

5.0 Project Alternatives

5.1. Introduction

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires the identification and evaluation of reasonable alternatives designed to feasibly achieve the most basic objectives of a project while avoiding or substantially lessening any of the potential significant environmental effects. In addition, CEQA requires a comparative evaluation of the merits of each project alternative considered, as appropriate.

All project alternatives considered in **Section 5.4** below assume that the other proposed Sphere of Influence (SOI) updates not related to implementation of the Safari Highlands Ranch (SHR) Specific Plan would still occur as part of the alternatives considered, unless otherwise stated. As indicated in **Section 3.0**, these other SOI actions represent an initial policy decision that provides a path for subsequent actions prior to commencing physical development, including annexation, rezoning, and/or project-level development entitlements.

These areas are relatively undeveloped, and traffic impacts may occur upon buildout in accordance with applicable land use designations. However, there is no timeline for when these subsequent actions would occur, nor is there any well-defined concept for future development in these areas from which to substantively assess potential significant effects. Therefore, the indirect physical changes in the environment associated with the “non-Safari Highlands Ranch” portions of the SOI updates are speculative at this time.

Because no significant impacts have yet been identified as a result of the SOI updates, the need to identify alternatives herein that would achieve the objectives of the SOI updates while reducing identified impacts is not warranted. Subsequent actions relative to the “non-Safari Highlands Ranch” SOI updates would require project-level CEQA analysis and determination prior to any physical development, at which time project-specific mitigation measures or alternatives would be identified.

The range of potential alternatives to the proposed project include those that could feasibly accomplish most of the basic project objectives and that could avoid or substantially lessen one or more of its significant impacts. **Table 5-1** compares each alternative’s impacts to those associated with the project.

Only those impacts found to be significant (or significant and unavoidable) are relevant in making the final determination as to whether an alternative is environmentally superior or inferior to the project. This section therefore considers alternatives to otherwise avoid or minimize these significant impacts.

5.2. Project Objectives

The objectives of the two primary project components (SHR project and MSR/SOI update) are identified below.

5.2.1. Safari Highlands Ranch Project Objectives

1. Provide housing opportunities in a rural setting that is consistent with the City of Escondido 2013-2021 Housing Element, including the goals and objectives of the Regional Housing Needs Assessment, while minimizing environmental effects and permanently preserving surrounding open space and habitat.
2. Design the project to appeal to the area's growing demand for high-quality, one- and two-story single-family residential homes that is compatible in density and character to the surrounding community.
3. Use clustering and efficient design form to respect and integrate natural resources onsite while enhancing the City's ability to provide fiscally positive development.
4. Cluster residential lots and provide a development that is consistent with the goals of the MSCP as expressed in the County of San Diego's South County Multiple Species Conservation Plan (SC-MSCP) by limiting the development footprint to minimize environmental impacts, and mitigating environmental impacts in accordance with MSCP ratios.
5. Maintain the aesthetic and rural character of the area by avoiding significant impacts to major topographical features such as rock outcroppings, drainages, steep slopes, and existing views from surrounding neighborhoods.
6. Provide community benefits such as a new fire station, public trails, and other off-site community improvements.
7. Construct sustainable residential neighborhoods that include the use of reclaimed water for irrigation and that utilize sustainable building materials and practices.

5.2.2. Sphere of Influence Update Objectives

1. Amend the City's Sphere of Influence to include territory that can ultimately be served adequately by municipal services, incorporate adjacent lands that, through future annexation, expand opportunities for quality development and economic growth or provide community benefits consistent with San Diego Local Agency Formation Commission (LAFCO) SOI policies.
2. Remove certain lands from SOI located north of the City's boundary such that the SOI boundaries follow parcel lines, streets, ownership, or other logical features.

5.3. Alternatives Considered but Rejected

In accordance with CEQA Guidelines Section 15126.6, an EIR should identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and should briefly explain the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are failure to meet most of the basic project objectives, infeasibility, or inability to avoid significant environmental effects. The following are alternatives that have been rejected by the lead agency and will not be analyzed further in this EIR.

5.3.1. Maximum Density Allowed Under the General Plan Alternative

According to the City of Escondido General Plan Land Use and Community Form Element, up to 800 units may be allowed in SPA #4 (Escondido 2012). Therefore, theoretically the Maximum Density Allowed Under the General Plan Alternative would allow for development of the site with a greater number of residential housing units than is proposed with the project (e.g., up to 720 units), clustered in a similar manner.

Similar to the proposed project, construction of roadways and infrastructure, recreational amenities (private parks, trail system), the fire station, and extension of utilities to the site would occur with this alternative. The provision of additional public benefits offered by the development may potentially allow for a greater density and thus an assumed modest increment of additional housing beyond the 550 units sought by the proposed project.

Since the development footprint would be expanded with this alternative to accommodate the additional lots, such development would have the potential to impact a greater number of sensitive resources, such as biological resources or (known and unknown) cultural resources. With a larger development footprint, there would no longer be sufficient land to provide for biological mitigation on the site, thereby requiring mitigation to occur off-site.

Further, a greater number of vehicle trips would be generated, resulting in the potential for increased impacts with regard to air quality (short- and long-term), climate change, noise, and traffic. If additional residential units were being proposed, the level of service of the subject roadways could become unacceptable. With this increase in the number of residents, as compared to the proposed project, potential impacts relative to wildfire hazards, public services, and utilities and services may also increase, as compared to the project.

Although this alternative would meet most of the project objectives, due to the anticipated increase in potential impacts as compared to the project, the Maximum Density Allowed Under the General Plan Alternative was considered but rejected from further analysis in the EIR.

5.3.2. Alternative Project Access Alternative

The SHR project has an approved access route, in the form of a previously recorded irrevocable offer of dedication (IOD) that connects to Rockwood Road and wraps around the project boundary, traversing the hillside behind and partially through the existing Rancho Vistamonte residential community. This access is recorded on the Rancho Vistamonte common area for the benefit of the SHR project site. This legal access was granted to the property owners when Rancho Vistamonte was approved by the Escondido City Council in order to guarantee access to the neighboring property. The project applicant met with numerous Rancho Vistamonte homeowners who urged the applicant to seek other ways of accessing the property since the IOD road would be impactful to homeowners in the Rancho Vistamonte community.

The Alternative Project Access Alternative would result in the same number of housing units and a similar development pattern as the proposed project, including construction of the fire station, public and private recreational amenities, and utility and infrastructure improvements.

However, this alternative would re-route the main access road from the west (Rockwood Road), moving it farther to the south to wrap around the southern boundary of the existing residential uses adjacent to the southwest of the site (Rancho Vistamonte community). The road would then trend northeasterly along the western edge of the existing hillside (eastern side of the Rancho Vistamonte community), then eastward along the SHR southwestern site boundary, generally connecting to the road alignment as proposed with the project, approximately 0.3 mile west of the proposed roundabout. Refer to **Figure 5.1-1, Alternative Project Access Alternative**.

Relocation of the access road with this alternative would result in the alignment running through lands having a greater number of sensitive resources, thereby increasing the potential for impacts to occur. In evaluating this alternative, biological resources were mapped within a 200-foot buffer from the intended alignment. Habitats identified included agricultural lands, coastal sage scrub, non-native grassland, and oak woodland. Also within this buffer, sensitive species including Belding's orange-throated whiptail, California gnatcatcher, coast live oak, Engelmann oak, rufous-crowned sparrow, and San Diego horned lizard were observed.

With the proposed project, the proposed Safari Highlands Ranch Road would largely avoid sensitive on-site habitat, with the majority of impacts occurring to Diegan coastal sage scrub and developed land. Sensitive species in the area of the proposed project alignment are generally limited to Belding's orange-throated whiptail, rufous-crowned sparrow, and California gnatcatcher.

