

CHAPTER 6.0 ALPINE CPU MITIGATION MEASURES

This document incorporates information and analysis from the 2011 General Plan EIR and 2016 FCI GPA EIR (referred throughout the rest of this document as “prior EIRs”) as they apply to the proposed project. Section 1.3 (*Project Background*) of this SEIR provides a background for both EIRs. The 2011 General Plan EIR analyzed the entirety of the Alpine CPA while the FCI EIR provided an updated analysis of impacts of land use changes within the FCI lands. All topic areas were analyzed using both prior EIRs except for air quality, greenhouse gas, wildfire, and transportation/traffic. For topic areas of air quality, greenhouse gas, wildfire, and transportation and traffic, see topic area for baseline and tiering off of prior EIRs.

The potential for significant impacts to occur from future development associated with the proposed Alpine CPU is based on specific technical analyses as well as GIS data and spatial analysis. Additionally, federal, state, and County regulations were considered for their applicability in reducing the effects of the proposed project. Where applicable, existing regulations, policies, and mitigation measures addressed in the prior EIRs to reduce potential impacts are also incorporated into this SEIR.

Table 6-1 shows the Alpine CPU mitigation measures identified in this document by environmental issue area. Implementation of the Alpine CPU mitigation measures identified in Table 6-1, as well as prior EIR mitigation measures (Appendix B) would help reduce impacts associated with the proposed project. If an issue area did not require Alpine CPU mitigation measures, the table notes, “No additional mitigation measures are required.” If the analysis found the impact to be less than significant without mitigation, the table notes, “No mitigation measures would be required.”

Table 6-1. Alpine CPU Mitigation Measures

Issue Area	Alpine CPU Mitigation Measures
Section 2.1- Aesthetics	
Issue 1: Scenic Vistas	No additional mitigation measures are required.
Issue 2: Scenic Resources	No additional mitigation measures are required
Issue 3: Visual Character or Quality	No additional mitigation measures are required
Issue 4: Light and Glare	No additional mitigation measures are required
Section 2.2 - Agriculture and Forestry Resources	
Issue 1: Direct Conversion of Agricultural Resources	MM-AG-1: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, applicants shall be required to demonstrate that the project would not convert agricultural resources that meet the Prime and Statewide soil criteria, as defined by the FMMP, and as determined by the Agricultural Guidelines, to a non-agricultural use or appropriate project-specific mitigation shall be required. Applicants may be subject to subsequent project-level analysis pursuant to the County LARA model and/or submit an agricultural resources report to determine the importance, and mitigation (if required) of said agricultural resources. This shall occur on a project-by-project basis and would be required through conformance with the Guidelines for Determining Significance for Agricultural Resources.
Issue 2: Conflict with Agricultural Zoning or a Williamson Act Contract	No additional mitigation measures are required
Issue: 3: Indirect Conversion of Agricultural Resources	MM-AG-2: As a part of the discretionary review of subsequent projects located within a one-mile radius of an existing agricultural operation, Williamson Act Contract or County Agricultural Preserve, shall be required to demonstrate that the project would not indirectly impact said resources or appropriate project-specific mitigation shall be required. Subsequent projects may be assessed pursuant to the County LARA model and/or prepare an agricultural resources report to determine impacts and mitigation (if required) to reduce indirect impacts to said resource. This shall occur on a project-by-project basis and would be required through conformance with the Guidelines for Determining Significance for Agricultural Resources.

