

## CHAPTER 4.0 PROJECT ALTERNATIVES

### 4.1 Rationale for Alternative Selection

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must describe a range of reasonable alternatives to 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, and evaluate the comparative merits of the alternatives. The project could result in significant impacts related to visual, air quality, transportation/traffic, hazards (wildfire), agricultural resources, biological resources, cultural resources, and noise. Impacts of the project to air quality (construction only), agricultural resources, biological resources, cultural resources, hazards and noise (construction, stationary and vibration) would be reduced to less than significant levels through implementation of mitigation measures. Each of the alternatives addressed in this chapter were examined in order to determine the extent to which they would avoid or minimize the significant impacts associated with the project. A matrix comparing the proposed land uses that comprise these alternatives is shown on Table 4-1.

CEQA Guidelines Section 15126(d)(5) states that “the range of alternatives in an EIR is governed by the ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.” The CEQA Guidelines provide several factors that should be considered with regard to the feasibility of an alternative: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistent; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the project applicant can reasonably acquire, control, or otherwise have access to the alternative site (if an off-site alternative is evaluated).

According to the CEQA Guidelines Section 15126.6(d), discussion of each alternative should be sufficient “to allow meaningful evaluation, analysis, and comparison with the proposed project.” Therefore, the significant effects of each alternative are discussed in less detail than those of the project, but in enough detail to provide decision-makers perspective and a reasoned choice among alternatives to the proposed project.

The CEQA Guidelines require the evaluation of a No Project Alternative. The discussion of the No Project Alternative may proceed along two lines:

1. If the project is a development proposal, the No Project Alternative is the circumstance under which the project does not proceed.
2. When the project is the revision of an existing land use or regulatory plan, the No Project Alternative is the continuation of the existing plan.

In the case of the project described in this EIR, both types of No Project Alternative apply and are discussed. The first No Project Alternative is the circumstance under which the project does not proceed. Since the project requires a General Plan Amendment and Rezone which involves a revision of an existing land use plan/regulatory plan. As such, one additional type of No Project Alternative is addressed. This includes an alternative which would allow development consistent with the General Plan and zoning and would retain the existing legal lots..

This EIR therefore fully evaluates the following that provide a reasonable range of alternatives that would avoid or substantially lessen significant impacts of the project.

1. No Project/No Development Alternative
2. No Project / Existing Legal Lot Alternative
3. General Plan Consistent Alternative
4. Reduced Footprint
5. Reduced Intensity Alternative
6. 2.2 C Alternative

Each of these five alternatives was selected in order to avoid or minimize significant impacts associated with the project while still meeting a majority of the project objectives. Table 4-2 provides a matrix comparing each alternative's impacts to those associated with the project. These alternatives permit informed decision making and public participation because there is enough variation amongst the alternatives that provide a reasonable range. Specifically, the following criteria were considered.

The No Project/No Development Alternative, detailed in subchapter 4.2, considers the continuation of existing uses on the site. The existing 16 single-family homes would remain, and no new construction would occur. This alternative was selected as the No Project Alternative required by CEQA and would avoid both construction-period and long-term impacts associated with development of the proposed project.

The Legal Lot Alternative, detailed in subchapter 4.3, is included as another form of No Project Alternative under CEQA Guidelines Section 15126.6(e) to consider how a project site would develop subject to existing land use regulations. This alternative would allow for 49 single-family residential units all within the Semi-Rural General Plan Land Use Category. This alternative would result in a reduction of impacts compared to the proposed project due to the reduction of construction and operation of land uses.

The General Plan Consistent Alternative, detailed in subchapter 4.4, is included to provide an alternative that eliminates the need for a General Plan Amendment. This alternative was selected to provide a reasonable scenario for development of this site in conformance with the General Plan and Conservation Subdivision Ordinance. This alternative would result in a reduction of impacts compared to the proposed project due to the reduced intensity of construction and operation of land uses.

The Reduced Footprint Alternative, detailed in subchapter 4.5, provides an alternative that contains approximately the same number of units but reduces the development footprint by clustering the development within a 441.3-acre portion of the project site; 166.7 acres would be preserved as biological open space. This alternative was selected specifically to reduce significant impacts related to sensitive resources.

The Reduced Intensity Alternative, detailed in subchapter 4.6, provides an alternative that reduces the intensity of development in order to reduce the significant density related impacts of the project to traffic, air quality, and noise and transportation/traffic. This alternative would provide an intensity of use in the middle of the range between the No Project and proposed project by limiting development to 881 single-family detached homes and a 5.6-acre commercial area, which would support 75,000 square-feet of commercial uses. This alternative would result in a reduction of impacts compared to the project due to the reduction of construction activity and operation of land uses.

The 2.2C Alternative, detailed in subchapter 4.7, provides an alternative that illustrates how West Lilac Road could be constructed to General Plan Road Standard 2.2C, while retaining other key features of the project. This alternative includes Phases 1 and 2 of the Reduced Intensity Alternative and Phases 3, 4, and 5 of the project and would include a total of 1,365 units and a total of 15.3 acres/85,000 square feet of commercial uses.

These alternatives are compared to the impacts of the project and are assessed relative to their ability to meet the basic project objectives. As described in Chapter 1.0, the project includes the following basic objectives:

1. Develop a community within northern San Diego County in close proximity to a major transportation corridor consistent with the County's Community Development Model for a walkable pedestrian-oriented mixed-use community.
2. Provide a range of housing and lifestyle opportunities in a manner that encourages walking and riding bikes, and that provides public services and facilities that are accessible to residents of both the community and the surrounding area.
3. Provide a variety of recreational opportunities including parks for active and passive activities, and trails available to the public that connect the residential neighborhoods to the town and neighborhood centers.
4. Integrate major physical features into the project design, including major drainages, and woodlands creating a hydrologically sensitive community in order to reduce urban runoff.
5. Preserve sensitive natural resources by setting aside land within a planned and integrated preserve area.
6. Accommodate future population growth in San Diego County by providing a range of diverse housing types, including mixed-use and senior housing.
7. Provide the opportunity for residents to increase the recycling of waste.
8. Provide a broad range of educational, recreational, and social uses and economically viable commercial opportunities within a walkable distance from the residential uses.

Table 4-3 provides a matrix to show each alternative relative to each of the objectives.

#### **4.1.1 Alternatives Considered but Rejected**

CEQA Guidelines state that the EIR should identify any alternatives that were considered by the lead agency but were rejected, and briefly explain the reasons underlying the lead agency's determination. Among factors used to eliminate alternatives from detailed consideration in the EIR is failure to meet most of the basic project objectives or inability to avoid significant environmental effects (Guidelines 15126.6(c)).

#### **4.1.1.1 Alternative Location**

In accordance with CEQA Guidelines Section 15126.6(f)(2), an alternative project site location should be considered if development of another site is feasible and if development of another site would avoid or substantially lessen significant impacts of the project. Factors that may be considered when identifying an alternative site location include: the size of the site; its location relative to major transportation corridors, employment centers and the availability of services (including commercial services along with public services, such as fire protection, libraries and schools); the General Plan (or Community Plan) land use designations, and availability of infrastructure. CEQA Guidelines Section 15126.6(f)(2)(A) states that a key question in looking at an off-site alternative is “. . . whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location.”

With respect to an off-site location, there is no other similarly sized (600+ acres) parcel, or group of contiguous parcels available for assembly that is available for development as a compact village, close to I-15, in the Valley Center-Bonsall area. The location of the project within the I-15 corridor is important to meet project objectives due to the proximity of the freeway and other infrastructure and services needed to serve the residents of the project. Much of the land along the I-15 corridor, located in the Valley Center, Fallbrook or Rainbow community plan areas is either too steep or outside the boundaries of the sewer and water district, to accommodate the proposed project.

The project site was assembled in order to create a project site large enough in size and scale to meet the project objectives, support a mixed-use village and accommodate all of the necessary infrastructure to serve the project. The Valley Center Community Plan includes two planned Villages, located near the geographical center of the Valley Center Community Plan area, approximately 10 miles from Interstate 15. These Villages, the land use designations for which reflect existing land use patterns, are designed to complete the existing community. The two Villages are planned to be located over 10 miles from the proposed project, on Valley Center Road. They would not be located along a major interstate freeway or other major transportation corridor. Implementing a village within either of the two Village areas identified in the community plan would therefore, likely result in substantially greater traffic impacts than associated with the project, since existing roadway infrastructure would not support large increases in intensity.

The two village sites identified in the Valley Center Community Plan would complete a Village as envisioned in that plan. This project would create a new Village, providing an additional location within the VCCP area with services and housing opportunities. The project area is positioned in proximity to the I-15 and within existing districts for sewer water and fire service. There is an adequate road network offering multiple routes throughout the project and would ultimately connect with freeway ramps. By itself, the proposed project takes advantage of the location of the project site. Therefore, because (1) the project site is sized and located to accommodate a new village in the Valley Center-Bonsall region and (2) the planned Villages in Valley Center are not in proximity to the I-15, the evaluation of an off-site alternative within the existing designated villages was rejected.

## **4.2 Analysis of the No Project/No Development Alternative**

### **4.2.1 Description and Setting**

The No Project/No Development Alternative would retain the site in its current condition. The project site currently supports agricultural uses including citrus, row crops, and avocados. There are 21 buildings on-site including 16 existing homes and agricultural buildings. Including the agricultural lands, a total of 17 habitat types and vegetation communities cover the project site. No new development would occur.

### **4.2.2 Comparison of the Effects of the No Project/No Development Alternative to the Proposed Project**

#### **4.2.2.1 *Visual***

The No Project/No Development Alternative would result in fewer visual impacts compared to the project. The No Project/No Development Alternative would not change the existing visual quality of the project site. Views into the project area would not depict high-density development that would contrast with the existing undeveloped nature of the surrounding areas.

As detailed in subchapter 2.1, site planning and design standards are included in the Specific Plan to address potentially significant visual impacts. However, visual impacts would remain significant and unavoidable. Additionally, short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

The No Project/No Development Alternative would avoid the visual impacts associated with the project, including the impairment of visual resources and visual character during construction because it would not change the integrity of the existing site conditions. Impacts associated with this alternative would be less than significant and less than the project.

#### **4.2.2.2 *Air Quality***

Under the No Project/No Development Alternative, maintenance of the existing condition of the project site would eliminate short-term emissions associated with grading and construction activities. Long-term operational emissions would also be less under this alternative, as there would be no new uses generating additional traffic or stationary source emissions.

Implementation of the project would result in significant and unavoidable impacts to air quality plan consistency, because the proposed population would be greater than the population forecasts used in regional air quality plans. As detailed in subchapter 2.2, implementation of the project would also result in significant construction and operational-related air quality impacts including the emission of criteria pollutants above threshold standards. Through compliance with existing regulations, and proposed policies contained in the Specific Plan, as well as the implementation of mitigation measures, construction-related air quality impacts would be reduced to less than significant levels. However, air quality plan consistency and operational impacts would remain significant and unavoidable.

