

CHAPTER 4.0 PROJECT ALTERNATIVES

4.1 Rationale for Alternative Selection

A range of feasible alternatives was selected to give decision makers and the public information about the relative environmental effects of projects with differing designs and reduced impacts. Four alternatives were selected:

1. No Project Alternative (NPA), reflects what would occur on the site if no development occurs and current agricultural uses continue. This alternative has no significant environmental effects and reduces environmental impacts in all ten categories in which project impacts will occur: minerals, aesthetics, air, biology, cultural resources, hazards, geology, noise, paleontology, and traffic.
2. Legal Lot Alternative (LLA) evaluates impacts from developing a residence on each of the existing five legal lots on the site. No open space, agricultural, or recreational lots are provided. This alternative has significant effects in all ten categories in which project impacts will occur; however, it reduces impacts in nine categories: aesthetics, air, biology, cultural resources, hazards, (fire safety), geology, noise, paleontology, and traffic.
3. Reduced Cultural Resource Impact Alternative (RCRIA) evaluates a project with 38 residential lots and no direct cultural resource impacts. Open space, agricultural, and recreational lots are still provided. It eliminates six lots in the vicinity of a cultural resource. This compares with the Proposed Project, with 44 residential lots and direct cultural resource impacts. This represents approximately a thirteen percent reduction in residential lots. This alternative has significant effects in ten categories, but reduces impacts to cultural resources.
4. Reduced Visual Impact Alternative (RVIA) evaluates a project with 39 lots and no impacts to visual resources. Open space, agricultural, and recreational lots are still provided. Visual impacts are reduced by eliminating six lots that front SR-76 and replacing them with agricultural open space. The RVIA has significant effects in nine categories: minerals, air, biology, cultural resource, geology, hazards (fire, toxic substances, and vectors), noise, paleontology, and traffic. The RVIA reduces impacts in two categories: aesthetics and noise.

A summary of what significant environmental effects the alternatives reduce is provided in Table S-2, "Comparison of Project Alternative Impacts to Significant Project Impacts."

No alternative locations are proposed in the DEIR because limited site selection options and special characteristics of the site make alternative locations infeasible. The choice of properties with significantly differing environmental profiles is limited in this region. For example, the project and other large properties on the north side of the San Luis Rey River (SLRR) share similar features: they are usually located on alluvial fans and have steep to

gently sloping topographic profiles. The use pattern tends to be similar, specifically large agricultural operations with related outbuildings and an owner/manager residence. The properties use the same circulation network provided by SR 76. And the biological profile tends to be similar, reflecting the influences of the mountain foothills, numerous north-to-south trending water courses, and proximity to the (SLRR), and the effects of established agriculture. Therefore, project effects would be expected to be similar from one property to the next, and no significant environmental benefits can be anticipated from pursuing an alternative location. Properties in the SLRR valley closer to the river were not examined due to the environmental constraints associated with locating 44 lots with a minimum area of two acres in this sensitive, largely riparian and flood-prone area. Finally, no large ownerships in the area can be found which are not constrained by adjacent Indian reservations and public ownerships such as the Cleveland National Forest or rough terrain.

In addition, no alternative location is proposed because this site presents special features that make it the best choice for a project of this kind. The site possesses ample water resources. The applicant operates an agricultural grove, the retention of which is a major feature of the project. To encourage continued agriculture on the site and minimize imported water demand, the applicant proposes to provide non-potable well water for project irrigation needs. This option would not be available on a site in a different location.

4.2 No Project Alternative (NPA)

The No Project Alternative (NPA) provides an analysis of the site were no development to be pursued. The land would remain in agricultural production, continuing to produce citrus, avocados, and persimmons for sale. The site would continue to provide a caretaker's residence. Existing storage and maintenance outbuildings would remain. Figure S-2, "Aerial Photograph," provides a view of the site that reflects this approach. The NPA would not conflict with current land use designations and zoning, and would be consistent with the General Plan. The mineral resource beneath the groves would remain intact. The project site would not be annexed to the YMWD for either water or fire service. Existing on-site wells would continue to be used for potable and non-potable water needs. Fire service would continue to be provided by Calfire.

No significant effects would result from this alternative. This alternative would reduce significant effects in all areas when compared to the Proposed Project. This alternative would not meet any of the applicant's goals for the project such as providing needed housing. The NPA is the environmentally preferred project.

4.2.1 Analysis of NPA Effects

4.2.1.1 Minerals

The NPA would not impact or preclude future use of the mineral resources on the subject site because no development is proposed that would preclude future mining.

Such future use would be limited by the requirement for a 1,300-foot noise buffer zone in areas adjacent to existing development. The NPA does not contribute to a cumulative impact because it does not impact or prevent future use of the mineral resources.

4.2.1.2 Aesthetics

The NPA would not alter the current aesthetic character of the site. Drivers on SR 76 would continue to experience the site as an agricultural operation much like those on properties that border the highway both east and west of the project site. This impact is reduced from Proposed Project levels, where a visual buffer is needed to screen potential visual effects. The NPA does not contribute to cumulative impacts because no change in the site's appearance is proposed.

4.2.1.3 Biology

The NPA would not change the existing biological conditions on the site. Occasional intrusion into biologically sensitive areas cannot be ruled out because no open space protections such as buffers or fencing would be put into place. Direct impacts from existing groves in the biologically sensitive Frey Creek would continue. Indirect impacts are not expected to be significant because the human presence on the site is minimal and activity is focused on agricultural areas already under cultivation. The resident care taker and existing perimeter fencing would continue to deter unauthorized intrusions. Impacts would not be significant and would be reduced from project levels because the NPA does not involve impacts to Diegan Coastal Sage Scrub or Coast Live Oak Woodland, or indirect impacts.

The NPA does not contribute to cumulative impacts because no changes in the site's biological resources are proposed.

4.2.1.4 Air Quality

The NPA will not have significant direct or cumulative air quality impacts because no additional traffic will be placed on the roads and no construction is proposed. Impacts are reduced from Proposed Project levels, which consist of 528 ADT, and emissions from construction vehicles, which generate PM10 in excess of threshold levels.

4.2.1.5 Cultural Resources

Fifteen archaeological sites were researched on the project site during the cultural resources survey. The NPA would avoid direct impacts to these sites because no additional development is proposed. The cultural resources report notes that some sites that were not located since first reported may have been impacted by agricultural expansion activities in the past. Some additional impacts could occur due to on-going maintenance such as tree planting, removal, or replanting. This effect is expected to

be isolated and intermittent because groves have already been established throughout the site and the grove is in very good condition, so the probability of additional plantings is low. Impacts are not significant.

Indirect impacts could also occur because sites would be unprotected and would be subject to human encroachment. However, human presence on the site would continue to be minimal and would remain focused on agricultural areas. Generally the archaeological sites would remain undisturbed and indirect impacts would be less than significant.

The NPA impacts to cultural resources would be less than those produced by the project. While some direct or indirect impacts may occur, these would be less than the impact expected for the project because the scale of disturbance is low. For example as related to site SDI-9375/H, under the NPA the only activity in the area would be grove maintenance, picking, and related activity. These are generally above-ground activities. No grading would take place and the site would remain intact. The Proposed Project in contrast would directly impact the resource and recovery is required. Indirect impact levels are also reduced because no additional permanent human presence will be established on the site that would create indirect impacts.

