact-PS-4 and Impact-C-PS-4**. However, even with the implementation of policies and mitigation, impacts would remain **significant and unavoidable**.

2011 General Plan and FCI GPA EIR Mitigation Measures

Mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 listed in Section 2.11.6.1 would be applied to the proposed project to reduce impacts related to library facilities.

Alpine CPU Mitigation Measures

No additional mitigation measures are proposed.

2.11.7 Conclusion

2.11.7.1 Issue 1: Fire Protection Services

Implementation of the proposed project has the potential to increase density relative to both existing conditions and the future conditions that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior EIRs. The proposed density increase would have the potential to increase the demand for fire protection services in excess of the need identified in the prior EIRs. Therefore, this would be considered a more severe significant impact of the proposed project. For the reasons described above, implementation of the General Plan policies identified in Section 2.11.3.1, and corresponding prior EIRs' mitigation measures identified in Section 2.11.6 of this SEIR, would reduce the project-level impact, but not to a less than significant level. Impacts would be **significant and unavoidable (Impact-PS-1)**. Additionally, the proposed project's contribution to cumulative impacts associated with fire protection services would be **cumulatively considerable (Impact-C-PS-1)**.

2.11.7.2 Issue 2: Police Protection Services

Implementation of the proposed project has the potential to increase density relative to both existing conditions and the future conditions that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior

EIRs. The proposed density increase would have the potential to increase the demand for police protection services. However, for the reasons described above, current staffing levels would meet the SDDSD goals under implementation of the proposed project, and impacts would be **less than significant (Impact-PS-2)**. In addition, the proposed project's contribution to cumulative impacts related to police protection services would be similar to those identified in the prior EIRs and **would not be cumulatively considerable (Impact-C-PS-2)**. No new or more severe impacts would occur, and no new mitigation measures are required.

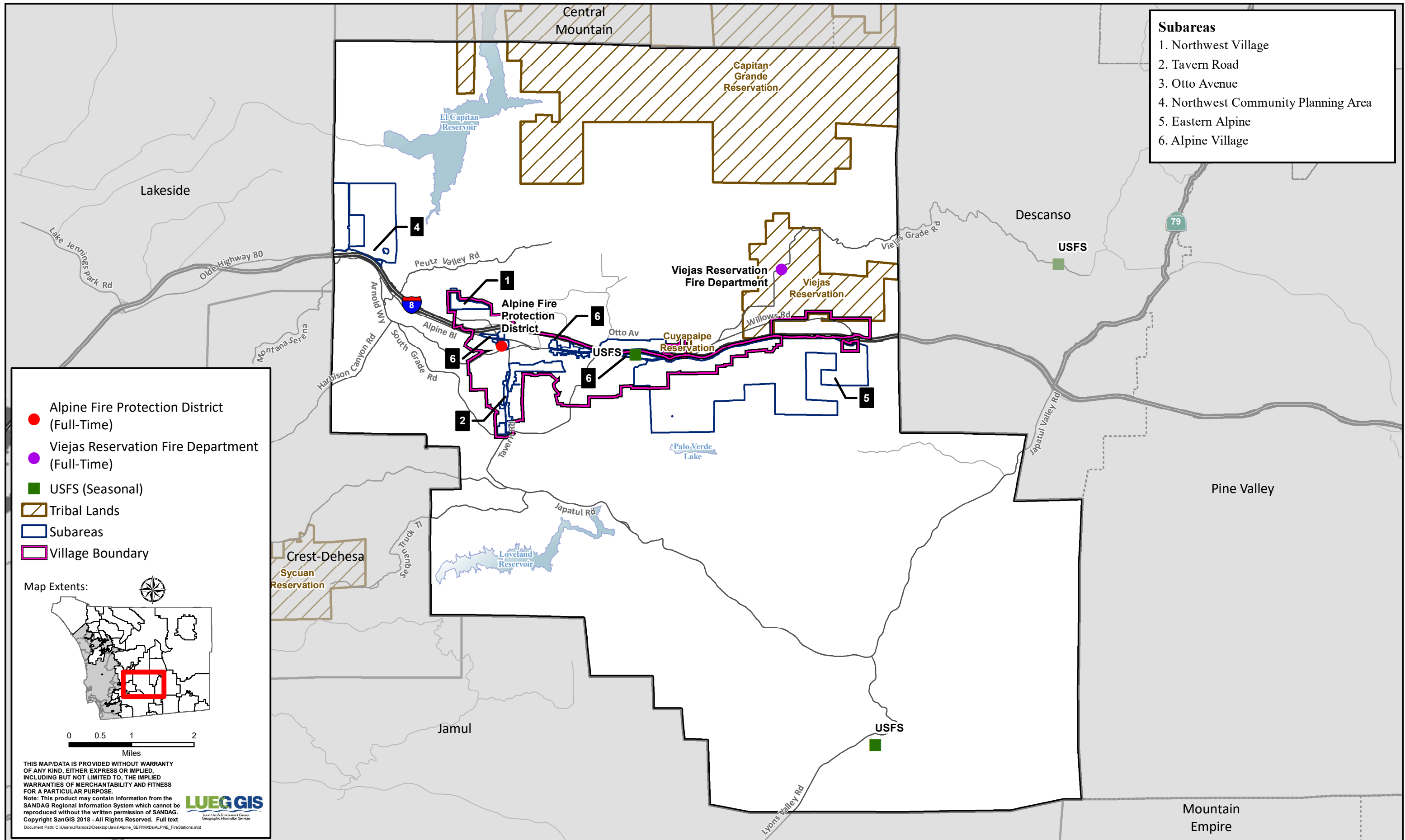
2.11.7.3 Issue 3: School Services

Implementation of the proposed project would potentially increase density relative to both existing conditions and the future conditions that would occur under the current General Plan. The proposed density increase would have the potential to increase the student population within the Alpine CPA in excess of the student population identified in the prior EIRs, potentially requiring the construction or expansion of school facilities that could result in adverse environmental impacts. However, for the reasons described above, physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, would be **less than significant (Impact-PS-3)**. Additionally, the proposed project's contribution to cumulative impacts **would not be cumulatively considerable (Impact-C-PS-3)**. Implementation of the General Plan policies identified in Section 2.11.3.3, and corresponding prior EIRs mitigation measures identified in Section 2.11.6 of this SEIR, as well as existing regulations, would reduce project-level and cumulative impacts to **less than significant**.