Under the No Project/No Development Alternative, significant air quality impacts associated with the project would be avoided. Although some air quality impacts could occur from ongoing agricultural operations, the project site would conform to existing RAQs and construction- and new operational-related emissions would not occur. Impacts associated with this alternative would be less than the project.

### **4.2.2.3 Transportation/Traffic**

Under the No Project/No Development Alternative, traffic generation would continue to total 192 trips based on the existing residences and related agricultural uses of the site. Traffic impacts would not occur. Because this alternative places no additional trips on the roadways, no significant impacts would occur and the level of traffic impacts resulting from the No Project/No Development Alternative would be less than the project.

### **4.2.2.4 Agricultural Resources**

Under the No Project/No Development Alternative, no agricultural lands would be converted to other uses, and existing agricultural uses would continue, subject to existing market conditions. Likewise, because no new land uses would be introduced along the perimeter of the project site, potential agricultural adjacency impacts would not occur.

The No Project/No Development Alternative would avoid potential urban/agricultural interface conflicts completely. Therefore, while the project's impacts would be less than significant with mitigation, impacts associated with this alternative would be less than the project.

### **4.2.2.5 Biological Resources**

The No Project/No Development Alternative would retain biological resources in the existing condition; therefore, there would be no direct impacts. Additionally, indirect impacts associated with project construction and long-term occupancy of the site by residents would not occur under this alternative, although continued agricultural use of the project site would have some indirect impacts on nesting birds and other wildlife. While there would be no loss of biological resources, the long-term preservation of resources would not be assured as with the project, which would include dedication of land in a permanent open space easement.

Overall impacts to biological resources associated with this alternative would be less than the project because there would be no direct impacts to biological resources.

### **4.2.2.6 Cultural Resources**

Surveys of the project site revealed two cultural sites. The No Project/No Development Alternative would avoid impacts to both of these sites because no development would occur.

No grading activities (which might uncover unknown resources) would occur on the project site under the No Project/No Development Alternative. Therefore, no significant impacts to cultural resources would occur. Impacts associated with this alternative would be less than the project.

#### **4.2.2.7 Hazards/Hazardous Materials**

Like the project, this alternative would not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. The project would result in a potentially significant impact associated with wildland fires but would include large areas of irrigated landscape, paved roads, parks, and ignition-resistant developed area. In addition, the FPP prepared for the project identified that adequate fire services will be available to protect the project site. The project would be conditioned on one of several scenarios relative to the provision of fire protection services for the project site. A remodeled or newly constructed fire station would assure adequate fire protection services are available to the development. No impacts were identified with the construction or remodeling of an existing fire station on- or off-site.

As no new development would occur under the No Project/No Development Alternative, there would not be a need for additional fire facilities, and no additional residents would be located on-site. Therefore, impacts due to fire hazards would be less under this alternative than the project.

#### **4.2.2.8 Noise**

Noise impacts associated with the No Project/No Development Alternative would primarily be due to the continued use of farm equipment, as well as occasional vehicle trips. Noise levels would be less than significant because the noise source would be intermittent and mobile, and there is a lack of sensitive receptors adjacent to the farming areas.

Although the project includes mitigation measures, the implementation of which would reduce most potentially significant noise impacts to less than significant, impacts associated with this alternative would be less than significant and less than the project, because no new noise impacts would occur.

#### **4.2.3 Conclusion**

Implementation of the No Project/No Development Alternative would result in less potentially significant and significant impacts than the project. This alternative would avoid significant unavoidable impacts related to: visual (dominance, scale, diversity, and continuity, construction, and cumulative viewshed impacts); air quality (compatibility with the RAQS and operational emissions); noise (traffic-generated), and direct and cumulative traffic impacts. This alternative would also avoid significant and mitigated impacts associated with: direct and cumulative roadway segments and intersections; air quality (construction emissions); agricultural resources, biological resources, cultural resources, noise (construction, stationary and vibration), and, hazards/fire safety. The

No Project/No Development Alternative would avoid potential agricultural conflicts completely and the loss of farmland of Prime or Statewide Importance.

The No Project/No Development Alternative would not meet any of the project objectives. This alternative would not provide housing needed to accommodate the future population growth in San Diego County in a manner that provides a range of diverse housing types, including mixed-use or senior housing and a group care facility. In addition, this alternative would not meet any of the project's objectives such as developing a community that would be consistent with the Community Development Model and providing a pedestrian-oriented, mixed-use community. This alternative would not construct parks or trails or provide any new recreational opportunities within the community, nor would it allow for the preservation of sensitive natural resources by setting aside land within a planned and integrated preserve area. The No Project Alternative would not provide educational, recreational, or waste recycling opportunities.

### **4.3 Analysis of the Legal Lot Alternative**

#### **4.3.1 Description and Setting**

The Legal Lot Alternative (Figure 4-1) would allow development consistent with existing legal lots in accordance with the existing land use designation of Semi-Rural under the General Plan and the zoning. Under this alternative there would be a total of 49 single-family homes constructed on 2-acre minimum lots within the 608 acres. The scope of development of this alternative would require individual property owners to connect to water infrastructure and install a septic system for the treatment of wastewater. Because development would occur on individual lots in accordance with the current land use designation and under the existing legal lots that currently exists, there would be minimal discretionary review. No commercial, mixed-use, parks, trails, or a school site would be developed. Development of this alternative would not necessitate the requirements to include a WRF, RF, recreational facilities, or civic uses, including a fire station.

#### **4.3.2 Comparison of the Effects of the Analysis of the Legal Lot Alternative to the Proposed Project**

##### **4.3.2.1 *Visual***

Development under the Legal Lot Alternative would consist of 49 rural residential homes and would not change the visual quality of the project site because the 2-acre minimum lots would be comparable to existing rural residential development. The views into the area would not demonstratively contrast with the existing nature of the surrounding areas.

As discussed above, specific site planning and design standards are included in the project's Specific Plan to address potentially significant visual impacts. This includes the placement of the widest lots along the northern boundary of the project site in the area of the existing homes. The implementation of mitigation measures and design guidelines focused on the monitoring and maintenance of landscape plans result in a reduction of visual impacts; however, impacts relative to the visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas would remain significant and unavoidable. Additionally,

short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

The Legal Lot Alternative would avoid visual impacts because the development of the 49 homes would not likely occur all at once and would resemble surrounding large-lot single-family development. There would be approximately five lots adjacent to West Lilac Road along the northern boundary of the project site avoiding significant visual impacts associated with the project. Impacts associated with this alternative would be less than significant and less than the project.

#### **4.3.2.2 Air Quality**

The Legal Lot Alternative would have a density consistent with regional air quality management plans. Therefore, there would be no impact associated with plan consistency. This alternative would generate 588 ADT, 97 percent less traffic than the project. Therefore, air emissions would be less because of the limited amount of traffic that would be generated from this alternative, and the minimal construction required to build a maximum of 49 homes.

The project would result in significant and unavoidable air quality impacts because the density proposed is greater than that considered in regional air quality plans. Additionally, the project would result in significant and unavoidable operational-related air quality impacts including the emission of criteria pollutants above threshold standards, and significant, but mitigable impacts associated with construction emissions.

Plan consistency impacts associated with this alternative would be avoided. In addition, reduced traffic levels by 97 percent would contribute to lower levels of operational air emissions. Likewise, because the number of lots that would be developed under this alternative is significantly less than the project, construction and operational impacts would be below threshold standards. Therefore, air quality impacts associated with this alternative would be less than significant and less than the project.

#### **4.3.2.3 Transportation/Traffic**

The Legal Lot Alternative would generate 588 ADT, less traffic than the project by approximately 97 percent. This alternative's traffic generation would not result in impacts to the existing LOS on surrounding area roadways.

The project proposes an additional 19,428 trips on neighboring roadways. Because this alternative would generate less traffic than the project, and would avoid direct and cumulative impacts, traffic-related impacts associated with this alternative would be less than significant and less than the project.

#### **4.3.2.4 Agricultural Resources**

As property is developed on the existing lots under this alternative, there would be no mechanism to require dedicated agricultural buffer areas or assure continued on-site agricultural conditions. It is possible that as each lot develops under this alternative, existing agricultural lands within those lots would be converted to residential uses consistent with the existing land use designations and zoning. Therefore, development under this alternative could result in conflicts with adjacent agricultural activity.

However, the existing legal lots are relatively large in size and significant direct adjacency/land use conflicts between residential and agricultural uses would not be anticipated. Agricultural interface compatibility impacts under this alternative would be less than significant.

The project would result in the conversion of some existing on-site agricultural lands to a non-agricultural use. Pursuant to County Guidelines, the existing legal lots are large enough to incorporate agriculture even if developed with a home; therefore, direct impacts to agriculture associated with this alternative would be less than the project.

### **4.3.2.5 Biological Resources**

Significant impacts to biological resources could occur under the Legal Lot Alternative. Because development would occur on individual lots consistent with the existing legal lots and underlying zone, the development would not require the preservation of large areas of biological open space. There would be less ability to avoid and preserve sensitive habitat, including wetlands.

The project would preserve a total of 103.6 acres of sensitive habitat within on-site open space easement areas. The open space would be protected in perpetuity, along with minimum 50-foot wetland buffers surrounding RPO wetlands that are located adjacent to proposed development. Mitigation measures for the project would reduce direct, indirect, and cumulatively significant biological impacts to less than significant.

Overall, biological resources associated with this alternative would be greater than the project because without the requirement of discretionary review, there would be no mechanism by which to mitigate any impacts to biological resources that may occur under this alternative.

### **4.3.2.6 Cultural Resources**

The Legal Lot Alternative could result in significant impacts to the on-site cultural resources because development would occur on individual lots consistent with the existing legal lots and the underlying zone. Therefore, such development would not be subject to the same discretionary review as the project and would not be required to implement measures, including grading monitoring and the development of a data recovery plan.

The project proposes mitigation measures that assure any potential impacts to cultural resources would be less than significant.

The Legal Lot Alternative would not have the benefit of these measures; however, the amount of grading that would likely occur in conjunction with the construction of single-family homes on 49 lots would be substantially less than that associated with the project. Both direct and indirect impacts to cultural resources associated with this alternative would therefore be less than the project.

### **4.3.2.7 Hazards/Hazardous Materials**

Like the project, this alternative would not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a

list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. Like the project, development under the Legal Lot Alternative would require conformance with the County Consolidated Fire Code and existing regulations associated with flammable building materials, allowable landscaping, and fire access. Each of the 49 individual homes would be required to show 100-foot FMZ, to construct driveways and access roads to County standards, and to assure adequate egress and for emergency vehicle use.

Response times would remain the same as under the existing condition. The Legal Lot Alternative would have similar protections against wildfire impacts. However, the Legal Lot Alternative would not require the construction of a new fire station in order to meet the required travel time and would result in fewer residents on-site. Therefore, impacts due to fire hazards would be less than the proposed project.