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<p>Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources</p>	<p>MM-AG-3: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, applicants shall be required to demonstrate that the project would not convert forestry resources as determined by CEQA, to a non-forestry use or appropriate project-specific mitigation shall be required. Applicants may be subject to subsequent project-level analysis that may require an agricultural resources report to determine the resource importance, impacts and mitigation (if required). This shall occur on a project-by-project basis and would be required pursuant to CEQA.</p>
<p>Section 2.3 – Air Quality</p>	
<p>Issue 1: Conflict with Air Quality Plans</p>	<p>No additional mitigation measures are required.</p>
<p>Issue 2: Result in a Cumulatively Considerable Increase of Nonattainment Criteria Air Pollutants</p>	<p>Construction Mitigation Measures</p> <p>MM-AQ-1: Require construction contractors to use high-performance renewable diesel (HPRD) fuel for diesel-powered construction equipment. Exemptions can be made for where HPRD is not commercially available within 200 miles of the Alpine CPA, or where the use of HPRD would not be economically feasible for use in project construction. The construction contract must document their unavailability or demonstrate economic burden to receive exemption from this requirement. Any HPRD product that is considered for use by the construction contractor shall comply with California’s Low Carbon Fuel Standards. HPRD fuel must meet the following criteria:</p> <ul style="list-style-type: none"> • Be hydrogenation-derived (reaction with hydrogen at high temperatures) from 100 percent biomass material (i.e., nonpetroleum sources), such as animal fats and vegetables, • contain no fatty acids or functionalized fatty acid esters, and • have a chemical structure that is identical to petroleum-based diesel which ensures HPRD will be compatible with all existing diesel engines; it must comply with American Society for Testing and Materials D975 requirements for diesel fuels. <p>MM-AQ-2: Require construction contractors to minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.</p>

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	<p>MM-AQ-3: Require construction contractors to stagger the scheduling of construction activities to avoid the simultaneous operation of construction equipment to minimize criteria pollutant levels resulting from operation of several pieces of emissions-intensive equipment, to the extent feasible.</p> <p>MM-AQ-4: Require construction contractors to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on at least an EPA-approved Tier 3 or newer engine. Exemptions can be made for specialized equipment where Tier 3 engines are not commercially available within 200 miles of the Alpine CPA. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA-approved Tier 2 engine.</p> <p>MM-AQ-5: Require construction contractors to maintain all construction equipment in proper working condition according to manufacturer’s specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.</p> <p>MM-AQ-6: Require construction contractors to implement and comply with the following fugitive dust control practices.</p> <ul style="list-style-type: none"> • Reduce fugitive dust from disturbed soil areas by: watering exposed soil with adequate frequency for continued moist soil (without overwatering to the extent that sediment flows off the site); suspending excavation, grading, and/or demolition activity when wind speeds exceed 20 miles per hour; installing wind breaks (e.g., trees or solid fencing) on windward side(s) of construction areas; and planting vegetative ground cover (fast-germinating native grass seed) in disturbed areas. • Reduce fugitive dust from unpaved roads by: installing wheel washers for all existing trucks, or washing off all trucks and equipment leaving the site; treating site access to a distance of 100 feet from the paved road with a six- to 12-inch layer of wood chips, mulch, or gravel; and posting a publicly visible sign with the telephone number and a person to contact at the lead agency regarding dust complaints. <p>MM-AQ-7: Require construction contractors to reduce construction-related fugitive VOC emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used</p>