2.11.7.4 Issue 4: Library Facilities

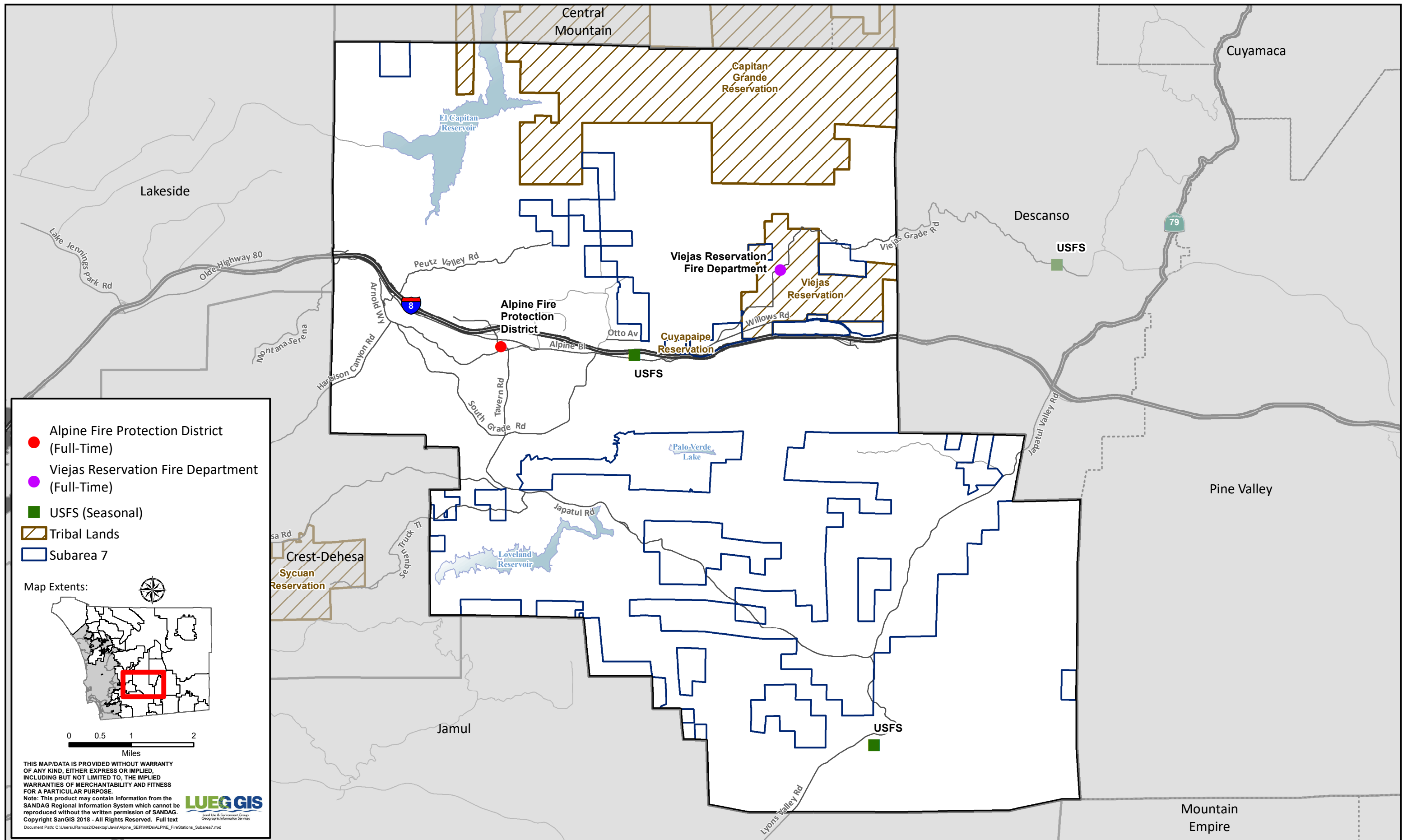
Implementation of the proposed project would increase density relative to both existing conditions and the future conditions that would occur under the current General Plan. The proposed density increase would have the potential to increase the demand for library services in excess of the need identified in the prior EIRs. Therefore, this would be considered a more severe significant impact of the proposed project. For the reasons described above, implementation of the General Plan policies identified in Section 2.11.3.4 and corresponding prior EIRs mitigation measures identified in Section 2.11.6 of this SEIR would reduce the project-level impact. However, impacts would remain **significant and unavoidable (Impact-PS-4)**. Additionally, the proposed project's contribution to cumulative impacts associated with the construction of library facilities would be **cumulatively considerable (Impact C-PS-4)**.

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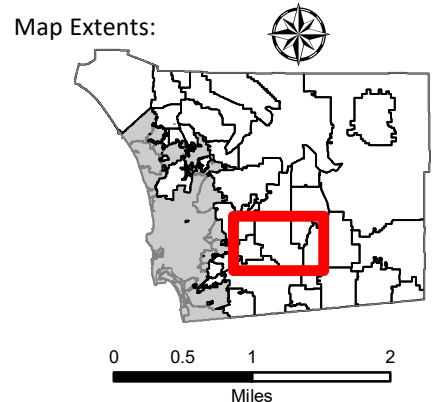


Source: SanGIS, County of San Diego, 2020

Figure 2.11-1a
Fire Protection Stations
Subareas 1-6



- Alpine Fire Protection District (Full-Time)
- Viejas Reservation Fire Department (Full-Time)
- USFS (Seasonal)
- Tribal Lands
- Subarea 7

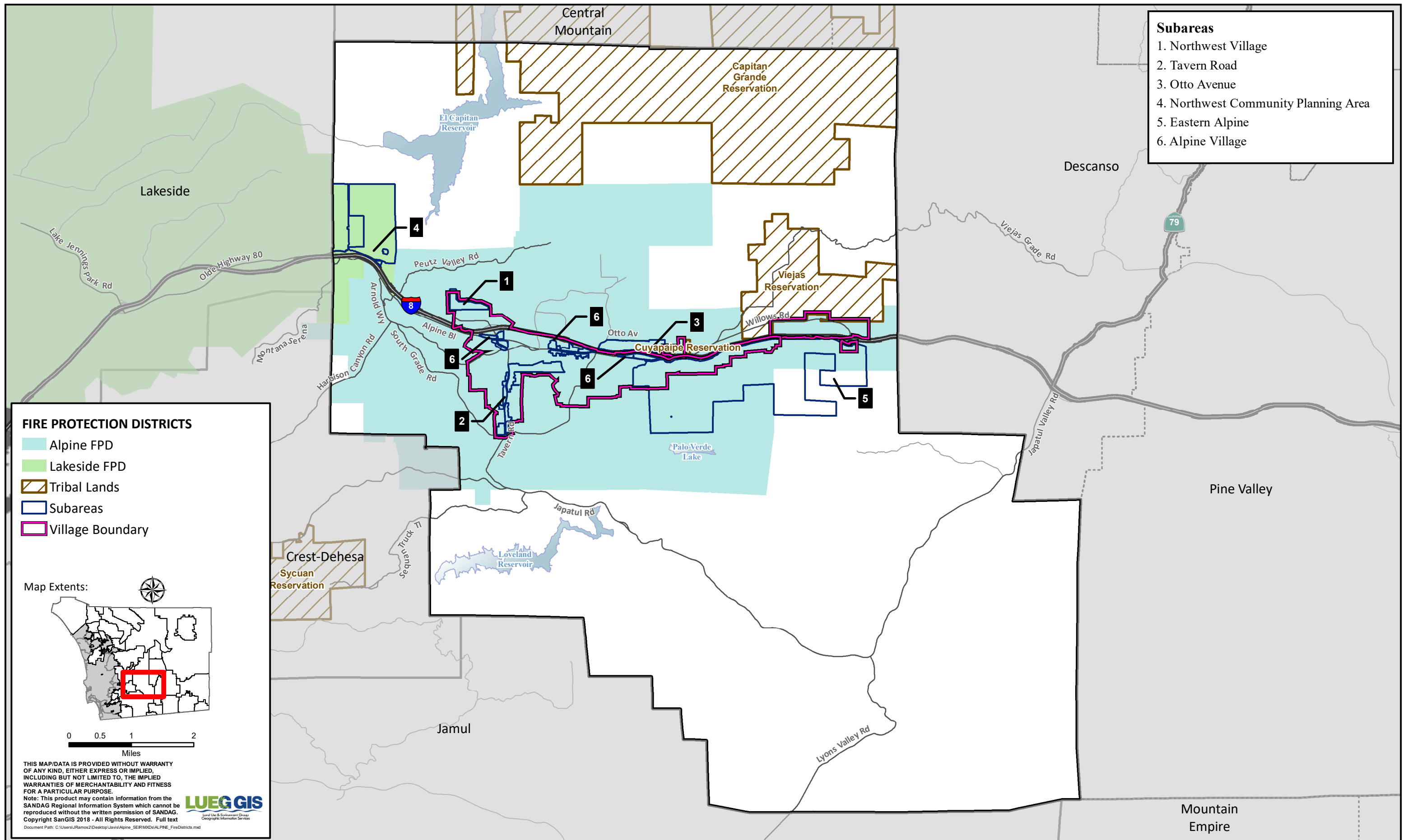


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 Document Path: C:\Users\JRamirez\Desktop\Javis\ALPINE_SER\MXD\ALPINE_FireStations_Subarea7.mxd

