SUMMARY

S.1 Project Synopsis

The proposed project is a major subdivision to create 28 single-family lots ranging in size from 2.1 to 5.9 acres on a 92.8-acre parcel in the Bonsall Community Planning area in the northern unincorporated area of San Diego County (Figures S-1 through S-3). Approximately 58.5 acres of the existing agricultural operations (64%) will not be disturbed by project grading or construction.

Project mitigation includes dedication of an Agricultural Open Space easement over approximately 22.6 acres of the project site for the purpose of ensuring that the land is available for continued agricultural use. The easement will prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans, and the placement of any amenities other than those supporting agricultural uses.[1] Permanent open space signage will be placed along the easement boundaries[2].

In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which encourage the continuation of agriculture on the 35.9 acres. This includes ongoing operation of the five existing wells and irrigation systems which will be retained and used as a source of water for agricultural uses on site, and the record of successful estate residential and agricultural activities occurring on large-lot subdivisions in this portion of San Diego County.

The applicant proposes to establish a Home Owners' Association (HOA) to help with fuel modification, agricultural uses, and street maintenance. This is feasible and likely. However, the County does not have any discretionary authority over creation of HOAs and therefore must assume that the applicant and future individual property owners are responsible for satisfaction of project conditions of approval.

Fuel modification around each of the residential lots includes a series of fuel modification zones. The first zone is the Irrigated Zone and covers the first 50 feet from the future homes, or to the property line. This zone is maintained by the home owner and requires a permanent irrigation system to be installed and maintained and limits the types of landscaping to those species that are on the approved San Diego County plant list. No combustible structures, such as decks, patio covers or gazebos will be permitted within this area. The second zone is the Thinning Zone, which is also maintained by the home owner and begins at the outer edge of the Irrigated Zone and extends for a distance of 50 feet. The Thinning Zone is a non-irrigated zone and includes all natural and manufactured slopes. All exotic and flammable native plants shall be removed and the remaining plants shall be thinned by 50 percent. The thinning will be ongoing and occur throughout year. Additional fuel modification is required for the 30 feet adjacent to roadways and driveways, as well as for off-site property owners. This 8-acre area would be maintained by the HOA or the underlying property owners. The Deer Springs Fire Protection District (DSFPD) will provide fire protection services.

[1] Exceptions to the Agricultural easement include: (1) Construction and maintenance of access, wells, and water distribution systems for agricultural purposes; (2) Grading or clearing for agricultural purposes; (3) Fuel management activities by written order of the Fire Marshal; (4) Construction and maintenance of approved septic systems,; (5) Percolation and other tests for septic systems and agricultural purposes; and (6) Activities necessary to restore agricultural soils during septic system and other permitted construction.

[2] The signage will be corrosion resistant and a minimum size of six inches by nine inches. The signage will be attached to posts, not less than three feet in height from the ground surface.

Project grading and earthwork activities are proposed on 36.2 acres of the 92.8-acre project area. This includes 34.3-acre on-site and 1.9 acres off-site. Off-site grading will be done via an easement granted by the property owner. Grading and earthwork activities will balance on-site, with approximately 84,000 cubic yards (cy) of cut and fill proposed. Grading activities are expected to take up to 60 days total, though the days may not all be consecutive.

The project proposes five private streets to provide access to individual lots from the existing streets of Aqueduct Road and Via Ararat Drive. The internal roadways will be maintained by the applicable property owner or the HOA, The project will widen Aqueduct Road to 24 feet of pavement on 28 feet of graded width and widen Via Ararat to provide 22.5 feet of pavement. The developer or the HOA will also contribute to the on-going (existing) maintenance of Via Ararat Drive and Aqueduct Road through a private road maintenance agreement satisfactory to the County of San Diego Director of Public Works. Neighboring residents have raised concerns about the project traffic utilizing the private road Via Urner Way, as a cut-through route to get to Old Highway 395. Via Urner Way is located south of the project access point of Aqueduct Road and Street "A". To ameliorate this concern, the developer or the HOA will install and maintain a "Left Turn Only" sign at the Street "A" exiting onto Aqueduct Road. The signage will direct project traffic to travel north on Aqueduct Road and away from Via Urner Way and minimize any cut through traffic onto Via Urner Way to Old Highway 395.