Although this alternative would meet most of the project objectives, because on-site development would be largely the same as with the proposed project, it is anticipated that the Rancho Vistamonte IOD alignment would result in a potential increase in impacts to aesthetics in the Valley and otherwise undisturbed sensitive biological resources. Further, if access were being proposed to wrap around behind Rancho Vistamonte, project-related vehicle trips would be re-routed in proximity to this neighborhood, potentially causing increased adverse effects relative to short- and long-term traffic and vehicle noise. An increase in impacts to cultural resources (presently unknown) may also occur. As such, the Alternative Project Access Alternative was considered but rejected from further analysis in the EIR.

5.4. Alternatives Analyzed

This analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. The following alternatives have been identified for analysis: No Project, Existing Zoning, and Traditional Zoning Alternative.

Per CEQA Guidelines Section 15126.6(e)(2), "the no project analysis shall discuss the existing conditions..., as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." Section 15126.6(e)(3)(B) also indicates that "in certain instances, the no project alternative means 'no build' wherein the existing environmental setting is maintained."

As analyzed herein, the No Project Alternative, the Existing Zoning Alternative, and the Traditional Zoning Alternative were considered as alternatives to the proposed project. The No Project Alternative analyzes the existing baseline conditions at the time the Notice of Preparation (NOP) was published on September 24, 2015, and what would be reasonably expected to occur in the foreseeable future if the project were not approved.

The Existing Zoning Alternative analyzes what would be reasonably expected to occur on the property in the foreseeable future if the project were not approved, and rather, the site was developed in conformance to that allowed by the current underlying zoning. The Traditional Zoning Alternative analyzes what would be reasonably expected to occur if the project site were to be developed with no City-approved density bonus and associated community benefits.

5.4.1. Alternative #1: No Project Alternative

The No Project Alternative assumes that the site would not be developed as proposed with the project and that the property would remain in its current state within unincorporated northeastern San Diego County for the reasonably foreseeable future. No change to the existing land use designation or zoning classification for the project site would occur with this alternative. No utility or infrastructure improvements, fire station, or recreational amenities would be constructed with the No Project Alternative.

The SHR project site is not within the City of Escondido's corporate boundaries or its SOI, but is in the City's adopted General Plan area. The General Plan designates the SHR project site as Specific Planning Area, Valley View SPA #4. Since 1990, the City's General Plan has included guidelines to develop SPA #4 as an upscale, large-lot single-family residential community, organized around a comprehensively planned open space system. Under this alternative, the project would not be included in the City's SOI or annexed into the City. However, LAFCO could still modify the SOI boundary.

Although development has been proposed in the past, the subject site currently remains in an undeveloped state. Therefore, per the CEQA Guidelines' direction on defining the No Project Alternative, it is reasonable to assume that if the proposed project is not approved, the project site would generally remain in its current state for the foreseeable future.

5.4.2. Alternative #2: Existing Zoning Alternative

Under current conditions, the project site is designated Rural Lands (RL-40) in the North County Metropolitan Subregional Plan of San Diego County's General Plan. The RL-40 land use designation establishes a maximum density of 1 dwelling unit per 40 gross acres. The site is zoned A72 – General Agriculture.

Under the Existing Zoning Alternative, the proposed project would not be approved as proposed, rather development would instead occur consistent with that allowed under the existing County General Plan land use designation and zoning classification. Pursuant to current San Diego County land use regulations, the 1,098-acre project site (gross acres) could be developed to support a maximum of approximately 27 single-family rural residential lots. This number of theoretical units under this alternative does not consider such restrictions as steep

slopes and biological and/or cultural resource avoidance requirements and would assume that all lots would achieve access and provide water, septic and utilities. The actual number of units that could be developed may in fact be less than 27.

Other proposed improvements, such as the fire station, wet utilities, water reservoirs, wet weather storage for the City, public and private recreational amenities, and other infrastructure improvements would not be constructed with the Existing Zoning Alternative. The project would be designed to provide a more rural living style, with rural-type roadways (e.g., not designed to City roadway design standards) and larger lots as compared to the proposed project.

No new connections or expansions of municipal service for water or sewer would occur, and the development would be dependent on groundwater wells for water service and on septic systems for wastewater treatment. Further, no contiguous blocks of open space would be conserved in perpetuity. The homes would be spread throughout the site in 40-acre intervals. The Candidate Study Areas would not be included in the City's SOI, and the subject property would remain in San Diego County and would not be included in City's SOI or annexed into the City under this alternative. However, LAFCO could still modify the SOI boundary. Refer to **Figure 5.1-2, Existing Zoning Alternative**.

5.4.3. Alternative #3: Traditional Zoning Alternative

Under the Traditional Zoning Alternative, the project site would be annexed into the City of Escondido. The Traditional Zoning Alternative would result in development of the site under the scenario that no increased yield would be allowed beyond the slope density calculation in the City General Plan and that no clustering of residential units would occur. Under applicable City regulations, when the slope density analysis is calculated, the base allowance is 284 residential lots, or 266 fewer residential lots as compared to the project. This alternative would still be subject to the SPA#4 policies and would therefore still require preparation of a specific plan.

The Traditional Zoning Alternative is assumed to not include construction of a fire station. As the construction of fewer units could occur in the southern portion of the site, the northern emergency access road would not be constructed to allow ingress/egress at the northern property boundary, thereby removing this element from use by SHR residents and surrounding neighboring lands, as well as by emergency vehicles, during a wildfire emergency. Refer to **Figure 5.1-3, Traditional Zoning Alternative**.

5.5. Alternatives Analysis

Only those impacts found to be significant (or significant and unavoidable) are relevant in making the final determination as to whether an alternative is environmentally superior or inferior to the proposed project. This section therefore considers alternatives to otherwise avoid or minimize these significant impacts.

5.5.1. Alternative #1: No Project Alternative

The No Project Alternative assumes that the lead agency would take no action. Under this alternative, the project site would remain in its currently undeveloped state for the reasonably foreseeable future.

Air Quality

The proposed project would result in a significant and unavoidable impact on air quality, as construction emissions would exceed the San Diego Air Pollution Control District (SDAPCD) thresholds even with the implementation of mitigation measures **MM AIR-1** and **MM AIR-2**; refer to **Section 2.2, Air Quality**. Additionally, long-term operational emissions would exceed established thresholds (operation of wood-burning fireplaces). However, implementation of mitigation measure **MM AIR-3** will reduce potentially significant impacts to a **less than significant** level by limiting the number of residential units with wood-burning fireplaces to 32 units.

The No Project Alternative would not result in physical disturbance of the site, and no construction activities would occur. Further, as the site would not be developed, the long-term operation of residential (or recreational) uses on-site would not occur, and therefore, such activities would not adversely affect air quality. The No Project Alternative would avoid such impacts, as it would not create air quality impacts as compared to the proposed project.

Biological Resources

The project as designed would result in potentially significant impacts on biological resources, including sensitive habitat and wetland habitat. However, implementation of mitigation measures **MM BIO-1** through **MM BIO-10** will reduce the potentially significant impacts to a **less than significant** level; refer to **Section 2.3, Biological Resources**. The No Project Alternative would result in the continuance of the existing site conditions and no development would occur.

Such potentially significant impacts of the proposed project would be avoided with the No Project Alternative, as no construction activities (e.g., resulting in potential construction noise) or physical disturbance (e.g., grading or excavation) would occur. Additionally, impacts to both individual oaks and oak woodland habitat due to grading activities would be avoided with this alternative. Further, this alternative would allow all existing migration or other wildlife movement on-site and in the site vicinity to continue as it does under existing conditions.

The No Project Alternative would not provide the long-term resource protection that would occur with project implementation, as no conservation easements for the purposes of long-term resource protection would be recorded on the property, thereby allowing any sensitive biological resources on-site to remain as unprotected, as occurs under existing conditions. As no improvements would occur, the land would remain in its natural, undeveloped state, and no disturbance to any sensitive biological resources would result. As such, overall, impacts on biological resources under the No Project Alternative would be reduced as compared to the project.