LUeGIS
 Land Use & Environment Group
 Geographic Information Services

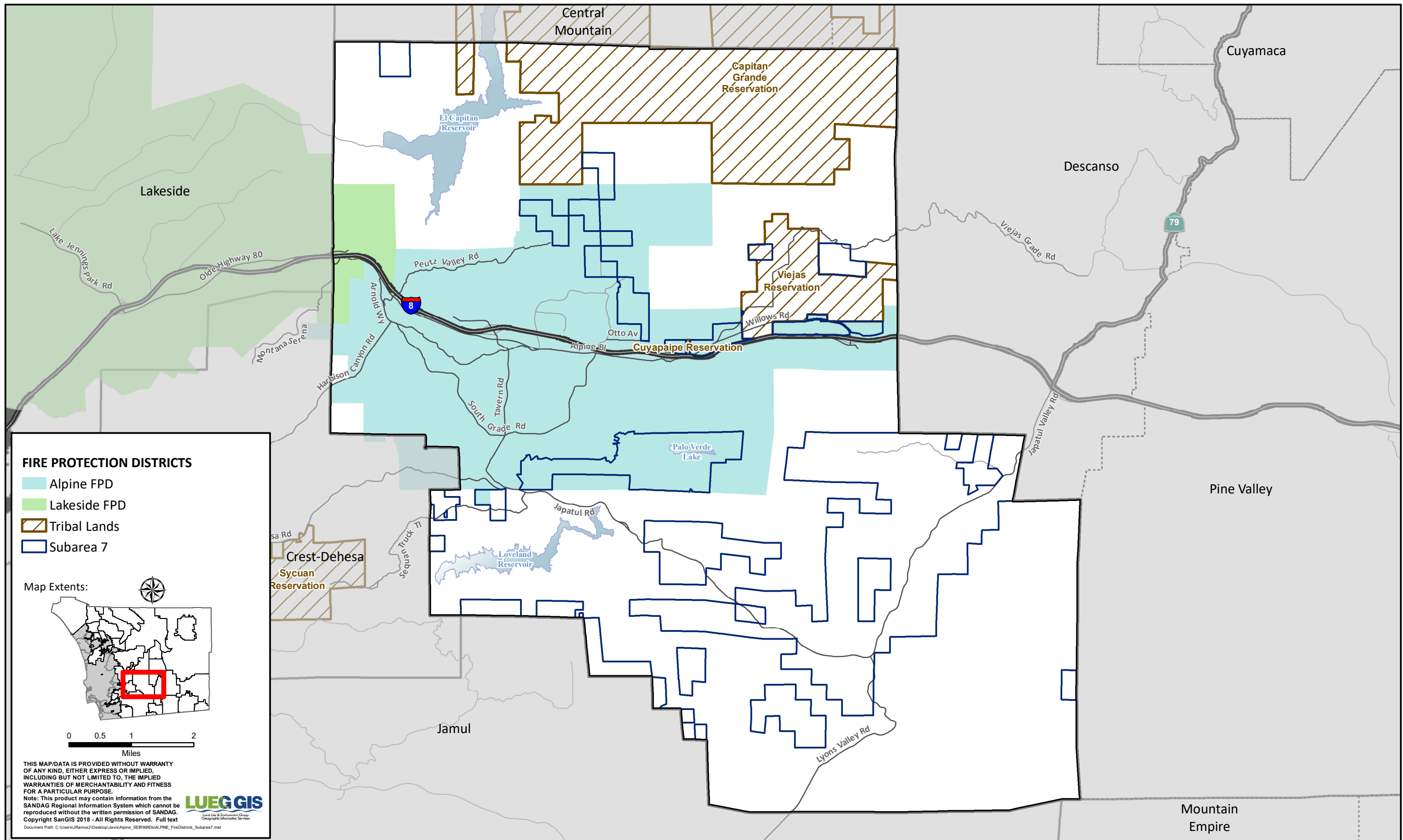
Source: SanGIS, County of San Diego, 2020