There are five existing wells on the project site that have been used to provide water for the on-going agricultural operations. Four of these wells (Future Lots 2, 5, 15 and 16) have been in operation for a number of years and a fifth well (Future Lot 4) has recently been completed. Well records for the four wells indicate they have consistently produced 161 acre-feet of water over the four year period from January 2005 through the end of December 2008. All five of these wells will be within the Agricultural Open Space easement. These wells will be used to provide water, first, for the 22.6 acres of Agricultural Open Space easement on-site. Approximately 80 acre-feet of water from the wells will be needed to water the 22.6-acre agricultural easement area on-site. Remaining well water available from the three wells located on the western West Lilac parcel will be used to the extent of availability to water agricultural areas remaining on Lots 1-11 of the West Lilac tentative map. Remaining well water from the two wells located on the eastern West Lilac parcel will be used to the extent of remaining availability to water agricultural areas on Lots 12-28 of the West Lilac tentative map. Water from the RMWD will be used for the home sites and for remaining agricultural uses outside the agricultural preserve area not being watered by the five wells.

On-site septic systems, as approved by the County of San Diego Department of Environmental Health (DEH), will be provided for wastewater. Septic systems and leach fields will be designed in accordance with the requirements of the DEH. The septic systems have been approved by DEH. The placement of the septic system leach fields on each lot will require the removal of some trees. Approximately 566 trees are located in the planned leach field areas. The number of trees to be removed on each lot depends on the density of trees and the line placement; however, it is estimated that a total of approximately 262 trees, scattered throughout the development area, will need to be removed specifically for the septic leach line placement. Approximately 304 trees in the leach field area will remain, representing approximately 54 percent of the existing trees within the planned leach field areas. New trees can be planted once the septic systems have been completed.

Stormwater runoff from the proposed street areas will be conveyed to existing swales on the project site. Stormwater runoff from residential lots will be conveyed overland through existing and proposed landscape areas to the swales. Stormwater runoff from the north-half of the project site will be collected in a maturely-vegetated swale off-site, which joins with the San Luis Rey River. Stormwater runoff from

the south-half of the project site will also be collected in a well-defined swale which joins with Moosa Canyon, and ultimately discharged into the San Luis Rey River. Construction and post-construction Best Management Practices (BMPs) will be used to minimize any water quality impacts.

The project incorporates Low Impact Development (LID) features. LID uses decentralized, site-based planning and design strategies to manage the quantity and quality of stormwater runoff. All stormwater runoff from the proposed development will be routed to bioretention basins. Bioretention basins are landscaped depressions or shallow basins used to slow and treat on-site stormwater runoff. The proposed bioretention basins consist of a surface ponding layer, an 18-inch growing medium, and a storage layer. Each of the basins will have an overflow catchment for purposes of routing flows from larger storm events. As envisioned, maintenance of the LIDs on the building pads would be the responsibility of the individual property owners. Maintenance of the LIDs for the private roads would be the responsibility of the HOA or underlying property owner.

Existing overhead utility lines will be relocated in order to accommodate the widening of Via Ararat Road from 20 feet of paved width to 22.5 feet of paved width. Specifically, eight utility poles on the west side of Via Ararat between West Lilac Road and the project boundary will be relocated approximately three to six feet west of their current location. Additionally, four existing utility poles on the west side of Via Ararat across from the proposed project will be removed and the utilities will be placed underground.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Agricultural Resources

The project results in a significant impact to 6.0 acres of Placentia sandy loam (PeC) soils which are Soils of Statewide Significance and considered to be Farmland of Statewide Importance. This agricultural impact has been mitigated to less than significant by requiring the project to: (1) preserve 22.6 acres of existing agricultural uses on-site in perpetuity within the Agricultural Open Space easement, which includes the preservation of 13.8 acres of PeC soils and (2) backfill any PeC soils removed in the Agricultural Open Space easement for the installation of septic system and leach fields.