#### **4.3.2.8 Noise**

Noise impacts associated with the Legal Lot Alternative would primarily be due to vehicle trips. Noise levels would be less than significant because the noise source would be intermittent and mobile, and because there would be fewer sensitive receptors adjacent to noise sources.

The project includes design and mitigation measures, the implementation of which would reduce most potentially significant noise impacts to less than significant. However, under this alternative noise-related impacts would be less than significant and less than the project because there would be fewer on-site sensitive receptors and substantially less traffic.

#### **4.3.3 Conclusion**

Implementation of the Legal Lot Alternative would result in fewer potentially significant and significant impacts than the project. This alternative would avoid significant unavoidable impacts related to: visual (dominance, scale, diversity, and continuity, construction, and cumulative viewshed impacts); air quality (compatibility with RAQS and operational emissions); and direct and cumulative traffic impacts. This alternative would also avoid significant and mitigated impacts associated with direct and cumulative roadways and intersections, noise, fire hazards, and agricultural and cultural resources. This alternative could, however, result in greater impacts to biological resources.

This alternative would not meet any of the project objectives. This alternative would allow 49 residences on rural lots spanning the project site and would not provide a range of public facilities, housing opportunities and commercial services to the neighborhood and community. It would not develop a pedestrian-oriented, mixed-use community, which is the basis for the project. This alternative would not construct parks, trails or a school site, an on-site WRF or RF and would, therefore, not achieve the principles of a

sustainable village. This alternative would not provide a range of diverse housing types, including mixed-use housing and senior housing. This alternative would not provide social, public service, and commercial opportunities to both new and existing residents, while allowing for the preservation of sensitive natural resources by setting aside land within a planned and integrated preserve area.

### **4.4 Analysis of the General Plan Consistent Alternative**

#### **4.4.1 Description and Setting**

The General Plan Consistent Alternative would allow development in accordance with the General Plan Land Use designation, Semi-Rural. Pursuant to the General Plan, the 530 acres of the project site within the Valley Center community plan area include two land use designations: 131 acres are designated Semi-Rural 10 (1 unit per 10, or 20 gross acres, depending on slope) and 399 are acres designated Semi-Rural 4 (1 unit per 4, 8, or 16 gross acres, depending on slope). Pursuant to the General Plan, the 78 acres of the project site within the Bonsall community plan area are designated with the Semi-Rural 10 Land Use designation.

This alternative would be subject to the County's Conservation Subdivision Ordinance (CSO), which requires the preservation of 75 percent of the project site within the SR-10 as open space. The CSO applies to the 131 acres within the SR-10 designation within Valley Center and the 78 acres within the SR-10 designation with Bonsall. Compliance with the CSO would thus require the preservation of 156.75 acres of open space on-site within the SR-10. Overall, this alternative would yield 110 single-family dwelling units. The single-family homes would be clustered as to preserve sensitive biological resources, as illustrated on Figure 4-2. Ninety-eight acres of open space would be preserved within the SR-4 land use designation, and 159 acres would be preserved within the SR-10, thus conforming to the requirements of the CSO.

The General Plan Consistent Alternative also would reflect half-width improvements of the existing West Lilac Road on the project site, consistent with General Plan Circulation Element roadway network standard Road 2.2C. All other internal roadways would be constructed to the same standard as proposed by the project. No gates would be included in this alternative.

In order to accommodate development consistent with the General Plan/CSO, this alternative would consist of two separate subdivisions accommodating 2-acre lot minimums for single-family homes. The northern subdivision (area known in the project as Phases 1, 2, and 3) would take access from West Lilac Road with internal private roadways. The southern subdivision (area known in the project as Phases 4 and 5) would take access from the existing Covey Lane and an additional access point would be provided from Mountain Ridge Road.

This alternative would include: approximately 256.6 acres of dedicated total open space. Due to the reduced scope of this alternative, it would not include a WRF, RF, school, or civic uses, including a fire station. The single-family homes would be served by septic systems. Parks and trails would be provided consistent with the County PLDO and Subdivision Ordinance requirements.

## **4.4.2 Comparison of the Effects of the General Plan Consistent Alternative to the Project**

### **4.4.2.1 Visual**

Development under the General Plan Consistent Alternative would consist of a 110-unit semi-rural residential community on larger lots than the village-based, higher density residential development of the project.

As discussed above, site planning and design standards are included in the project's Specific Plan to address potentially significant visual impacts. This includes the placement of the widest lots along the northern boundary of the project site in the area of the existing homes. Additionally, the implementation of mitigation measures and design guidelines focused on the monitoring and maintenance of landscape plans result in a reduction of visual impacts; however, impacts relative to the visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas would remain significant and unavoidable. Additionally, short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

The General Plan Consistent Alternative would result in development that would be more similar in character to surrounding land use patterns than the project. Lots would be an average size of over 2 acres. Over 250 acres of open space would be preserved on-site thus providing greater visual buffering from vantage points within the viewshed. Visual impacts associated with construction would be less than significant because grading would be limited to building pads and private roads. Overall, visual impacts associated with this alternative would be less than the project due to the reduced density/intensity of development.

### **4.4.2.2 Air Quality**

The number of lots under this alternative (110) is contemplated in existing County plans and SANDAG 2030 forecasts. Therefore, this alternative does not represent a conflict with San Diego RAQS or SIP, and impacts would be less than significant. This alternative would generate 1,320 ADTs, which would be approximately 93 percent less than the project. Traffic-related air quality impacts associated with this alternative would therefore be less than the project. Likewise, the construction of this alternative would require less grading, resulting in less than significant construction related emissions. Operational impacts associated with 110 single-family detached homes would be below the threshold standard and impacts would be less than significant.

The project has significant air quality impacts because the density proposed is greater than that considered in regional air quality plans and the resultant emissions from construction and operation exceed thresholds. This alternative would result in reduced construction and operational traffic levels, therefore, contributing a lower level of air emissions than the project. Therefore, air quality impacts associated with this alternative would be less than the project.

#### **4.4.2.3 Transportation/Traffic**

This alternative would generate 1,320 ADTs, which would be approximately 93 percent less than that generated by the project. Because most roads surrounding the site currently operate at LOS A, the existing road system would be able to accommodate both direct and cumulative traffic associated with this alternative. Traffic impacts under this alternative would be less than significant and less than those of the project.

#### **4.4.2.4 Agricultural Resources**

This alternative would result in the subdivision of 110 lots. Like the project, development of this alternative would result in conversion of agricultural land and indirect impacts, including exposure to noise, odors, and agricultural chemicals that are associated with adjacency to off-site agricultural resources.

Like the project, the General Plan Consistent Alternative, would reduce significant agricultural adjacency conflicts through the implementation of HOA-maintained agricultural buffers within residential lots. Because this alternative proposes substantially larger lots, a greater amount of on-site open space and no school, fewer areas of agricultural adjacency conflicts would occur. This alternative would preserve 256.6 acres of primarily biological open space pursuant to CSO requirements and would not include any areas of dedicated common area open space/agriculture. Agricultural activities may continue where they presently occur on-site within wetland buffers and other limited areas within dedicated open space. Since the project site was not found to be a significant agricultural resource pursuant to the LARA analysis, this alternative like the project, would not result in a significant impact to an agricultural resource.

Overall, this alternative would result in fewer agricultural impacts as compared to the project.

#### **4.4.2.5 Biological Resources**

Like the project, development under the General Plan Consistent Alternative would include the preservation of on-site wetland areas. However, consistent with the CSO, this alternative would preserve 256.6 acres of on-site open space for the protection of sensitive biological resources, compared to the 103.6 acres preserved by the project. Like the project, this alternative would assure that the open space is protected from intruders. Additionally, an HOA would provide control over pet activity, providing on-leash requirements. Likewise, trails would be regularly maintained to protect against accumulation of debris.

Like the project, this alternative would be required to provide mitigation for impacts to sensitive habitats, species and wildlife movement, including the off-site purchase of sensitive land within the proposed North County MSCP PAMA.

Overall, biological impacts would be less due to the reduced footprint and greater preservation of on-site open space, under this alternative compared to the project.

#### **4.4.2.6 Cultural Resources**

The General Plan Consistent Alternative would entail substantially less grading than would be required for the project, as 256.6 acres would be preserved in open space, significantly fewer homes would be constructed and less infrastructure would be required compared to the project. Under the General Plan Consistent Alternative, impacts to cultural resources would be mitigated in the same fashion as for the project, including grading monitors and data recovery, if necessary. Therefore, impacts associated with this alternative would be less than the project, because there would be less area of ground disturbance, which may lead to uncovering archaeological resources.

#### **4.4.2.7 Hazards/Hazardous Materials**

Like the project, this alternative does not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. Like the project, development of a subdivision under the General Plan Consistent Alternative would be regulated by the County requirements for fire safety, including the Consolidated Fire Code and existing regulations associated with flammable building materials, allowable landscaping, and fire access. Like the project, this alternative would require discretionary review, and therefore, would be required to develop and implement a FPP to address fuel management, emergency access, and other wildland fire safety issues. With the larger lots proposed a 100-foot FMZ would be provided throughout the site.

The project also would be conditioned on one of several scenarios relative to the provision of fire protection services for the project site. Therefore, adequate fire protection services would be provided to the project site and the fire department would be able to respond within required times. These measures would reduce potentially significant impacts to less than significant. No impacts were identified with the construction or remodeling of an existing fire station on- or off-site. This alternative would not require options for the expansion or construction of an additional fire facility; therefore, impacts would be similar to the project relative to this issue. Response times would remain the same as under the existing condition.

Although certain areas of the project would be unable to meet the standard 100-foot FMZ, the project includes a FPP that provides design measure to assure adequate fire protection especially in those areas. These measures provide equal safety measures as a 100-foot FMZ, and impacts would be less than significant with this mitigation. Overall, impacts associated with hazards would be similar under the General Plan Consistent Alternative, albeit slightly less due to the reduced number of people within the project site, as compared to the project.

#### **4.4.2.8 Noise**

This alternative project would construct 1,636 fewer residential units than the project and 93 percent fewer ADT, resulting in lower overall ambient traffic noise levels. However, nearly all the lots would have some portion within the noise contour of a road. This alternative could avoid significant impacts by precluding placement of home sites within the noise contours on the roadways through the filing of a Tentative Map or the requirement of Site Plans for individual lots.

The project would place residences adjacent to roadways where exterior and interior noise impacts are projected to exceed County standards resulting in significant impacts and therefore, mitigation in the form of additional noise analysis, placement of noise barriers and indoor attenuation is required.

Therefore, due to the reduced number of units, the noise impacts associated with this alternative would be less than the project.