Cultural Resources

The No Project Alternative would result in the continuance of existing site conditions, and no ground disturbance or development would occur. Therefore, the disturbance of known or unknown cultural resources would not occur, and all such resources would remain in their current state. However, it should be noted that known resources on-site would remain unprotected as compared to the project, which would place the majority of such resources within dedicated open space. As such, no impact on cultural resources would occur, and impacts as compared to the project would be reduced as compared to the project.

Greenhouse Gas Emissions

Under this alternative, no development would occur, thereby substantially reducing the generation of greenhouse gas (GHG) emissions from construction (e.g., grading, use of construction equipment) and long-term operation (e.g., vehicle emissions, operation of residential uses) as compared to the proposed project. The project would result in a potentially significant impact by exceeding the emissions screening threshold of 2,500 metric tons CO₂ equivalent (MT CO₂e). However, implementation of mitigation measure **MM GHG-1** would reduce potential significant impacts to a **less than significant** level by requiring that the project employ a combination of designated features and measures that achieve 100 points from the GHG Plan Screening Tables, and further mitigated to **less than significant** via implementation of mitigation measure **MM GHG-2** which would compensate for the project's GHG emission levels through the purchase of GHG offsets.

As no development would occur with the No Project Alternative, and no GHG emissions would be generated, a consistency determination with City regulations is not required, and no conflict with the City's E-CAP would occur. Therefore, impacts related to GHG emissions would not be created as compared to the project.

Noise

The proposed project would result in potentially significant temporary noise impacts from project construction (blasting and other construction activities such as grading). Implementation of mitigation measures **MM NOI-1** to **MM NOI-3** would reduce potentially significant temporary noise impacts to a **less than significant** level.

The project would also result in significant and unavoidable noise impacts to an estimated 4 residences fronting onto Cloverdale Avenue (located between Rockwood Road and San Pasqual Valley Road) as the result of long-term noise level increases due to the addition of project traffic on local roadways. The project would increase noise levels for noise-sensitive land uses by 3 dBA where existing noise levels already exceed noise standards on Cloverdale Road along the segment of the corner of Rockwood Road to San Pasqual Valley Road.

The No Project Alternative would not construct any improvements and would therefore not result in the exposure of any noise-sensitive land uses to construction or traffic noise related to development of the site. Impacts relative to noise would not be generated as compared to the proposed project.

Traffic and Circulation

The project site would remain undeveloped under the No Project Alternative. No development would occur that would generate an increase in vehicle trips which would reduce existing roadway or intersection level of service (LOS), or contribute to potential traffic congestion. Existing LOS on roadways and at intersections in the area would remain consistent with current conditions and would not be affected by any on-site development.

Further, as no construction would occur, no development that would have the potential to temporarily interfere with emergency access on-site or in the site vicinity would result. However, it should be noted that this alternative would not result in any on-site circulation improvements for emergency access, including access routes that may be made available for use by adjacent residential communities in the event of a wildfire (also see the discussion of Wildfire Hazards, below). Overall, impacts relative to traffic and circulation would be decreased with the No Project Alternative as compared to the project.

Utilities and Service Systems

For the proposed project, development of the site would require annexation into the City. Minor portions of existing infrastructure do not currently have capacity to serve the project as proposed, and the project would require the construction of new infrastructure to meet the project's anticipated wastewater treatment demands.

Under the No Project Alternative, no development would occur that would generate demand for public wastewater treatment services. No other increase in demand would occur relative to other utilities or service systems with this alternative. As such, impacts related to utilities and service systems would be reduced as compared to the project.

Wildfire Hazards

The project would result in a potentially significant impact to emergency response times, as existing fire protection services for the site and surrounding area are currently not achieve the City's adopted Quality of Life standards response times. Development of the site as proposed would require construction of a new fire station to ensure that City standards for the provision of emergency response times can be met. However, implementation of mitigation measure **MM WF-1** would reduce potential significant impacts to a **less than significant** level by requiring that the project applicant, homeowners association (HOA), or property owners pay fair-share costs for the staffing, equipment, and maintenance of the proposed fire station for the life of the project.

As no development would occur, the No Project Alternative would not result in the construction of new homes or other supporting uses on-site that would require fire protection services and therefore would not increase demands for fire and emergency protection services.

However, it should be noted that because no development would occur, improvements proposed with the project to reduce the potential for wildfire risk in the area would not be implemented.

The proposed vegetation clearing that would create a fire break between the subject site and adjacent neighborhoods (Rancho Vistamonte and Rancho San Pasqual) would not be implemented with this alternative. Further, the fire station would not be constructed, and fire protection services for the area would remain inadequate and impacts would be considered significant. Therefore, although it would not result in such fire-reducing improvements, this alternative would not in itself generate development that would increase demands for fire protection services on a system that is currently inadequate. As compared to the project, significant impacts under this alternative would be increased.

Summary

This alternative would achieve only one of the project objectives in that, as no development would occur, the No Project Alternative would result in the preservation of major topographical features such as rock outcroppings, drainages, steep slopes, and existing views from surrounding neighborhoods.

As no development would occur, this alternative would not meet the project objective of providing new housing opportunities in a rural setting. However, not developing the site would reduce potential environmental effects and preserve surrounding open space and habitat, although not by conservation easement in perpetuity.

This alternative would not provide new high-quality single-family residential housing to address the growing population of the Escondido area, nor would it create a variety of housing types, and development anticipated by the City's General Plan would not occur. Additionally, this alternative would not provide a development that would meet conservation goals as stated in the County of San Diego's SC-MSCP, nor would any community benefits, such as the fire station or parks/trails, be constructed. Additionally, as no construction would occur, the project would not result in increased demand on water (e.g., for landscape irrigation) or use of non-sustainable building materials.

As shown in **Table 5-1**, the No Project Alternative would result in reduced impacts with regard to all environmental issue areas as compared to the proposed project, with the exception of wildfire hazards, which would be increased. Significant and unavoidable impacts relative to air quality, noise, and traffic would be avoided with the No Project Alternative.

5.5.2. Alternative #2: Existing Zoning Alternative

Under current conditions, the subject site could be developed to support 25 single-family rural residential lots (without consideration of steep slopes or avoidance of biological and/or cultural resources). Other improvements, such as the fire station, wet utilities, public and private recreational amenities, and other infrastructure improvements, would not be constructed with this alternative. The development would be dependent on groundwater wells for water service and on septic systems for wastewater treatment. The Candidate Study Areas would not be included in the City's SOI and the property would not be annexed into the City under this alternative. Refer to **Figure 5.1-2, Existing Zoning Alternative**, which illustrates the layout of the Existing Zoning Alternative.

Air Quality

The proposed project would result in a significant and unavoidable impact on air quality, as construction emissions would exceed the SDAPCD thresholds even with the implementation of mitigation measures **MM AIR-1** and **MM AIR-2**. Additionally, long-term operational emissions would exceed established thresholds (operation of wood-burning fireplaces). However, implementation of mitigation measure **MM AIR-3** would reduce potentially significant impacts to a **less than significant** level by limiting the number of residential units with wood-burning fireplaces to 32 units.

The Existing Zoning Alternative would result in a substantial reduction in the number of residential units on-site from 550 (proposed project) to approximately 25. Therefore, the length and scope of construction activities required would be reduced, as fewer homes would be built, requiring less grading for building pads and infrastructure improvements (e.g., roadways) due to the reduced scale of the development. Additionally, the need for extension of water and sewer infrastructure to serve the site would be avoided altogether.

Long-term operational emissions from wood-burning fireplaces would not exceed established thresholds, as the number of residential units that would be allowed to operate this type of fireplace (25 units) would be less than that determined acceptable for the project (32 units) to remain under the established threshold and avoid potentially significant air quality impacts. Therefore, a potentially significant impact would not occur in this regard.

As a result, this alternative would not result in the project's emissions exceeding SDAPCD thresholds for volatile organic compounds (VOC), carbon monoxide (CO), and fine and coarse particulate matter (PM₁₀, and PM_{2.5}). Therefore, the Existing Zoning Alternative would reduce air quality impacts as compared to the proposed project.