Cultural Resources

Although no historic, cultural or archaeological resources were identified on the project site, there is the potential of encountering previously unidentified historic, cultural or archaeological resources during project grading. This results in a potentially significant cultural impact, which has been mitigated to less than significant by requiring the applicant to implement a grading monitoring and data recovery program that includes a County-approved archaeologist and Native American monitor to inspect the grading work, document potentially significant archaeological or cultural resources and to recover them.

Traffic/Transportation

The project results in a cumulatively significant impact to Camino Del Rey from Mission Road to Old River Road, since the project will add 108 trips to an already degraded roadway. This cumulative traffic/transportation impact has been mitigated to less than significant by requiring the project to participate in the County's Transportation Impact Fee (TIF) program and payment of the TIF. Road improvements to Camino Del Rey are included in the County's TIF program to remedy the existing deficiencies in this roadway segment.

All other project impacts were found to be less than significant or to have no environmental impact based upon the analysis contained in this Environmental Impact Report (EIR), the technical studies completed as part of this EIR and the analysis and conclusions contained in the Initial Study prepared for the project attached as Appendix A. Table S-1 provides a summary of the significant project impacts and identifies mitigation measures to reduce the impacts. The CEQA conclusion is presented in this table which is that the mitigation has reduced all impacts to a less than significant level.

S.3 Areas of Controversy

Comment letters were submitted by the following organizations during the Notice of Preparation period for the EIR: San Diego Regional Water Quality Control Board (RWQCB), Via Ararat Drive Association, Endangered Habitats League, and the San Diego County Archaeological Society. The complete letters are included in Appendix A. These letters addressed the following environmental issue areas: water resources, water quality, vehicular and pedestrian safety, vehicular sight distance, light pollution, greenhouse gas emissions, alternatives, and cultural resources. These issues have been addressed in the Draft EIR.

S.4 Issues to be Resolved by the Decision-Making Body

The following issues are to be resolved by the decision-making body:

- Determine if the proposed project or any of the project alternatives should be adopted.
- Determine if mitigation measures adequately address the project-level agricultural resources impacts, the project-level cultural resources impacts and the cumulative traffic/transportation impacts.

S.5 Project Alternatives

Alternatives were considered based upon the impact identified for the project, as well as the objectives of the project. The project objectives are to:

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

The Draft EIR analyzes four alternatives. Alternatives were selected based on their ability to meet the project objectives and the reduced environmental impacts. Table S-2 provides a comparison of the impact associated with each of the alternatives compared to the project.

S.5.1 No Project/Two Residence Alternative

The No Project/Two Residence Alternative is discussed in Section 4.2 of the EIR. Under the No Project/Two Residences Alternative, one residence would be built on each parcel and the remainder of the

project site would continue under agricultural operation with avocados citrus, and cut flower operations. An Agricultural Open Space easement would be included in this alternative to protect the on-site drainage area and the off-site southern live oak riparian forest. Existing conditions for each environmental issue, as described in Sections 2 and 3 would remain, with the exception of the addition of two residences. The No Project/Two Residences Alternative would construct fewer homes, thereby resulting in a reduction of traffic, noise and air quality/global climate change compared to the proposed project. Compared to the project, this alternative eliminates the significant cumulative traffic impact identified for the project, but would still be required to participate and pay the TIF. This alternative would also reduce the significant agricultural resources impact identified for the project, as it is expected that the homes could be sited so as to avoid PeC soils. Overall, this alternative has less environmental impacts when compared to the proposed project.

S.5.2 Reduced Farmland Impact Alternative

The Reduced Farmland Impact Alternative is analyzed in Section 4.3 of the EIR. Under this alternative, the residential lots would be reduced from 28 to 24 lots and a 24.4 agricultural preserve area would be provided. The Reduced Farmland Impact Alternative was developed to reduce impacts associated with impacts to PeC soils, with the specific goal of preserving agricultural areas which have been defined by the California Department of Conservation Farmland Mapping and Monitoring Program as Farmland of Statewide Importance. The Reduced Farmland Impact Alternative has similar impacts to the proposed project in the areas of air quality and global climate change, biological resources, cultural resources, hazards and fire safety, hydrology and water quality, land use, noise and traffic/transportation. This alternative has fewer impacts than the proposed project in the areas of aesthetics and agricultural resources and a greater water supply impact. Overall, this alternative is similar to the proposed project in terms of its environmental impacts and both the proposed project and the Reduced Farmland Impact Alternative will not result in any significant environmental impacts that cannot be reduced to less than significant with mitigation.

