

### 4.0 ALTERNATIVES TO THE PROPOSED PROJECT

An Environmental Impact Report (EIR) must describe and evaluate a “range of reasonable alternatives to the project, or to the location of the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project....” [State *California Environmental Quality Act (CEQA) Guidelines* Section 15126.6(a)]. As noted in Section 1, the project objectives are as follows:

1. Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.
2. Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
3. Preserve and enhance the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.

#### 4.1 Rationale for Alternative Selections

Alternatives were selected for analysis to meet the requirements of CEQA and also for their ability to reduce project impacts. Based upon the analysis presented in Sections 2 and 3 of the EIR, it was concluded that all project- and cumulative-level impacts for the project will be reduced to less than significant through the incorporation of mitigation measures and design features of the project.

Pursuant to State *CEQA Guidelines* Section 15126.6(e)(1), a No Project Alternative must be analyzed. The purpose of the No Project Alternative is to provide a comparison of the environmental impacts that would result if the project is approved with what would occur if the project was not approved. Without approval of the project, one residence on each of the two project parcels could be built. It is assumed that agriculture would remain as the primary use of the properties.

#### Project Design History

The project design has been modified several times since it was first submitted for consideration in 2002. These revisions were done to maximize the preservation of agricultural resources on-site. The original Tentative Map (TM) submitted to the County in 2002 proposed the development of 34 lots on the project site without the preservation of any agricultural resources. The number of lots was subsequently reduced to preserve existing agricultural resources on-site from 34 lots to 28 lots. As a result of this change, up to 58.5 acres of existing agriculture may remain, with 22.6 acres of existing agriculture and 13.8 acres of Placentia sandy loam (PeC) soils preserved in an Agricultural Open Space easement. Additional adjustments to lot placement have taken place to further minimize impact to agricultural resources and Farmland of Statewide Importance.

### 4.2 Analysis of the No Project/Two Residences Alternative

#### 4.2.1 No Project/Two Residences Description and Setting

Under the No Project/Two Residences Alternative, one residence would be built on each existing parcel and the remainder of the project site would continue under agricultural operation with avocados citrus, and cut flower operations. An Agricultural Open Space easement would be included in this alternative to protect the wetland buffer of the off-site southern live oak riparian forest. Existing conditions for each environmental issue, as described in Sections 2 and 3 would remain, with the exception of the addition of two residences, with each limited to a 5-acre building envelope prescribed under the Grading Ordinance.

#### 4.2.2 Comparison of the Effects of the No Project/Two Residences Alternative to the Proposed Project

##### Aesthetics

Under the No Project/Two Residences Alternative, the visual quality of the project site would retain characteristics of agricultural operations, unimproved roadways, and a disturbed drainage area. Since two residential structures would be developed under this alternative, fuel modification would still need to occur, but in a scaled back manner as compared to the proposed project. Future aesthetic impacts from the continued agricultural operations would vary depending on the nature of the agricultural changes made. Impacts to aesthetics associated with the project were found to be less than significant since 58.5 acres of existing agricultural operations would not be disturbed due to project construction and grading and 25 acres would be placed into the Agricultural Open Space easement on the site. Since the change to visual character would be less under the No Project/Two Residences Alternative, compared to the proposed project, the No Project/Two Residences Alternative would result in a reduced level of impact to aesthetics.

Less lighting would be required for this alternative due to reduction of residential units from 28 to 2. As with the proposed project, this alternative would adhere to the San Diego County Light Pollution Code (Section 59.101-59.115) and impacts associated with lighting and glare for both the alternative and the project would be less than significant.

##### Agricultural Resources

Under the No Project/Two Residences, the majority of the on-site agricultural resources would remain undisturbed and would continue to operate with avocado, citrus, and cut flower cultivation. Some trees may be impacted due to construction of two residences and the required fire fuel maintenance. It is assumed that the two home sites could be located as to avoid impact to PeC soils. Thus, this alternative would eliminate the impact to 6.0 acres of Farmland of Statewide Importance identified for the project. However, there would be no Agricultural Open Space easement for this alternative and no easement protection for the 22.6 acres of on-site agricultural uses or the off-site RPO drainage northeast of Parcel 16. Overall, impacts to agricultural resources from this alternative would be less than the proposed project, but a substantially smaller portion of the on-site agricultural uses would be protected in perpetuity within the Agricultural Open Space easement on-site.

### Air Quality/Global Climate Change

Under the No Project/Two Residences Alternative, emissions would be generated during construction and operation of the two residences and would include emission of carbon monoxide, oxides of sulfur, volatile organic compounds/reactive organic gases, oxides of nitrogen, or fugitive dust. These emissions are associated with grading and construction equipment to prepare two housing pads and roadway access for development, as well as the emissions from vehicular trips associated with the future residences. Such emissions would also contribute greenhouse gas (GHG). Since this alternative would only develop two residences instead of 28, there would be a proportional decrease in emissions for both construction and operation, compared to the project resulting in less air quality and GHG emissions than the project. Similar to the project, air quality and global climate change impacts would be less than significant.

### Biological Resources

Similar to the project, this alternative would not impact any sensitive or protected habitat or resources, since no sensitive or protected habitat or species exists on the project site. Under this alternative, the off-site southern live oak riparian forest (wetland buffer) would not be protected within the Agricultural Open Space easement; however there is no reason to assume that indirect impacts would occur to the off-site resources, as home placement could be done in such a manner as to avoid potential impacts. Overall, both the project and this alternative would result in similar impacts (less than significant) to biological resources, since neither will impact any sensitive habitat or species.

### Cultural Resources

The No Project/Two Residences Alternative would require ground disturbance to develop two residences and associated access. No historical, archaeological, or paleontological resources were identified on the project site; however, mitigation was included to reduce potential impacts in the event any potential cultural resources are identified during project grading. Similar mitigation would be applicable to this alternative and would include grading monitoring. Therefore, when compared to the proposed project, this alternative would result in the same level of potential impact to cultural resources, and impacts would be mitigated to less than significant.

### Hazards/Hazardous Materials/Fire Safety

Impacts for this alternative would be similar to the proposed project and would be less than significant. As detailed in Section 3.1.4 of the EIR, no hazardous waste was identified on the project site. Therefore, implementation of the No Project/Two Residences Alternative would not generate any impact related to hazards and hazardous materials. A Fire Protection Plan would not be required under the no project alternative as irrigated tree crop agriculture would not be considered to be a fire safety hazard. Compared to the project, this alternative results in a similar level of impact, which would be less than significant.

### Hydrology/Water Quality

Under the No Project/Two Residences Alternative a much smaller amount of impervious surfaces would be added to the project site, as site disturbance would be limited to the two residential pads and associated access. The majority of the site would continue under agricultural operations, which has its own potential to adversely impact water quality, particularly if chemicals or pesticides are used. Impacts to hydrology and water quality associated with the proposed project were determined to be less than significant with implementation of best management practices (BMPs). Compared to the proposed project, this

alternative would result in less potential impact for hydrology and more potential impact for water quality (but less than existing; i.e., less than significant).

### Land Use/Planning/Community Character

Similar to the proposed project, the No Project/Two Residences Alternative would be consistent with the existing General Plan land use designation and zoning. This alternative and the proposed project do not result in any significant land use impacts. Therefore, compared to the proposed project, the No Project/Two Residences Alternative would result in a similar level of impact. From a community character perspective, development under this alternative would be consistent with the Bonsall community character, as it would develop two large-lot estate residential homes and maintain the agricultural operations on the project site. Therefore, no community character impacts would be anticipated under this alternative.

### Noise

Under the No Project/Two Residences Alternative, there would be a minor increase in noise levels in the project area over the ambient condition due to construction of the two residences and the resultant traffic of adding two homes. Noise impacts were determined to be less than significant for the proposed project, and since this alternative would develop fewer residences and generate fewer construction and vehicular trips, its noise impacts would be less than the project. Noise impacts for this alternative would be less than significant.