4.2.1.6 Hazards

The NPA would retain the approximately 154-acre irrigated agricultural grove. No additional fire risk would be introduced. Fire hazards are not significant.

Areas of hazardous material identified on the site would not be addressed under this scenario. These areas are removed from the manager's residence and isolated from regular grove activities. The risk of exposure is therefore not increased and impacts are not significant. Impacts are reduced from project levels because the risk of exposure will not be increased. The Proposed Project locates additional individuals onto the site and therefore recovery and remediation of contaminated areas is necessary.

Cumulative impacts are not significant because the NPA does not contribute to a project level impact.

4.2.1.7 Geology

The major geologic hazard on the site is the potential for ground shaking at an active fault to damage structures or threaten health and safety. (See Figure 2-7-1 for a depiction of these zones). NPA does not have structures within the predicted fault zone setback, and none are proposed. The residences on site have not been built to 2007 UBC standards but they are not within the fault zone. Impacts are not significant.

No new activities are proposed that would increase the threat from a catastrophic failure of the reservoir. No residences are located immediately below or near the reservoir. Therefore the effect of a reservoir embankment failure would not threaten residences. Extensive grove areas would remain below the reservoir and would be impacted by a catastrophic reservoir failure. This has been the situation since the reservoir was established in the 1960s and does not represent a new impact.

The NPA does not contribute to a cumulative impact because impacts are reduced and no residences are located within the fault zone setback or below the reservoir. Cumulative effects are reduced from Proposed Project levels.

NPA's geologic effects, both project-level and cumulative, are not significant and are reduced from Proposed Project levels because no homes are planned that could be impacted by the fault or a reservoir failure.

4.2.1.8 Noise

Noise at present is generated by minimal traffic associated with the caretaker's residence and the agricultural activities such as transport of produce that take place on the site. No construction is proposed so no construction noise will occur. Traffic noise would not increase. Impacts are not significant and are reduced from Proposed Project levels.

Agricultural noise is created by operations such as picking, loading, and trucking. The closest offsite uses are to the east and consist of single family dwellings surrounded by agricultural groves. The agricultural noise generated on-site would be similar to these off-site uses. Agricultural activities are seasonal and temporary, and have been a regular activity on the site for decades without issue. Due to the established nature of the noise pattern, the similarity of use between off- and on-site areas, and the low level of activity, impacts are not significant and no mitigation is required. Impacts are reduced from Proposed Project levels.

Agricultural noise could impact sensitive birds that may breed onsite. However, agricultural activity is focused on grove areas, where breeding birds are less likely to nest. Some activity occurs near the Frey Creek channel where existing wells are located. Wells were established years ago and no new wells are proposed as a result of the NPANPA agricultural noise impacts would not be significant because this activity is focused in non-native habitat areas and no new noise sources are proposed. Impacts are reduced as compared to the Proposed Project.

The NPA does not contribute to a cumulative noise impact because no changes in use are proposed and no new noise sources are created. The site remains isolated from surrounding uses where noise may be an issue. These effects are reduced from

Proposed Project levels. In summary, NPA project and cumulative impact from noise are not significant and are reduced from project levels.

4.2.1.9 Paleontology

No grading is anticipated to occur as a result of the NPA. Therefore there will be no impacts to paleontological resources. NPA impacts are reduced from the Proposed Project level, which proposes 63,360 CY of grading, some of which will occur in formations with fossil-bearing potential. The NPA does not contribute to a cumulative impact because no grading in fossil-bearing rock is proposed.

4.2.1.10 Transportation and Traffic

The NPA would not put any new traffic on the roads in the short or long term. Traffic would be generated by the current resident/caretaker, and by ongoing agricultural activity,. These activities are already part of the existing conditions in the area and do not constitute a new impact. The NPA reduces impacts from the Proposed Project which generates 528 ADT. No cumulative impacts would be created because no new residential construction would take place. In summary project level and cumulative impacts are reduced with the NPA.

4.3 Legal Lots Alternative (LLA)

The Legal Lots Alternative (LLA) provides an analysis of environmental impacts if the project were not to go forward and the five legal lots on the site were sold and developed with single family dwellings. Figure 4-2-1, “Legal Lots Alternative,” shows the legal lots on the site. The lots range in area from 8.06 to 157 acres. Each lot has ample room for a residence and continued agricultural activity. Access and utilities would be provided in accordance with current County of San Diego ordinances. The LLA would not conflict with current land use designations and zoning because development of individual legal lots is allowed by right.. The LLA would not annex to the YMWD for water service. Lot owners would drill their own wells or could apply to annex to YMWD as individuals. The LLA would not annex to the YMWD for fire service but fire protection services would be provided by Calfire under contract with the County of San Diego.

Residences have not been sited because lot owners would be free to make pad location decisions. Assuming two acres of impact per lot for large pads, outbuildings, and amenities, total project impact area is estimated to be 10 acres. While room for agricultural activity will be available on each lot, the decision to continue agriculture would remain with individual owners.

While CEQA §15303(a) generally exempts single family residences from environmental review, some actions such as a grading permit may trigger review. It is assumed that some level of review will be triggered by the grading permits required to create pads on each lot.

Significant effects would be addressed under this scenario, but only on a lot-by-lot basis. There would be no over-arching review which is afforded by analysis of a single project over the entire site. No offsite road improvements would likely occur. No coherent open space design would be implemented under this alternative. If open space were required of individual owners, it would be created in piecemeal fashion as lots are sold and developed. For the purpose of this analysis it is assumed agricultural activity would continue.

The LLA has significant effects to four areas. These are minerals, cultural resources, hazards (toxic substances) and traffic. The LLA does not reduce the one significant and unmitigable effect, minerals. In total, nine effects (aesthetics, air quality, biology, cultural resources, hazards (fire), geology, noise, paleontology, and traffic) are reduced from project levels. The LLA is the environmentally superior project after the No Project Alternative.

4.3.1 Analysis of LLA Effects

4.3.1.1 Minerals

The existence of five individual residences distributed throughout the site would preclude onsite mining due to the requirement for a 1,300-foot noise buffer for residences. Therefore impacts would be significant and no mitigation is available. Effects are similar to the Proposed Project.

4.3.1.2 Aesthetics

The LLA would not alter the current aesthetic character of the site. Each lot is large enough to accommodate a residence while existing groves continue to provide visual screening from SR76, Adams Drive, and the adjacent neighborhood. Drivers on SR76 would continue to experience the site as an agricultural operation much like those on surrounding properties. While the extent of clearing of individual lots by their owners cannot be accurately predicted, the assumption is made that lot owners would purchase extensive grove areas because they intend to continue agricultural activity. Clearing would therefore be minimal and groves would continue to surround the residences, screening them from view. This effect is reduced from Proposed Project levels, where a 100 foot visual buffer is required. The LLA would not contribute to a cumulative impact because impacts are isolated and small in scale. In summary, LLA's project-level aesthetic impacts are not significant, and are reduced from project levels. Cumulative effects are not significant and are similar to the project.