S.5.3 Clustered Design Alternative

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

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

S.5.4 Lower Density Alternative

The Lower Density Alternative is presented in Section 4.5 of the EIR. Under the Lower Density Alternative, the project site would be developed with 14 residential lots. This includes 11 lots on the rectangular-shaped northeastern parcel, ranging from 4 acres to 6 acres, and three lots on the square southwestern parcel ranging from 10 to 15 acres each.

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

S.5.5 Environmentally Superior Alternative

Table S-2 summarizes the comparable impacts of the proposed projects and the four alternatives considered for the project. Three significant impacts were identified for the project: agricultural resources (loss of PeC soils/impact to Farmland of Statewide Importance), traffic/transportation (near term cumulative impact) and cultural resources (potential to impact unidentified resources during project grading). Mitigation has been identified to reduce these impacts to a less than significant level.

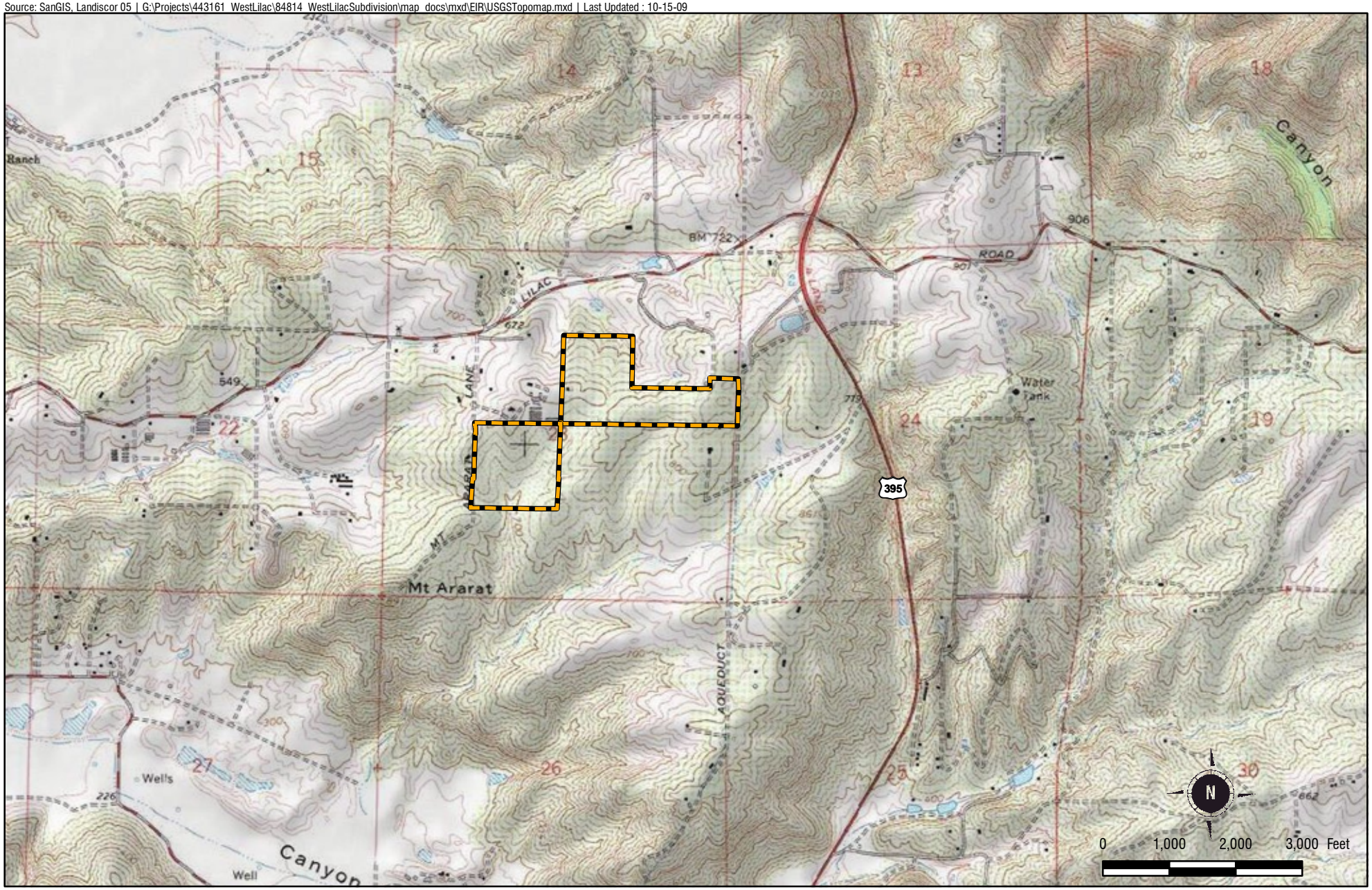
As shown in Table S-2, the No Project/Two Residences Alternative reduces impacts for five issue area compared to the proposed project: aesthetics, agricultural resources, air quality/global climate change, noise, and traffic/transportation. Therefore, the No Project/Two Residences Alternative would be the environmentally superior alternative. However, *CEQA Guidelines* Section 15126.6(e)(2) states that if the No Project Alternative is identified as the environmentally superior alternative, then an environmentally superior alternative must be selected among the other alternatives. In this case, the Reduced Farmland Impact Alternative would be the environmentally superior alternative since it has less impact than the proposed project in the areas of aesthetics and agricultural resources, similar impacts in other issue areas and a greater impact in the water supply area. Neither the project nor the Reduced Farmland Impact Alternative results in any unmitigated environmental impacts.

