5.0 ALTERNATIVES

INTRODUCTION

Under CEQA, the identification and analysis of alternatives to a project is a fundamental part of the environmental review process. CEQA Public Resources Code Section 21002.1(a) establishes the need to address alternatives in an EIR by stating that in addition to determining a project's significant environmental impacts and indicating potential means of mitigating or avoiding those impacts, "the purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided."

Direction regarding the definition of project alternatives is provided in the *CEQA Guidelines* as follows:

> *An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.*[1]

CEQA Guidelines emphasize that the selection of project alternatives be based primarily on the ability to reduce impacts relative to the proposed project, "even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."[2] The *Guidelines* further direct that the range of alternatives be guided by a "rule of reason," such that only those alternatives necessary to permit a reasoned choice are addressed.[3]

In selecting project alternatives for analysis, potential alternatives must pass a test of feasibility. *CEQA Guidelines* Section 15126.6(f)(1) states that:

> *Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site . . .*

Beyond these factors, *CEQA Guidelines* require the analysis of a "no project" alternative and an evaluation of alternative location(s) for the project, if feasible. Based on the alternatives analysis, an environmentally superior alternative is to be designated. If the environmentally superior alternative is the No Project Alternative, then the EIR shall identify an environmentally superior alternative among the other alternatives.[4] In addition, *CEQA Guidelines* Section 15126.6(c) requires that an EIR identify any alternatives that were considered for analysis but rejected as infeasible and discuss the reasons for their rejection.

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1 *CEQA Guidelines Section 15126.6(a).*

2 *CEQA Guidelines Section 15126.6(b).*

3 *CEQA Guidelines Section 15126.6(f).*

4 *CEQA Guidelines Section 15126.6(e)(2).*

Of the various alternatives available for evaluation, the process of selecting project alternatives to be analyzed in this EIR considered the potential for significant effects associated with the Project, a review of the basic objectives established for the Project (outlined in Section 2, *Project Description*, and in subsection 2, below), and consideration of the land use plans applicable to the project site. The analysis included in Section 4.0 of this EIR concluded that the Project would not result in any significant environmental impacts with implementation of the prescribed mitigation measures. Nonetheless, based on the factors referenced above, the alternatives that were selected for analysis include:

- **No Project/No Development Alternative:** Under the No Project/No Development Alternative, no improvements to the project site would occur, and the site would remain in its vacant, undeveloped state. The site's oil facilities and operations would continue in their current condition.
- **Planning Area 1 Only Alternative:** The Planning Area 1 Only Alternative excludes development of Planning Area 2, which consists of 17 lots at the extension of Aspen Way, and provides for development of Planning Area 1 at a density allowed by the County General Plan. Thus, development of the Project would be limited to that included within Planning Area 1. Under this Alternative, the grading envelope of Planning Area 1 would be the same as the Project. The street system would be the same as the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future oil production related development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project. However, rather than the current gross density of 1.3 dwelling units per acre, this Alternative would provide for a gross density of two (2) units to the acre. The County General Plan allows for a density of up to 18 dwelling units per acre in the area designated for Suburban Residential (1B) uses, including Planning Area 1. Based on this lot configuration, this Alternative would include approximately 165 dwelling units within Planning Area 1, as compared to 95 dwelling units in Planning Area 1 under the Project. The Planning Area 1 Only Alternative takes into consideration the existing General Plan for the County of Orange, which designates Planning Area 2 as Open Space. With elimination of Planning Area 2, this Alternative would create 6.4 acres of additional open space as compared to the Project. In comparison, this Alternative would create a total of 42.7 acres, while the Project would include 36.3 acres of open space. Since Planning Area 2 would be preserved in open space, no fuel modification would be provided in the northern portion of the project site. Thus, the Planning Area 1 Only Alternative would not provide protection from wildfires to the adjacent residential uses to the west of Planning Area 2.
- **Large Lot/Reduced Grading Alternative:** The Large Lot/Reduced Grading Alternative would be developed with minimum 1-acre lot size lots, with less mass grading compared to the Project, separately graded building pads, and open space easements over the privately held properties. The Large Lot/Reduced Grading Alternative would develop 65 residential dwelling units, comprised of 1-acre "Estate Lots," with 12,000 square foot minimum building pads. Because most of the open space would be privately owned, this Alternative proposes 13.5 acres of permanent open space, which is 22.8 acres less permanent open space than the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future oil production related development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project.
- **Contested Easement Alternative:** The developer of an adjacent property, Esperanza Hills, has asserted easement rights across the Cielo Vista project site. The easement is not recognized by a title

policy insuring the Cielo Vista property in question, and the matter is being contested through litigation brought by the Esperanza Hills Project Applicant. The easement rights in question consist of a 50-foot wide strip that traverses in a north-south direction through Planning Area 1, which due to physical constraints would limit the use of the easement to Esperanza's emergency ingress and egress. This road would be constructed by Esperanza Hills at a future date. Under this Alternative, the grading envelope of Planning Area 1 and 2 would be the same as the Project. The street system would be the same as the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future oil production related development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project.