#### **4.4.3 Conclusion**

Compared to the project, the GP Consistent Alternative would result in reduced visual impacts due to the reduced density/intensity of development that would occur within the site. This alternative also would reduce significant and unavoidable air quality impacts because it would conform to the existing air quality plans and result in fewer operational emissions due to fewer ADT. Likewise, significant and unavoidable cumulative traffic impacts would be reduced to less than significant. Significant mitigable air quality impacts associated with short-term construction would remain, but be reduced from those of the project. Significant and mitigated impacts associated with direct and cumulative roadways and intersections, agricultural, biological and cultural resources, noise, and hazards/hazardous materials and would be less than the project. No impacts would be greater.

This alternative would only meet three of the eight project objectives (3, 4, and 5). It would provide parkland and trails, as required by County ordinance. This alternative would preserve natural on-site habitat within a preservation easement pursuant to the CSO.

This alternative would consist only of single-family detached residential housing with no on-site public facilities; therefore, it would not meet project objectives 1, 6, 7, or 8. The General Plan Consistent Alternative would not create a walkable mixed-use village; would not provide a range of housing and lifestyle opportunities in a manner that encourages non-automotive mobility; nor would it provide for a variety of housing including housing for seniors. Also, this alternative would not provide the opportunity for residents to increase the recycling of waste; nor provide educational and neighborhood retail opportunities in close proximity to residential uses.

### **4.5 Analysis of the Reduced Footprint Alternative**

#### **4.5.1 Description and Setting**

This alternative is designed to reduce the development footprint in order to increase preservation of sensitive biological resources on-site. As shown on Figure 4-3, the

Reduced Footprint Alternative would entail clustering development on approximately 441.3 acres and the preservation of 166.7 acres of on-site biological open space. Residential development would be removed from the upland habitat in Phases 1, 2, and 3 of the project, and wetland buffers would be increased from 50 to 100 feet throughout the site. Additionally due to the lesser number of units, the on-site detention basin acreage would be reduced from 9.4 to 5.4 acres; the wet weather storage would be reduced from 8.1 to 5.5 acres; and the school site would be reduced in size from 12 acres to 9 acres. In turn, a greater amount of upland habitat would be preserved in Phase 3.

Development of this alternative would include 1,251 residential dwelling units, including: 783 single-family detached homes on 142.14 acres (5.5 du/ac) and 468 senior housing units on 71.1 acres (6.6 du/ac). No single-family attached or mixed-use would be provided under this alternative due to the reduced amount of developable area. The alternative would include 25,000 square feet of specialty commercial located on 6 acres within Phase 2 only. No commercial would be provided within Phases 3 and 4, due to the reduced footprint and fewer number of dwelling units to support such uses on-site. No recycling facility and trailhead, private recreation facility or group care would be provided under this alternative. This alternative would include the WRF, a school site, 18 acres of institutional uses in Phase 5, and 16 acres of parkland, approximately 8 acres less than provided by the project due to fewer number of on-site residents. Under this alternative 166.7 acres of biological open space would be provided on-site, along with 20.2 acres of common area and agriculture.

All roadways would be private for this alternative, similar to the project. Also, under this alternative an on-site fire station or renovation to a nearby station would be required as for the project. Like the project, the Reduced Footprint Alternative would require both a General Plan Amendment and Specific Plan and would include the preparation of a Site Plan for any type of development permit. As with the project, this alternative would require a General Plan Amendment to change the Regional Category from Semi-Rural to Village. This alternative would require a land use designation of VR-2.9 for the residential areas. The commercial area would require a designation of General Commercial and also would require a Rezone of the 6-acre commercial site to General Commercial.

## **4.5.2 Comparison of the Effects of the Reduced Footprint Alternative**

### **4.5.2.1 Visual**

Development under the Reduced Footprint Alternative would consist of a primarily residential community clustered within the disturbed/non-biologically sensitive portions of the project site. Like the project, the resulting pattern and intensity of development would contrast with the existing viewshed of the project site; however, to a lesser degree due to the decreased number of units and the increase in amount of open space.

As discussed above, specific site planning and design standards are included in the project's Specific Plan to address potentially significant visual impacts. This includes the placement of 100-foot-wide lots along the northern project perimeter adjacent to existing homes near the existing West Lilac Road. Additionally, the implementation of mitigation measures and design guidelines focused on the monitoring and maintenance of landscape plans result in a reduction of visual impacts; however, impacts relative to the

visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas would remain significant and unavoidable. Additionally, short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

For the Reduced Footprint Alternative, development would be concentrated within a smaller portion of the project site. Lots adjacent to the northern perimeter near the existing West Lilac Road would be generally the same size as those proposed by the project, although there would be fewer lots under the Reduced Project Alternative, due to the preservation of upland habitat in this area. Like the project, the lots proposed along the northern boundary of the project site would require landscaping controls to soften the visual transition into the project site at this location. Because of the fewer number of units along the northern project boundary and within the Town Center, visual impacts under this alternative would be less than those of the project.

### **4.5.2.2 Air Quality**

This alternative would include approximately 30 percent fewer units than the proposed project. However, like the project, the density associated with this alternative would be inconsistent with the General Plan and would be greater than that considered in regional air quality plans. Therefore, like the project, this alternative would result in significant unavoidable impacts associated with regional air quality management plans.

This alternative would generate approximately 12,430 ADT, which would be 37 percent less than the project (19,428 ADT). Traffic-related operational air quality impacts associated with this alternative would therefore be less than the project.

The construction of this alternative would require less grading because it is within a more compact area. Construction activities would be subject to the same mitigation as those for the project, and thus construction-related air quality impacts also would be less than significant with mitigation and slightly less than the project.

The project's operational-related air quality impacts associated with land uses would be significant due to the emission of ROG, CO, and PM<sub>10</sub> above established thresholds. While project design and mitigation measures are proposed, including the development of educational programs and materials for residents, impacts would remain significant after mitigation.

Because there would be fewer ADT and development would be more compact, related emissions would be less than the project and, air quality impacts associated with this alternative would be less than the project.

### **4.5.2.3 Transportation/Traffic**

This alternative would generate 12,430 ADTs, which would be 37 percent less than the project, which generates 19,428 ADTs. This alternative, therefore, would result in fewer direct impacts to existing roadways and intersections and cumulative impacts would also be reduced. Like the project, any significant impact to roadway segments or intersections that are included in the TIF Program would be reduced to less than significant levels through payment of TIF fees. Facilities that result in significant impacts that are not currently within the TIF Program, would be reduced to less than significant

levels either through their addition the TIF Program at the time of its update, or through construction of improvements, if feasible. Therefore, traffic impacts under this alternative would be less than for the project.

#### **4.5.2.4 Agricultural Resources**

This alternative would preserve the majority of sensitive on-site habitat including upland habitat in Phases 1 and 3 and wetlands. Under this alternative, wetland buffers would increase to 100 feet from 50 feet, as proposed by the project. Existing agriculture located within this alternative's wetland buffers would remain.

This alternative would concentrate development within areas mapped as orchards, intensive, or extensive agriculture and would retain 20.2 acres of common areas/agriculture on-site, same as the project. Due to the reduced development footprint, this alternative would have fewer areas of adjacency conflict with off-site agricultural lands. Both the project and this alternative would retain a total of 20.2 acres of common area open space subject to HOA maintenance.

Therefore, because fewer potential areas of agricultural adjacency would occur, impacts to agricultural resources would be less under this alternative.

#### **4.5.2.5 Biological Resources**

This alternative would preserve a total of 166.7 acres of land within dedicated biological open space. The preserved areas include wetland and upland habitat. Wetland buffers would be increased from 50 under the project to 100 feet. By maintaining sensitive vegetation in open space, a local wildlife corridor could continue where primarily small mammals roam and forage. The project would preserve 103.6 acres of wetlands and wetland buffers in open space. The project's development of the agricultural lands in the southern portion of the project site limits on-site wildlife corridors to the preserved drainages.

While the project's biological impacts would be mitigated to less than significant, this alternative would preserve more sensitive biological resources; therefore, impacts to sensitive habitats, species and wildlife movement would be less than significant and less than the project.

#### **4.5.2.6 Cultural Resources**

The Reduced Footprint Alternative would entail less grading than would be required for the project, as 63 additional acres would be preserved in open space for the preservation of biological resources. Under the Reduced Footprint Alternative, impacts to cultural resources would be mitigated to the same degree as the project, including grading monitors and data recovery, if necessary. Therefore, impacts associated with this alternative would still be significant, but there would be less potential to encounter subsurface resources; therefore, impacts would be less than less than the project.

#### **4.5.2.7 Hazards/Hazardous Materials**

Like the project, this alternative does not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a

list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. Like the project, development under the Reduced Footprint Alternative would be regulated by the County requirements for fire safety, including the Consolidated Fire Code and existing regulations associated with flammable building materials, allowable landscaping, and fire access.

Like the project, this alternative would be required to develop and implement a FPP to evaluate the level of potential fire hazard affecting the project site and propose methods and measures to minimize any identified hazard which would include establishing fire buffers and other construction measures to reduce fire hazards. The project's FPP includes mitigation measures aimed at assuring reasonable protection against wildland fires such as buffer zones and construction requirements and impacts would be less than significant with this mitigation.

The project also would be conditioned on one of several scenarios relative to the provision of fire protection services for the project site. Therefore, adequate fire protection services would be provided to the project site and the fire department would be able to respond within required times. No impacts were identified with the construction or remodeling of an existing fire station on- or off-site.

Like the project, fire protection would be provided by DSFPD. The location of development under this alternative would also require a new or remodeled fire station. Therefore, this alternative's impacts associated with hazards would be similar to the project.

### **4.5.2.8 Noise**

Like the project, development of this alternative would place residential lots within roadway noise contours, where exterior and interior noise levels are projected to exceed County standards, resulting in the potential need for noise barriers and interior and exterior noise attenuation. This alternative would be conditioned with mitigation similar to the project, including noise protection easements over those areas where noise may exceed County standards.

Due to the fewer number of units, and associated reductions in traffic and lesser quantity of grading proposed under this alternative, noise impacts relative to both construction and operational noise would be less under this alternative compared to the project.

### **4.5.3 Conclusion**

The Reduced Footprint Alternative would reduce the significant and unavoidable visual quality impacts associated with the project. Because this alternative would place fewer lots adjacent to the northern project perimeter, visual impacts to views along the existing

West Lilac Road would be less under this alternative than for the project. Significant and unavoidable cumulative traffic impacts also would be reduced under this alternative.

Due to the fewer number of units and fewer ADT, operational air quality, traffic, and noise impacts would be less under this alternative as compared to the project. Due to the smaller development footprint and reduced quantity of grading required, impacts related to biological and cultural resources would be less under this alternative as compared to the project. Agricultural resource impacts also would be reduced under this alternative, as there would be fewer areas for potential agricultural adjacency conflicts. Finally, both the Reduced Footprint Alternative and the project would result in similar impacts relative to hazards, and each would be required to prepare an FPP and provide for additional fire services to serve the project site.