### Traffic/Transportation

Under the No Project/Two Residences Alternative, vehicular trips associated with project construction and operation would occur, but at a reduced number compared to the project, since only two homes are proposed instead of 28. The project generates 336 average daily trips (ADT), whereas this alternative would generate 24 ADT. The traffic analysis for the project determined that the project would not result in any significant traffic impacts from either construction or operation. However, this alternative would have a smaller amount of both construction and operational traffic than the project. The near term cumulative impact identified for the project at Camino Del Rey from Mission Road to Old River would not occur under this alternative. However, this alternative would still be required to pay County Transportation Impact Fee (TIF) fees, as required by ordinance. Therefore, compared to the project, this alternative reduces the cumulative impact to Camino del Rey that was identified for the project. Impacts for this alternative would be less than significant.

### Water Supply

The No Project/Two Residences Alternative would result in continued agricultural use of the project site with the addition of two residences, one on each parcel. As indicated in Section 3.1.8 existing agricultural operations on site result in the annual use of approximately 308.6 acre-feet of water, whereas the proposed project will use approximately 236 acre-feet of water per year, a reduction of 72.6 acre-feet per year. Compared to the project, this alternative would keep more agricultural activity on the site and reduce the number of residential units. The orchards require a greater amount of water per acre than residential, thus the No Project/Two Residence Alternative would increase the amount of water used compared to the project; however, the usage would still be less than is currently used on the site. Impacts would be less than significant but this alternative would result in greater water supply demand than the proposed project.

Ability to Meet the Project Objectives

Objective	Ability of the No Project/Two Residences Alternative to Meet the Project Objectives
Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.	The No Project/Two Residences Alternative meets this project objective, as it helps meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site. However, the proposed project provides an additional 26 housing units, thus providing a greater contribution to the housing demand in San Diego County.
Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.	The No Project/Two Residences Alternative meets this project objective, as it will continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
Preserve and enhance the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.	The No Project/Two Residences Alternative partially meets this project objective. This alternative would retain more agricultural resources on the project site; however, they would not be placed within the Agricultural Open Space easement, as is proposed by the project.

Summary

The No Project/Two Residences Alternative would construct fewer homes, thereby resulting in a reduction of aesthetics, agricultural resources, traffic/transportation, noise and air quality/global climate change compared to the proposed project. Compared to the project, this alternative eliminates the significant cumulative traffic impact identified for the project, but would still be required to pay the TIF. This alternative would also reduce the significant agricultural resources impact identified for the project, as it is expected that the homes could be sited so as to avoid PeC soils. Overall, this alternative is less impacting in terms of its environmental impacts.

**4.3 Analysis of the Reduced Farmland Impact Alternative**

The Reduced Farmland Impact Alternative was developed to reduce with the amount of impact to PeC soils, with the specific goal of preserving agricultural areas which have been defined by the California Department of Conservation Farmland Mapping and Monitoring Program as Farmland of Statewide Importance.

**4.3.1 Reduced Farmland Impact Alternative Description and Setting**

The Reduced Farmland Impact Alternative proposes to minimize the loss of soils treated as Farmland of Statewide Importance within the project site. A majority of the southwest portion and a limited portion of the northeastern parcel supports PeC soils, which qualifies as Farmland of Statewide Importance according to the California Department of Conservation (DOC).

This alternative would reduce the number of building pads and driveways to limit development on PeC soils. Specifically, the number of proposed building pads would be reduced from 28 to 24 through the elimination of Lots 4, 7, 11, and 22 that are proposed under the project. Additionally, this alternative

would eliminate a driveway located in the western portion of the project site (Figure 4.3-1). This alternative provides a 24.2-acre Agricultural Open Space easement which will prohibit the construction of additional structures to ensure that the land is available for agricultural use. All other project components would remain the same, including the implementation of a Fire Protection Plan, infrastructure and utility improvements, utility line relocation, and water and wastewater improvements.

### 4.3.2 Comparison of the Effects of the Reduced Farmland Impact Alternative to the Proposed Project

#### Aesthetics

The project area is not located within a designated scenic corridor. Although it is located approximately one mile west of the I-15 Corridor, which is a designated scenic corridor, the project site is not visible from the vehicular right-of-way. In addition, no scenic resources, including trees, rock outcroppings, and historic buildings, are present on-site. Therefore, no impacts would occur to scenic resources with development of the Reduced Farmland Impact Alternative or the project.

Development of the alternative would alter the existing aesthetic environment by changing views of agricultural use to a single-family residential development. This is consistent with the surrounding area which supports residences on estate lots with a median size of 3.7 acres. Single-family residences are located west, south, and northeast of the project site. Since the change in visual characteristics of the project site would be consistent with the surrounding area, impacts to visual character and quality resulting from this alternative would be less than significant.

Slightly less lighting would be required for this alternative due to the elimination of four residences. As with the proposed project, this alternative would adhere to the San Diego County Light Pollution Code (Section 59.101-59.115) and impacts associated with lighting and glare would be less than significant. Overall the visual impacts associated with the proposed project and the Reduced Farmland Impact Alternative would be slightly less than the proposed project, since this alternative eliminates visual impacts associated with grading pads and infrastructure for the four homes being eliminated.

#### Agricultural Resources

The analysis in Section 2.2.2 indicates that project impacts would be reduced to less than significant through the implementation of a 22.6-acre Agricultural Open Space easement (which includes 13.8 acres of PeC soils) and replacement of PeC soils within the Agricultural Open Space easement that are disrupted during septic and leach field construction.

Under the Reduced Farmland Impact Alternative, impacts to land containing PeC soil would be reduced from 6 acres with the proposed project to 3.2 acres under this alternative. This alternative would have a slightly larger area of an Agricultural Open Space easement compared to the project (24.4 acres, versus the 22.6-acre easement proposed by the project). The 24.4-acre Agricultural Open Space easement proposed under this alternative would preserve 14 acres of PeC soils. Thus, the Agricultural Open Space easement would mitigate the impacts to PeC soils that would occur under this alternative. Overall, the impacts of this alternative on agricultural resources will be less than the project, since it preserves more existing agriculture on-site and also reduces the loss of PeC soils. However, similar to the project, implementation of an Agricultural Open Space easement and replacement of PeC soils within the Agricultural Open Space easement that are disrupted during septic and leach field construction would reduce the impact to less than significant.

### Air Quality/Global Climate Change

Construction activities associated with the Reduced Farmland Impact Alternative would be slightly reduced when compared to the proposed project, due the elimination of four residences and the driveway. However, the proposed project does not result in any significant air quality or climate change impacts and the elimination of four residences and the driveway would not result in any measurable reduction of either air quality or climate change impacts. Overall, emissions from the proposed project and the Reduced Farmland Impact Alternative will be similar and neither will result in any significant air quality or climate change impacts.

### Biological Resources

The overall project footprint of the Reduced Farmland Impact Alternative is generally the same as the proposed project. Similar to the proposed project, this alternative would include implementation of an Agricultural Open Space easement and a Fire Protection Plan. No sensitive vegetation communities, plants, or animals are associated with Lots 4, 7, 11, or 22 and, therefore, the elimination of these residential lots would not avoid any impacts to sensitive biological resources. Development of this alternative would avoid impacts to orchards; however, these resources are not considered sensitive. Therefore, compared to the proposed project, this alternative would result in a similar level of impact to biological resources. This alternative and the project do not result in any impacts to sensitive or protected habitat or species.

### Cultural Resources

The Reduced Farmland Impact Alternative would require ground disturbance to develop 24 residences and associated access. No historical, archaeological, or paleontological resources were identified on the project site; however, mitigation was included to reduce impact in the event any potential cultural resources are identified during project grading. Similar mitigation would be applicable to this alternative and would include grading monitoring. Therefore, when compared to the proposed project, this alternative would result in the same level of potential impact to historic, archaeological and cultural resources, and impacts would be mitigated to less than significant.

### Hazards/Hazardous Materials/Fire Safety

Impacts for this alternative would be similar to the proposed project and would be less than significant. As detailed in Section 3.1.4 of the EIR, no hazardous waste was identified the project site. Therefore, implementation of the Reduced Farmland Alternative would not generate any impact related to hazards and hazardous materials. A Fire Protection Plan would still be required under this alternative and would identify appropriate clearing requirements to enhance fire safety. Compared to the project, this alternative results in a similar level of impact, which would be less than significant.