4.3.1.3 Biology

All lots have ample area to allow for the avoidance of sensitive habitats. Lot 5 is the most constrained lot at eight acres, but there is no sensitive habitat on the lot. Lot 1 consists of 37 acres consisting of agriculture. Lots 2, 3, and 4 encompass the Frey Creek area, which is a sensitive biological habitat. However all of these lots support

disturbed habitat or grove areas that would allow development of a residence without encroaching into sensitive habitat areas. . Additional impacts such as trail blazing could occur to sensitive habitats such as oak or coastal sage scrub because these areas are unlikely to receive specific protections. However, these are expected to be minimal because site density is low (1 DU/30 acres) and most of the property was cleared of its sensitive habitat many years ago. . Oak impacts would be reduced because the road to the recreation center would not be improved and activity near an oak grove in that area would be reduced.

Off-site impacts will not occur with the LLA because off-site improvements are not triggered by individual lot sales. Indirect impacts from human intrusion into sensitive habitats are possible because no open space protections would be provided. However most of the site consists of groves, so indirect impacts would occur in these areas. Where sensitive areas occur, specifically in Frey Creek and the oak grove in the center of the site, the areas are already impacted and/or have been managed in such a way as to reduce existing habitat value. Intrusions are therefore not expected to be significant. Direct and indirect impacts are not significant. In contrast, the project impacts 1.2 acres of Diegan Coastal Sage Scrub and 3.0 acres of Coast Live Oak Woodland. This includes on- and off-site impacts. Indirect impacts also occur as a result of increased human presence on the site. The comparison shows that LLA biological impacts are reduced with this alternative.

Cumulative impacts are not significant because the LLA would not contribute to a regionally significant reduction in biological resources. In summary, the LLA's project-level impacts to biology are not significant and are reduced from Proposed Project levels because smaller areas of sensitive habit will be affected. Indirect impacts are not significant because fewer residences are established near sensitive areas. Cumulative biological impacts are not significant, and are similar to Proposed Project levels.

4.3.1.4 *Air Quality*

The LLA will not have significant air quality impacts because additional traffic will be minimal. Construction of up to five residences will not generate significant levels of PM₁₀, PM_{2.5}, or other pollutants because construction will be limited to a single residence on each lot, lots are widely separated, and because lots will be built over time on a lot sales basis. These conditions will dissipate pollutants. Impacts are reduced from project levels, which consist of 528 ADT, and emissions from construction vehicles, which generate PM₁₀ in excess of threshold levels. Cumulative impacts are not significant because no project level effects are created. In contrast, the project has a significant cumulative impact. Both project and cumulative air quality effects are reduced with the LLA alternative.

4.3.1.5 Cultural Resources

The LLA could avoid direct impacts to cultural sites because each lot where resources are located contains ample room in which to site a residence while avoiding cultural resources. Further study of SDI-9537/H would not be necessary because this resource area could be avoided. Indirect long-term impacts from human intrusions could occur because open space protections may not be provided on lots developed under the CEQA exemption for single family lots. However, the number of residences is small and the site is densely covered by groves, which obscure surface features and make surface collection more problematic. Therefore indirect impacts are not significant and are reduced from Proposed Project levels.

Cumulative impacts are not significant. The LLA avoids direct and indirect impacts to sensitive resources because no resources are disturbed and large lots allow siting of residences far from where they occur. As a result cumulative impacts are not significant and are reduced from project levels.

In summary, the LLA has no significant direct or indirect impacts. Impacts are reduced from project levels. LLA cumulative impacts would be less than significant due to the lack of project-level impacts and the potential to avoid impacts through design. Cumulative impacts are reduced because all resources are avoided.

4.3.1.6 Hazards

The LLA would retain most of the approximately 154-acre irrigated agricultural grove. A “fire safe” approach conforming to County ordinances and including vegetation clearing irrigation, and structural safeguards, would be required for any new residence. Impacts would not be significant and are reduced from project levels because fewer residences that could present a fire risk.

A single hazardous material area was identified on the site during the Phase 2 study which is located on Lot 2. Because a residence would be located on the lot, risk of exposure is present and impacts are significant. Hazardous material could be introduced into the area by individual lot owners. Owners would be expected to adhere to County ordinances and regulations related to hazardous materials handling and disposal. Impacts are similar to project levels because the risk of exposure is similar.

Cumulative impacts are not significant because project level hazards will be remediated and the LLA does not contribute to a significant regional increase in the presence of unregulated hazardous materials.

Vectors such as mosquitoes could breed in standing water. The reservoir would be the responsibility of the current owner or the new owner of lot 5. As such the owner would be responsible to put into place Best Management Practices to control vectors,

as required by the County Department of Environmental Health. Individual lot owners will be responsible for controlling runoff from their properties, and as such will be required to design adequate retention facilities and incorporate proper maintenance in accordance with County policies. Impacts are not significant. Cumulative impacts will not occur if all areas of standing water are managed in accordance with County policies and ordinances.

In summary, vectors do not pose a significant impact and are reduced from project levels for both the project level and cumulative conditions. LLA

4.3.1.7 Geology

The major geologic hazard on the site is the Elsinore Fault, the movement of which could threaten health and safety and damage structures. The fault line is located primarily on Lot 2 of the LLA. This lot encompasses 157 acres and so there is adequate area to site a residence outside the 100 foot setback zone. Impacts are not significant. This effect is similar to the project, which avoids the fault by locating residences outside the 100 foot setback.

Studies of the reservoir indicate that the reservoir is geologically stable, but in the case of a failure of the reservoir, areas below could be inundated. Lots 2 and 5 could be affected. Part of lot 2 is located below the reservoir, but due to the size of the lot (157 acres) and the fact that most of it does not lie below the reservoir; a residential site could be located outside the range of this hazard. Lot 5 encompasses 8.06 acres and is located adjacent to the reservoir to the north. Most of the lot is at a higher elevation than the reservoir and this area could accommodate a single family residence. Therefore residents would not be threatened by failure. The potential for reservoir failure to impact residences is minimal because the reservoir is stable, and Lots 2 and 5 are large enough to locate lots away from the reservoir area. Impacts are reduced from Proposed Project levels because lot sizes and locations provide more flexibility in the siting of houses.

Cumulative impacts are not cumulatively considerable because the LLA can avoid impacts from faulting and failure and because no other projects within the study area do not have significant impacts related to reservoir stability. This is similar to the project's effect.

In summary, LLA's project-level geologic impacts are significant but mitigable, and are reduced from project levels. Cumulative impacts are not significant, and are similar to the project.

4.3.1.8 *Noise*

The LLA alternative would create noise related to construction, traffic generated by the project, and the agricultural activities that take place on the site. Noise levels along SR 76 could also impact proposed residences.

Lots 1-3 front SR 76 where noise levels exceed 60 dBA CNEL. These lots are large and could easily accommodate a residence outside of the 60 dBA CNEL zone. Impacts are not significant.

A minor increase in noise associated with an additional 60 ADT would occur as a result of development on five lots. However, this is a small increase in ADT and would not result in a readily detectable increase in noise. Impacts would not be significant.

Construction noise would be limited to five lots and some grading for roadways and driveways. This activity can avoid impacts to offsite residences due to the dispersed nature of the legal lots over the 246 acre site and their extensive areas. LLA construction noise could impact sensitive birds during the breeding season. Conformance with controls in the County of San Diego Grading Ordinance and building code requirements would limit these effects. Impacts are not significant.