Source: SanGIS, Landiscor 05 | J:\Projects\443161 WestLilac\84814 WestLilacSubdivision\map_docs\mxd\EIR\Regional.mxd | Last Updated : 10-16-09

Regional Location Map

FIGURE S-1

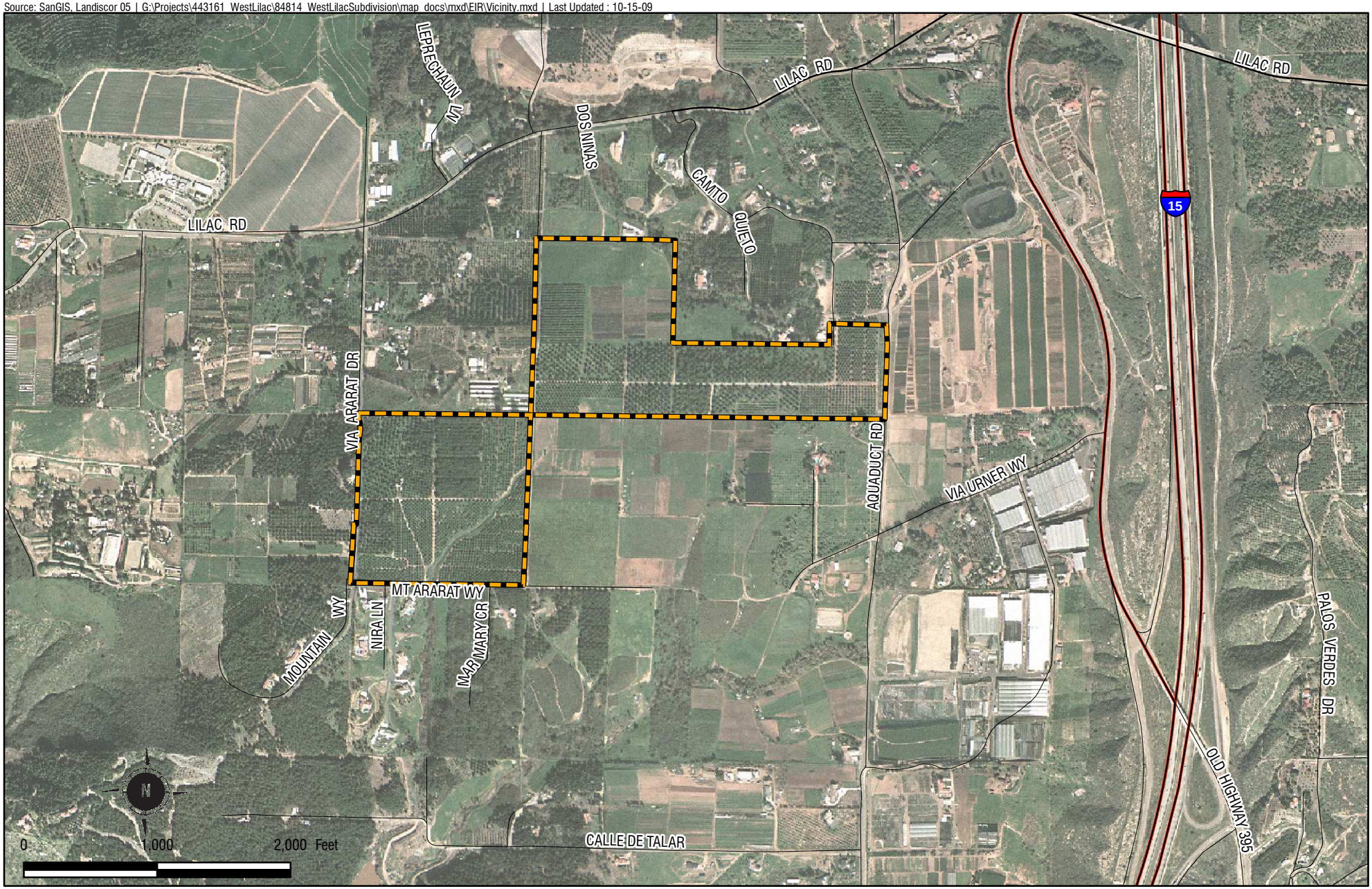
Source: SanGIS, Landiscor 05 | G:\Projects\443161_WestLilac\84814_WestLilacSubdivision\map_docs\mxd\EIR\USGSTopomap.mxd | Last Updated : 10-15-09



Project Site on USGS Quadrangle

FIGURE S-2

Source: SanGIS, Landiscor 05 | G:\Projects\443161_WestLilac\84814_WestLilacSubdivision\map_docs\mxd\EIR\Vicinity.mxd | Last Updated : 10-15-09



Vicinity Map

FIGURE S-3

TABLE S-1
Summary of Project Impacts and Proposed Mitigation Measures

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
SIGNIFICANT IMPACTS MITIGATED TO LESS THAN SIGNIFICANT			
Traffic/Transportation (See Section 2.1)			
Impact TR-1	Cumulative Impact to Camino del Rey from Mission Road to Old River Road (LOS E): the project will add 108 trips to an already degraded roadway.	Mitigation Measure TR-1 **TR-1** Prior to issuance of building permits, the proposed project shall participate in the County's Transportation Impact Fee (TIF) program by paying applicable development fees.	Implementation of mitigation measure TR-1 as a condition of project approval will reduce the Cumulative Impact to Camino del Rey from Mission Road to Old River Road through the payment of TIF Fees. The TIF payment will assist in funding improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development.
Agricultural Resources (See Section 2.2)			