### Hydrology/Water Quality

Similar to the proposed project, the Reduced Farmland Impact Alternative would receive water service from both the Rainbow Municipal Water District (RMWD) and the five on-site wells operated by the Home Owners Association (HOA), if in force, or by the property owners. Due to the loss of some agricultural areas to implement this alternative, groundwater usage would be decreased, compared to the current usage on the project site. No impacts to groundwater or the groundwater basin have occurred from well usage for the existing agricultural operations on site. Since this alternative and the project will use

less groundwater than previously was used on site, no adverse impacts to the groundwater basin from on-site well usage are anticipated. Similar to the proposed project, this alternative would be required to implement a site-specific Stormwater Pollution Prevention Plan (SWPPP) during construction and BMPs during operation. By implementing a SWPPP and BMPs, this alternative would not substantially degrade water quality. Therefore, this alternative would result in similar hydrology and water quality impacts as the proposed project, which would be less than significant.

### Land Use/Planning/Community Character

Similar to the proposed project, the Reduced Farmland Impact Alternative would require a TM. The TM would subdivide the parcels into 24 single-family lots on parcels ranging from 2 to 4 acres in size. The Agricultural Open Space easement proposed for the project would also be part of this alternative and would cover approximately 24.4 acres of the site. The easement would prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans, and the placement of any recreational amenities for the purpose of ensuring that the land is available for agricultural use.

Under this alternative, the project site would be developed in a manner that is consistent with the current General Plan and zoning designation associated with the project site and surrounding uses. Therefore, no conflict with adopted plans or uses in the area is identified for this alternative. Land use impacts associated with the Reduced Farmland Impact Alternative are the same as those identified for the proposed project and would be less than significant.

From a community character perspective, development under this alternative would be consistent with the Bonsall community character, as it would develop 24 large-lot estate residential homes and maintain the agricultural operations on the project site. Therefore, no community character impacts would be anticipated under this alternative.

### Noise

This alternative would result in slightly less construction-related traffic noise as a result of the elimination of four of the house pads. However, as discussed in Section 3.1.7, noise impacts associated with the construction activities for the project are well below the County noise requirement of 75 decibels at the property line and project construction activities will not therefore result in any significant construction noise impacts. During operation, traffic associated with this alternative would generate 288 ADT using the trip generation factor of 12 trips per dwelling unit per day whereas the proposed project would generate 336 ADT. However, as noted in Section 3.1.7, noise increases associated with project traffic in combination with existing traffic for all roadway segments does not increase existing noise levels on any area roads beyond 2.6 dBA which is below the 3 dBA minimum change in sound level that the human ear can detect. Accordingly, noise levels associated with this alternative would be similar to the proposed project and noise levels for both the project and this alternative would be less than significant.

### Traffic/Transportation

As identified above, vehicular trips associated with the Reduced Farmland Impact Alternative would generate 288 ADT, which is 48 fewer ADT than the proposed project. Under this alternative, the proposed roadway improvements would remain consistent with the proposed project, with the exception of the removal of one driveway. Although this alternative would result in 48 fewer ADT than the proposed project, this alternative would still substantially contribute to a significant cumulative impact to

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Camino del Rey from Mission Road to Old River Road. Therefore, compared to the proposed project, this alternative would result in a similar level of impact to traffic and transportation and the cumulative impacts to Camion del Rey would be mitigated to less than significant by payment of the TIF fee.

### Water Supply

Under the Reduced Farmland Impact Alternative, approximately 61 acres of the existing agricultural operations on-site would not be disturbed from construction compared to the 58.5 acres that would remain under the project scenario. Since water records maintained on-site indicate an average water use of 3.55 acre-feet per agricultural acre, the additional 2.5 acres of agriculture being retained will result in the use of approximately 9 acre-feet more of water per year than the proposed project. However, this alternative also eliminates four residences saving approximately 4 acre-feet of water per year resulting in a net increase of approximately 5 acre-feet per year when compared to the project. Accordingly, this alternative will result in a slightly larger water demand than the proposed project, but both the project and this alternative will use less water than the existing agricultural operations, since agricultural uses require more water than the proposed residential home sites. As indicated in Section 3.1.8, the project does not result in any significant water supply impacts. Water supply impacts for this alternative would be similar to the proposed project, although this alternative would use approximately 5 acre-feet more per year of water. Accordingly, this alternative would result in a slightly greater demand on water supply than the proposed project, although the water supply impacts of this alternative would also be less than significant.

### Ability to Meet the Project Objectives

<b>Objective</b>	<b>Ability of the Reduced Farmland Impact Alternative to Meet the Project Objectives</b>
Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.	The Reduced Farmland Impact Alternative meets this project objective, as it helps meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site. However, the proposed project provides an additional for housing units, compared to the Reduced Farmland Impact Alternative, thus providing a greater contribution to the housing demand in San Diego County.
Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.	The Reduced Farmland Impact Alternative meets this project objective, as it will continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
Preserve and enhance the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.	The Reduced Farmland Impact Alternative meets this project objective. It would include an Agricultural Open Space easement to ensure the continuation of agriculture.

### Summary

The Reduced Farmland Impact Alternative has similar impacts to the proposed project in the areas of air quality/ global climate change, biological resources, cultural resources, hazards/hazardous materials/fire safety, hydrology/ water quality, land use/planning/community character, noise and traffic/transportation. This alternative has fewer impacts than the proposed project in the areas of aesthetics and agricultural resources and a greater water supply impact. Overall, this alternative is similar to the proposed project in terms of its environmental impacts and both the proposed project and the Reduced Farmland Impact Alternative will not result in any significant environmental impacts that cannot be reduced to less than significant with mitigation.

## 4.4 Analysis of the Clustered Design Alternative

### 4.4.1 Clustered Design Description and Setting

Under the Clustered Design Alternative, the project site would still be developed with 28 residential lots; however, they would be clustered on smaller lots (Figure 4.4-1). These lots would have an average size of 1.5 acres. Twelve lots would be located in the southwestern parcel and 16 lots would be set along a main access road in the southern portion of the north eastern parcel. Additionally, this alternative would implement a 39.4-acre Agricultural Open Space easement.

### 4.4.2 Comparison of the Effects of the Clustered Design Alternative to the Proposed Project

#### Aesthetics

The Clustered Design Alternative would have roughly the same project footprint as the proposed project; however, the average lot size would be approximately 1.5 acres, which is substantially less than the 3.7-acre median lot size in the area and the 3.3-acre average lot size for the project. Since the project area is not located within a designated scenic corridor and scenic resources are not present on-site, implementation of the Clustered Design Alternative would not impact scenic resources. Instead, development of the Clustered Design Alternative would alter the existing aesthetic environment by changing views of agricultural use to a relatively dense single-family residential development with the agricultural uses separated from the home sites. This alternative is not consistent with the visual character of the surrounding area, which consists of rural residential land uses on larger lots mixed with agricultural uses. It is also inconsistent with the Bonsall Community Plan which “consists primarily of low-density estate type residential and agricultural uses” (Bonsall Community Plan p. 3).

The Bonsall Community Plan states that the “rural residential quality of Bonsall is due primarily to the wide spacing and random placement of houses brought about by varied setbacks, elevation, and orientation; diverse architecture, open spaces around houses, and varied use of those open spaces” (*Id.* p. 5). The Bonsall Community Plan notes that “houses placed as far apart from one another as possible” is an example of the rural community character of the Bonsall area (*Id.* p. 7). The Bonsall Community Plan generally discourages clustering unless overriding justification can be established in a specific case. The Bonsall Community Plan specifies that “Clustering shall be discouraged unless overriding justification can be established for it in a specific case. Overriding justification may be found if a clustered project will protect rural community character, or when the use of clustering would preserve sensitive resources or reduce visual impacts, provided that adverse impacts to any of these three factors are minimal, or mitigable” (Bonsall Community Plan p. 8). Since this alternative is inconsistent with the

visual pattern of the surrounding area and is inconsistent with the Bonsall Community Plan it will result in a significant impact to the visual character of the area. Lighting requirements for this alternative would be the same as the requirements of the proposed project; however, lighting would be more concentrated. This alternative would adhere to the San Diego Light Pollution Code (Section 59.101-50.115) and is not anticipated to result in a significant impact with regard to light and glare. However, due to the increased density, this alternative would result in a significant impact to aesthetics when compared to the proposed project since it is not consistent with the visual character of the surrounding area consisting of mixed residential and agricultural uses on large lots or the Bonsall Community Plan.