Agricultural noise such as picking, loading, and trucking would continue. . These activities are seasonal and temporary, and have been a regular feature on the site for many years. The nearest offsite sensitive uses are residences to the east and south. Residential uses to the east often have an agricultural component, making noise complaints less likely. Additionally the agricultural use has existed in relation to these residences for many years without complaint. Impacts are not significant due to separation and similarity of uses and longstanding practice in the community.

LLA impacts are reduced from project levels because less construction would occur and less traffic noise would occur on area roadways. LLA traffic noise is generated by 60 ADT, while project traffic of 528 DT will generate more noise. Agricultural noise will be similar because the LLA and the project retain extensive agricultural uses.

Cumulative impacts are not significant under the LLA because it does not exceed guidelines established for the project. This is similar to the Proposed Project.

In summary, LLA project-level impacts from noise are not significant and are reduced from project levels, while cumulative impacts are not significant and are similar.

4.3.1.9 Paleontology

The LLA alternative could impact paleontological resources if grading were to occur in fossil-bearing geologic formations. Grading in areas that may have geologic fossil resources would have to be monitored by a paleontologist to ensure that resources are not disturbed, if a major grading permit was required in accordance with the County of San Diego Grading Ordinance and Resource Protection Ordinance. The program should include recovery, documentation, and curating of any fossils found. Impacts are potentially significant. The LLA has a reduced impact when compared to the project because the area of grading is smaller.

Cumulative impacts are not significant because individual effects are avoided in conformance with County ordinances. This is similar to the Proposed Project.

LLA impacts are reduced from project levels because less grading will be required for the five homes that could be developed with this alternative. Cumulative impacts are not significant and are similar to the project.

4.3.1.10 Transportation and Traffic

The LLA would put an estimated 60 ADT on area roadways. This amount of traffic will not degrade existing levels of service for roadway segments or intersections in the area, which currently operate at LOS D or better because this limited amount of additional traffic will not exceed any significance thresholds. LLA impacts are not significant. LLA impacts are reduced because less traffic (60 versus 528 ADT) is generated.

Cumulative impacts are addressed by payment of the Traffic Impact Fee assessed by the County of San Diego. This fee is collected for each residence to mitigate for potential cumulative impacts to area roadways. The reduced number of lots results in a decrease in impacts to the regional transport system.

In summary, the LLA's project level direct and cumulative traffic impacts are less than significant and are reduced from project levels.

4.4 Reduced Cultural Resources Impact Alternative (RCRIA)

The Reduced Cultural Resources Impact Alternative (RCRIA) proposes 38 residential lots, and is focused on reducing cultural resource impacts. Figure 4-2-2, "Reduced Project Alternative," provides a concept of this design. Six residential lots in the southwest corner of the site are eliminated to provide an expanded protection for sensitive cultural resources. All other aspects of the project are the same as the project. Details are provided in Chapter 1, Project Description.

This alternative was selected to provide an understanding of the environmental effects of a project with reduced impacts to cultural resources and more open space. Open space would

increase to 109.47 acres from 91.3 acres for the Proposed Project. Agricultural open space would remain at 39.1 acres. This alternative reduces effects to one category, cultural resources.

4.4.1 Analysis of RCRIA Effects

4.4.1.1 Minerals

The presence of 38 residences distributed throughout the site would preclude onsite mining due to the requirement for a 1,300-foot noise buffer for residences. Therefore impacts would be significant and no mitigation is available. Effects are similar to the Proposed Project.

The cumulative analysis considers all of the cumulative projects listed in Table 1-1 and shown on Figure 1-6. Of the 23 cumulative projects considered, Warner Ranch, was identified as having impacts related mineral resources. Despite the loss of some mining capacity with the RCRIA and Warner Ranch, overall resources in the County remain intact. Thus, cumulative impacts are determined to be less than significant. Effects are similar to the Proposed Project.

4.4.1.2 Aesthetics

The RCRIA would require a 100 foot easement along the project frontage to ensure the ongoing maintenance of a visual buffer. Impacts are significant. Mitigation specified in Chapter 2.1, consisting of a 100 foot wide visual buffer will be required.

Effects are similar to project levels because three residential lots are located along the project frontage where they could be visible from SR 76.

The RCRIA would not contribute to a cumulative impact in the area because impacts are mitigated and no other cumulative projects have significant visual impacts. Overall effects are not cumulatively considerable and impacts are not significant. This is similar to the project's cumulative effect.

In summary, the RCRIA's project-level impacts are significant, and are similar to project levels. As with the project, cumulative impacts are not significant.

4.4.1.3 Biology

The RCRIA has similar impacts to the Proposed Project, which are discussed in Chapter 2.2. These include impacts to 1.2 acres of Diegan Coastal Sage Scrub and 3.0 acres of Coast Live Oak Woodland. Indirect impacts are slightly reduced because density is lower and fewer people would be living on the site. But overall effects would not be reduced below a level of significance. Biological effects are therefore similar to the Proposed Project. Mitigation as proposed in Chapter 2.2 is required.

Cumulative impacts of the RCRIA would be less than significant because the RCRIA would not contribute to a regionally significant reduction in biological resources.

In summary, direct and indirect impacts are significant but mitigable. Impacts are similar to the Proposed Project. Cumulative impacts are less than significant, similar to the Proposed Project.

4.4.1.4 *Air Quality*

RCRIA effects will be similar to the project because their residential designs are similar. Impacts and mitigation discussed in Chapter 2.2 apply to the alternative. During the grading phase of the Proposed Project, PM₁₀ emissions are anticipated to generate approximately 137.5 pounds lb/day, which exceeds to 100 lb/day limit. This represents a significant impact.

Mitigation would consist of the same measures as for the Proposed Project as discussed in Chapter 2.3.

The RCRIA would have cumulative impacts related to construction emissions of PM₁₀. This is similar to the Proposed Project. Mitigation is summarized in Chapter 2.3 above. In summary, RPA effects are significant at both the project and the cumulative level and mitigation is required. This is similar to the Proposed Project.

4.4.1.5 *Cultural Resources*

The RCRIA will avoid impacts to cultural resources on the site because no grading will take place in the area of a sensitive cultural resource, SDI 9537, as shown on Figure 4-2-2, “Reduced Cultural Resource Impact Alternative.”. The other assumed significant sites (SDI-246, SDI-266, SDI-714 and SDI-731) would also be protected in open space. Indirect impacts could occur because residences will be established in proximity to existing resources. Mitigation measures proposed in Chapter 2.4 for indirect impacts are required. Protections in the form of an open space easement, buffers, fencing, and signage will be required and will mitigate impacts to below a level of significance. Monitoring of grading by a County approved archaeologist and Native American representative will ensure that if resources are uncovered, they will be analyzed pursuant to the Grading Monitoring Mitigation Program. Impacts are significant due to indirect impacts but are reduced from project levels.

All resources in both RCRIA and the other cumulative projects, detailed in DEIR Section 2.5.3, will be effectively preserved and mitigation will be proposed to ensure no impacts to resources occur. Resources will be identified, monitored, and curated in accordance with County and State guidelines, policies, and laws, and so will not inhibit a regional understanding of cultural or historical resources. Impacts are not significant and no mitigation is required for both the RCRIA and the project.

In summary, the RCRIA has potentially significant project-level indirect impacts. However, impacts are reduced from levels of the Proposed Project. Cumulative impacts are not significant and are similar to project levels.