Figure 2.11-1b
Fire Protection Stations
Subarea 7



Source: SanGIS, County of San Diego, 2020

Figure 2.11-2a
Fire Protection Districts
Subareas 1-6



Source: SanGIS, County of San Diego, 2020

Figure 2.11-2b
Fire Protection Districts
Subarea 7

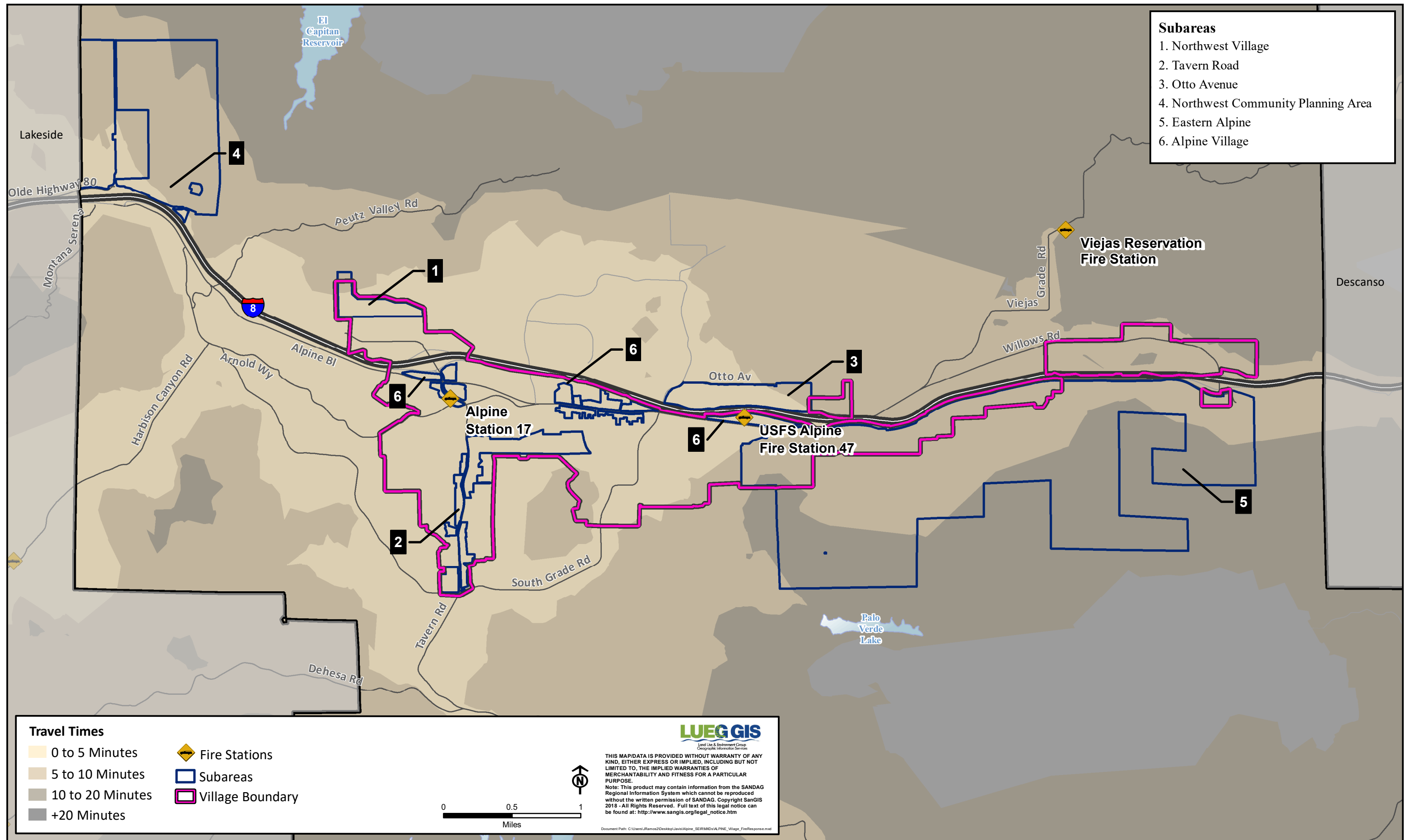
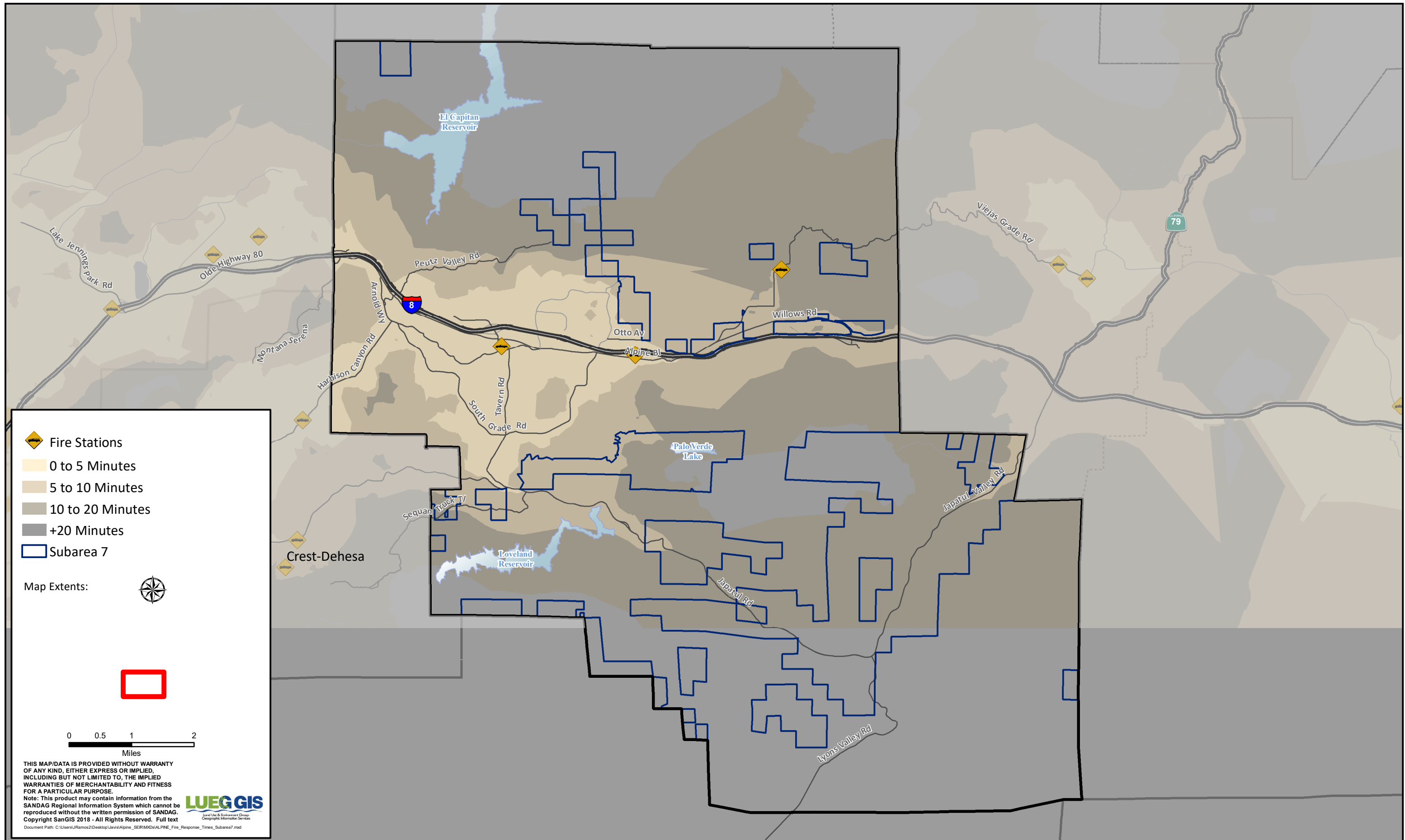
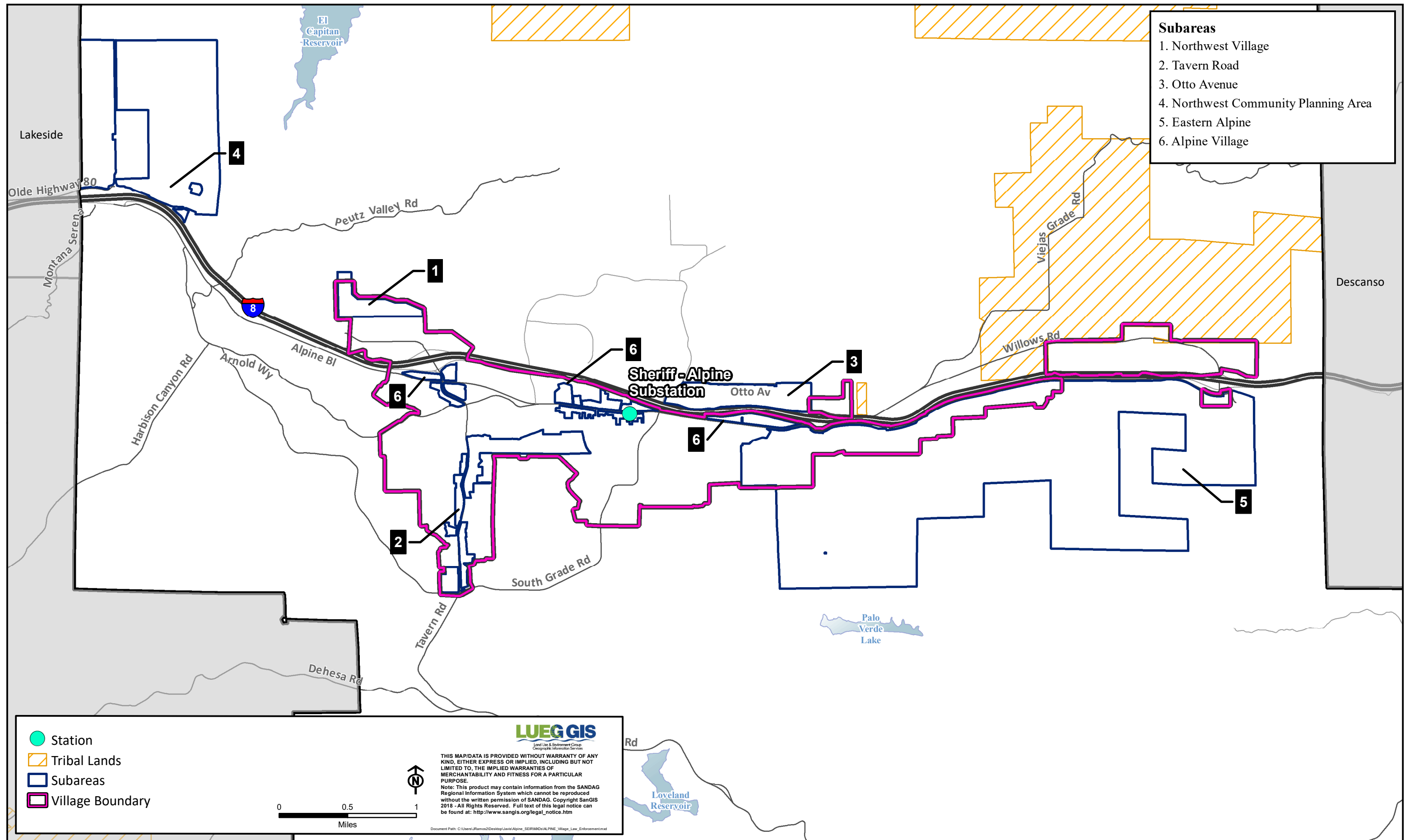