### Agricultural Resources

The Clustered Design Alternative would result in the loss of approximately 43.2 acres of existing agricultural operations on site as shown on Figure 4.4-1. By comparison, the proposed project would result in the loss of approximately 32.43 acres of existing agricultural uses on site. Consequently, this alternative will result in the loss of approximately 10.8 acres more of existing agricultural uses as a result of pad and infrastructure developments, leach field areas, and the narrow strips of land between pads, roads, driveways and leach fields caused by the more intense clustering design. The Clustered Design Alternative would retain up to 47.7 acres of agricultural uses on site, compared to the project's 58.5 acres.

The Clustered Design Alternative will impact 5.9 acres of PeC soils on site which is comparable to the 6.0 acres of PeC soils that will be impacted by the proposed project. However, this alternative will retain approximately 39.4 acres of agricultural uses within the proposed Agricultural Open Space easement compared to the 22.6 acres of existing agriculture and 13.8 acres of PeC soils being preserved within the Agricultural Open Space easement areas as part of the project. Overall, this alternative will impact approximately 10.8 acres of existing agricultural operations but will also preserve 16.8 more acres of existing agricultural uses within an agricultural preserve area. Therefore, when compared to the proposed project, this alternative would result in a greater direct impact to agricultural resources due to project development, but would also retain a larger area of existing agricultural uses within the Agricultural Open Space easement. Compared to the project, direct project impacts to existing agricultural uses would be greater, but the larger Agricultural Open Space easement provides for more assurances of the long-term continuation of agricultural production on the project site.

Like the project, this alternative would include implementation of an Agricultural Open Space easement and replacement of PeC soils disturbed during placement of septic and leach fields within portions of the Agricultural Open Space easement. The proposed project and the Clustered Design Alternative will both fully mitigate for the loss of PeC soils and both retain substantial portions of the project site in agriculture. Overall the agricultural impacts would be similar in degree between the project and this alternative.

### Air Quality/Global Climate Change

Grading activities associated with the Clustered Design Alternative would be less than the proposed project, since the area of grading would be smaller. However, since the same number of single-family residences would be constructed overall construction emissions would be of a similar level. Additionally, VOC coating emissions would be similar to the project, as the same number of houses would need to be painted/finished. Further, operational and GHG emissions for this alternative would be similar to the proposed project, since the number of vehicular trips generated would be the same. Therefore, this alternative would result in a similar level of impact to air quality as the proposed project, which is less than significant.

### Biological Resources

Similar to the proposed project, this alternative would avoid impacts to the off-site coast live oak riparian forest. Similar to the proposed project, no other sensitive vegetation communities, plants, or animals would be impacted by this alternative. Compared to the proposed project, the Clustered Design Alternative would result in a similar level of impact to biological resources, which is less than significant.

### Cultural Resources

The Clustered Design Alternative would require ground disturbance to develop 28 residences and associated access. No historical, archaeological, or paleontological resources were identified on the project site; however, mitigation was included to reduce impact in the event any potential cultural resources are identified during project grading. Similar mitigation would be applicable to this alternative and would include grading monitoring. Therefore, when compared to the proposed project, this alternative would result in the same level of potential impact to historic, archaeological and cultural resources, and impacts would be mitigated to less than significant.

### Hazards/Hazardous Materials/Fire Safety

Impacts for this alternative would be similar to the proposed project and would be less than significant. As detailed in Section 3.1.4 of the EIR, hazardous waste was not identified on the project site. Therefore, implementation of the Clustered Design Alternative would not generate any impact related to hazards and hazardous materials. A Fire Protection Plan would still be required under this alternative and would identify appropriate clearing requirements to enhance fire safety. Compared to the project, this alternative results in a similar level of impact for hazardous waste and fire safety, which would be less than significant.

### Hydrology/Water Quality

Similar to the proposed project, the Clustered Design Alternative would receive water service from both RMWD and the five on-site wells that will be owned by the Homeowner's Association. No adverse impacts to the groundwater basin from on-site well usage are anticipated since the site has been using groundwater for agricultural operations for a number of years without any groundwater impacts and this alternative will use less groundwater than the existing agricultural uses due to the elimination of 43.2 acres of existing agricultural uses. Similar to the proposed project, this alternative would be required to implement a site-specific SWPPP during construction and BMPs during operation. By implementing a SWPPP and BMPs, this alternative would not substantially degrade water quality. Therefore, this alternative would result in similar hydrology and water quality impacts to the proposed project.

### Land Use/Planning/Community Character

Similar to the proposed project, the Clustered Design Alternative would require a TM. The TM would subdivide the parcels into 28 single-family lots in a clustered formation with an average lot size of 1.5 acres. The reduced lot sizes would conflict with the Intensive Agriculture land use designation. The subdivision with reduced lot sizes represents a greater density than what is currently proposed and what currently exists in the community of Bonsall.

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The Clustered Design Alternative would not be consistent with neighboring uses or community character, since it proposes parcel sizes averaging approximately 1.5 acres, which is substantially below the 3.7-acre median parcel size in the area. Additionally, it isolates the agricultural uses from the residential uses proposed. Due to the smaller size of the lots proposed to cluster and preserve more agriculture within the open space area, this alternative is inconsistent with both the Bonsall Community Plan and community character in the area. The cluster alternative reduces the ability to provide large open spaces between houses as mandated by the Bonsall Plan and alters the large estate type lots combined with agricultural uses that exist in the surrounding area. While the cluster alternative does provide an additional 16.8 acres of agriculture within the Agricultural Open Space easement, this agricultural land is isolated from the residential home sites proposed in a manner that is not unobtrusive as mandated by the Bonsall Community Plan or compatible with the surrounding residential development consisting of combined agricultural and rural residential uses on large lots. This results in a significant land use and community character impact that does not exist with the proposed project.

### Noise

Noise generated by construction-related traffic and other construction activities would be of a similar level under this alternative when compared to the proposed project. Although grading activities would be concentrated in a smaller area, since this alternative would construct the same number of residential units, it is anticipated that noise levels would be comparable. Additionally, this alternative would generate the same number of ADT as the proposed project. Therefore, noise generated by vehicular traffic would be of a similar level as the proposed project. Compared to the proposed project, this alternative would result in a similar level of impact related to noise, which is less than significant.

### Traffic/Transportation

Since the Clustered Design Alternative would construct the same number of residential units, this alternative would also generate the same number of ADT as the proposed project (336 ADT). The same roadway improvements identified for the proposed project would be implemented with this alternative, with the exception of some driveway and building pad locations. Although the internal roadway network would be slightly realigned, the impacts to the regional circulation network would be the same. Therefore, the near term cumulative impact identified for the project at Camino del Rey from Mission Road to Old River would also be expected under this alternative. Mitigation identified for the project, which includes payment of TIF fees for this cumulative traffic impact would also be applicable to this alternative and would reduce the impact to less than significant. Traffic impacts from the alternative would be the same as the proposed project.

### Water Supply

The Clustered Design Alternative could result in the retention of up to 47.7 acres of agricultural uses on site, compared to the potential for retention of up to 58.5 acres of agricultural uses for the proposed project. Given the historic water use records on site indicating that each acre of agricultural land uses approximately 3.55 acre-feet of water per year, this alternative will use approximately 38 acre-feet less of water per year than the project. Water usage for the proposed residences will be the same, since both the project and this alternative will develop 28 home sites. Overall, this alternative will reduce water demand per year by approximately 38 acre-feet. As with the proposed project, the five on-site wells will be used to water the Agricultural Open Space easement areas and agricultural uses retained outside the agricultural preserve area. The balance of the water needed for this alternative will be provided by the RMWD. When compared to the existing conditions on site, the project reduces the existing on-site water

demand from all sources by 72.6 acre-feet per year and does not result in any significant water supply impacts. This alternative will use approximately 38 acre-feet less of water per year than the project and will also not result in any significant water supply impacts. While the imported water demand for the proposed project and this alternative are the same, this alternative will have a reduced groundwater demand by approximately 38 acre-feet per year.