This alternative would meet six of eight project objectives. This alternative would meet objectives 1, 2, 3, 4, 5 and 8. This alternative meets these objectives because it would develop a project consistent with the Community Development Model and provide a range of housing styles with adequate public facilities. The alternative would provide a variety of recreational opportunities including parks for active and passive activities and trails and would preserve sensitive natural resources by setting aside land within a planned and integrated preserve area. This alternative would also integrate major physical features in the project design, as it would preserve the majority of natural habitat on-site. Also, under this alternative, all roads would be private, thereby including to the maximum extent possible, state of the art hydrological technology for reducing urban runoff. Finally, this alternative would provide a range of social uses within walkable distance from residential uses.

This alternative would not meet objective 6 because it does not provide mixed-use housing. This alternative would not meet project objective 7 because no recycling facility would be provided on-site; therefore there would not be an opportunity for increased recycling.

## **4.6 Analysis of the Reduced Intensity Alternative**

### **4.6.1 Description and Setting**

In order to reduce impacts associated with intensity of land use, the Reduced Intensity Alternative would create a less dense community with a smaller commercial area compared to the project. This alternative's design would direct the densest portion of the development to the flattest northern portion of the site, closest to the proposed commercial area. Grading for West Lilac Road to County standard 2.2C through the northern portion of the project site would result in a large flat mesa near the site's northern boundary. This would create a long sloping transition from the north (along the toe of slope) toward the south. The resulting slope from the flat bench along the 2.2C would only allow for larger lots to the south of the road. Therefore, the higher density and commercial pads would be located along the 2.2C. As shown on Figure 4-4, development of this alternative would include two single-family neighborhoods totaling 881 detached homes on 286.2 acres. The northern portion of the development would be in Phases 1, 2, and 3 and the southern portion would be in Phases 4 and 5. This alternative would include a 5.6-acre commercial area adjacent to a village square with 75,000 square feet of commercial uses. No attached single-family, senior housing, mixed-use or group care facilities would occur. This alternative would also include a 5.5-

acre detention basin, 103.6 acres of biological open space, two parks (a 9-acre park dedicated to the County and a 3-acre HOA-maintained park), and 65 acres of common areas/agriculture. A WRF would be constructed to serve the on-site residents, similar to the project. Also, under this alternative an on-site fire station or renovation to a nearby station would be required as for the project.

The Reduced Intensity Alternative would reflect the alignment of West Lilac Road through the project site; however, it would be constructed consistent with the General Plan Circulation Element Road Standard 2.2C. All other internal roadways would be private and would be constructed to the same standard as proposed by the project. No gates would be included.

Like the project, the Reduced Intensity Alternative would require a GPA, Rezone, and approval of a Specific Plan. The GPA would change the land use designation for the majority of the project site from SR-4 and SR-10 to SR-0.5, which would be consistent with the Regional Category. Also, under this alternative, 5.6 acres would be designated as General Commercial and rezoned to C-36 General Commercial.

### **4.6.2 Comparison of the Effects of the Reduced Intensity Alternative**

#### **4.6.2.1 Visual**

The Reduced Intensity Alternative would construct substantially fewer lots than the project and would not include mixed-use or group care facilities. Despite the decrease in intensity of uses, the resulting pattern and density of development associated with this alternative would contrast with the existing viewshed of the project site.

As discussed above, specific site planning and design standards are included in the project's Specific Plan to address potentially significant visual impacts. This includes the placement of 100-foot-wide lots along the northern project perimeter adjacent to existing homes near the existing West Lilac Road. Additionally, the implementation of mitigation measures and design guidelines focused on the monitoring and maintenance of landscape plans result in a reduction of visual impacts; however, impacts relative to the visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas would remain significant and unavoidable. Additionally, short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

Under the Reduced Intensity Alternative, lots adjacent to the northern perimeter would be smaller than those proposed by the project in this location and the village square and commercial center would be located along the existing West Lilac Road. Like the project, the lots proposed along the northern boundary of the project site would require landscaping controls to soften the visual transition into the project site at this location.

Because of the increased intensity of development along the northern project boundary, impacts under this alternative would be similar, albeit slightly greater than those of the project relative to the viewing location, along West Lilac Road.

#### **4.6.2.2 Air Quality**

The Reduced Intensity Alternative, although including fewer units than the project, would have a density inconsistent with the General Plan and in turn regional air quality plans. Therefore, like the project, this alternative would result in significant unavoidable impacts associated with regional air quality management plans.

This alternative would generate 11,884 ADT which would be approximately 39 percent less than the project. Traffic-related, operational air quality impacts associated with this alternative would therefore be less than the project.

This alternative would require grading similar to the project. Due to the similar quantity of grading, construction-related emissions would be comparable. This alternative would implement standard dust control measures and, like the project, would have less than significant construction related air quality impacts.

Like the project, an educational program including the distribution of materials focused on reduced reliance on automobiles and using consumer products that would not result in precursor pollutants would be implemented by the HOA. However, because consumer behavior cannot be enforced, direct and cumulative operational impacts would remain significant and unavoidable.

Overall, this alternative would have lower operational emissions than the project because it would generate fewer ADT; however, operational emissions including ROG, CO, and PM<sub>10</sub>, would still be above thresholds levels and even with mitigation would not be reduced to less than significant levels. Overall, air quality impacts associated with this alternative would be less than the project.

#### **4.6.2.3 Transportation/Traffic**

This alternative would generate 11,884 ADT, approximately 39 percent less than the project, a reduction of 7,544 trips. Because this alternative would result in fewer ADT than the project, direct impacts to roadway segments and intersections also would be less under this alternative. Like the project, any significant impact to roadway segments or intersections that are included in the TIF Program would be reduced to less than significant levels through payment of TIF fees. Facilities that result in significant impacts that are not currently within the TIF Program, would be reduced to less than significant levels either through their addition the TIF Program at the time of its update, , or through construction of improvements, if feasible. Overall, because ADTS would be less, traffic impacts under this alternative would be less than the project.

West Lilac Road would be constructed through the project site to County Road Standard 2.2C and would provide a capacity of 19,000 ADT (13,500 ADT acceptable LOS D threshold). The Reduced Intensity Alternative would generate approximately 11,884 ADT. Therefore, the 2.2C classification for West Lilac Road would be sufficient to support traffic generated but the Reduced Intensity Alternative.

#### **4.6.2.4 Agricultural Resources**

Like the project, this alternative would include preserved biological open space areas, including wetland buffers. Existing agriculture located within this alternative's wetland buffers would remain.

As with the project, this alternative also would include multiple 50-foot buffers adjacent to active agriculture that would be maintained by the HOA. The inclusion of this design feature and other mitigation measures like those detailed in subchapter 2.4, would reduce potentially significant impacts related to urban/agricultural interface compatibility to less than significant for both this alternative and the project. Impacts related to agricultural compatibility would therefore, be similar under this alternative and the project.

The project proposes to retain approximately 20 acres of common open space and agriculture, while this alternative would retain 65 acres of common open space and agriculture. However, because the site was not determined to be an important agricultural resource, direct impacts to agricultural land would be less than significant for both this alternative and the project. Overall, impacts to agricultural resources associated with this alternative would be similar to the project.

#### **4.6.2.5 Biological Resources**

This alternative would maintain the same general development footprint as the project, and would provide the same biological open space consisting of 103.6 acres. Impacts to sensitive habitats, species and wildlife movement would be mitigated similar to the project. Therefore, impacts to biological resources associated with this alternative would be similar to the project.

#### **4.6.2.6 Cultural Resources**

Because the limits of grading are similar between this alternative and the project, potential impacts to sensitive cultural resources also would likewise be similar. Mitigation measures for both this alternative and the project would include the use of a grading monitor to be present during grading to assure no additional resources are discovered and implementation of a data recovery plan should resources be discovered. Impacts to cultural resources associated with this alternative would be similar to the project.

#### **4.6.2.7 Hazards/Hazardous Materials**

Like the project, this alternative does not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. Like the project, development of this alternative would be

regulated by the County requirements for fire safety, including the Consolidated Fire Code and existing regulations associated with flammable building materials, allowable landscaping, and fire access.

Like the project, this alternative would require discretionary review, and therefore, would be required to develop and implement a FPP to reduce significant wildland fire hazards. The project's FPP includes mitigation measures aimed at assuring reasonable protection against wildland fires such as buffer zones and construction requirements and impacts would be less than significant with this mitigation.

The project also would be conditioned on one of several scenarios relative to the provision of fire protection services for the project site. Therefore, adequate fire protection services would be provided to the project site and the fire department would be able to respond within required times. No impacts were identified with the construction or remodeling of an existing fire station on- or off-site. Development of this alternative also would require a new or remodeled fire station. Overall, impacts associated with hazards would be similar to the project.

#### **4.6.2.8 Noise**

Like the project, development of the Reduced Intensity Alternative would place residential lots within roadway noise contours, where exterior and interior noise levels are projected to exceed County standards, resulting in the potential need for noise barriers and interior and exterior noise attenuation. Like the project, this alternative would be conditioned with mitigation measures requiring the dedication of noise protection easements over those areas where noise may exceed County standards.

Due to the reduced intensity/density proposed under this alternative and associated reductions in traffic, noise impacts relative to both construction and operations would be less under this alternative compared to the project.

#### **4.6.3 Conclusion**

The Reduced Intensity Alternative would not reduce the significant and unavoidable visual quality impacts associated with the project. Because this alternative would place smaller lots adjacent to the northern project perimeter, visual impacts to views along the existing West Lilac Road would be greater under this alternative than for the project. Significant and unavoidable cumulative traffic impacts would be reduced under this alternative.

Due to the reduced intensity of development and fewer ADT, operational air quality, traffic, and noise impacts would be less under this alternative as compared to the project. Because of the similar development footprint and grading required, impacts related to agricultural, biological and cultural resources would be similar for both this alternative and the project. Impacts relative to hazards also would be similar for this alternative and the project.

The Reduced Intensity Alternative would meet three of the eight project objectives. This alternative would meet objective 3 because it would provide a variety of recreational opportunities with parks and trails. It would integrate major physical features of the project site; therefore, meeting objective 4. It would also meet objective 5 by preserving

sensitive natural resources. This alternative would not meet the remaining project objectives because it would not: provide a pedestrian-oriented mixed-use community; provide a range of housing and lifestyle opportunities in a manner that encourages non-automotive mobility; or provide diverse housing types including mixed-use and senior housing. It would not provide residents the opportunity to increase the recycling of waste or provide educational opportunities in close proximity to residential uses.

### **4.7 Analysis of the 2.2C Alternative**

#### **4.7.1 Description and Setting**

The 2.2C Alternative combines both Phases 1 and 2 of the Reduced Intensity Alternative with Phases 3, 4, and 5 of the project. The intent of this alternative is to show how West Lilac Road could be constructed to a 2.2C road standard through the project site with the majority of project features remaining in place, to the greatest extent feasible.