Figure 2.11-3a
Existing Fire Travel Times
Subareas 1-6



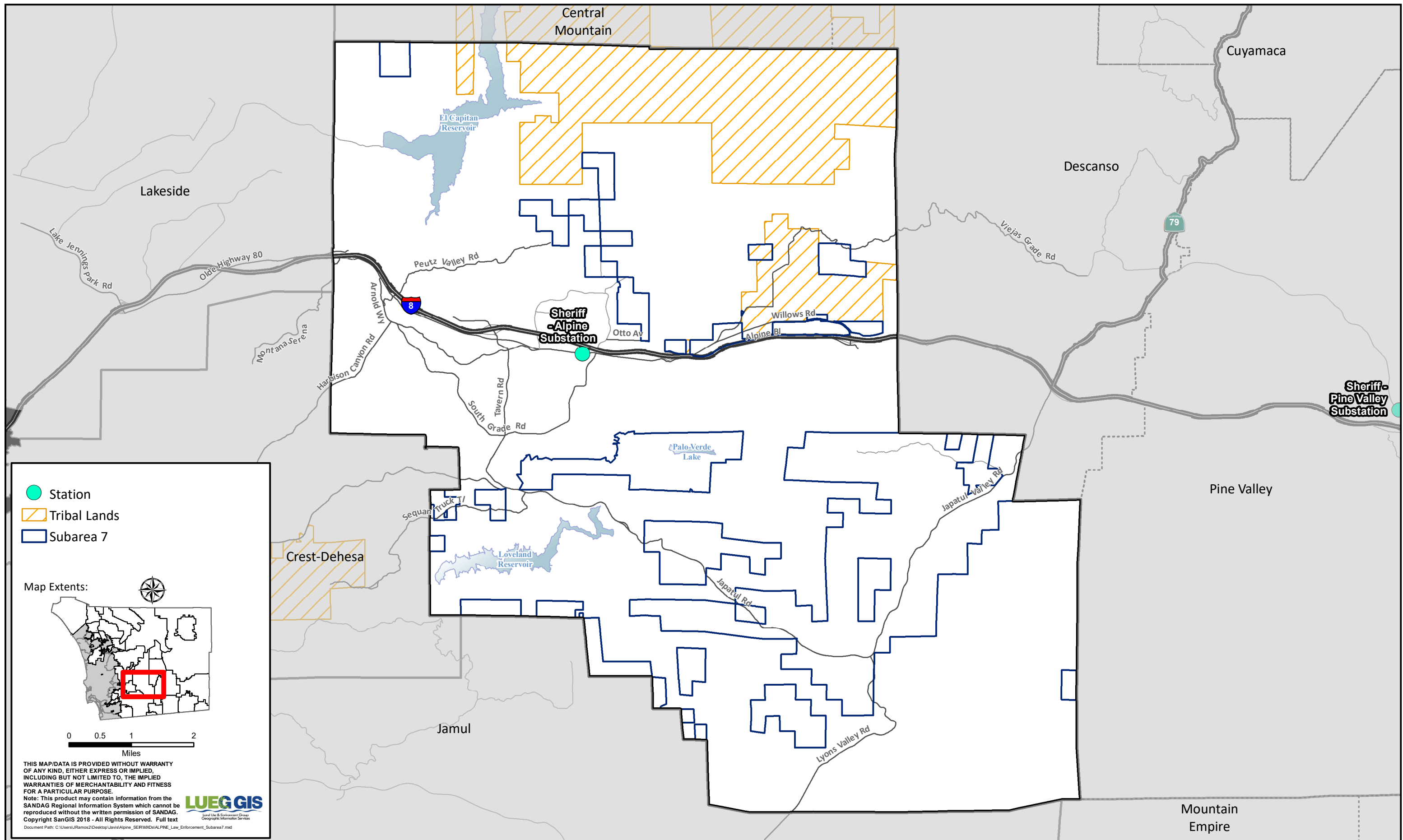
Source: SanGIS, County of San Diego, 2019