Ability to Meet the Project Objectives

Objective	Ability of the Clustered Design Alternative to Meet the Project Objectives
Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.	The Clustered Design Alternative meets this project objective, as it helps meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.
Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.	The Clustered Design Alternative meets this project objective, as it will continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
Preserve and enhance the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.	The Clustered Design Alternative does not meet this project objective as it proposes lots of a smaller size than specified in the Bonsall Community Plan and is inconsistent with the existing pattern of agricultural uses on large lots in the Bonsall area.

Summary

The Clustered Design Alternative would result in significant impacts in the areas of aesthetics and land use/planning/community character due to the increased density of this alternative and its inconsistency with the Bonsall Community Plan and community character in the area. In all other areas impacts except water supply, the proposed project and this alternative would be similar. Water supply demand would be less than the proposed project, since this alternative uses 38 acre-feet less of water than the project.

**4.5 Analysis of the Lower Density Alternative**

**4.5.1 Lower Density Description and Setting**

Under the Lower Density Alternative, the project site would be developed with 14 residential lots. This includes 11 lots on the rectangular-shaped northeastern parcel, ranging from 4 acres to 6 acres, and three lots on the square southwestern parcel ranging from 10 to 15 acres each. This alternative would include an Agricultural Open Space easement to protect agricultural soils and would be consistent with the land use designations identified for the site in the General Plan Update. Although this alternative has been included in the EIR, the project is not governed by General Plan Update since it is governed by the County’s pipeline policy adopted by the Board of Supervisors on August 6, 2003. Under this pipeline policy, tentative map and tentative parcel map applications that were deemed complete by August 6, 2003 were subject to the existing General Plan and not General Plan Update. The application for TM 5276 was deemed complete by the County on February 6, 2002 well in advance of the August 6, 2003 deadline

date. Accordingly, the project is not subject to the General Plan Update and will be guided solely by the existing General Plan for the site.

### 4.5.2 Comparison of the Effects of the Lower Density Alternative to the Proposed Project

#### Aesthetics

The Lower Density Alternative reduces the amount of grading and site disturbance compared to the proposed project. The number of lots would be reduced from 28 residential lots to 14 residential lots. The lot sizes under this alternative would increase compared to the project. Lots would range in size from 4 to 15 acres. The site is not located within a designated scenic corridor and no scenic resources are present on-site. The project is located in a relatively flat topography which limits the viewshed from the project area. Overall this alternative would retain the rural residential visual character of the surrounding areas. Both the project and this alternative will not result in any significant visual impacts. The Lower Density Alternative would reduce the amount of residential pads which would reduce the impacts with regard to light and glare, although this alternative would adhere to the County of San Diego Light Pollution Code (Section 59.101-59.115). This alternative would result in a reduced amount of visual change on the project site compared to the proposed project.

#### Agricultural Resources

The Lower Density Alternative reduces the amount of residential lots from 28 to 14. This will result in the preservation of more of the existing agricultural uses on site. Since this alternative would result in the elimination of one-half of the residential building pads, the impacts to agricultural resources would be proportionately reduced. This alternative would also reduce the amount of PeC soils that would be disturbed due to elimination of 14 of the 28 residential pads. The proposed project includes the preservation of 22.6 of existing agricultural operations within the Agricultural Open Space easement in perpetuity and this alternative would also include an agricultural preserve area on site. This agricultural preserve area makes it more likely that agricultural uses will be preserved in the future. The project has less than significant agricultural resource impacts since it includes mitigation which reduces the severity of the impact by preservation of 22.6 acres of agriculture within an Agricultural Open Space easement (which includes 13.8 acres of PeC soils). Furthermore, the project design avoids removal of an additional 35.9 acres of agricultural tree crops. Since this alternative would result in the preservation of more agricultural uses on site and more PeC soils, it will cause less impact to agricultural resources than the proposed project. Both this alternative and the proposed project would reduce impact to agricultural resources to less than significant through the provision of an Agricultural Open Space easement and replacement of PeC soils disturbed during placement of septic and leach fields within a portion of the Agricultural Open Space easement.

#### Air Quality/Global Climate Change

The Lower Density Alternative would result in less grading activities from the reduction of residential pads from 28 to 14. This results in a proportional reduction of construction and operational emissions. Therefore, this alternative would generate less emission compared to the proposed project. Similar to the project, this alternative would have less than significant air quality and climate change impacts.

### Biological Resources

This alternative is similar to the proposed project in that it would include an Agricultural Open Space easement which will avoid fuel management impacts to the off-site southern coast live oak riparian forest by providing a limited building easement. No sensitive vegetation communities, plants, or animals occur on the site, thus none would be impacted by the project or this alternative. No impacts would occur since no sensitive or protected habitat exists on site. Compared to the proposed project, the Lower Density Alternative would result in a similar level of impacts to biological resources.

### Cultural Resources

The Lower Density Alternative would require ground disturbance to develop 14 residences and associated access. No historical, archaeological, or paleontological resources were identified on the project site; however, mitigation was included to reduce impact in the event any potential cultural resources are identified during project grading. Similar mitigation would be applicable to this alternative and would include grading monitoring. Therefore, when compared to the proposed project, this alternative would result in the same level of potential impact to historic, archaeological and cultural resources, and impacts would be mitigated to less than significant.

### Hazards/Hazardous Materials/Fire Safety

Impacts for this alternative would be similar to the proposed project and would be less than significant. As detailed in Section 3.1.4 of the EIR, no hazardous waste was identified the project site. Therefore, implementation of the Lower Density Alternative would not generate any impact related to hazards and hazardous materials. A Fire Protection Plan would still be required under this alternative and would identify appropriate clearing requirements to enhance fire safety. Compared to the project, this alternative results in a similar level of impact, which would be less than significant.

### Hydrology/Water Quality

Similar to the proposed project, the Lower Density Alternative would receive water service from both the RMWD and the five on-site wells. No adverse impacts to the groundwater basin from on-site well usage are anticipated given the lack of any impacts to groundwater from previous well use on site.

A smaller amount of impervious surface would be added to the project site, as roadway access and 14 residential pads and homes would be constructed compared to that for 28 home sites. The majority of the site would continue under agricultural operations, which has its own potential to adversely impact water quality, particularly if chemicals or pesticides are used. Impacts to hydrology and water quality associated with the proposed project were determined to be less than significant with implementation of BMPs. Similar to the proposed project, this alternative would be required to implement a site-specific SWPPP during construction and BMPs during operation. By implementing a SWPPP and BMPs, this alternative would not substantially degrade water quality. Compared to the proposed project, this alternative would result in less potential impact for hydrology and possibly more potential impact for water quality (but less than existing, i.e. less than significant).

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### Land Use/Planning/Community Character

Similar to the proposed project, the Lower Density Alternative would require a TM to subdivide the parcels in 14 single-family lots on parcels ranging from 4 to 6 acres in northeastern portion and 10 to 15 acres in the southwestern portion of the project area. San Diego County General Plan Update designates the project site as Semi-Rural Residential (SR-10) and the proposed zoning would allow 2-acre minimum lot sizes. The density proposed under this alternative would be consistent with both the current and proposed General Plan designations for the project site. Both the project and this alternative are consistent with the existing General Plan and Zoning and neither will result in any significant land use impacts. From a community character perspective, development under this alternative would be consistent with the Bonsall community character, as it would develop 14 large-lot estate residential homes and maintain the agricultural operations on the project site. Therefore, no community character impacts would be anticipated under this alternative.

### Noise

Noise generated by construction-related traffic and other construction activities would be less than the proposed project, since the development intensity would be reduced in half. Thus grading would only be required for 14 residential pads, and the number of trips for construction vehicles would also be reduced. This alternative would also generate less ADT than the proposed project (168 trips compared to 336 trips for the project) with the reduction in the amounts of residences. Compared to the project, this alternative would result in a slight reduction of noise. Similar to the project, impacts would be less than significant.

### Traffic/Transportation

The Lower Density Alternative would construct fewer residential units than the proposed project, resulting in less ADT for both the construction and operation phase of the project. This alternative would generate 168 trips from the 14 residences, compared to 336 trips from the 28 residences proposed under the project. The same roadway improvements identified for the proposed project would be implemented with this alternative, with the exception of some driveway and building pad locations. Although the internal roadway network would be slightly realigned, the impacts to the regional circulation network would be the same. Similar to the project, payment of TIF fees would be required to mitigate the regional cumulative traffic impact, including those to Camino del Rey.