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	<p>during construction. The construction contract must demonstrate of the use of low-VOC coatings and be submitted to SDAPCD prior to the start of construction.</p> <p>Operational Mitigation Measures</p> <p>MM-AQ-8: Prohibit the installation of wood burning stoves or fireplaces in discretionary residential developments. All stoves and fireplaces installed in proposed discretionary residential developments must be natural gas or electric.</p> <p>MM-AQ-9: Require all new residential and commercial developments to include accessible outdoor outlets in the project design to facilitate the use of electricity-powered landscaping equipment</p> <p>MM-AQ-10: Require the provision of educational materials for residential and commercial tenants concerning green consumer products and electric powered landscaping equipment. Prior to receipt of any certificate of final occupancy, the project sponsors shall work with the County to develop electronic correspondence to be distributed by email to new residential and commercial tenants that encourages the purchase of consumer products that generate lower than typical VOC emissions. Examples of green products may include low-VOC architectural coatings, cleaning supplies, and consumer products, as well as alternatively fueled landscaping equipment. The correspondence will also discuss the air quality and public health benefits of using electric powered landscaping equipment over conventional gasoline-powered equipment.</p> <p>MM_AQ-11: Encourage water heaters in new residential developments to be either solar, electrically powered, or tankless gas.</p> <p>MM-AQ-12: Require all non-residential projects to prepare a Transportation Demand Management (TDM) plan that focuses on reducing vehicle trips during commute hours. Project applicants shall coordinate with the County on project-specific requirements for a TDM plan related to a County TDM Ordinance, if adopted, or similar requirement. In lieu of an adopted TDM Ordinance at the county-level, projects should develop a TDM program that includes trip reduction policies supported by the SANDAG <i>Mobility Management Guidebook</i> (SANDAG 2019) or the California Air Pollution Control Officers Association (CAPCOA) <i>Quantifying Greenhouse Gas Mitigation Measures</i> (CAPCOA 2010). Any TDM plans that developed outside of compliance with a County-adopted ordinance will be reviewed and approved by the County.</p>

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	<p>MM-AQ-13: Require all new County-owned and -operated buildings proposed within the Alpine CPA to achieve zero net energy. Additionally, all landscaping equipment used at County owned and operated buildings and managed landscaped areas would be all electric.</p>
<p>Issue 3: Expose Sensitive Receptors to Substantial Pollutant Concentrations</p>	<p>MM-AQ-14: Require projects that propose to develop sensitive receptors within 500 feet of an existing freeway and are determined to have the potential to exacerbate existing TAC-related health risks to prepare a qualified, site-specific health risk assessment (HRA). The HRA shall be conducted in accordance with County guidance and reviewed by both the County and SDAPCD. If the HRA determines that the proposed project would exacerbate an existing health risk to the extent that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. No further action shall be required if the HRA demonstrates that the level of cancer risk would be less than 10 in 1 million.</p>
<p>Issue 4: Result in Other Emissions (Odors) Affecting a Substantial Number of People</p>	<p>No additional mitigation measures are required.</p>
<p>Section 2.4 – Biological Resources</p>	
<p>Issue 1: Special Status Species</p>	<p>MM-BIO-1: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed projects to determine if any potentially significant biological resource is present on site. If it is determined that potentially significant biological resources are present on site, compliance with the County’s Guidelines for Determining Significance – Biological Resources, shall be required. This may require, pursuant to PDS staff determination, the preparation of a technical report or memorandum that would evaluate the biological of the resource and identify appropriate mitigation measures, as required.</p>
<p>Issue 2: Riparian Habitats and Other Sensitive Natural Communities</p>	<p>See mitigation measure MM-BIO-1 under Issue 1 above.</p>
<p>Issue 3: Federally Protected Wetlands</p>	<p>See mitigation measure MM-BIO-1 under Issue 1 above.</p>

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Issue 4: Wildlife Movement Corridors and Nursery Sites	See mitigation measure MM-BIO-1 under Issue 1 above.
Issue 5: Conflict with Local Policies and Ordinances	No additional mitigation measures are required.
Issue 6: Conflict with Habitat Conservation Plans and Natural Community Conservation Plans	No additional mitigation measures are required.
Section 2.5 - Cultural and Paleontological Resources	
Issue 1: Historical Resources	<p>MM-CUL-1: Important historic resources in the Alpine Plan area shall be protected through utilization of dedicated open space.</p> <p>MM-CUL-2: Support the preparation of an inventory of significant historical landmarks in Alpine.</p> <p>MM-CUL-3: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed projects to determine if any potentially historical significant resource is present on site. If it is determined that potentially significant historical resources are present on site, compliance with the County’s Guidelines for Determining Significance – Cultural Resources: Archaeological and Historic Resources, shall be required. This may require, pursuant to County Planning & Development Services (PDS) staff determination, the preparation of a technical report or memorandum that would evaluate the historical significance of the resource and identify appropriate mitigation measures, as required.</p>
Issue 2: Archaeological Resources	<p>MM-CUL-4: Important archaeological resources in the Alpine Plan area shall be protected through utilization of dedicated open space.</p> <p>MM-CUL-5: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed projects to determine if an archaeological resource as defined by PRC Section 21083.2, State CEQA Guidelines Section 15064.5(a), and the RPO has the potential to be located on site. If it is determined that an archaeological resource has the potential to be located on site, compliance with the County’s Guidelines for Determining Significance – Cultural Resources: Archaeological and Historic Resources, shall be required. This may require, pursuant to</p>