Figure 2.11-3b
Existing Fire Travel Times
Subarea 7



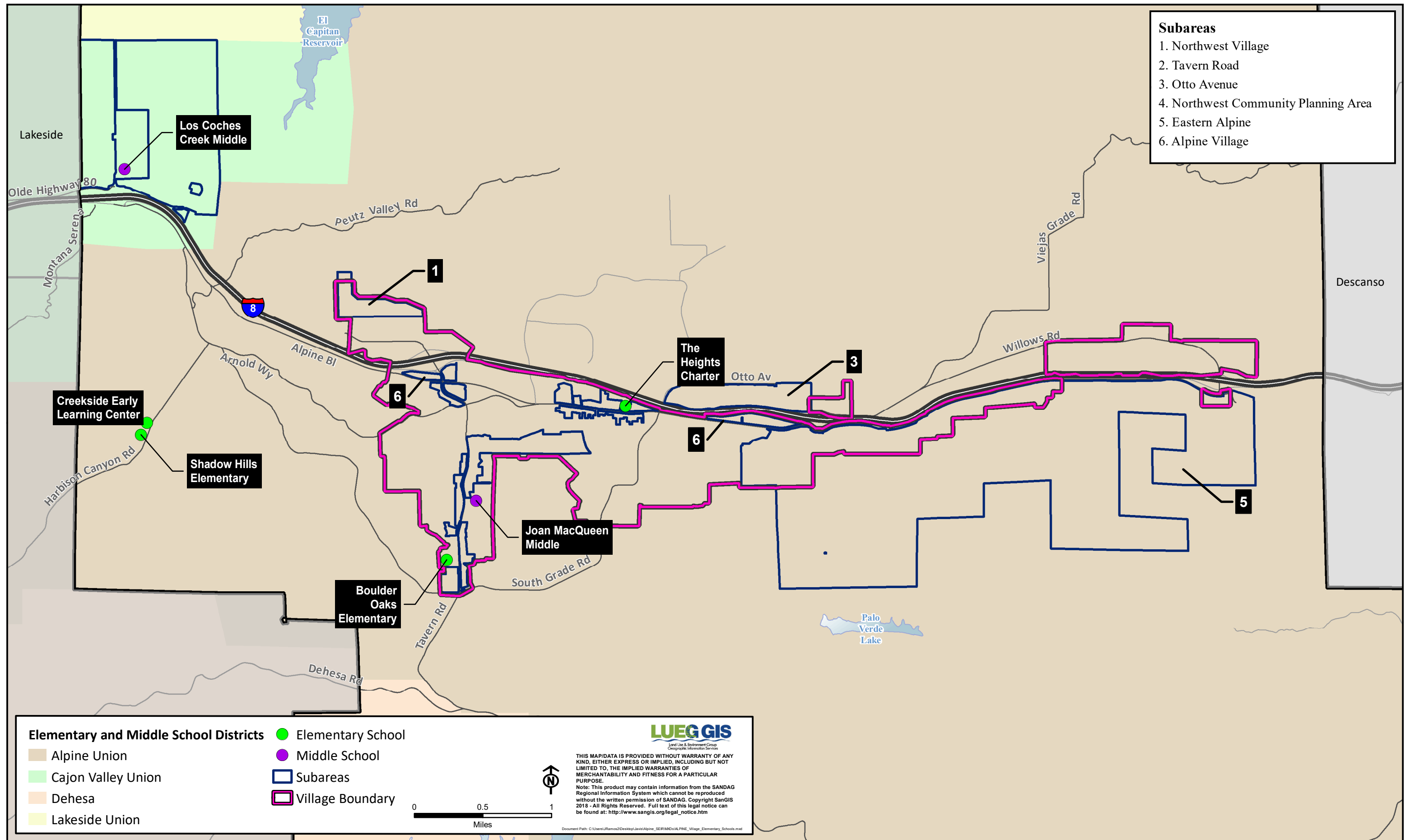
Source: SanGIS, County of San Diego, 2019

Figure 2.11-4a
Law Enforcement Facilities
Subareas 1-6



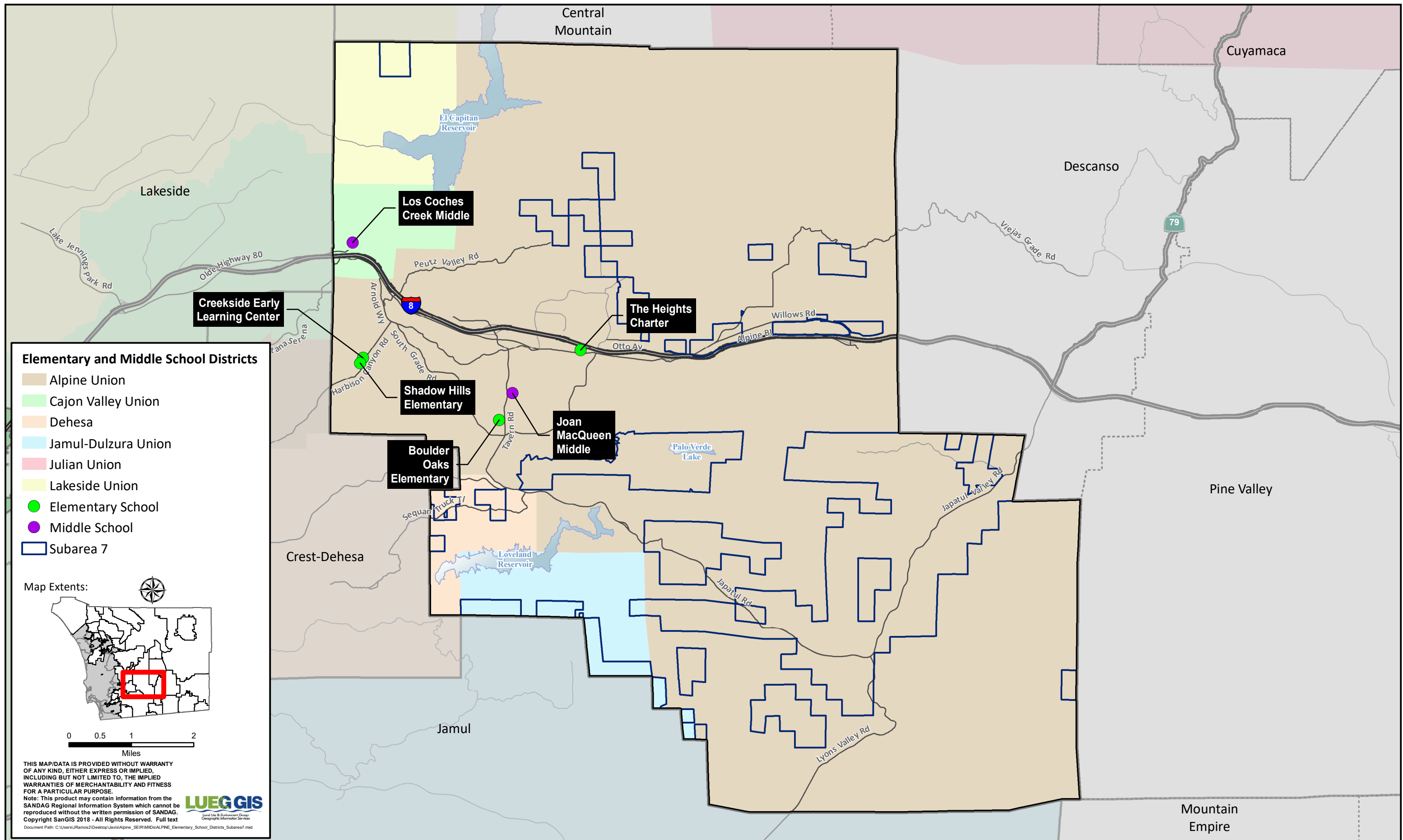
Source: SanGIS, County of San Diego, 2019