4.4.1.6 Hazards

The RCRIA design is similar to the Proposed Project, except for the elimination of six residential lots in the southwest part of the site. Human presence on the site will increase and as such hazardous substances present in one area of the site must be removed and remediated. Impacts and mitigation are similar to the Proposed Project. The analysis and mitigation requirement provided in Chapter 2.6 applies to the RCRIA.

The RCRIA will not have significant cumulative impacts from hazardous substances because project-level impacts are addressed, region-wide impacts do not occur, and projects will conform to County and State regulations pertaining to the use, storage, and reporting of hazardous substances. Its impact is similar to project levels.

Residential development requires the incorporation of fire safe measures throughout the site. The RCRIA would include a fire-safe design. Lots would retain most of the irrigated agricultural grove, which reduces fire risk. The four-acre reservoir that holds approximately 41 acre feet of water would be retained, although total capacity would be reduced to approximately 37 acre feet. The reservoir could be used in a fire emergency. The California Department of Forestry and Fire Protection (Calfire) currently provides fire protection services to the site. Fire stations are located approximately five miles east at the Rincon Fire Station and three miles west at the Pala Fire Department station. The fire management design proposed for the project can be used because site conditions and available facilities are the same, with appropriate modifications for changed development and open space boundaries. Annexation to the Yuima Municipal Water District for the continuation of fire service would be required. Mitigation measures as detailed in Chapter 2.6 would be required. These effects and mitigation are similar to the Proposed Project. Vector impacts are similar because the reservoir is retained.

RCRIA will not have significant cumulative impacts because project-level impacts are limited and fully mitigated and other projects in the study area have mitigated impacts as related to hazardous materials. Its impact is similar to Proposed Project levels because neither project contributes to a cumulative impact.

In summary, the RCIA has significant project level impacts that are similar to the Proposed Project. Cumulative impacts are not significant.

4.4.1.7 Geology

Potential impacts from ground shaking and reservoir instability are similar to the project because their designs are similar. Chapter 2.7 details the analysis and mitigation that is required. The major geologic hazard on the site is the potential for ground movement related to the on-site fault. Mitigation in the form of a 100 foot setback from the fault will be provided..

The onsite reservoir was studied for overall stability and the potential to overtop during a seismic event. The analysis and mitigation described in Chapter 2.6 apply. After extensive testing, the ground supporting the reservoir was found to be stable. Design considerations will include a spillway to reduce the potential for overtopping, an emergency action plan and related improvements for emptying the reservoir in an emergency, and a mitigation and monitoring plan. These effects are similar to the Proposed Project.

Cumulative impacts are not cumulatively considerable because RCRIA fully mitigates its impacts TM 5338, within the study area has significant impacts related to ground modifications, but there are no other issues related to geologic stability of reservoir embankments in the study area. As a result no cumulative effects are anticipated. This is similar to the project's effect.

4.4.1.8 Noise

Noise would be created by construction, traffic generated by the project, and the agricultural activities that take place on the site. Noise levels along SR76 could also impact proposed residences. The RCRIA design is similar to the Proposed Project and as such, the analysis and mitigation discussed in Chapter 2.7 apply. Grading near sensitive habitat could impact birds during the nesting and breeding season. RCRIA noise impacts to sensitive birds are potentially significant and similar to the project. Mitigation in the form of avoidance of breeding bird areas is required.

RCRIA traffic noise is generated by 456 ADT, 14 percent less than the Proposed Project ADT of 528. There are also potential impacts to future residents along SR 76 from roadway noise. Project level impacts are significant. A 100 foot buffer will provide noise attenuation and will reduce impacts to below a level of significance. These effects are similar to the Proposed Project.

Agricultural noise will be created by operations such as picking, loading, and trucking. These activities are seasonal and temporary, and have been a regular feature of the site activity for many years. The closest offsite uses to the east and west are agricultural groves, so the agricultural noise generated on-site will be similar to and consistent with these off-site uses. RCRIA impacts are not significant and are similar to the Proposed Project.

Cumulative impacts are not significant under RCRIA because it does not create noise that exceeds guidelines established for the project. The cumulative study area for noise was defined by the cumulative study area for traffic, because traffic is the predominant noise source in the area. The noise study's comparison of cumulative traffic noise with and without project noise shows that overall noise levels (including project and cumulative area traffic) are anticipated to increase from 0.0 to 0.1 dBA CNEL. Any increase in noise level by 1.0 or higher dBA CNEL would constitute a significant impact according to the County of San Diego. As with the project, impacts are not significant.

In summary, RCRIA project-level impacts from noise are significant and are similar to Proposed Project levels. As with the project, cumulative impacts are not significant..

4.4.1.9 Paleontology

RCRIA could impact paleontological resources if grading were to occur in fossil-bearing geologic formations. Grading in areas that may have geologic fossil resources would have to be monitored by a paleontologist to ensure that resources are not disturbed. The impacts and mitigation specified in Chapter 2.9 would apply. The program should include recovery, documentation, and curating of any fossils found. RCRIA impacts are similar to the project because their grading plans are similar.

4.4.1.10 Transportation and Traffic

The RCRIA would put 456 ADT on area roadways. This amount of traffic will not degrade existing levels of service (LOS) for roadway segments or intersections in the area, which currently operate at LOS D or better. These operational levels would not change as a result of the project. Project-level impacts are not significant. This effect is similar to the Proposed Project.

Cumulative impacts are significant for the RCRIA. Due to its similarity to the project, impacts and mitigation specified in Chapter 2.10 would apply. Impacts are addressed by payment of the Traffic Impact Fee assessed by the County of San Diego. The project would be assessed a fee based on the number of lots proposed. RCRIA impacts are similar to the project, which is also required to pay TIF fees. As with the project, improvements to the Haas Grove Road/SR76 intersection are also proposed to provide primary access. In summary, RCRIA traffic impacts are not significant at the project level and are significant at the cumulative level. RCRIA effects are similar to the Proposed Project in both cases.

4.5 Reduced Visual Impacts Alternative (RVIA)

The Reduced Visual Impacts Alternative (RVIA) proposes 39 residential lots, using a similar residential design as the Proposed Project. As such, background and the project description of the project, provided in Chapter 1, can be used to gain an understanding of the alternative. The difference between the RVIA and the Proposed Project is that five residential lots along SR 76 are eliminated and replaced with a 19.14 acre agricultural open space lot. Figure 4-2-3, “Reduced Visual Impacts Alternative,” provides a concept of this design. No recreation lot would be created.

This alternative was selected to provide an understanding of the environmental effects of a project with no visual impacts. Biological open space would remain at 91.3 acres. Agricultural areas would increase from 39.1 acres on one lot to 58.24 acres on two lots. The additional agricultural area of 19.14 acres replaces the five residential lots that would have been adjacent to SR 76. This alternative reduces effects to two categories, aesthetics and noise.

4.5.1 Analysis of RVIA Effects

4.5.1.1 Minerals

The presence of 39 residences distributed throughout the site would preclude onsite mining due to the requirement for a 1,300-foot noise buffer for residences. Therefore impacts would be significant and no mitigation is available. Effects are similar to the Proposed Project.