The 2.2C Alternative would include reduced intensity as compared to the project in Phases 1 and 2: the commercial area would be smaller (5.6 acres with 75,000 square feet of commercial space) compared to the project (10.4 acres of commercial/mixed-use with 80,000 square feet of commercial, 121 dwelling units and a 50-room country inn). Grading for West Lilac Road to County standard 2.2C through the northern portion of the project site would result in a large flat area along the site's northern boundary. This would create a sloping transition from the north (along the toe of slope) toward the south. The resulting slope created from grading required to achieve the 2.2C road standard would only allow for larger lots to the south of the road. Therefore, the higher density and commercial pads would have to be located along the 2.2C roadway.

No mixed-use would occur in conjunction with the commercial center in the northern portion of the site under this alternative. This alternative's design would direct the densest portion of the development to the flattest northern portion of the site, closest to the proposed commercial area; therefore, the smaller lots are placed adjacent to the existing West Lilac Road. The remainder of the site (Phases 3, 4, and 5) would be developed identically to the project.

Overall, development of this alternative would include a total of 1365 units: 792 single-family detached homes on 177 acres; 468 senior housing units on 75.9 acres; 105 single-family attached units on 4.3 acres; and a total of 15.3 acres/90,000 square feet of commercial uses. This alternative would also include: a WRF, RF/trailhead, 5.5 acres of detention basins, a 12.0-acre school site; 2 acres of private recreation; 6.5 acres for a group care facility; 10.7 acres of institutional uses; 103.6 acres of biological open space; two parks (a 12-acre park dedicated to the County and a 11.8-acre HOA-maintained park), and 45 acres of common areas/agriculture.

The 2.2C Alternative would reflect the alignment of West Lilac Road through the project site as consistent with General Plan Circulation Element Road Standard 2.2C. All other internal roadways would be constructed to the same standard as proposed by the project. Development of this alternative also would require a new or remodeled fire station. Like the project, the 2.2C Alternative would require a General Plan Amendment, Rezone, and approval of a Specific Plan.

## **4.7.2 Comparison of the Effects of the Reduced Intensity Alternative**

### **4.7.2.1 Visual**

The 2.2 C Alternative would construct fewer lots than the project within Phase 1 and 2 and would not include mixed-use development within those phases. Despite the slight decrease in intensity of uses, the resulting pattern and density of development associated with this alternative would contrast with the existing viewshed of the project site.

Site planning and design standards are included in the project's Specific Plan to address potentially significant visual impacts. This includes the placement of 100-foot-wide lots along the northern project perimeter adjacent to existing homes near the existing West Lilac Road. Additionally, the implementation of mitigation measures and design guidelines focused on the monitoring and maintenance of landscape plans result in a reduction of visual impacts; however, impacts relative to the visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas would remain significant and unavoidable. Additionally, short-term visual impacts associated with construction of the project and cumulative impacts to the viewshed would remain significant and unavoidable.

Under the 2.2C Alternative, lots adjacent to the northern perimeter would be smaller than those proposed by the project in this location and the village square and commercial center would be located along West Lilac Road at the northern project perimeter. Like the project, the lots proposed along the northern boundary of the project site would require landscaping controls to soften the visual transition into the project site at this location. However, because of the increased intensity of development along the northern project boundary, impacts under this alternative would be slightly greater than those of the project relative to this viewing location.

### **4.7.2.2 Air Quality**

The 2.2C Alternative, although including fewer units than the project, would have a density inconsistent with the General Plan and in turn regional air quality plans. Therefore, like the project, this alternative would result in significant unavoidable impacts associated with regional air quality management plans.

This alternative would generate 16,789 ADT, which would be approximately 14 percent less than the project. Traffic-related, operational air quality impacts associated with this alternative would therefore, be less than the project. However, operational air quality impacts associated with this alternative would be significant as daily emissions would likely exceed emissions thresholds.

This alternative would require grading similar to the project. Due to the similar quantity of grading, construction related emissions would be comparable. This alternative would implement standard dust control measures and, like the project, would have less than significant construction related air quality impacts.

Like the project, an educational program including the distribution of materials focused on reduced reliance on automobiles and low ROG/VOC consumer products would be implemented by the HOA. However, because consumer behavior cannot be enforced,

direct and cumulative operational impacts would remain significant and unavoidable for both this alternative and the project.

Overall, this alternative would have lower operational emissions than the project because it would generate fewer ADT; however, operational emissions including ROG, CO, and PM<sub>10</sub>, would still be above thresholds levels and even with mitigation would not be reduced to less than significant levels. Although air quality impacts associated with this alternative would be less than the project, they would remain significant.

### **4.7.2.3 Transportation/Traffic**

This alternative would generate 16,789 ADT, approximately 14 percent less than the project. Because this alternative would result in fewer ADT than the project, direct impacts to roadway segments and intersections also would be reduced under this alternative. Like the project, any significant impact to roadway segments or intersections that are included in the TIF Program would be reduced to less than significant levels through payment of TIF fees. Facilities that result in significant impacts that are not currently within the TIF Program, would be reduced to less than significant levels either through their addition the TIF Program at the time of its update, or through construction of improvements, if feasible. The construction of West Lilac Road to a Mobility Element Road (2.2C) would increase the road capacity potentially increasing travel speeds and promoting the automobile, instead of deemphasizing the car and promoting pedestrian friendly streets as emphasized by the project.

Overall, because ADT would be less traffic impacts under this alternative would be less than the project.

### **4.7.2.4 Agricultural Resources**

Like the project, this alternative would include preserved biological open space areas, including wetland buffers. Existing agriculture located within this alternative's wetland buffers would remain.

As for the project, this alternative also would include multiple 50-foot buffers adjacent to active agriculture that would be maintained by the HOA. The inclusion of this design feature and other mitigation measures like those detailed in subchapter 2.4 would reduce potentially significant impacts related to urban/agricultural interface compatibility to less than significant for both this alternative and the project. Impacts related to agricultural compatibility would therefore, be similar under this alternative and the project.

The project proposes to retain approximately 20 acres of common open space and agriculture, and this alternative would retain 45 acres common open space and agriculture. However, because the site was not determined to be an important agricultural resource, direct impacts to agricultural land would be less than significant for both this alternative and the project. Overall, impacts to agricultural resources associated with this alternative would be similar to the project.

#### **4.7.2.5 Biological Resources**

This alternative would maintain the same general development footprint as the project, and would provide the same biological open space consisting of 103.6 acres. Impacts to sensitive habitats, species and wildlife movement would be mitigated similar to the project. Therefore, impacts to biological resources associated with this alternative would be similar to the project.

#### **4.7.2.6 Cultural Resources**

Because the limits of grading are similar between this alternative and the project, potential impacts to sensitive cultural resources also would likewise be similar. Mitigation measures for both this alternative and the project would include the use of a grading monitor to be present during grading to assure no additional resources are discovered and implementation of a data recovery plan should resources be discovered. Impacts to cultural resources associated with this alternative would be similar to the project.

#### **4.7.2.7 Hazards/Hazardous Materials**

Like the project, this alternative does not include the transport, emission, or disposal of hazardous materials. The project would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Neither the project, nor this alternative would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or result in impacts associated with vectors.

As discussed in subchapter 2.7, the project site is located within very high and moderate FHSZs. It is also located within a mapped Wildland Urban Interface Area indicating its propensity for brush fires. Like the project, development of this alternative would be regulated by the County requirements for fire safety, including the Consolidated Fire Code and existing regulations associated with flammable building materials, allowable landscaping, and fire access.

Like the project, this alternative would require discretionary review, and therefore, would be required to develop and implement a FPP to reduce significant wildland fire hazards. The project's FPP includes mitigation measures aimed at assuring reasonable protection against wildland fires such as buffer zones and construction requirements and impacts would be less than significant with this mitigation.

The project also would be conditioned on one of several scenarios relative to the provision of fire protection services for the project site. Therefore, adequate fire protection services would be provided to the project site and the fire department would be able to respond within required times. No impacts were identified with the construction or remodeling of an existing fire station on- or off-site. Development of this alternative also would require a new or remodeled fire station. Overall, impacts associated with hazards would be similar to the project.

#### **4.7.2.8 Noise**

Like the project, development of the 2.2C Alternative would place residential lots within roadway noise contours, resulting in the potential need for noise barriers and interior and exterior noise attenuation. Like the project, this alternative would include mitigation measures requiring the dedication of noise protection easements over those areas where noise may exceed County standards.

Due to the slightly reduced intensity/density proposed under this alternative, and associated reductions in traffic, operational noise impacts would be slightly less under this alternative compared to the project.

#### **4.7.3 Conclusion**

The 2.2C Alternative would not reduce the significant and unavoidable visual quality impacts associated with the project. Because this alternative would place smaller lots adjacent to the northern project perimeter, visual impacts to views along the existing West Lilac Road would be greater under this alternative than for the project. Significant and unavoidable cumulative traffic impacts would be reduced.

Due to the slightly reduced intensity of development and fewer ADT, operational air quality, traffic, and noise impacts would be less under this alternative as compared to the project. Impacts related to agricultural, biological and cultural resources, and hazards would be similar for both this alternative and the project.

The 2.2 C Alternative is mostly similar to the proposed project in size, scope and proposed land uses; however, this alternative proposes a 2.2C standard road to bisect the northern portion of the project site. Under this alternative, the land use plan becomes segregated, as opposed to having a complete community with a unified identity, which is bifurcated by a major circulation Element roadway. The net effect is a segregation of uses that spreads apart proposed amenities reducing the project's walkability.

While this alternative would meet the objectives of the project; it would not do so to the same degree, especially with respect to Objective 1. Due to the widening of the roadway traversing the commercial area in Phase 2, this alternative would reduce the total commercial acreage and remove all residential uses from the commercial area. The loss of mixed-use residential would essentially remove the village atmosphere from the commercial area, detracting from Objective 1's focus on the development of pedestrian-oriented mixed-use community. One specific loss would be the inability to form sidewalk cafés and other pedestrian friendly design/uses due to the width, right-of-way restrictions and increased speed of the 2.2C roadway design. The removal of the mixed-use residential uses would detract from the range of housing the project is proposing to construct.

#### **4.8 Matrix of Impacts**

Table 4-2 provides a summary of the impacts associated with the alternatives as compared to the project. Table 4-3 provides a comparison of the alternatives relative to the project objectives.

**4.9 Environmentally Superior Alternative**

CEQA Guidelines Section 15126.6(e)(2) requires identification of an alternative other than the No Project Alternative(s) as the environmentally superior alternative. As such, the General Plan Consistent Alternative would be considered the environmentally superior alternative due to its ability to reduce visual impacts, air quality, traffic, agricultural, biological, and cultural resources, hazards and noise related impacts.