Figure 2.11-4b
Law Enforcement Facilities
Subarea 7



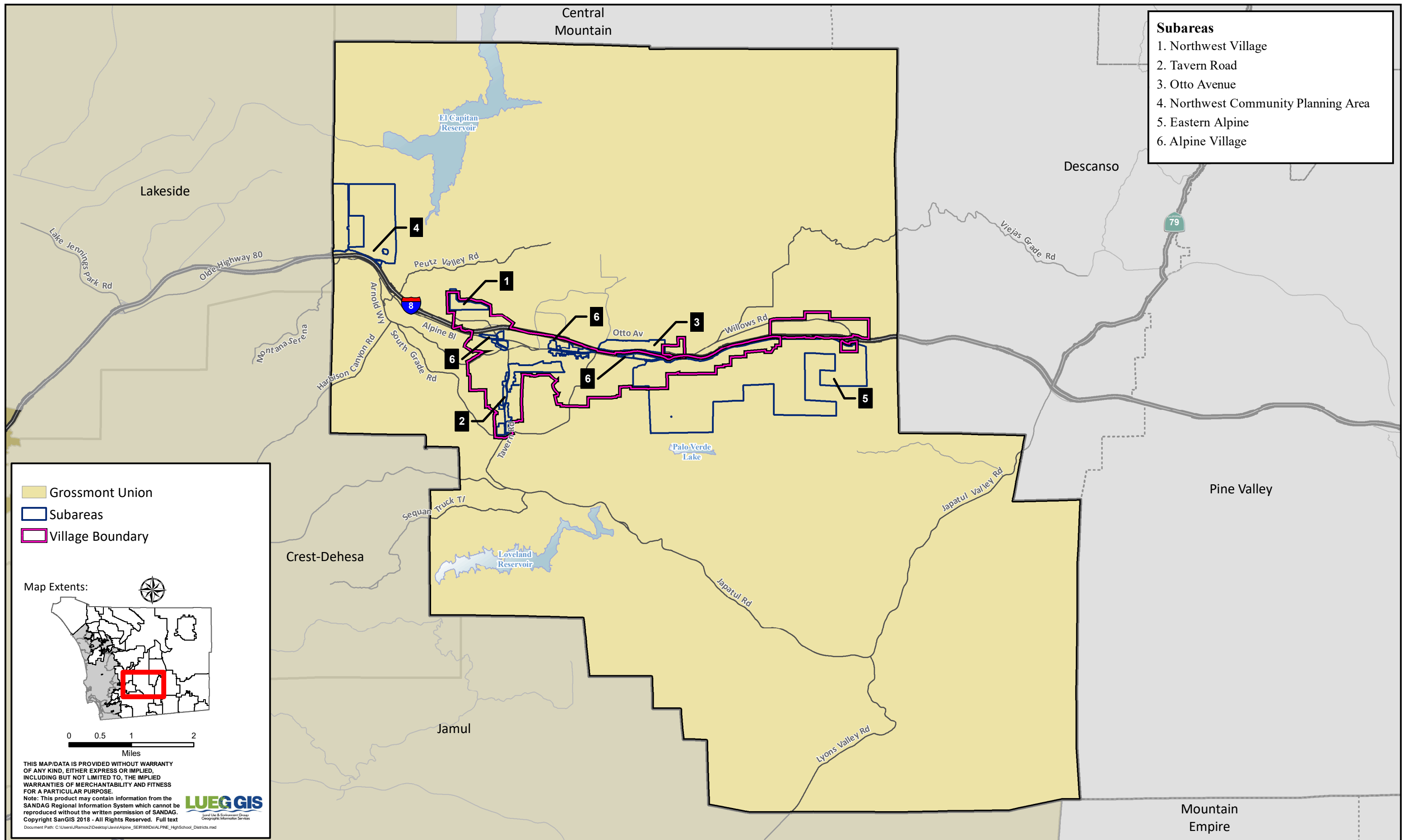
Source: SanGIS, County of San Diego, 2020

Figure 2.11-5a
Elementary School Districts
Subareas 1-6



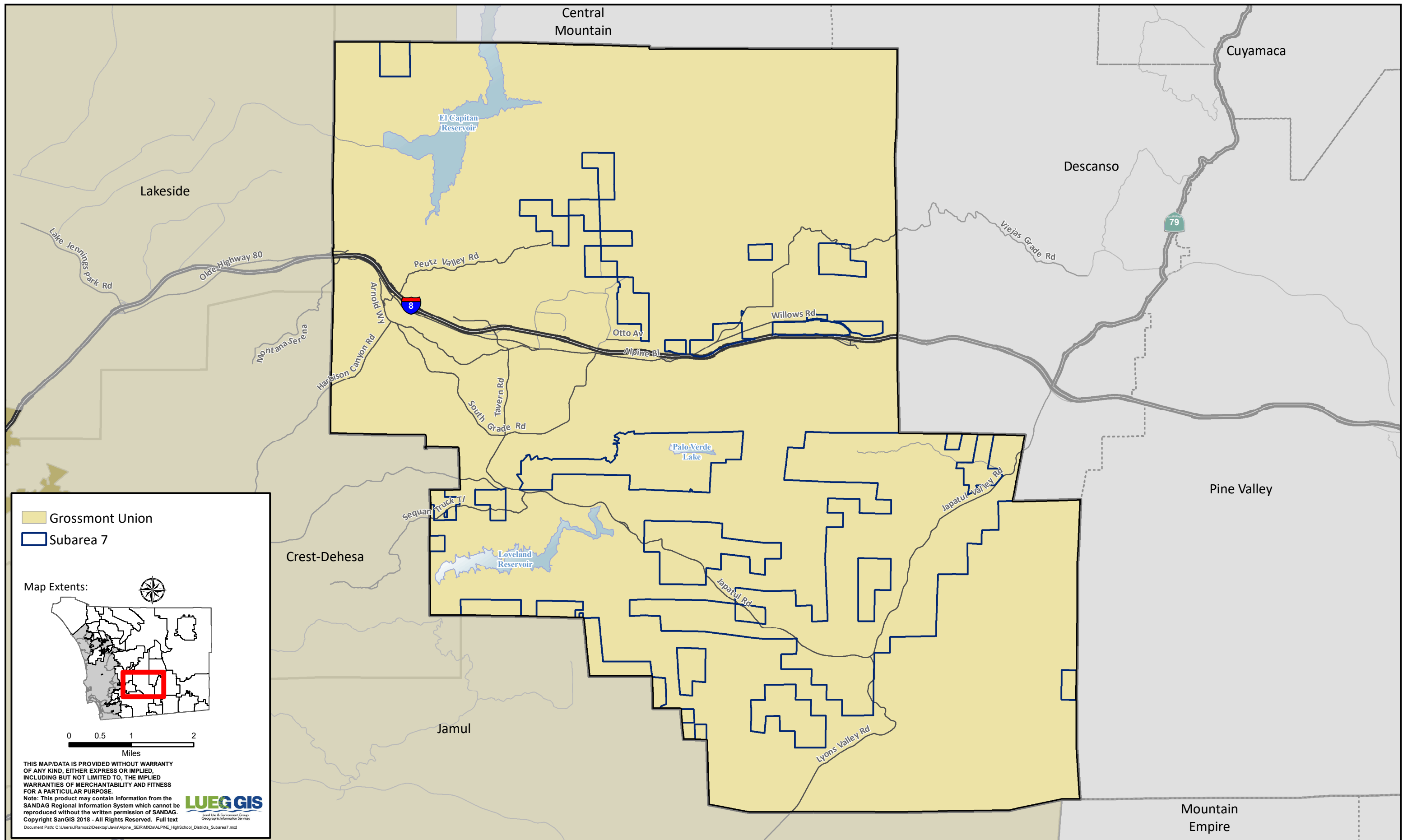
Source: SanGIS, County of San Diego, 2019