Biological Resources

The Existing Zoning Alternative would result in reduced construction activities (e.g., potential construction noise) and physical disturbance (e.g., grading or excavation) due to the reduced number of residential units and the lack of recreational amenities. Because construction requirements would be substantially reduced, the length of the construction period would be shortened as compared to the project, thereby reducing potential significant impacts from noise and construction activities, as compared to phased improvements over time with the proposed project.

Development under this alternative would occur at a lower, more rural density. The development footprint would be scaled back with this alternative, allowing development to reduce and/or avoid direct impacts to sensitive habitat and/or habitat used by sensitive wildlife species as compared to that affected by the proposed project (see **Figure 5.1-1, Alternative #2 – Existing Zoning Alternative**, and **Figure 2.3-5A, Vegetation Impacts**). However, since the development footprint would be smaller, there may not be a requirement for permanent open space to be set aside or professionally managed.

The Existing Zoning Alternative would provide some degree of long-term resource protection, albeit to a lesser degree than that which would occur with the proposed project.

Individual lot owners would not be required to place a conservation easement on their property in a zoning alternative specifying 1 dwelling unit per 40 acres. Impacts to both individual oaks and oak woodland habitat due to grading activities would also be substantially reduced with this alternative. However, as seen in **Figure 5.1-2**, the infrastructure required in order to create 25 lots would prevent large blocks of contiguous open space from existing.

Further, it is assumed that mitigation measures similar to those proposed with the project (as deemed appropriate) would also be implemented with this alternative to ensure wildlife movement through the site is not adversely affected (less than significant impact with mitigation). Overall, impacts on biological resources under the Existing Zoning Alternative would be reduced as compared to the project.

Cultural Resources

In the proposed project, the two CEQA-significant sites—SDI-14,770 and SDI-15,072—would be directly impacted by project construction, resulting in an adverse change in the significance of these resources. Therefore, impacts will be potentially significant. Additionally, the potential to encounter undiscovered cultural sites during grading is considered high given the density of archaeological sites within the development area. Significant impacts could occur to cultural resources uncovered by clearing and grading. Therefore, impacts to archaeological resources would be potentially significant. Implementation of mitigation measures **MM CUL-1** through **MM CUL-4** would reduce the project’s potential impacts to archaeological resources to a **less than significant** level.

The Existing Zoning Alternative would result in a reduced development footprint as compared to the proposed project. As such, it is anticipated that direct impacts to known cultural resources could be lessened with this alternative. However, the two CEQA-significant sites—SDI-14,770 and SDI-15,072—would still be directly impacted by Safari Highlands Ranch Road being constructed to enter the site, resulting in an adverse change in the significance of these resources.

Additionally, the Existing Zoning Alternative would have the potential to result in indirect impacts on unknown cultural resources, due to the scattering of lots throughout the site and the lack of conservation of large contiguous blocks of open space. However, the potential for unknown resources to be encountered with this alternative would be reduced as compared to the project. Mitigation would still be required to reduce potential impacts on unknown resources to less than significant, but impacts on cultural resources would be reduced under the Existing Zoning Alternative as compared to the proposed project.

Greenhouse Gas Emissions

The project would result in a potentially significant impact by exceeding the emissions screening threshold of over 2,500 MT CO₂e. However, implementation of mitigation measure **MM GHG-1** would reduce potential significant impacts to a **less than significant** level by requiring that the project employ a combination of designated features and measures that achieve 100 points from the GHG Plan Screening Table. Further, mitigation measure **MM GHG-2** would require the project applicant to identify and utilize mitigation measures identified by the California Air Resources Board (CARB) (e.g., electric vehicle charging capabilities, on-site bicycle parking, shared vehicle parking, renewable energy generation, etc.)

and/or purchase GHG offsets to compensate for the project's GHG emissions depending on the level by which the emissions being generated at the time exceed the threshold.

However, as compared to the project, this alternative's reduced number of residential units, combined with the reduced scope for recreational facilities and infrastructure improvements, would result in a reduction in GHG emissions relative to both construction and operational activities. Overall, impacts relative to GHG emissions would be reduced as compared to the proposed project.

Noise

The proposed project would result in potentially significant temporary noise impacts from project construction (blasting and other construction activities such as grading). Implementation of mitigation measures **MM NOI-1** to **MM NOI-3** would reduce the potentially significant impacts to temporary noise impacts to a **less than significant** level.

The project would also result in significant and unavoidable noise impacts to an estimated 4 residences along Cloverdale Avenue (located between Rockwood Road and San Pasqual Valley Road) as the result of long-term noise level increases due to the addition of project traffic on local roadways. The project would increase noise levels for noise-sensitive land uses by 3 dBA where existing noise levels already exceed the City's noise standards on Cloverdale Road.

Construction requirements would be reduced with this alternative. However, it is assumed that construction activities may still occur in proximity to nearby sensitive receptors. Therefore, standard measures for ensuring that construction noise levels are reduced (distancing stationary construction equipment from project boundaries, use of equipment mufflers or attenuating devices, installation of temporary noise barriers, etc.) would likely still be employed. As the proposed project (550 units) would result in only a slight increase over the 3 dBA threshold, it is assumed that the Existing Zoning Alternative (25 units) would not result in such an exceedance and that impacts would be less than significant. Overall, noise impacts would be reduced as compared to the proposed project.

Traffic and Circulation

The proposed project is anticipated to generate approximately 5,907 daily trips with 500 trips in the AM peak hour and 589 trips in the PM peak hour. Using the trip generation rate of 12 average daily trips (ADT) for estate units (defined as 1–2 dwelling units per acre), the Existing Zoning Alternative (25 units) would reduce traffic trips from 5,907 ADT to 300 ADT, for an overall reduction of 5,607 ADT.

With the resulting reduction in the number of ADT, it is not anticipated that this alternative would result in any significant direct or cumulative impacts on existing roadway segments or intersections, as the limited number of trips would not cause an exceedance of the established thresholds. Therefore, impacts in this regard would be less than significant; refer also to **Section 2.12** for the specific roadway segments and intersections impacted by the proposed project. Additionally, due to the limited number of vehicle trips, the Existing Zoning Alternative is not anticipated to conflict with any congestion management plan or standards. Because the site would be developed under the existing General Plan land use designation and

zoning classification, this alternative would be consistent with the planned development intensity for the site and would not result in a substantial increase in traffic that would contribute to traffic congestion above that anticipated by the City.

It is anticipated that, similar to the proposed project, mitigation would require preparation of a traffic management plan (TMP) to ensure that impacts from potential disruption or delay of traffic flows on area roadways during construction are minimized and/or avoided. Overall, impacts relative to traffic and circulation would be reduced with the Existing Zoning Alternative as compared to the project.

Utilities and Service Systems

All wastewater conveyance improvements required to provide adequate wastewater treatment for the proposed project would be constructed by the project developer. Because the existing system does not currently have capacity to serve the project and would require construction of new infrastructure to meet the project's anticipated wastewater treatment demands, this impact is considered potentially significant. Implementation of mitigation measure **MM UTIL-1** would reduce the project's potential impact to a **less than significant** level.

Under the Existing Zoning Alternative, the development would be served by on-site septic systems and would therefore not generate demand for public wastewater treatment services. As such, demand for wastewater services could be adequately met on-site without annexation to the City or the extension of existing infrastructure systems to adequately serve the site. No other increase in demand that would result in a significant impact would occur relative to other utilities or service systems with this alternative. As such, impacts related to utilities and service systems would be reduced as compared to the project.

Wildfire Hazards

The proposed project would result in a significant impact with regard to emergency response. Under current conditions, fire protection services in the vicinity of the subject site are currently inadequate and the City's established emergency response times cannot be met for the site.

However, the proposed project provides for an estimated 7,000-square-foot on-site fire station, which would provide fire and medical emergency response capabilities that are not currently available in the area. The project applicant proposes to pay for the construction of the fire station in full. As a result, emergency response times would be adequately met, and impacts would be reduced to **less than significant**.