**TABLE 4-1  
LILAC HILLS RANCH CEQA ALTERNATIVES**

Land Use	Project		Alternative												
			1		2		3		4		5		6		
	Gross Acreage	Units/Sq. Ft.	No Project - No Development		Existing Legal Lots		GPU Consistency		Reduced Footprint		Reduced Intensity		2.2C (Hybrid)		
		Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.	Gross Acreage	Units/Sq. Ft.
Single-family Detached	158.8	903	608	16	608.8	49	351.4	110	142.1	783	275.5	881	177	792	
Single-family Senior	75.9	468	0	0	0	0	0	0	71.1	468	0	0	75.9	468	
Single-family Attached	7.9	164	0	0	0	0	0	0	0	0	0	0	4.3	105	
Commercial/Mixed-use	15.3	211	0	0	0	0	0	0	6	0	5.6	0	15.3	0	
Water Reclamation	2.4	0	0	0	0	0	0	0	2.4	0	2.4	0	2.4	0	
RF/Trailhead	0.6	0	0	0	0	0	0	0	0	0	0.6	0	0.6	0	
Detention Basin	9.4	0	0	0	0	0	0	0	5.4	0	5.5	0	5.5	0	
School Site	12.0	0	0	0	0	0	0	0	9	0	0	0	12	0	
Private Recreation	2.0	0	0	0	0	0	0	0	0	0	0	0	2	0	
Group Residential/Care	6.5	0	0	0	0	0	0	0	0	0	0	0	6.5	0	
Institutional	10.7	0	0	0	0	0	0	0	10.7	0	10.7	0	10.7	0	
Park - HOA	11.8	0	0	0	0	0	0	0	10	0	3.0	0	11.8	0	
Park - Dedicated to County	12.0	0	0	0	0	0	0	0	6	0	9.0	0	12	0	
Biological Open Space	103.6	0	0	0	0	0	256.6	0	168.8	0	102.7	0	103.6	0	
Non-circulating Road	45.70	0	0	0	0	0	0	0	45.7	0	41.5	0	43.1	0	
Circulating Road	37.6	0	0	0	0	0	0	0	37.6	0	21.5	0	30	0	
Common Areas/Agriculture	20.2	0	0	0	0	0	0	0	20.2	0	65.0	0	45	0	
Manufactured Slopes	67.5	0	0	0	0	0	0	0	67.5	0	65.0	0	50	0	
<b>TOTAL</b>	<b>608.0</b>	<b>1,746</b>	<b>608</b>	<b>16</b>	<b>608.0</b>	<b>49</b>	<b>608.0</b>	<b>110</b>	<b>608</b>	<b>1251</b>	<b>608</b>	<b>881</b>	<b>608</b>	<b>1365</b>	

sq. ft. = square feet

HOA =homeowners association

**TABLE 4-2  
COMPARISON SUMMARY OF IMPACTS - ALTERNATIVES AND THE PROPOSED PROJECT**

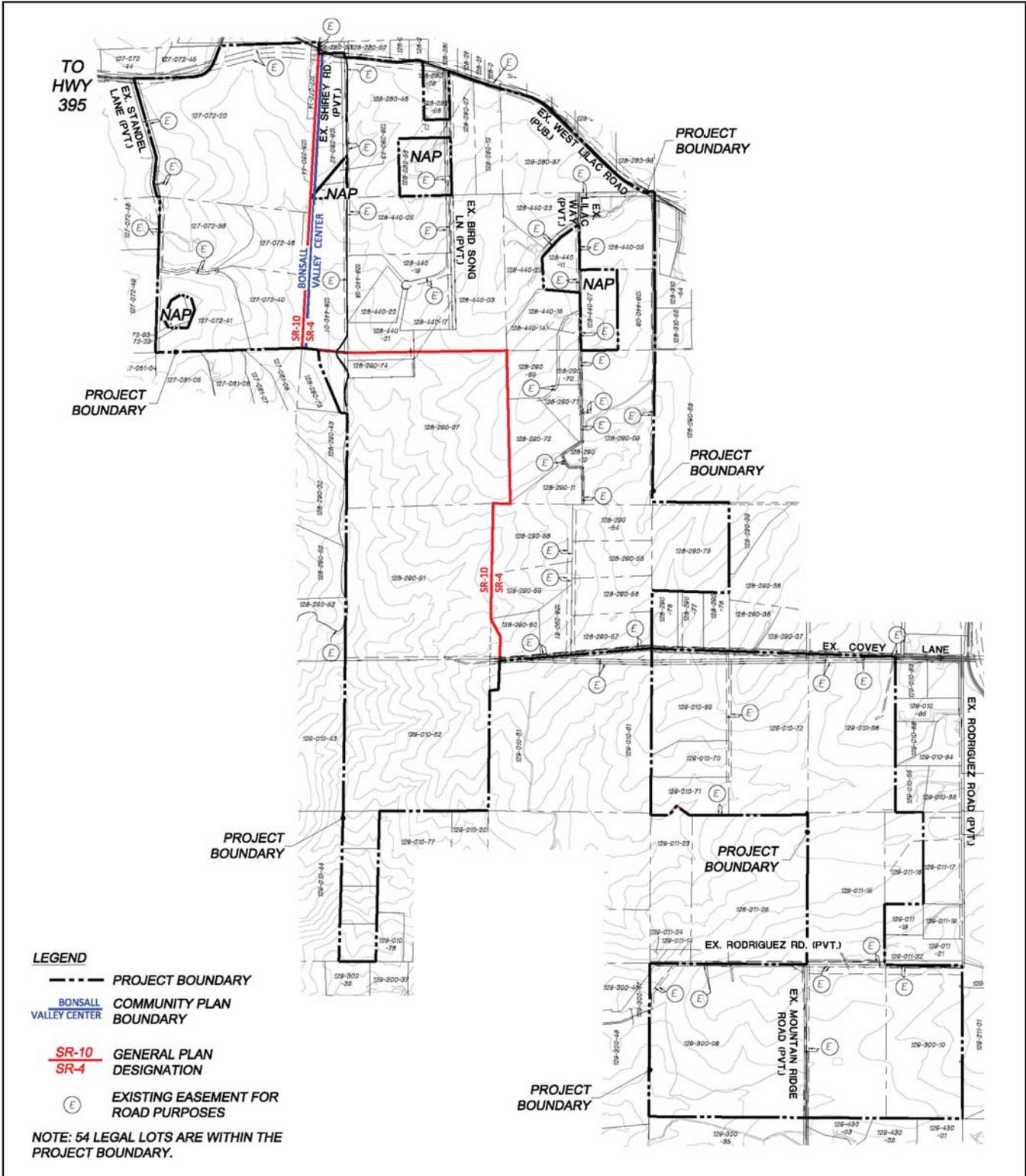
Issue	Alternative					
	No Project/ No Development	No Project/ Legal Lot	GPU Consistency	Reduced Footprint	Reduced Intensity	2.2C (Hybrid)
Visual	Less	Less	Less	Less	Greater	Greater
Air Quality	Less	Less	Less	Less	Less	Less
Traffic	Less	Less	Less	Less	Less	Less
Agricultural Resources	Less	Less	Less	Less	Similar	Similar
Biology	Less	Greater	Less	Less	Similar	Similar
Cultural Resources	Less	Less	Less	Less	Similar	Similar
Hazards	Less	Less	Less	Similar	Similar	Similar
Noise	Less	Less	Less	Less	Less	Less

**TABLE 4-3  
COMPARISON SUMMARY OF ALTERNATIVES RELATIVE TO PROJECT OBJECTIVES**

Objectives	Alternative					
	No Project/ No Development	No Project/ Legal Lot	General Plan Consistent	Reduced Footprint	Reduced Intensity	2.2C
1. Develop a community within northern San Diego County in close proximity to a major transportation corridor consistent with the County's Community Development Model for a walkable pedestrian-oriented mixed-use community.	No	No	No	Yes (some commercial/ village square within proximity to residential)	No (no mixed-use or attached housing)	Yes (some commercial/ village square within proximity to residential)
2. Provide a range of housing and lifestyle opportunities in a manner that encourages walking and riding bikes, and that provides public services and facilities that are accessible to residents of both the community and the surrounding area.	No	No	No	Yes (provides senior housing, institutional use and parks)	No (only SF detached)	Yes (provides senior housing and group care)
3. Provide a variety of recreational opportunities including parks for active and passive activities, and trails available to the public that connect the residential neighborhoods to the town and neighborhood centers.	No	No	Yes (parkland dedication required; trails)	Yes (provides parks and trails)	Yes (parkland dedicated; trails)	Yes
4. Integrate major physical features into the project design, including major drainages, and woodlands and using state of the art hydrological technology for reducing urban runoff.	No	No	Yes	Yes	Yes	Yes
5. Preserve sensitive natural resources by setting aside land within a planned and integrated preserve area.	No	No	Yes (would preserve sensitive habitat within a conservation easement)	Yes	Yes	Yes
6. Accommodate future population growth in San Diego County by providing a range of diverse housing types, including mixed-use and senior housing.	No	No	No	No (No mixed-use or attached)	No	Yes

**TABLE 4-3  
COMPARISON SUMMARY OF ALTERNATIVES RELATIVE TO PROJECT OBJECTIVES  
(continued)**

Objectives	Alternative					
	No Project/ No Development	No Project/ Legal Lot	General Plan Consistent	Reduced Footprint	Reduced Intensity	2.2C
7. Provide the opportunity for residents to increase the recycling of waste.	No	No	No	No	No	Yes
8. Provide a broad range of educational, recreational, and social uses and economically viable commercial opportunities within a walkable distance from the residential uses.	No	No	No	Yes	No (no school commercial may not be economically viable with units)	Yes (parks and trails; school and institutional provided)
<b>Total Number of Objectives Met</b>	<b>0 / 8</b>	<b>0 / 8</b>	<b>3 / 8</b>	<b>6 / 8; 4</b>	<b>3 / 8</b>	<b>8 / 8</b>