Figure 2.11-5b
Elementary School Districts
Subarea 7



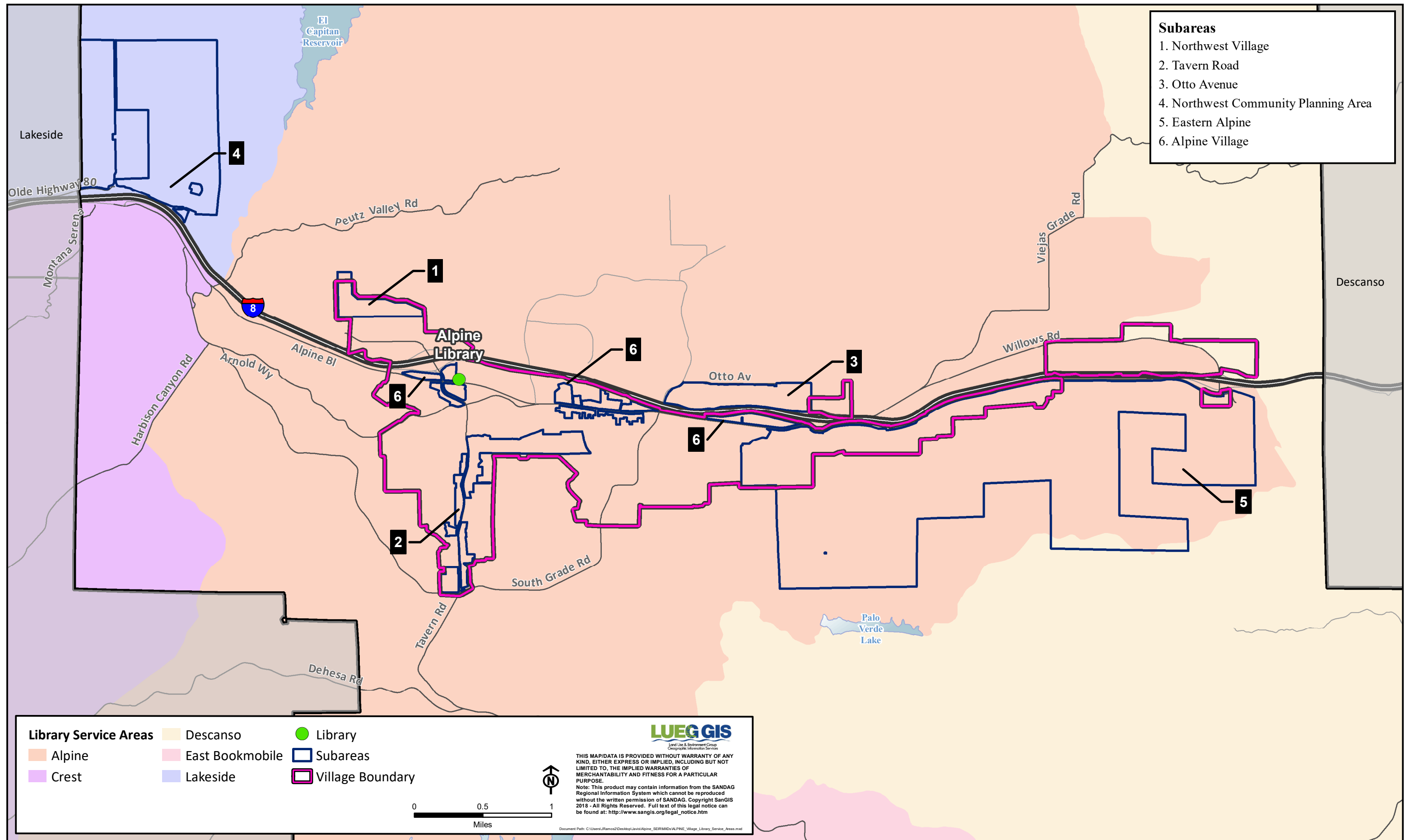
Source: SanGIS, County of San Diego, 2019

Figure 2.11-6a
High School Districts
Subareas 1-6



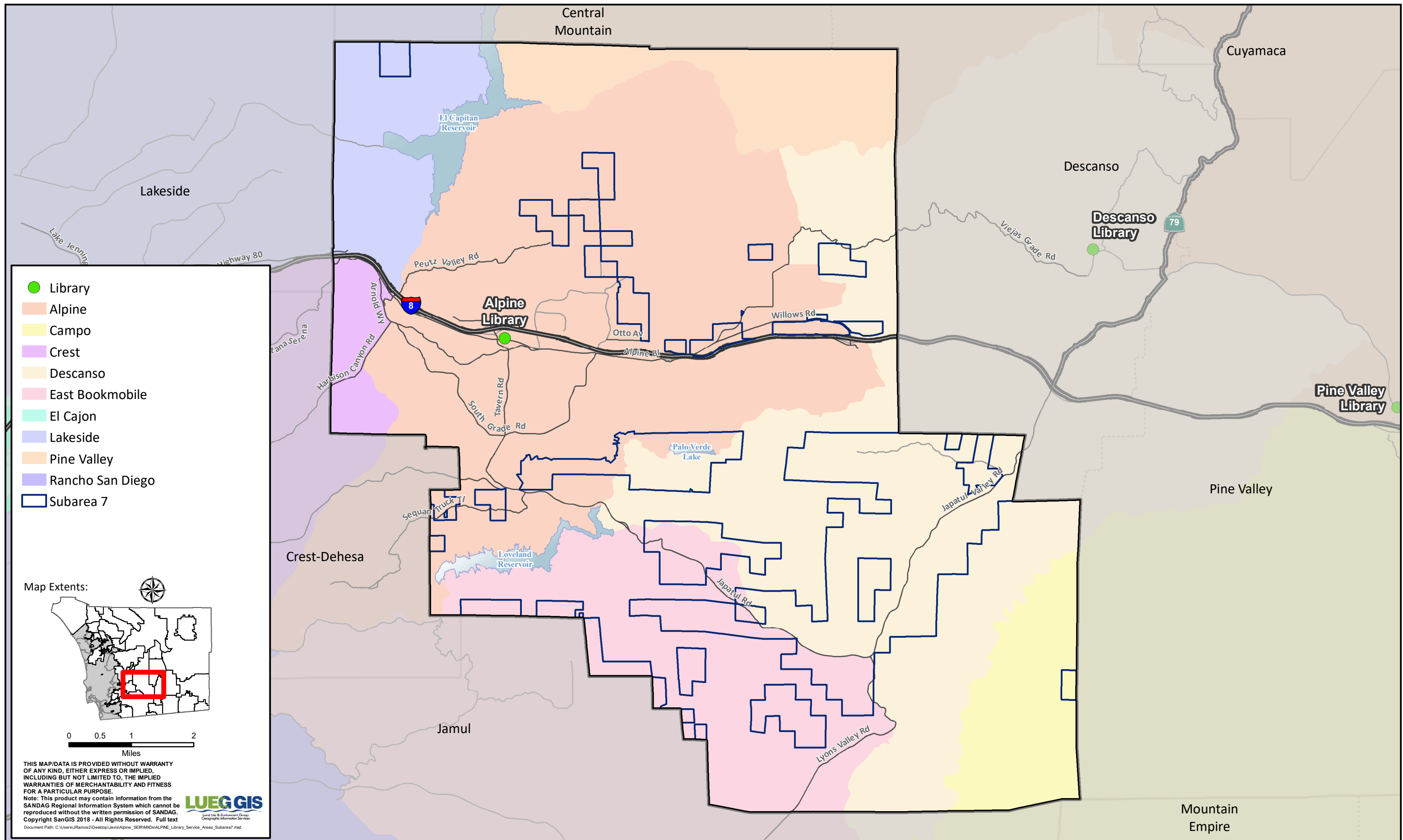
Source: SanGIS, County of San Diego, 2019

Figure 2.11-6b
High School Districts
Subarea 7



Source: SanGIS, County of San Diego, 2020

Figure 2.11-7a
Library Service Areas
Subareas 1-6



Source: SanGIS, County of San Diego, 2019

Figure 2.11-7b
Library Service Areas
Subarea 7