Additionally, the project proposes fuel modification zones (FMZ) ranging from a minimum of 100 feet to 200 feet, up to twice the required distance. FMZs would still be required with implementation of the Existing Zoning Alternative. Additionally, the proposed project would include conversion of approximately 30 percent of the site to maintained urban development with designated landscaping and fuel modification areas.

The Existing Zoning Alternative would not result in the construction of a fire station to service the 25 homes that would be built in the County of San Diego's jurisdiction. The Existing Zoning Alternative would remain a part of the CSA #135 and would be in the jurisdiction of the California Department of Forestry and Fire Protection (Cal Fire). It should also be noted

that the Existing Zoning Alternative would not result in improvements to provide connection to the northern access road for purposes of emergency access; therefore, such improvements would not be made available for use to adjacent residential communities (e.g., Rancho San Pasqual and Rancho Vistamonte) in the event of wildfire. However, due to the greatly decreased intensity of the development, this alternative would contribute far fewer vehicle trips on local roadways in the event of an evacuation, as compared to the project. Emergency access improvements would still be provided to the south and west (egress on Zoo Road and Safari Highlands Ranch Road).

Since a smaller area would be developed with this alternative and development would occur at a much lower density, the Existing Zoning Alternative would not provide the same degree of protection as the project, as it would not result in the same conversion of wildland fuels or development that would serve as a fuel break in order to interrupt typical wildfire spread conditions.

Overall, this alternative would result in increased impacts relative to wildfire hazards as compared to the proposed project due to the lack of creating a fire break and because 150+ foot fuel modification zones would not be created throughout the project.

Summary

The Existing Zoning Alternative would achieve the majority of the project objectives to some degree. This alternative would offer new housing opportunities in a rural setting, while minimizing environmental effects. However, because a 25-lot subdivision would not require each homeowner to dedicate permanent open space easements on each lot, this alternative would not permanently preserve surrounding open space and habitat. This alternative would provide high-quality, one- and two-story single-family residential homes to address the growing population of Escondido and that would reflect the density and character of surrounding residential communities. However, this alternative is not consistent with future development patterns identified in the City's General Plan, as the addition of 25 new homes to the City's housing stock would not represent a substantial increase in available housing in the area.

Additionally, this alternative would not achieve the objective of providing a clustered and efficient design form while enhancing the City's ability to provide fiscally positive development. The revenue from the sale of 25 homes is not sufficient to justify the construction cost of the infrastructure in an area with significant topography. This alternative, however, would assist in achieving the conservation goals of the MSCP as stated in the County's SC-MSCP. However, it is unlikely that the development footprint would be less than 30 percent of the overall project site, unless restrictions were applied to limit the development area within each lot and/or open space dedication requirements are implemented.

This alternative would not provide for additional recreational opportunities (e.g., parks) and would likely not employ the use of sustainable methods for building construction. However, specific development restrictions on each lot may be required to ensure the preservation of the majority of topographical features such as rock outcroppings, drainages, and steep slopes.

As shown in **Table 5-1**, the Existing Zoning Alternative would reduce impacts as compared to the proposed project with regard to all environmental issue areas, with the exception of wildfire hazards, which would result in increased impacts. Significant and unavoidable impacts relative to air quality, noise, and traffic would be avoided.

5.5.3. Alternative #3: Traditional Zoning Alternative

The Traditional Zoning Alternative would result in development of the site under the scenario that no increased yield would be allowed beyond the slope density calculation in the General Plan and that no clustering of residential units would occur. Under applicable City regulations, when the slope density analysis is calculated, the base allowance is 284 residential lots, or 266 fewer residential lots as compared to the project. This alternative would still be subject to the SPA#4 policies and therefore would still require a specific plan.

This alternative would not include construction of a fire station. As the construction of fewer units could occur in the southern portion of the site, the northern emergency access road would not be constructed to allow ingress/egress at the northern property boundary, thereby removing this element from use by SHR residents and surrounding neighboring lands, as well as by emergency vehicles, during a wildfire emergency. Furthermore, no other community benefits, such as public trails, traffic improvements, recycled water lines and wet weather storage, emergency access to the north, and golf course/clubhouse improvements, are proposed with the Traditional Zoning Alternative.

The Traditional Zoning Alternative would still need to expand the City's SOI as the development would need to annex into the City of Escondido in order to develop the site as proposed with this alternative. Refer to **Figure 5.1-3, Alternative #3 – Traditional Zoning Alternative**.

Air Quality

The proposed project would result in a significant and unavoidable impact on air quality, as construction emissions would temporarily exceed the SDAPCD thresholds during construction, even with the implementation of mitigation measures. Additionally, long-term operational emissions would exceed established thresholds (if all homes were allowed wood-burning fireplaces). However, implementation of mitigation measure **MM AIR-3** will reduce potentially significant impacts to a **less than significant** level by limiting the number of residential units with wood-burning fireplaces to 32 units.

The Traditional Zoning Alternative would reduce the number of residential units constructed on-site from 550 (proposed project) to 284 units, thereby substantially reducing associated construction activities. Since development would be concentrated in the southern portion of the site, grading activities for building pads and infrastructure improvements (e.g., roadways) would be reduced, thereby also reducing the scope and length of time the use of construction equipment would be required, as well as resulting potential effects from fugitive dust and equipment emissions. However, construction emissions may still exceed the established thresholds. Standard mitigation measures (use of diesel equipment meeting California Air Resources Board standards, watering of disturbed soils, street sweeping at vehicle entry/exit

points, etc.) intended to reduce potential emissions from construction would be employed with this alternative, similar to the proposed project, to reduce the significance of such effects.

Similar to the proposed project, this alternative would be required to limit the operation of wood-burning fireplaces to 32 residential units (creating a less than significant impact) to ensure emissions remain under the established threshold and significant air quality impacts are avoided. As a result, with implementation of mitigation similar to that of the proposed project, this alternative's emissions would not exceed SDAPCD thresholds for VOC, CO, PM₁₀, and PM_{2.5} in the air district. Overall, due to the decrease in the amount of development, air quality impacts would be reduced as compared to the proposed project.

Biological Resources

The Traditional Zoning Alternative would result in reduced construction activities (e.g., potential construction noise) and physical disturbance (e.g., grading or excavation) due to the reduced number of residential units, the reduced need for the on-site extension of infrastructure, and the elimination of public recreational amenities. Because construction requirements would be reduced, the length of the construction period would be shortened as compared to the proposed project, thereby reducing potential indirect effects from noise and construction activities on area wildlife species.

Development under this alternative would be clustered in the southern portion of the site, thereby reducing and/or avoiding direct impacts to sensitive habitat and/or habitat used by sensitive wildlife species as compared to that affected by the proposed project (see **Figure 5.1-3, Alternative #3 – Traditional Zoning Alternative**). This alternative would allow the majority of the site to remain as undeveloped open space and would substantially reduce direct impacts to southern mixed chaparral, oaks and oak woodland habitat, and deer weed scrub as compared to the project (see also **Figure 2.3-5A, Vegetation Impacts**). As such, similar to the proposed project, this alternative would provide long-term resource protection through the dedication of on-site open space. To ensure protection of areas temporarily disturbed during construction, a habitat revegetation plan would be required, similar to the proposed project. However, by clustering the development in the southern portion of the site, the most valuable habitat, consisting of gnatcatcher-occupied coastal sage scrub, would be more significantly affected.

By limiting development to the southern portion of the site, this alternative would reduce potential significant impacts on wildlife movement corridors; however, wildlife movement corridors over 1,000 feet wide would still be maintained. The Traditional Zoning Alternative would be subject to the mitigation measures imposed by the SC-MSCP, similar to the mitigation measures being met by the proposed project. Since this alternative would not allow for coastal sage scrub mitigation to occur on-site, off-site habitat or credits would need to be acquired to mitigate for the large coastal sage scrub take. However, since the development would be concentrated in the southern portion of the site, this alternative would reduce the need to construct wildlife road crossings in the northern portion of the property, instead allowing wildlife to continue to traverse the site as occurs under existing conditions (refer also to **Appendix 2.3**). Further, as no roadways would be constructed in the northern portion of the site, conflicts between wildlife and vehicles would also be reduced.