Issue Area	Alpine CPU Mitigation Measures
	County PDS staff determination, the preparation of a technical report or memorandum that would evaluate the significance of the resource and identify appropriate mitigation measures.
Issue 3: Paleontological Resources	<p>MM-CUL-6: Paleontological monitoring programs will be implemented for projects that are located within paleontological sensitive areas that include Subarea 2. The monitoring program will be implemented on a project-by-project basis and conform to all applicable federal, state, and local regulations and the County’s Guidelines for Determining Significance - Paleontological Resources.</p> <p>MM-CUL-7: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed projects to determine if any unique geology is present on site. If it is determined that unique geology is present on site, compliance with the County’s Guidelines for Determining Significance – Unique Geology, shall be required. This may require, pursuant to County PDS staff determination, incorporation of project design features and mitigation measures to reduce impacts.</p>
Issue 4: Human Remains	No additional mitigation measures are required.

Section 2.6 – Greenhouse Gas Emissions and Climate Change

Issue 1: Generate GHG Emissions That May Have a Significant Impact on the Environment	MM-GHG-1: Require all development in the Alpine CPA to demonstrate consistency with the 2017 Scoping Plan through the implementation of all applicable BMPs. All development subject to the discretionary review process will identify which BMPs are applicable to the project and provide supporting evidence through CEQA review. This determination shall be provided through a BMP Consistency Review Checklist, developed by the County, to determine whether an individual project would be consistent with required measures.
Issue 2: Conflict with an Applicable Plan, Policy or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of GHGs	See mitigation measure MM-GHG-1 under Issue 1 above.

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Section 2.7 - Wildfire	
<p>Issue 1: Adopted Emergency Response Plan or Emergency Evacuation Plan</p>	<p>MM-WILD-1: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed projects to determine if subsequent projects are located within a High or Very High FHSZ. Subsequent projects within these zones would be required to prepare an FPP that is subject to the review and approval of the Alpine Fire Protection District and the San Diego County Fire Authority. Prior to preparation of an FPP, subsequent projects shall coordinate with appropriate fire agencies to ensure that modeling of the FPP and design of the project is appropriate to meet the Fire Adapted Communities Strategy. The FPP shall assess a project’s compliance with current regulatory codes and ensure that impacts resulting from wildland fire hazards have been adequately mitigated. The FPP shall identify evacuation routes within the vicinity of the project site and those routes shall not impair the ability of surrounding development to evacuate. Prepared FPPs for projects within 1 mile of the CNF, shall be provided to CNF for review.</p> <p>MM-WILD-2: As a part of the discretionary review of subsequent projects that have an occupancy of 200 or more, proposed under the Alpine CPU, an Evacuation Plan would be required. The Evacuation Plan shall not be in conflict with the community-wide evacuation plans that are part of the Alpine Community Wildfire Protection Plan that has been prepared by the Alpine Fire Safe Council. Evacuation Plans shall include analysis regarding the evacuation capabilities, improving on- and off-site roadways, and any improvements necessary to handle the egress and ingress during an evacuation.</p> <p>MM-WILD-3: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, identify the adequacy of the access and evacuation routes relative to the degree of development or use (including but not limited to road width, road type, length of dead-end roads, and turnouts). If the routes are determined to be inadequate as part of this review, the Fire Authority Having Jurisdiction (FAHJ) will identify the required improvements to be made.</p>
<p>Issue 2: Expose Receptors to Pollutants from Wildfire</p>	<p>See mitigation measures MM-WILD-1, MM-WILD-2, and MM-WILD-3 under Issue 1, above.</p>
<p>Issue 3: Exacerbate Wildfire Risk from Infrastructure</p>	<p>See mitigation measures MM-WILD-1, MM-WILD-2, and MM-WILD-3 under Issue 1, above.</p>