The cumulative analysis considers all of the cumulative projects listed in Table 1-1 and shown on Figure 1-6. Of the 27 cumulative projects considered, Warner Ranch, was identified as having impacts related mineral resources. Despite the loss of some mining capacity with the RVIA and Warner Ranch, overall resources in the County remain intact. Thus, cumulative impacts are determined to be less than significant. Effects are similar to the Proposed Project.

4.5.1.2 Aesthetics

The RVIA would adopt a new design for the part of the site adjacent to SR 76. Five lots would be eliminated and replaced with a 19.24 (12.68 net) acre agricultural open space. The open space will be professionally managed in conjunction with the 39.1 acre agricultural open space proposed in the east of the site. The 100 foot buffer proposed with the project would not be required because the existing groves would provide adequate screening of the development and would be maintained so that they continue to do so into the future.

Cumulative impacts would not be significant because the RVIA does not have project level impacts and other projects within the viewshed do not contribute to a

cumulatively significant impact. Cumulative projects with visual impacts along I-15 are removed from the site by several miles and occur in a different viewshed.

In summary, RVIA's project-level aesthetic impacts are not significant, and are reduced from project levels. Cumulative impacts are not significant in both cases.

4.5.1.3 *Biology*

The RVIA has the same biological impacts as the Proposed Project. The additional area that will not be developed under the RVIA occurs in areas classified as agriculture, which are not biologically sensitive. Impacts and mitigation as described in Chapter 2.4 would apply. These include offsite mitigation, a habitat conservation plan and revegetation plan, and a Habitat Loss Permit (HLP) for impacts to Diegan Coastal Sage habitat. Indirect impacts could occur and mitigation in the form of an open space easement with buffers, fencing, and signage would be required. Breeding bird protections would be required.

Cumulative impacts are not significant because the RVIA would not contribute to a significant reduction in regional viability of biological resources. This is similar to the Proposed Project.

In summary, direct and indirect impacts are significant but mitigable and impacts are similar to Proposed Project levels. Cumulative impacts are not significant and are similar to Proposed Project levels.

4.5.1.4 *Air Quality*

RVIA effects will be similar to the project because their residential designs are similar. Impacts and mitigation discussed in Chapter 2.3 apply to this alternative. During the grading phase of the Proposed Project, PM10 emissions are anticipated to generate approximately 137.5 pounds lb/day, which exceeds to 100 lb/day limit. This represents a significant impact.

Mitigation consists of:

- Application of water during grading/grubbing activities to all active disturbed areas at least twice daily;
- Application of water to all onsite unpaved roadways at least twice daily;
- T-BACT-compliant equipment will be required and will include diesel particulate filters, catalytic reduction technology and methods, and alternative fuel equipment.
- Electricity sources will be used whenever possible.

The RVIA will have cumulative impacts that are similar to the Proposed Project. The project has been determined to have a potentially significant impact to air quality

from construction emissions of PM₁₀. Therefore both the RVIA and the project are anticipated to have a similar significant cumulative impact for this criteria pollutant. Mitigation is summarized above.

In summary, the RVIA has significant air quality effects that are similar to the Proposed Project. Cumulative impacts are significant and similar as well.

4.5.1.5 Cultural Resources

RVIA development footprint is similar to the Proposed Project in areas where cultural resources occur and as such the impacts and mitigation described in Chapter 2.5 would apply. The RVIA requires a resource recovery plan for a significant site on the property. SDI -9537/H will be the subject of a resource recovery plan and the four assumed significant sites (SDI-246, SDI-266, SDI-714 and SDI-731) would be proposed for protection in an open space easement. Potentially undiscovered resources could occur in areas where grading will occur. Direct short-term impacts are significant and mitigation is required. Site recovery in accordance with the resources recovery plan will be required. Monitoring of grading by a County approved archaeologist and Native American representative will ensure that if resources are uncovered, they will be analyzed pursuant to the Grading Monitoring Mitigation Program. This measure will fully mitigate direct impacts.

Indirect impacts could occur because residences will be established in proximity to existing resources. Protections in the form of an open space easement, buffers, fencing, and signage will be required and will mitigate impacts to below a level of significance.

RVIA's direct impacts are similar to those of the Proposed Project because a similar project design is proposed. Both RVIA and the project provide a resource recovery plan and open space protections to discourage encroachment into sensitive areas.

Cumulative impacts are similar to the Proposed Project and are discussed in Chapter 2.5. Impacts are not significant and no mitigation is required. This is similar to the project.

In summary, the RVIA has potentially significant project-level direct and indirect impacts. Impacts and mitigation are similar to the Proposed Project levels. Cumulative impacts are not significant and are similar to project levels.

4.5.1.6 Hazards

The RVIA design is similar to the Proposed Project, except for the elimination of five residential lots along SR 76. Human presence requires recovery of a burn pit located in the west central part of the site. Impacts are similar to the project. Fire impact measures are likewise similar. Vector impacts are similar because the reservoir is

retained. The analysis and mitigation requirement provided in Chapter 2.6 apply to the RVIA.

The RVIA will not have significant cumulative impacts because project-level impacts are addressed, region-wide impacts do not occur, and projects will conform to County regulations pertaining to the use, storage, and reporting of hazardous substances, and to the preparation and implementation of fire protection plans. RVIA hazard impacts are similar to the Proposed Project levels.

In summary, RVIA impacts from hazards are significant and mitigated at the project level and are similar to the Proposed Project. Cumulative impacts are not significant and are similar to the Proposed Project.

4.5.1.7 Geology

The RVIA project design is similar to the project and therefore requires similar analysis and mitigation. Chapter 2.7 provided this information. The major geologic hazard on the site is the potential for ground movement related to the on-site fault which could damage structures or threaten health and safety. Mitigation is required to ensure no buildings are constructed within 100 feet of the fault. While the ground supporting the reservoir was found to be stable, design considerations will include a spillway to reduce the potential for overtopping, an emergency action plan and related improvements for emptying the reservoir in an emergency, and a mitigation and monitoring plan

RVIA geologic effects related to a potential failure of the reservoir are significant and similar to the Proposed Project. Impacts and mitigation as described in Chapter 2.7 apply.

Cumulative impacts are discussed in Chapter 2.7. They are not cumulatively considerable because RVIA fully mitigates its impacts and no other projects within the study area have significant impacts related to reservoir instability. As a result no cumulative effects are anticipated. This is similar to the Proposed Project's effect.

4.5.1.8 Noise

RVIA noise would be created by construction and traffic generated by the project, but these effects have adequate separation from existing uses to meet County noise regulatory requirements. The agricultural activities that take place on the site would be a continuation of established uses about which prospective lot owners will be advised. Effects are therefore less than significant. Noise generated by SR 76 related traffic would not impact new residences because lots along the roadway would be eliminated. These effects are reduced from project levels.

RVIA noise related cumulative impacts are not significant. The cumulative study area for noise was defined by the cumulative study area for traffic, because traffic is the predominant noise source in the area. Any increase in noise level by 1.0 or higher

dba CNEL would constitute a significant impact according to the County of San Diego regulations. The noise study's comparison of the cumulative year with and without project noise levels shows that overall noise levels (including project and cumulative area traffic) are anticipated to increase from 0.0 to 0.1 dba CNEL, which is below a level of significance. Details are provided in Chapter 2.8

In summary, RVIA project-level impacts from noise are not significant and are reduced from Proposed Project levels, while cumulative impacts are not significant and are similar to the project.