Impact AG-1	The project will impact 6.0 acres of Farmland of Statewide Importance.	Mitigation Measure AG-1 **AG-1 AGRICULTURAL OPEN SPACE EASEMENT** **Intent:** In order to protect agricultural resources, a 22.6-acre Agricultural Open Space Easement shall be granted over the areas shown on Tentative Map 5276 and Figure 2.2-1 of the EIR. **Description of Requirement:** Grant to the County of San Diego by separate document, a 22.6-acre Agricultural Open Space Easement as shown on the Tentative Map. The purpose of the easement is to protect the viability of agricultural uses in the easement area. The easement prohibits all non-agricultural uses, including the construction or placement of any residence, garage, or recreational amenities. The only exceptions to this prohibition are: a. Construction and maintenance of access, wells, and water distribution systems for agricultural purposes,	Implementation of mitigation measure AG-1 as a condition of project approval will reduce the impact to 6.0 acres of Farmland of Statewide Importance to below a level of significance. Implementation of mitigation measure AG-1 will result in the preservation of 22.6 acres of existing agricultural uses on-site in perpetuity within the Agricultural Open Space easement, including the preservation of 13.8 acres of PeC soils. The required mitigation for impacts to agricultural resources that meet the soil quality criteria for Prime Farmland and Farmlands of Statewide Importance is addressed in the County's Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources adopted March 19, 2007. These Guidelines specify a mitigation ratio of 1:1 for impacts to soils meeting the quality criteria for Prime Farmland and