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Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Hazards	See mitigation measures MM-WILD-1, MM-WILD-2, and MM-WILD-3 under Issue 1, above
Section 2.8 – Hydrology and Water Quality	
Issue 1: Violate Water Quality Standards and Requirements	No additional mitigation measures are required.
Issue 2: Deplete Groundwater Supplies and Interfere with Recharge	No additional mitigation measures are required.
Issue 3: Result in Erosion or Siltation	No additional mitigation measures are required.
Issue 4: Result in Flooding	No additional mitigation measures are required.
Issue 5: Exceed Capacity of Stormwater Systems	No additional mitigation measures are required.
Issue 6: Place Housing within a 100-year Flood Hazard Area	No additional mitigation measures are required.
Issue 7: Impede or Redirect Flood Flows	No additional mitigation measures are required.
Issue 8: Expose People to Dam Inundation and Flood Hazards	No additional mitigation measures are required.
Issue 9: Expose People to Seiche, Tsunami, and Mudflow Hazards	No additional mitigation measures are required.

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Section 2.9 – Mineral Resources	
Issue 1: Mineral Resource Availability	No additional mitigation measures are required.
Issue 2: Availability of a Mineral Resource Recovery Site Loss	No additional mitigation measures are required.
Section 2.10 - Noise	
Issue 1: Excessive Noise Levels	<p>MM-NOI-1: For any new multi-family residences or mixed-use development proposed subsequent to the adoption of the Alpine CPU, private residential patios or balconies will not be required to comply with the 65 dBA (CNEL) limit, provided that all of the following criteria are met:</p> <ul style="list-style-type: none"> a) A barrier required around the patio/balcony per applicable building codes (i.e., for safety), if any, will be of solid construction with a minimum surface density of 4 pounds per square foot (e.g., concrete block, stucco, Plexiglas, or other solid material of appropriate thickness). Additional height beyond the minimum code requirement is not required. b) The remainder of the building will be designed and constructed to limit interior noise levels to 45 dBA (CNEL) or less within private living spaces. c) Owners of units with balconies that do not meet the 65 dBA (CNEL) limit will provide occupancy disclosure notices to all future tenants/owners regarding potential noise impacts.
Issue 2: Excessive Groundborne Vibration or Noise	No additional mitigation measures are required.
Issue 3: Permanent Ambient Noise Level Increase	No additional mitigation measures are required.
Issue 4: Temporary Ambient Noise Level Increase	<p>MM-NOI-2: Future discretionary projects within the Alpine CPA area shall implement best practices to reduce construction noise at nearby sensitive receptors to an average sound level of 75 dBA L_{eq} or less for an 8-hour period, between 7 a.m. and 7 p.m. Measures to reduce construction noise shall be included in the contractor specifications and may include, but are not limited to, the following:</p>