Overall, with the Traditional Zoning Alternative, the loss of very high quality coastal sage scrub in the southern portion of the site would increase significantly. However, the overall footprint of the project would impact a lesser amount of on-site biological resources.

Cultural Resources

With the proposed project, the two CEQA-significant sites—SDI-14,770 and SDI-15,072—would be directly impacted by project construction, resulting in an adverse change in the significance of these resources. Therefore, impacts would be potentially significant. Additionally, the potential to encounter undiscovered cultural sites during grading is considered high given the density of archaeological sites within the development area. Significant impacts could occur to cultural resources uncovered by clearing and grading activities. Therefore, impacts to archaeological resources would be potentially significant. Implementation of mitigation measures **MM CUL-1** through **MM CUL-4** would reduce the project's potential impacts to archaeological resources to a **less than significant** level.

The Traditional Zoning Alternative would result in a reduced development footprint as compared to the proposed project. Development would be concentrated in the southern portion of the site, allowing about half of the property to remain in an undeveloped state (see **Figure 5.1-3**). By reconfiguring the project footprint, it is anticipated that direct impacts to known, but less important cultural resources would be avoided. Additionally, although the development footprint would be reduced through clustering of the residential units, this alternative would have the potential to result in indirect impacts on unknown cultural resources. The potential for such indirect impacts to occur would be reduced, due to the smaller development footprint. Mitigation would still be required to reduce potential impacts on unknown resources to less than significant. Overall, impacts on cultural resources would be reduced under the Traditional Zoning Alternative as compared to the proposed project. However, impacts to the CEQA significant sites—SDI-14,770 and SDI-15,072—would remain due to the construction of Safari Highlands Ranch Road.

Greenhouse Gas Emissions

The project would result in a potentially significant impact by exceeding the emissions screening threshold of over 2,500 MT CO₂e. However, implementation of mitigation measure **MM GHG-1** would reduce potential significant impacts to a **less than significant** level by requiring that the project employ a combination of designated features and measures that achieve 100 points from the GHG Plan Screening Table. Further, mitigation measure **MM GHG-2** would require the project applicant to identify and utilize mitigation measures identified by the California Air Resources Board (CARB) (e.g., electric vehicle charging capabilities, on-site bicycle parking, shared vehicle parking, renewable energy generation, etc.) and/or purchase GHG offsets to compensate for the project's GHG emissions depending on the level by which the emissions being generated at the time exceed the threshold. Similar to the project, this alternative would be required to implement energy efficiency features to ensure the development achieves at least 100 points from the GHG Plan Screening Table in order to be designated consistent with the E-CAP, thereby reducing impacts to less than significant.

The Traditional Zoning Alternative would result in a reduced number of housing units and associated grading, as well as the reduction and/or elimination of other components (e.g., fire

station, extension of utilities) as compared to the project. Therefore, GHG emissions relative to both construction and operational activities resulting with this alternative would be reduced. Overall, impacts relative to GHG emissions would be reduced as compared to the proposed project.

Noise

The proposed project would result in potentially significant temporary noise impacts from project construction (blasting and other construction activities such as grading). Implementation of mitigation measures **MM NOI-1 to MM NOI-3** would reduce the potentially significant impacts to temporary noise impacts to **less than significant**.

The project would also result in significant and unavoidable noise impacts to an estimated 4 homes along Cloverdale Avenue (located between Rockwood Road and San Pasqual Valley Road) as the result of long-term noise level increases due to the addition of project traffic on local roadways. The project would increase noise levels for noise-sensitive land uses by 3 dBA where existing noise levels already exceed noise standards on Cloverdale Road.

Construction requirements would be reduced with this alternative, due to the scaled-back nature of the development, and development would be concentrated in the southern portion of the property. However, it is assumed that construction activities may still occur in proximity to nearby sensitive receptors to the west and south. Therefore, standard mitigation measures for ensuring that construction noise levels are reduced to below a level of significance would be required.

Roadway noise impacts are considered significant if a project increases noise levels for a noise-sensitive land use (residences, schools, churches) by 3 dBA where existing noise levels already exceed noise standards. Project-generated traffic noise off-site would exceed established noise thresholds at an estimated 4 residences along Cloverdale Road, resulting in a potentially significant impact. Since this alternative would reduce the number of vehicle trips by nearly half, this alternative would generate reduced vehicle noise, thereby reducing potential traffic-related noise impacts as compared to the proposed project.

Traffic and Circulation

The proposed project is anticipated to generate approximately 5,907 daily trips with 500 trips in the AM peak hour and 589 trips in the PM peak hour. Using the trip generation rate of 10 ADT for single-family detached units (defined as 3–6 dwelling units per acre), the Traditional Zoning Alternative would reduce traffic trips from 5,907 ADT to 2,840 ADT, for an overall reduction of 3,067 ADT as compared to the proposed project.

Although a reduction in ADT would be achieved with this alternative, it is anticipated that similar potentially significant direct and/or cumulative impacts on existing roadway segments or intersections would occur as compared to the proposed project. Similar mitigation would be required to reduce such impacts to the maximum extent feasible.

Additionally, similar to the proposed project, this alternative would generate additional vehicle trips to the surrounding circulation system, thereby contributing to potential traffic congestion. Implementation of mitigation measures similar to those of the project would be

required to ensure the project does not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. However, because the site would be developed under the existing General Plan land use designation and zoning classification, this alternative would be significantly less than the planned development intensity for the site (e.g., SPA #4 calls for 800 units total) and would not result in a substantial increase in traffic that would contribute to traffic congestion above that anticipated by the City.

It is anticipated that, similar to the proposed project, mitigation would require preparation of a TMP to ensure that impacts from potential disruption or delay of traffic flows on area roadways during construction are minimized and/or avoided and that the development does not interfere with emergency access. Overall, impacts relative to traffic and circulation would be reduced with the Traditional Zoning Alternative as compared to the project.

Utilities and Service Systems

All wastewater conveyance improvements required to provide adequate wastewater treatment for the proposed project would be constructed by the project developer. Because the existing system does not currently have capacity to serve the project and would require construction of new infrastructure to meet the project's anticipated wastewater treatment demands, this impact is considered potentially significant. Implementation of mitigation measure **MM UTIL-1** would reduce the project's potential impact to a **less than significant level**.

Under this alternative, the site would be annexed into the City for the provision of wastewater services. This alternative would, however, still create a potentially significant impact due to the capacity of the off-site utilities. Construction of new infrastructure to convey the wastewater to Lift Station 13 would reduce impacts relative to utility provision to less than significant. Such infrastructure would be extended to the site to service the residential units and the recreational facilities, and would require construction of similar off-site improvements as the project (parallel sewer line in Rockwood Road and provision of adequate pump capacity on Lift Station 13). No other increase in demand that would result in a significant impact would occur relative to other utilities or service systems with this alternative.

Therefore, demand for wastewater services could be adequately met with the proposed mitigation, and impacts would be similar to those resulting with the proposed project.

Wildfire Hazards

This alternative would not include the construction of a fire station, which is intended to provide public benefit to area residents in the form of improved emergency response times and proximity to providers of emergency services. As a result, emergency response times for the area would be inadequate. Impacts in this regard would remain significant, as the development would have the potential to interfere with an emergency response plan.

Additionally, the northern emergency access road would not be constructed to allow ingress/egress at the northern property boundary, thereby removing this element from use by SHR residents and surrounding neighboring lands, as well as by emergency vehicles, during

an emergency event. However, a smaller number of units would be constructed with this alternative, thereby contributing fewer vehicle trips and related congestion on area roadways in the event of an evacuation.

Overall, impacts relative to wildfire would be increased with this alternative as compared to the proposed project.