### Water Supply

Water demand under the Lower Density Alternative would be greater than the proposed project, since this alternative would result in the retention of more agricultural uses which use more water than the 14 residences being eliminated. This is the result of each agricultural acre using approximately 3.55 acre-feet per year of water while each residence uses approximately 1 acre-foot per year. As with the proposed project, this alternative will receive water from both the RMWD and the five existing on-site wells. Water usage under this alternative will also be less than the existing conditions since some existing agricultural uses will be eliminated for the 14 planned home sites. Both this alternative and the project do not result in any significant water supply impacts. However, this alternative will result in a greater annual water demand than the proposed project, due to the additional agricultural acreage being retained, but less than what is currently being utilized as the existing condition.

Ability to Meet the Project Objectives

Objective	Ability of the Lower Density Alternative to Meet the Project Objectives
Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.	The Lower Density Alternative meets this project objective, as it helps meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site. However, the proposed project will provide an additional 14 residential units, compared to the Lower Density Alternative, thus providing a greater contribution to the housing demand in San Diego County.
Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.	The Lower Density Alternative meets this project objective, as it will continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
Preserve and enhance the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.	The Lower Density Alternative partially meets this project objective. This alternative would retain more agricultural resources on the project site and portions would be placed within an Agricultural Open Space easement, as is proposed by the project.

Summary

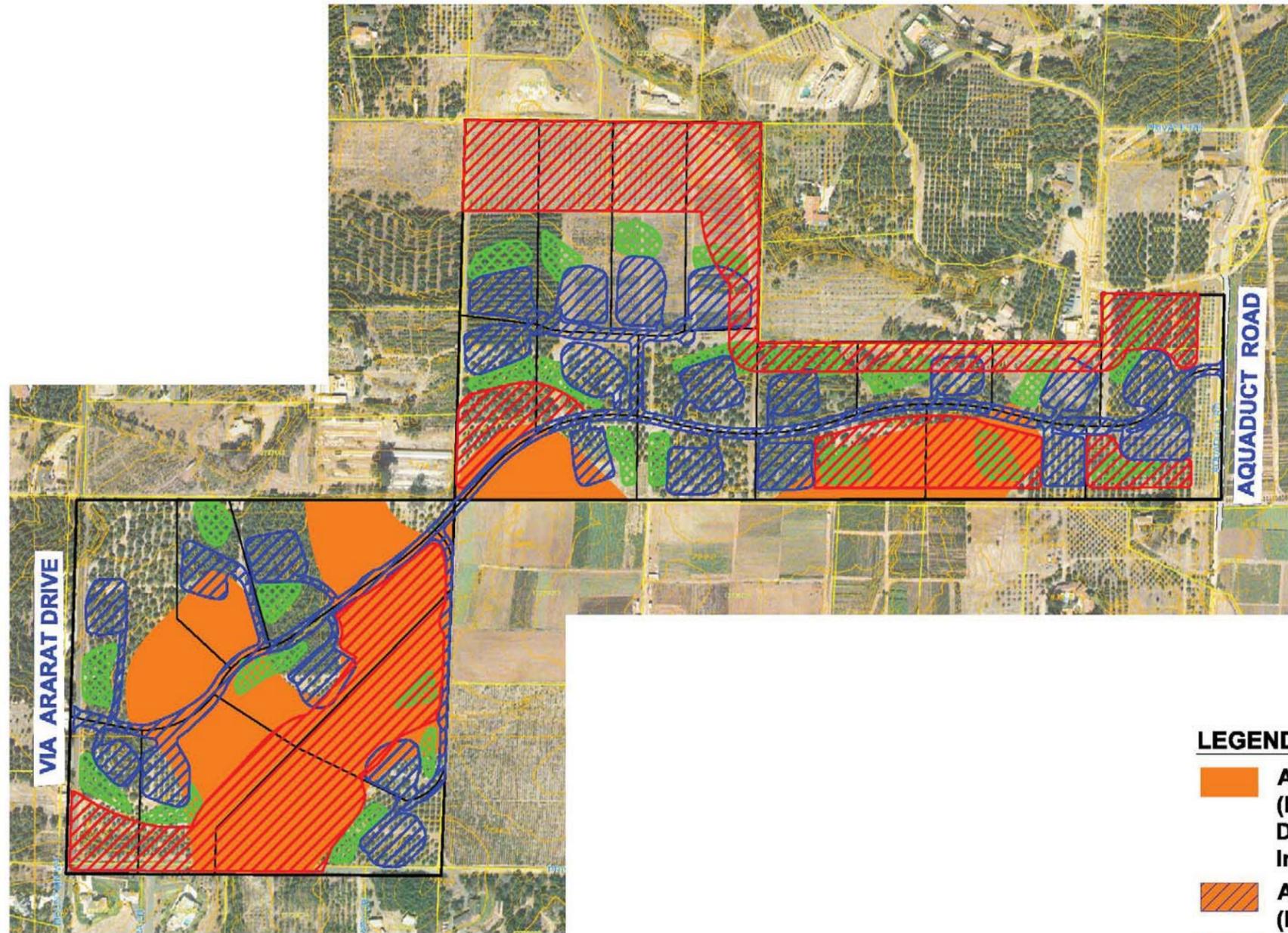
The Lower Density Alternative reduces impacts related to aesthetics, agricultural resources, air quality/climate change, and noise and results in similar impacts when compared to the proposed project in the areas of biology, cultural resources, hazards/hazardous materials/fire safety, hydrology/water quality, land use/planning/community character and traffic/transportation. This alternative would result in greater water demand than the proposed project.

**4.6 Environmentally Superior Alternative**

Table 4.6-1 summarizes the comparable impacts of the proposed projects and the four alternatives considered for the project. Three significant impacts were identified for the project: agricultural resources (loss of PeC soils), traffic/transportation (near term cumulative impact) and cultural resources (potential to impact unidentified resources during project grading). Mitigation has been identified to reduce the impacts to less than significant.

As shown in Table 4.6-1, the No Project/Two Residences Alternative reduces impacts for five issue areas compared to the proposed project: aesthetics, agricultural resources, air quality/global climate change, noise and traffic/transportation. Therefore, the No Project/Two Residences Alternative would be the environmentally superior alternative. However, *CEQA Guidelines* Section 15126.6(e)(2) states that if the No Project Alternative is identified as the environmentally superior alternative, then an environmentally superior alternative must be selected among the other alternatives. In this case, the Reduced Farmland Impact Alternative would be the environmentally superior alternative since it has less impact than the proposed project in the areas of aesthetics and agricultural resources, similar impacts in other issue areas and a greater demand on water supply. Both the project and the Reduced Farmland Impact Alternative do not result in any significant environmental impacts following project mitigation for the loss of PeC soils, the cumulative traffic/transportation impact at Camino del Rey and potential impacts to cultural and archaeological resources from project grading.