**FIGURE 4-1**  
Legal Lot Alternative

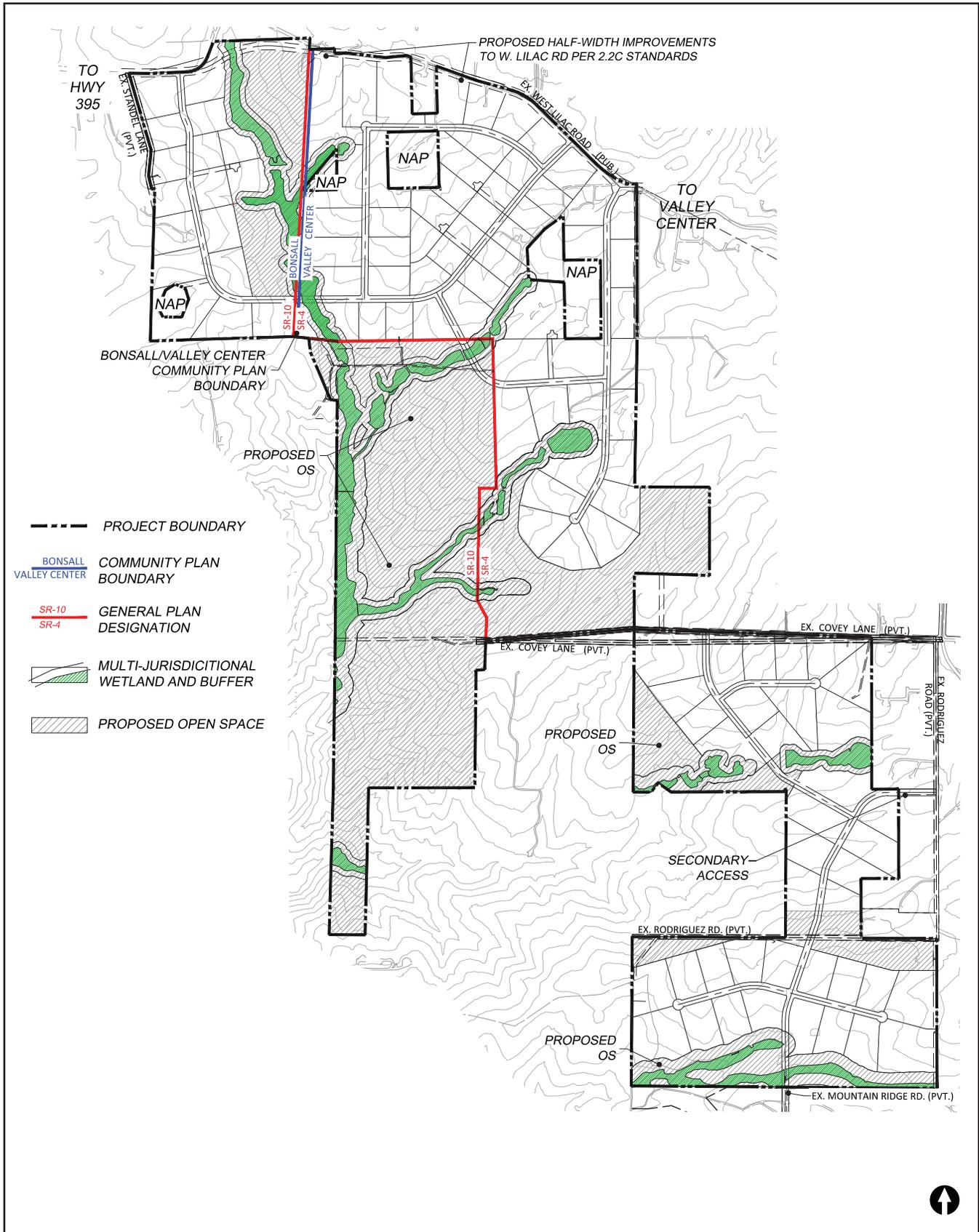
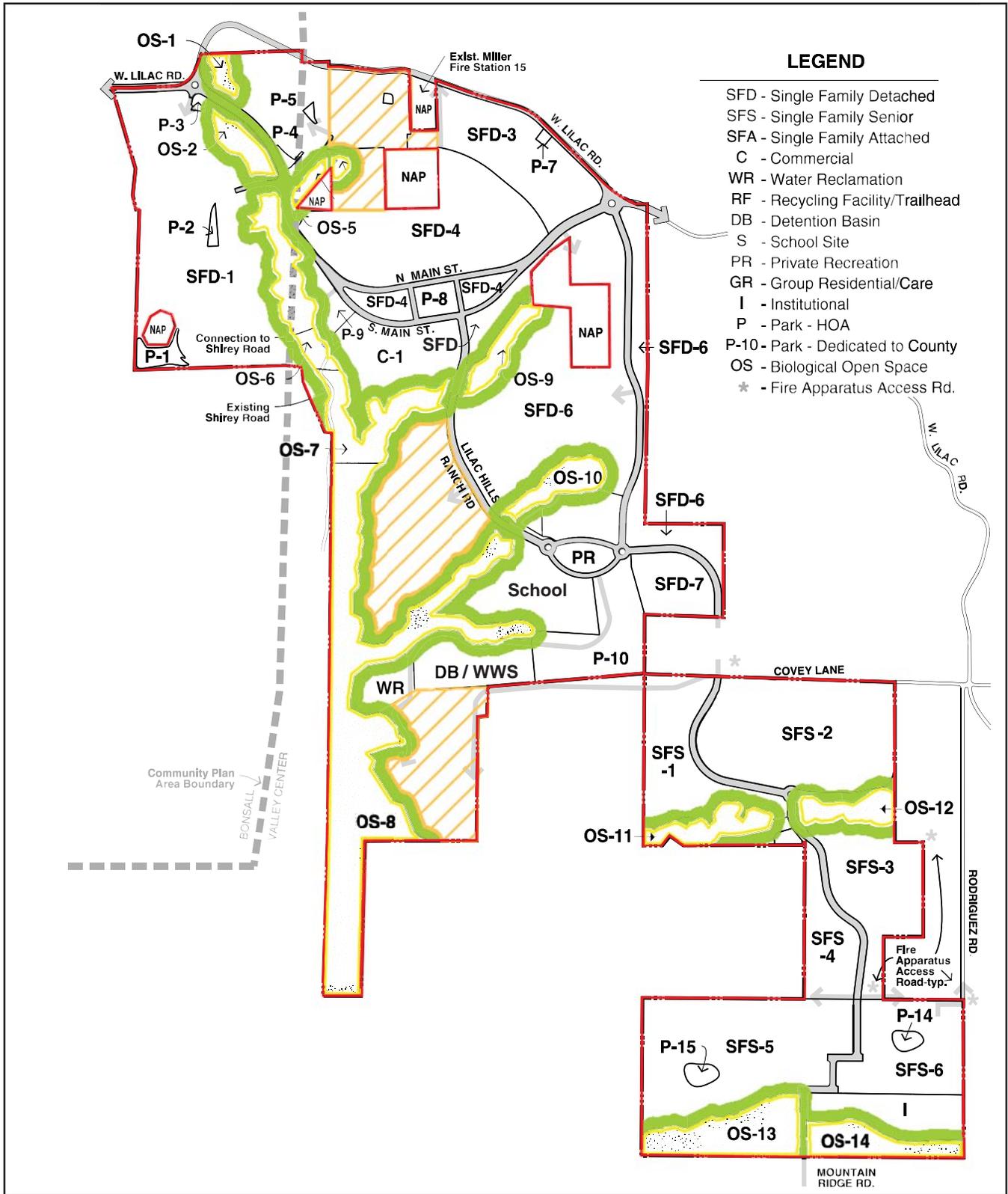


FIGURE 4-2  
General Plan Consistent Alternative



**LEGEND**

- SFD - Single Family Detached
- SFS - Single Family Senior
- SFA - Single Family Attached
- C - Commercial
- WR - Water Reclamation
- RF - Recycling Facility/Trailhead
- DB - Detention Basin
- S - School Site
- PR - Private Recreation
- GR - Group Residential/Care
- I - Institutional
- P - Park - HOA
- P-10 - Park - Dedicated to County
- OS - Biological Open Space
- \* - Fire Apparatus Access Rd.

- Project Boundary
- Boundary of On-site Wetland
- 100-foot Wetland Buffer
- Upland Habitat

**FIGURE 4-3**  
Reduced Footprint Alternative

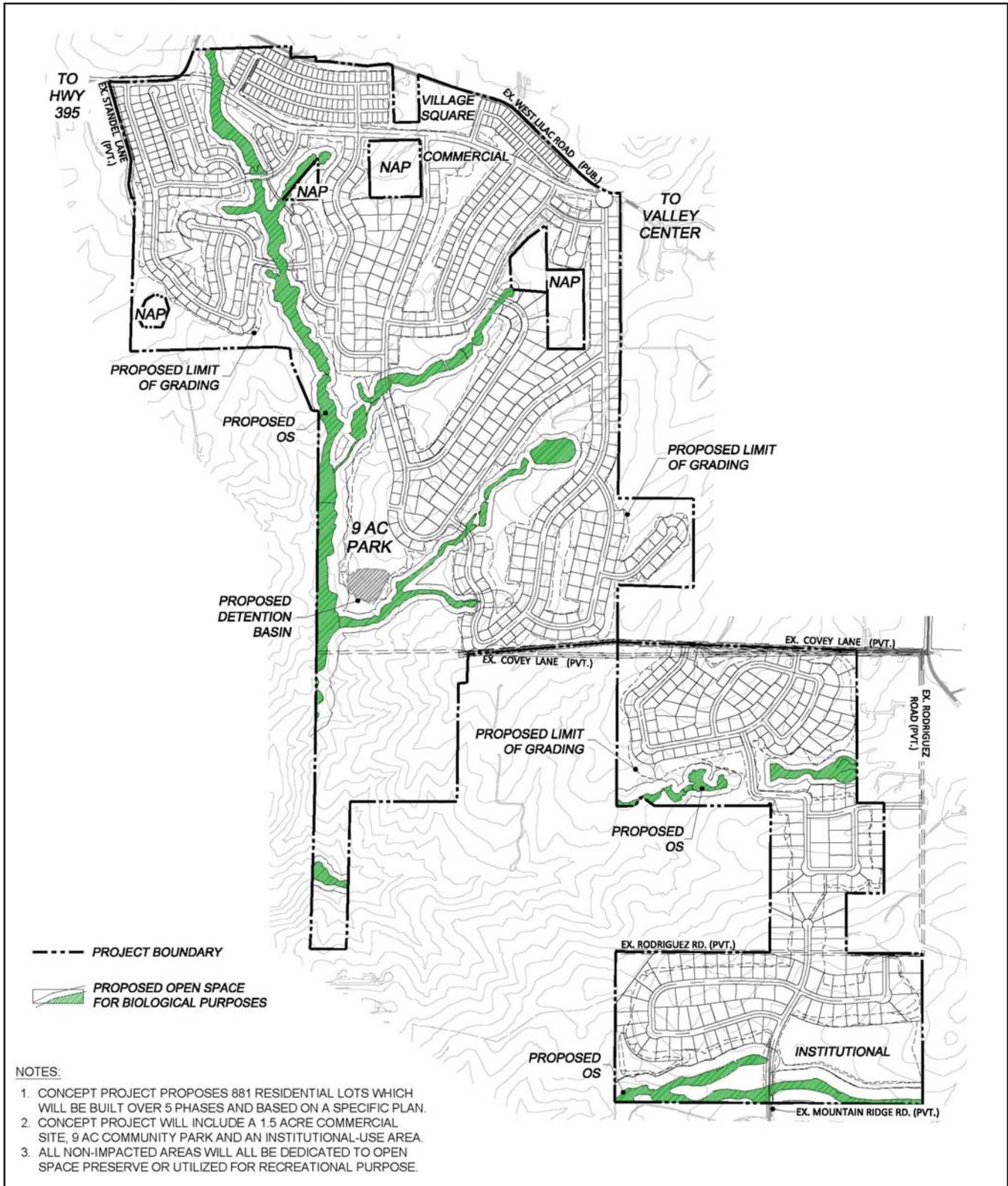


FIGURE 4-4  
Reduced Intensity Alternative

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