Summary

The Traditional Zoning Alternative would achieve the majority of the project objectives. This alternative would offer new housing opportunities in a rural setting, while minimizing environmental effects and permanently preserving surrounding open space and habitat, and would provide high-quality, one- and two-story single-family residential homes to address the growing population of the Escondido area. However, this alternative is not consistent with future development patterns identified in the City's General Plan since SPA #4 specifically allocates 800 housing units to be built throughout the 1,600 acres in the Specific Planning Area. The proposed project accounts for 550 units, or 1 dwelling unit per 2 acres, as called for in the General Plan.

This alternative would also not achieve the objective of enhancing the City's ability to provide fiscally positive development while providing clustered and efficient design form to respect and integrate natural resources on-site. The cost of the infrastructure in order to properly serve the homes on the site would make this alternative infeasible. By concentrating development in the southern portion of the property, this alternative would assist in achieving the conservation goals for the MSCP as stated in the County's SC-MSCP by limiting the development footprint. However, this alternative would result in impacts to very high quality coastal sage scrub located in the southern portion of the site and would require off-site mitigation rather than permanent on-site preservation of such habitat.

Additionally, by developing only a portion of the site, this alternative would preserve the majority of topographical features such as rock outcroppings, drainages, steep slopes, and existing views from surrounding neighborhoods. This alternative would not achieve the objective of constructing a new fire station, although the project applicant would be required to contribute fair-share payment for future construction of such facilities, and area fire protection services would remain inadequate.

As shown in **Table 5-1**, the Traditional Zoning Alternative would result in a reduction of all impacts as compared to the proposed project with the exception of wildfire hazards, wherein impacts would be increased as the fire station would not be constructed, and utilities and service systems, as impacts would be similar.

5.6. Environmentally Superior Alternative

CEQA Guidelines Section 15126.6 indicates that if the No Project Alternative is the environmentally superior alternative, the EIR must also identify an environmentally superior alternative among the other alternatives. The context of an environmentally superior alternative is based on consideration of several factors, including the proposed project's

objectives and the alternative’s ability to fulfill the goals while reducing potential impacts to the surrounding environment.

Table 5-1 summarizes the potential impacts of the alternatives evaluated in this section as compared to the potential impacts of the proposed project. As demonstrated in **Sections 2.1** through **2.14** of this EIR, the proposed project would result in potentially significant impacts with regard to air quality, biological resources, cultural resources, greenhouse gas emissions, noise, traffic and circulation, utilities and service systems, and wildfire hazards. Implementation of the mitigation measures in this EIR reduces nearly all potentially significant impacts to less than significant. However, impacts relative to permanent noise on Cloverdale Road, air quality due to construction, and direct traffic impacts on Felicita Avenue/17th Avenue will remain significant but unavoidable.

As shown in **Table 5-1** and summarized above, impacts resulting from the No Project Alternative would be less than the proposed project for all issue areas considered, with the exception of wildfire hazards. Similarly, the Existing Zoning Alternative and the Traditional Zoning Alternative would also reduce most of the potentially significant impacts resulting with the proposed project, thereby making them environmentally superior to the proposed project with regard to these issue areas. However, the Traditional Zoning Alternative would increase impacts as compared to the proposed project with regard to wildfire hazards and would have similar impacts relative to utilities and service systems.

Therefore, although the Existing Zoning Alternative would result in a greater impact to wildfire hazards and emergency response times, it is considered to be the environmentally superior alternative, as most potentially significant impacts would be reduced compared to those resulting with the proposed project. It should be noted that although this alternative meets the majority of the project objectives, it does so to a lesser degree than does the Traditional Zoning Alternative.

Table 5-1. Comparison of Alternatives to the Proposed Project

Environmental Impacts Associated with the Proposed Project (Both Mitigated and Significant/Unavoidable)	Alternative #1: No Project Alternative	Alternative #2: Existing Zoning Alternative	Alternative #3: Traditional Zoning Alternative
Air Quality	-	-	-
Biological Resources	-	-	-
Cultural Resources	-	-	-
Greenhouse Gases	-	-	-
Noise	-	-	-
Public Services and Recreation	-	-	-
Traffic and Circulation	-	-	-
Utilities and Service Systems	-	-	=
Wildfire Hazards	+	+	+

Notes:

+ means impacts resulting with this alternative would be greater than those resulting with the proposed project

= means impacts resulting with this alternative would be similar to those resulting with the proposed project

- means impacts resulting with this alternative would be less than those resulting with the proposed project