Source: Walsh Engineering & Surveying, Inc. 02/29/2008 | G:\Projects\443161\_WestLilac\Subdivision\graphics\docs\Figure4.3-1ReducedFarmlandAlternative.ai | Last Updated: 11-2-10



**LEGEND:**

	AREA (acres)	%
<b>GROSS ACREAGE</b>	<b>92.8</b>	<b>100</b>
 <b>ROADS, DRIVEWAYS &amp; PADS</b>	<b>- 22.0</b>	<b>24</b>
<b>REMAINING AREA</b>	<b>70.8</b>	<b>76</b>
 <b>LEACH FIELDS</b>	<b>- 7.9</b>	<b>9</b>
<b>REMAINING AREA</b>	<b>62.9</b>	<b>68</b>

**LEGEND:**

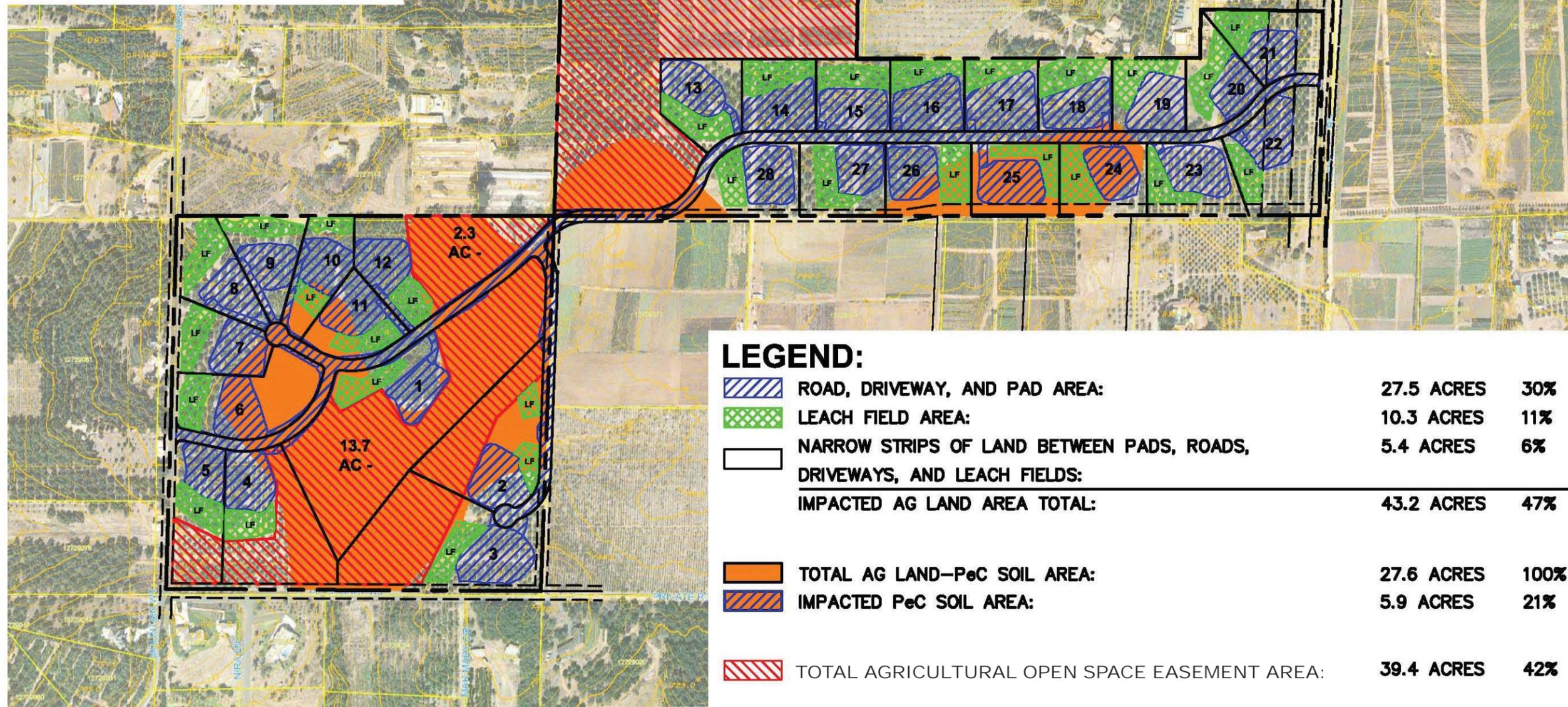
	AREA (acres)	%
 <b>AG LAND (PeC soil) AREA</b> (Per map provided by the County of San Diego Department of Public Works, Geographical Information Services on November 9, 2007)	<b>27.6</b>	<b>30</b>
 <b>AG LAND (PeC soil) AREA</b> (Impacted by roads driveway and pad grading)	<b>3.2</b>	<b>3</b>
 <b>PROPOSED AGRICULTURAL OPEN SPACE EASEMENT</b>	<b>24.4</b>	<b>26</b>
 <b>AG LAND (PeC soil) AREA</b> (In proposed Agricultural Open Space Easement)	<b>14.0</b>	<b>15</b>

**Reduced Farmland Impact Alternative**  
FIGURE 4.3-1



**ABBREVIATIONS:**  
 AC = ACRES  
 AG = AGRICULTURE  
 CY = CUBIC YARDS  
 LF = LEACH FIELD

**NOTE: THE LEACH FIELD LOCATIONS SHOWN HEREON FOR SEPTIC PURPOSES HAVE NOT BEEN REVIEWED OR APPROVED BY GARY MAXWELL OR THE DEPARTMENT OF ENVIRONMENTAL HEALTH.**



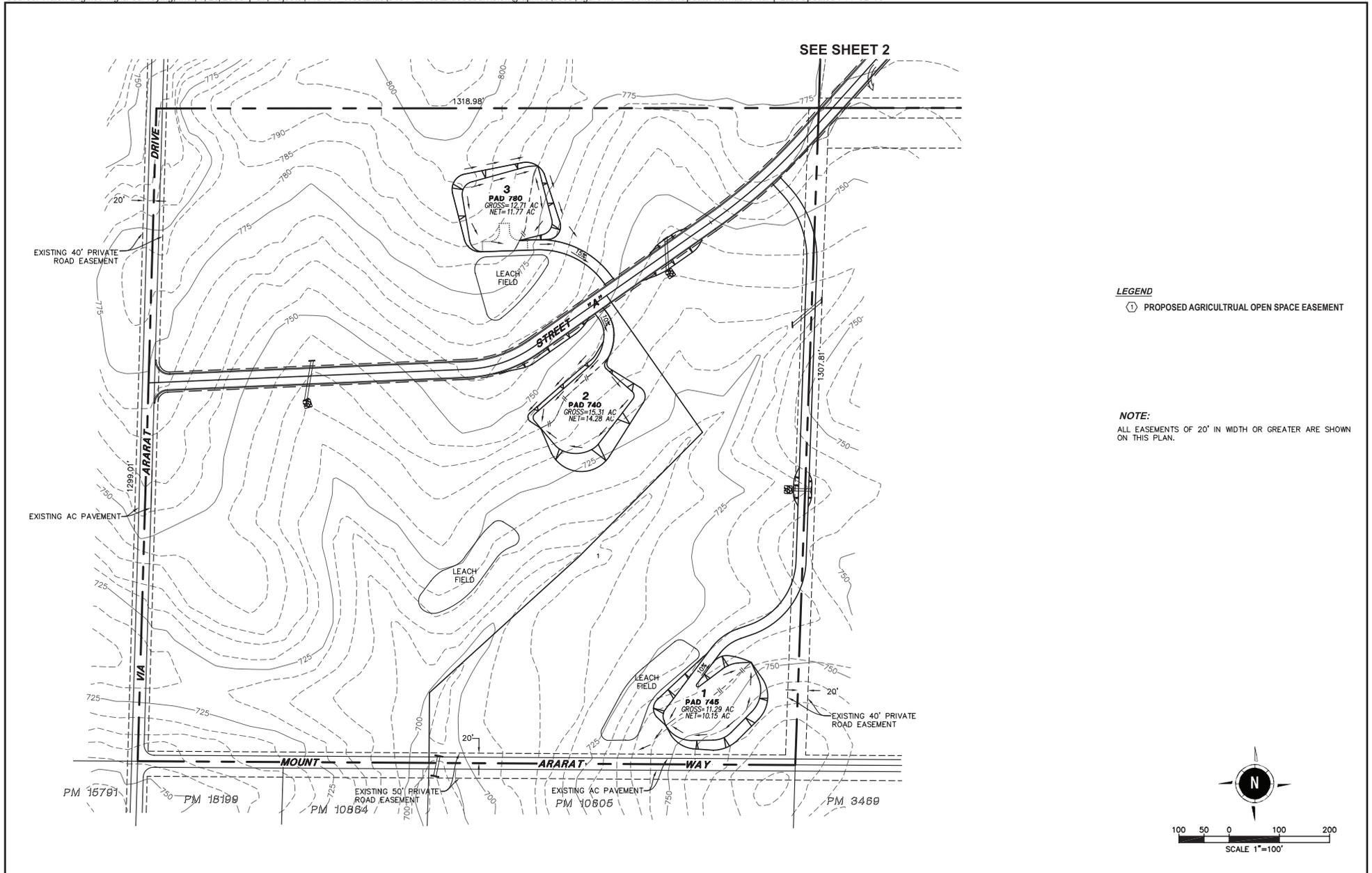
**LEGEND:**

	ROAD, DRIVEWAY, AND PAD AREA:	27.5 ACRES	30%
	LEACH FIELD AREA:	10.3 ACRES	11%
	NARROW STRIPS OF LAND BETWEEN PADS, ROADS, DRIVEWAYS, AND LEACH FIELDS:	5.4 ACRES	6%
<b>IMPACTED AG LAND AREA TOTAL:</b>		<b>43.2 ACRES</b>	<b>47%</b>
<hr/>			
	TOTAL AG LAND—P&C SOIL AREA:	27.6 ACRES	100%
	IMPACTED P&C SOIL AREA:	5.9 ACRES	21%
<hr/>			
	TOTAL AGRICULTURAL OPEN SPACE EASEMENT AREA:	39.4 ACRES	42%