4.5.1.9 Paleontology

RVIA could impact paleontological resources if grading were to occur in fossil-bearing geologic formations. Grading in areas that may have geologic fossil resources would have to be monitored by a paleontologist to ensure that resources are not disturbed. The impacts and mitigation specified in Chapter 2.9 would apply. The program should include recovery, documentation, and curating of any fossils found. RVIA impacts are similar to the project because their grading plans are similar.

Cumulative impacts are not significant because individual effects are avoided and County policy of requiring monitoring of grading in areas with even a moderate potential for fossils protects the scientific value of any resource that is uncovered. Cumulative impacts are not significant and are similar to project levels.

In summary, RVIA level impacts are significant and similar to the project, while cumulative impacts are not significant in both cases.

4.5.1.10 Transportation and Traffic

The RVIA would put an estimated 468 ADT on area roadways. Project level traffic of 528 ADT was used to analyze project-level traffic impacts. The RVIA represents a 12 percent reduction in traffic. The overall ADT level is not substantially reduced from Proposed Project levels. The same roadway network would be used for the alternative. The analysis in Chapter 2.10 applies. It details the analysis, impacts and mitigation that is appropriate for the RVIA.

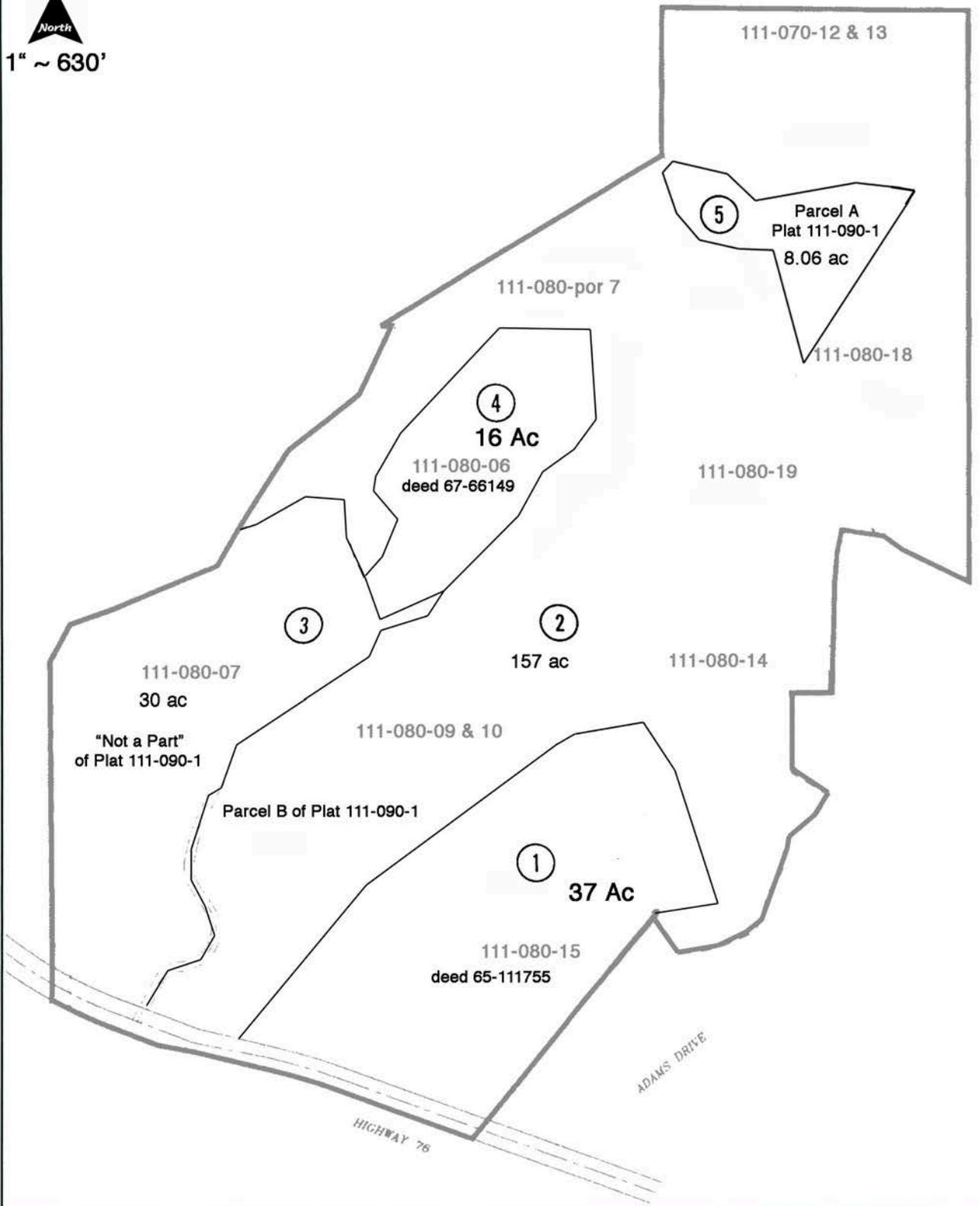
Cumulatively, both the RVIA and the Proposed Project put traffic on roadway segments or through intersections that operate at LOS E or F. This exceeds County established thresholds for a significant impact and mitigation is required. The RVIA and the project have similar cumulative effects. TIF payments are proposed to mitigate cumulative impacts.

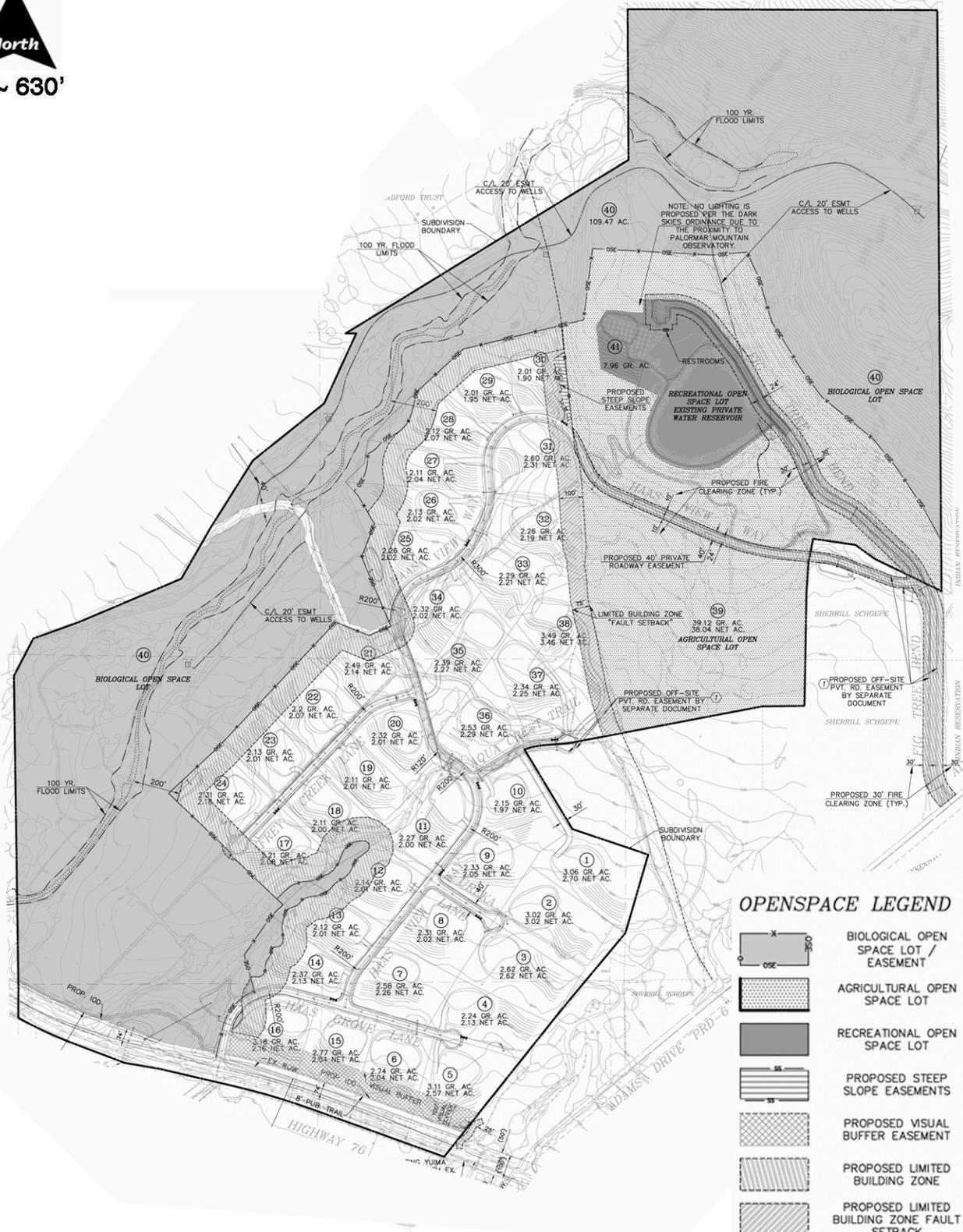
In summary, the RVIA does not have significant traffic effects, similar to the Proposed Project. Cumulative effects are potentially significant and require payment of TIF fees.