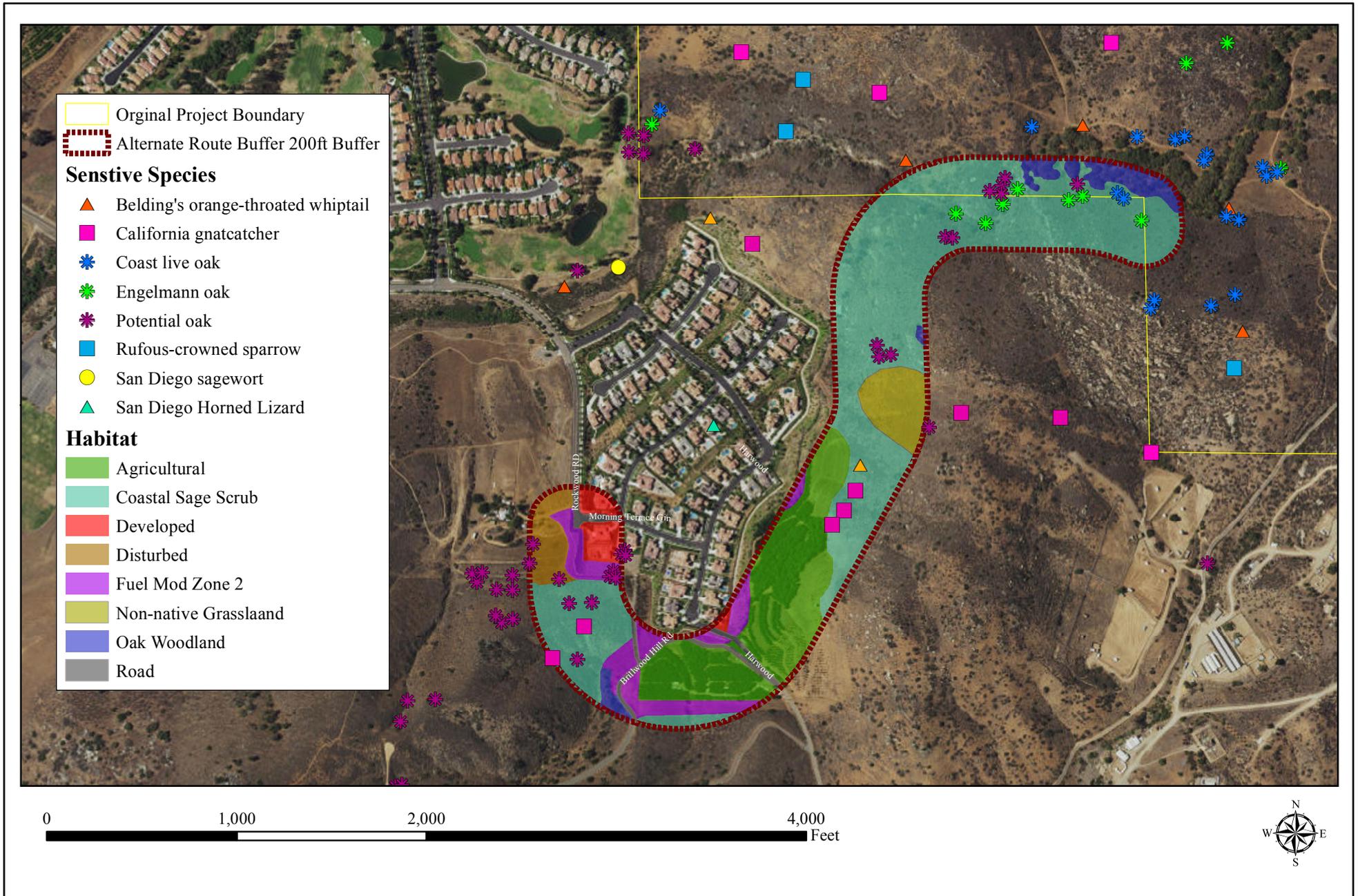
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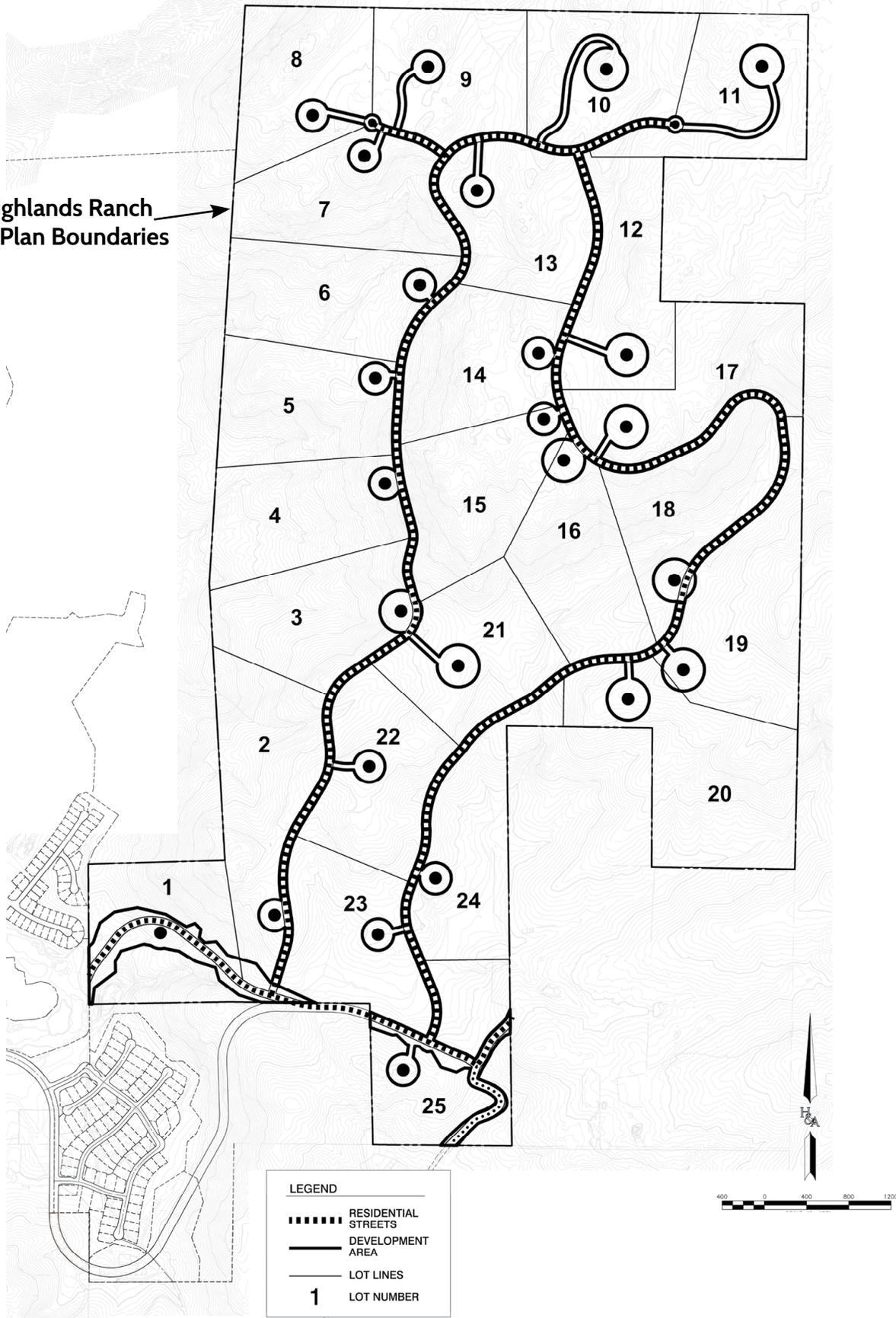
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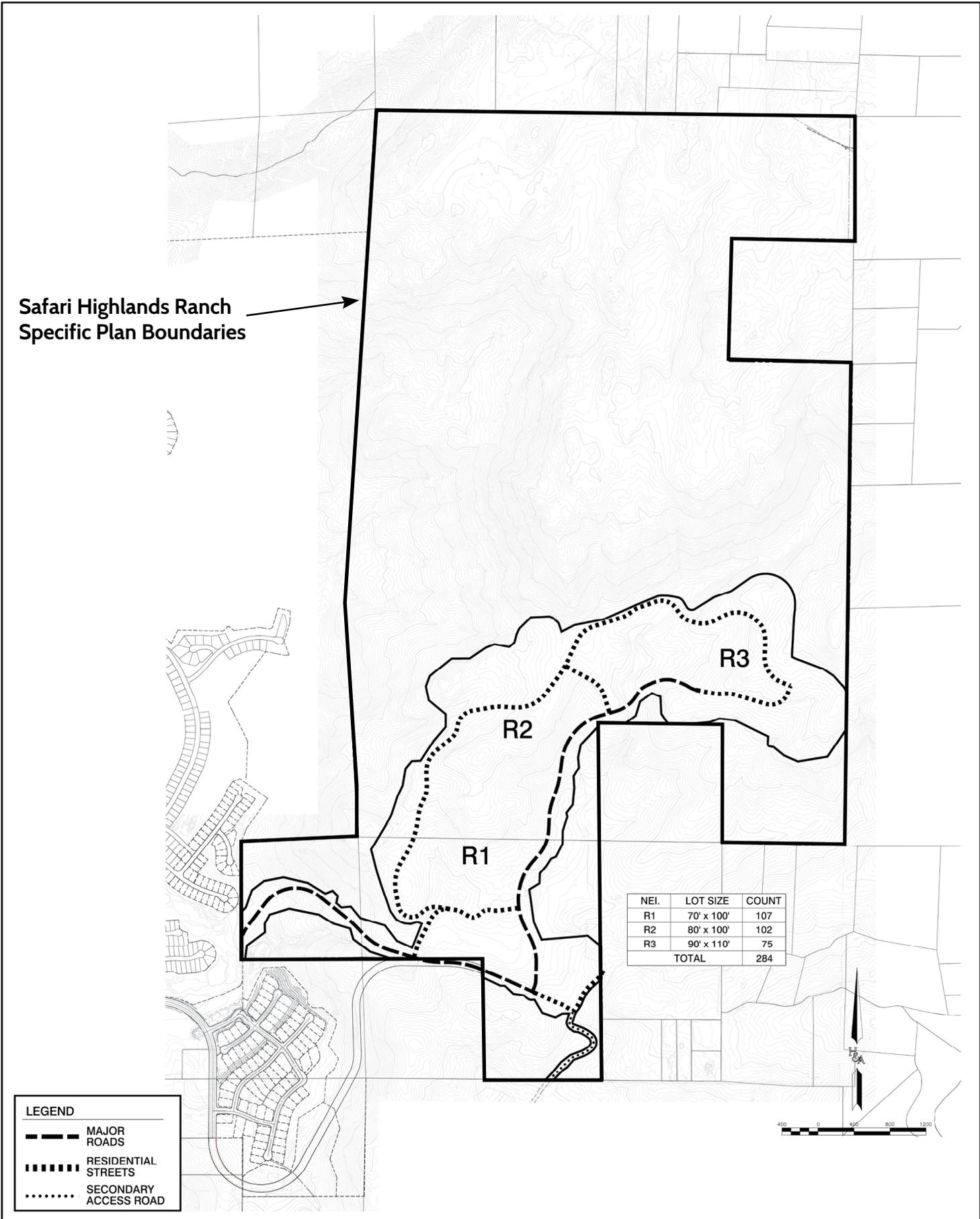


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Safari Highlands Ranch
Specific Plan Boundaries



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