S:\Source: 2/11/2009 | G:\Projects\443161 - WestLilac\Subdivision\graphics\docs\Figure4.4-1 Cluster Design Alternative.at | Last Updated: 02-13-2009

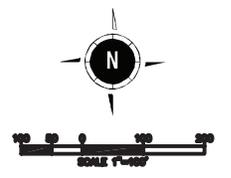
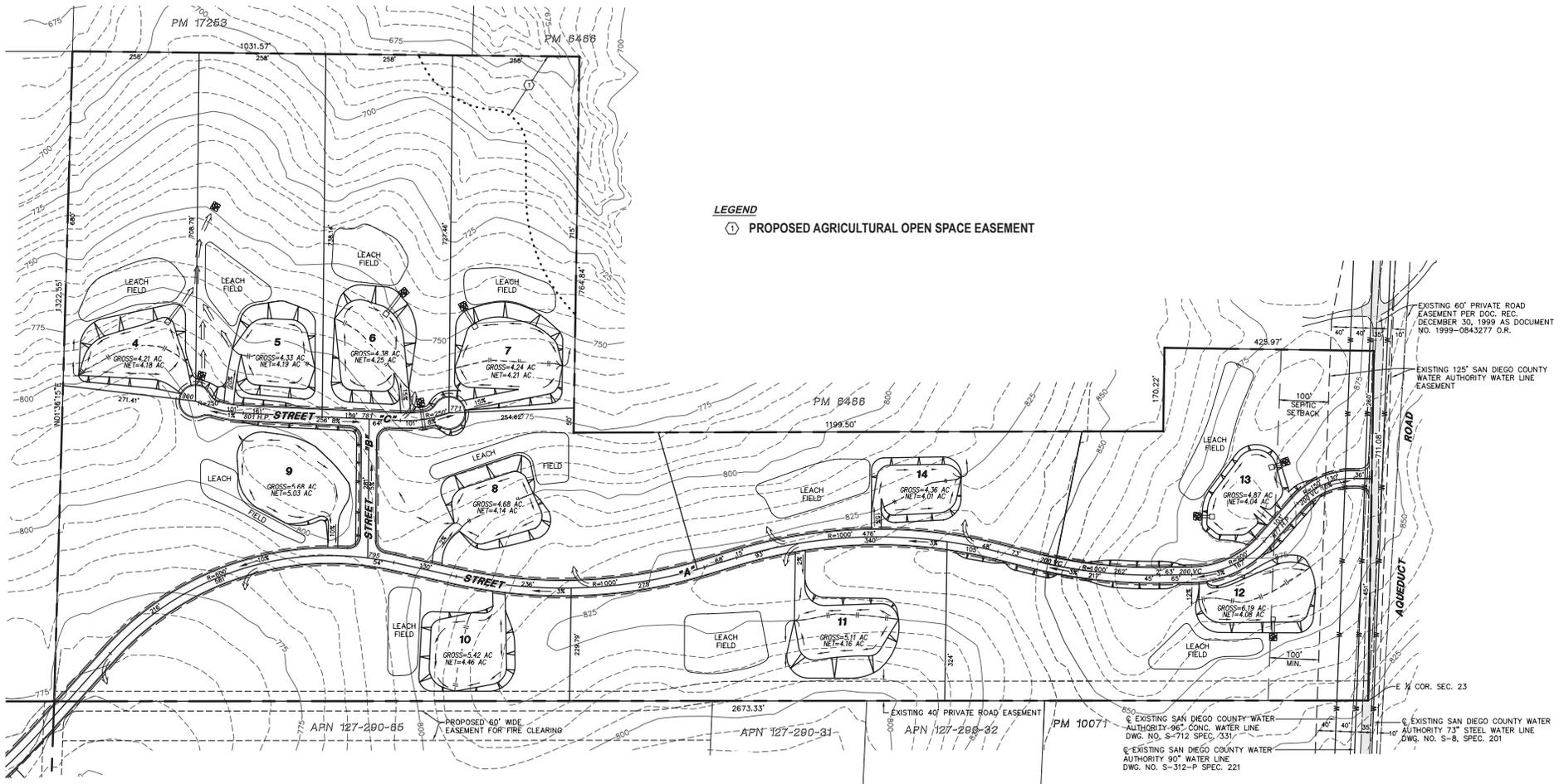




## Lower Density Alternative (1 of 2)

### FIGURE 4.5-1





## Lower Density Alternative (2 of 2)

### FIGURE 4.5-2



## Chapter 4.0 Alternatives to the Proposed Project

**TABLE 4.6-1  
Comparison of Project and Alternatives**

<b>Environmental Issue Area</b>	<b>Proposed Project</b>	<b>No Project/ Two Residences</b>	<b>Reduced Farmland Impact Alternative</b>	<b>Clustered Design Alternative</b>	<b>Lower Density Alternative</b>
Aesthetics	Project Level: Less than significant  Cumulative Level: Less than significant.	Less impact than project	Less impact than project	Significant Impact. Greater impact than project.	Less impact than project.
Agricultural Resources	Project Level: Mitigated to less than significant Cumulative Level: Less than significant	Less impact than project	Less impact than project	Similar impact as project (greater direct impact to orchards; however, larger area of Agricultural Open Space easement proposed)	Less impact than project.
Air Quality/Global Climate Change	Project Level: Less than significant  Cumulative Level: Less than significant	Less impact than project	Similar impact as project	Similar impact as project	Less impact than project
Biological Resources	Project Level: No impact  Cumulative Level: Less than significant	Similar impact as project (no impact)	Similar impact as project (no impact)	Similar impact as project (no impact)	Similar impact as project (no impact)
Cultural Resources	Project Level: Mitigated to less than significant  Cumulative Level: No impact.	Similar impact as project (mitigated to below a level of significance)	Similar impact as project (mitigated to below a level of significance)	Similar impact as project (mitigated to below a level of significance)	Similar impact as project (mitigated to below a level of significance)
Hazards/ Hazardous Materials/Fire Safety	Project Level: Less than significant  Cumulative Level: Less than significant	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Similar impact as project (less than significant)

## Chapter 4.0 Alternatives to the Proposed Project

<b>Environmental Issue Area</b>	<b>Proposed Project</b>	<b>No Project/ Two Residences</b>	<b>Reduced Farmland Impact Alternative</b>	<b>Clustered Design Alternative</b>	<b>Lower Density Alternative</b>
Hydrology/ Water Quality	Project Level: Less than significant  Cumulative Level: Less than significant	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Similar impact as project (less than significant)
Land Use/ Planning/ Community Character	Project Level: Less than significant  Cumulative Level: Less than significant	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Significant impact (greater impact than project)	Similar impact as project (less than significant)
Noise	Project Level: Less than significant  Cumulative Level: Less than significant	Less impact than project	Similar impact as project (less than significant)	Similar impact as project (less than significant)	Less impact than project (less than significant)
Traffic/ Transportation	Project Level: Less than significant  Cumulative Level: Mitigated to less than significant	Less impact than project (avoids significant cumulative traffic impact)	Similar impact as project; however, fewer trips generated under this alternative.	Similar impact as project	Similar impact as project.
Water Supply	Project Level: Less than significant  Cumulative Level: Less than significant	Greater water demand than project; however, impacts are less than significant.	Greater water demand than project; however, impacts are less than significant.	Less water demand than project; impacts are less than significant.	Greater water demand than project; however, impacts are less than significant.