4.6 Environmentally Superior Alternative

The LLA is the environmentally superior alternative after the NPA because it reduces impacts from project levels in nine environmental categories, which are: aesthetics, air quality, biology, cultural resources, hazards, geology, noise, paleontology, and traffic. The reduction is generally associated with lower density on the site, which is five versus 44 residential lots. Lots are larger, ranging in size from 8.06 to 157 acres, versus 2.01 to 7.3 acres for the Proposed Project. The RVIA is the environmentally superior alternative after the LLA because it reduces environmental effects in two areas, aesthetics and noise. This reduction is due to the elimination of five lots along SR 76 and the creation of an agricultural open space lot in that same area.

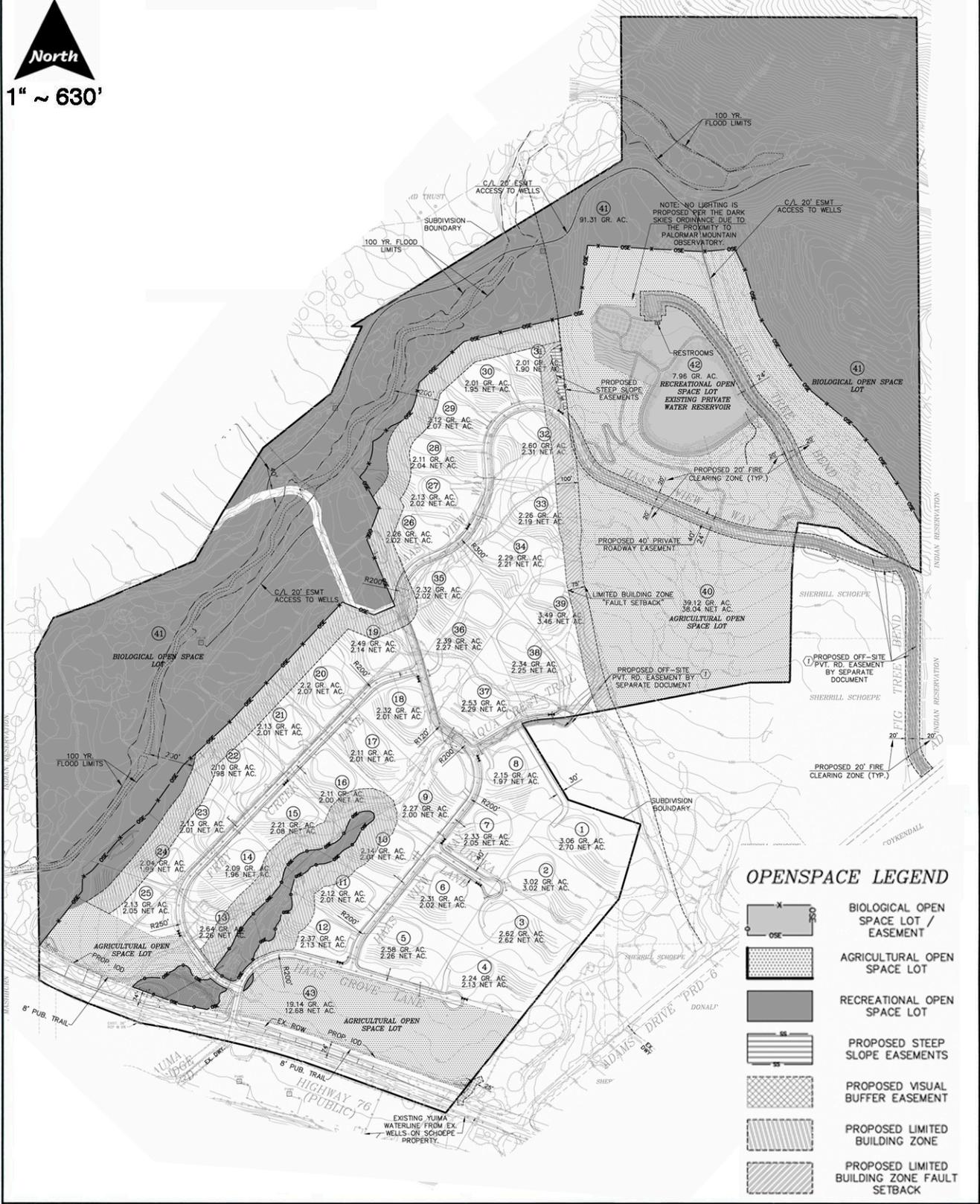
North
1" ~ 630'





OPENSACE LEGEND

	BIOLOGICAL OPEN SPACE LOT / EASEMENT
	AGRICULTURAL OPEN SPACE LOT
	RECREATIONAL OPEN SPACE LOT
	PROPOSED STEEP SLOPE EASEMENTS
	PROPOSED VISUAL BUFFER EASEMENT
	PROPOSED LIMITED BUILDING ZONE
	PROPOSED LIMITED BUILDING ZONE FAULT SETBACK



OPENSACE LEGEND

	BIOLOGICAL OPEN SPACE LOT / EASEMENT
	AGRICULTURAL OPEN SPACE LOT
	RECREATIONAL OPEN SPACE LOT
	PROPOSED STEEP SLOPE EASEMENTS
	PROPOSED VISUAL BUFFER EASEMENT
	PROPOSED LIMITED BUILDING ZONE
	PROPOSED LIMITED BUILDING ZONE FAULT SETBACK