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		b. Grading or clearing for agricultural purposes, c. Fuel management activities by written order of the Fire Marshal, d. Construction and maintenance of approved septic systems, e. Percolation and other tests for septic systems and agricultural purposes, and f. Activities necessary to restore agricultural soils during septic system and other permitted construction. The easement shall require the development and execution of an Agricultural Open Space Maintenance Agreement between the County and applicant. This Agreement may be transferred to the HOA, if one is formed. The Maintenance Agreement will address and include: a. Construction and maintenance of agricultural fencing and signage to be placed along the easement boundaries, and installed prior to approval of Grading and/or Improvement Plans, b. Signage will be corrosion resistant, a minimum size of six inches by nine inches, spaced 100 feet apart, and attached to fencing not less than three feet in height from the ground surface stating "County Easement: Agricultural Uses Only (Project Ref: 31—5276"; c. Maintenance of wells and water distribution systems for use in the 22.6-acre Agricultural Open Space and then for other agricultural uses on the project site;	Farmlands of Statewide Importance. The on-site Agricultural Open Space easement proposed as part of the project exceeds this mitigation requirement by preserving 22.6 acres of existing agriculture on-site within the Agricultural Open Space easement resulting in a mitigation ratio of 2.3:1, substantially exceeding the required mitigation ratio of 1:1 contained in the Guidelines. The ratio of PeC soils impacted versus preserved is 1.7:1, which also exceeds the County guideline. Thus the impacts to PeC soils are reduced to less than significant.

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		d. Construction and maintenance of leach field areas (original soils be restored/replaced during septic system construction); and e. Evidence that security has been established with an acceptable financial institution for operations listed in (a) through (d), to recover costs over a 10-year period, and to be based on a cost estimate provided by the applicant and approved by the Director of DPLU, prior to approval of the Final Map.	
Cultural Resources (See Section 2.3)			
Impact CR-1	The project has the potential for encountering unidentified subsurface cultural resources during grading.	Mitigation Measure CR-1 **CR-1** To mitigate for potential direct impacts to undiscovered archaeological resources during grading, the applicant shall implement a grading monitoring program to the satisfaction of the Director of Planning and Land Use that shall include, but not be limited to the following requirements: • Provide evidence that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. • The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007).	Based upon the analysis presented in Section 2.3.2 of the EIR, there is a low potential for impacts to undiscovered cultural resources during project grading. Implementation of mitigation measure CR-1 which requires a grading monitoring program inspected and implemented by a qualified archaeologist and Native American monitor will ensure that grading activities associated with the project will not impact any undiscovered cultural resources. With the implementation of this mitigation measure, potential project impacts to cultural resources have been reduced to below a level of significance. With mitigation measure CR-1, the project does not result in any significant impacts to any historic, cultural or archaeological resources, either individually or cumulatively.

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		• The County approved archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007). • The project archaeologist shall monitor all areas identified for development including off-site improvements. • An adequate number of monitors (archaeological/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored. • During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator. • Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed. • In the event that previously unidentified potentially significant cultural resources are	

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods. • If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. • Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.	

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		• In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. • Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on the overall monitoring program. • In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report will include Department of Parks	

Impact Number	Project Impact	Proposed Mitigation	Conclusion and Mitigation Effectiveness
		and Recreation Primary and Archaeological Site forms. • In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.	

TABLE S-2
Comparison of Project and Alternatives

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

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

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