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	<ul style="list-style-type: none"> • Limit construction activities to between 7:00 a.m. and 7:00 p.m. Monday through Saturday; no construction activities should occur at any time on Sunday or holidays (January 1, the last Monday in May, July 4, the first Monday in September, the fourth Thursday in November, and December 25). Personnel should not be permitted on the job site, and material or equipment deliveries and collections should not be permitted outside of these hours. • Equip construction equipment with noise-reduction features such as intake silencers, mufflers, and engine shrouds that are no less effective than those originally installed by the manufacturer. • Switch off construction equipment when it is not in use. • Locate stationary noise-generating equipment (e.g., compressors, generators, etc.), staging areas, and laydown areas as far as possible from adjacent residential receivers. • Prohibit haul trucks from idling on site or in the project vicinity for periods greater than 5 minutes, except as needed to perform a specified function (e.g., concrete mixing). • Schedule high noise-producing construction activities during periods that are least sensitive, such as during daytime hours when neighboring residents are generally away at work. • Acoustically shield stationary equipment located near residential receivers with temporary noise barriers. • Limit on-site vehicle speeds to 15 miles per hour (mph) or less. • Route construction-related truck traffic away from noise-sensitive areas to the extent feasible. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. <p>Designate a "disturbance coordinator" who will be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise</p>

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	complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem.
Issue 5: Excessive Airport Noise Exposure	No mitigation measures are required.
Section 2.11 – Public Services	
Issue 1: Fire Protection Services	No additional mitigation measures are required.
Issue 2: Police Protection Services	No additional mitigation measures are required.
Issue 3: School Services	No additional mitigation measures are required.
Issue 4: Library Facilities	No additional mitigation measures are required.
Section 2.12 – Recreation	
Issue 1: Deterioration of Parks and Recreational Facilities	No additional mitigation measures are required.
Issue 2: Require Construction or Alteration of Recreational Facilities	No additional mitigation measures are required.
2.13 – Traffic	
Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	MM-TRA-1: As part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall review proposed project to determine if subsequent projects would be required to implement TDMs, in accordance with the County’s TSG.
Issue 2: Exceed Threshold for Vehicle Miles Traveled (VMT)	MM-TRA-2: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County staff shall require applicants to include a TDM plan and implementation strategy based on the quantifiable measures outlined in the CAPCOA Guidelines or other TDM Guidelines adopted by the County. These strategies may include, but are not limited to: vanpools, telecommute or alternative work schedules, and master planned communities (with design and land use diversity to encourage intra-community travel). Neighborhood Electric Vehicle networks may also be

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	<p>appropriate for larger scale developments. The project-specific VMT reduction estimates of the selected TDM plan and implementation strategy shall be calculated.</p> <p>MM-TRA-3: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, County Planning & Development Services staff shall review proposed projects to determine if new development within Alpine shall be required to implement the following Active Transportation Improvements to reduce VMT levels:</p> <ul style="list-style-type: none"> • LUT-9 Improve Design of Development - Maximum VMT Reduction 21.3% and minimum reduction of 3%. <p><u>Grouped categories that go along with LUT-9</u></p> <ul style="list-style-type: none"> ○ SDT-5: Incorporate Bike Lane Street Design ○ SDT-6: Provide Bike Parking in Non-Residential Projects ○ SDT-7: Provide Bike Parking with Multi-Unit Residential Projects ○ SDT-9: Dedicate Land for Bike Trails • SDT-1: Provide Pedestrian Network Improvements – Maximum VMT Reduction 2% • SDT-2: Provide Traffic Calming Measures - Maximum VMT Reduction 1%
Issue 3: Substantially Increase Hazards Due to a Design Feature	No additional mitigation measures are proposed.
Issue 4: Result in Inadequate Emergency Access	No additional mitigation measures are proposed.
Section 2.14 – Utilities and Service Systems	
Issue 1: Require New or Expanded Utility Facilities	No additional mitigation measures are required.
Issue 2: Lack of Adequate Water Supplies	No additional mitigation measures are required.

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Issue 3: Lack of Adequate Wastewater Treatment Capacity	No additional mitigation measures are required.
Issue 4: Lack of Sufficient Landfill Capacity	No mitigation measures would be required.
Issue 5: Violate Solid Waste Regulations	No mitigation measures would be required.

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