Planning Area 2 under this Alternative and the Project would be same. Regarding Planning Area 1, this Alternative and the Project would both have 95 lots and a minimum lot size of 7,500 square feet. Thus, the total number of residences and minimum lot size would be same under this Alternative and the Project. Thus, the primary differences between this Alternative and the Project would be the addition of the access easement (future road) in Planning Area 1 and a slight change to the lot configurations in Planning Area 1.

Each of these alternatives is described in more detail in Subsection 5.4, below.

1. OBJECTIVES OF THE PROPOSED PROJECT

Section 15124(b) of the CEQA *Guidelines* states that the project Description shall contain "a statement of the objectives sought by the proposed project." As set forth by the CEQA *Guidelines*, the list of objectives that the City and project applicant seeks to achieve for the project is provided below.

1. Implement a land plan at a density compatible with adjacent single family residential neighborhoods and provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities.

2. Provide for 36 acres of contiguous open space which can be offered for dedication to a public agency or to be maintained as private open space.

3. Ensure that the provision of contiguous open space accommodates jurisdictional planning for local parks to the extent appropriate for the topography, as well as trail connections.

4. Provide a single family residential project with a sufficient number of units allowing for necessary infrastructure and open space in separate but related planning areas so that the property cannot be further subdivided.

5. Create two planning areas that are responsive to the site's topography and that are consistent with adjacent single family neighborhoods.

6. Create an aesthetically pleasing and distinctive residential neighborhood identity through design concepts to be developed by an experienced merchant builder(s).

7. Implement a circulation system providing pedestrian connectivity within each Project neighborhood and the existing residential neighborhoods surrounding the project site.

8. Concentrate development of new residential uses within defined areas and provide buffering of open space areas from new development.

9. Implement a land plan that optimizes view potential for the community's residents.

10. Implement a development plan for a cohesive neighborhood environment through the following design goals.

    a. Encouragement of walking by providing landscaped sidewalks creating an inviting street scene for pedestrians.

    b. Create a project perimeter open space setting for the residents through dedicated or private open space.

11. Develop a project consistent with County and other agency planning and regulatory standards.

2. ALTERNATIVES CONSIDERED AND REJECTED

In accordance with *CEQA Guidelines* Section 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the *CEQA Guidelines*, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failure to meet most of the basic project objectives (outlined above), the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts.

Alternative Location. CEQA does not require that analysis of alternative sites always be included in an EIR. However, if all the surrounding circumstances make it reasonable to consider an alternative site then this alternative should be considered and analyzed in the EIR. In making the decision to include or exclude analysis of an alternative site, the "*key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR*" [CEQA Guidelines §15126.6(f)(2)].

Among the factors that may be considered when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site [CEQA guidelines, Section 15126.6 (f) (1)].

The Project is based on the Cielo Vista Area Plan, which was developed specifically for the site's geographic location. Selection of another parcel in the general vicinity of the project site would likely result in similar or greater impacts than the Project, such as the potential effects to traffic and circulation, biological resources, noise, aesthetics, air quality and climate change, and availability of utility infrastructure. Because it is likely that another site would not substantially reduce significant environmental effects, this alternative was rejected from further consideration. In addition, the Project proponent does not own any other properties in the nearby local vicinity.

Alternative Land Use. Development of an alternative land use, such as high density residential, commercial, or industrial use, would be incompatible with existing single-family uses to the north, west and south of the site and would not meet the objectives of the Project to provide single-family housing on the site. Therefore, this alternative was rejected from further consideration.

3. ANALYSIS FORMAT

In accordance with *CEQA Guidelines* Section 15126.6(d), each alternative is evaluated in sufficient detail to determine whether the overall environmental impacts would be fewer, similar, or greater than the corresponding impacts of the project. Furthermore, each alternative is evaluated to determine whether the project objectives, as stated above, will be substantially attained by the alternative. The evaluation of each of the alternatives follows the process described below:

a. The net environmental impacts of the alternative after implementation of reasonable mitigation measures are determined for each environmental issue area analyzed in the EIR.

b. Post-mitigation significant and non-significant environmental impacts of the alternative and the Project are compared for each environmental issue area. Where the net impact of the alternative will be clearly less adverse or more beneficial than the impact of the Project, the comparative impact is said to be "less." Where the alternative's net impact will be clearly more adverse or less beneficial than the Project, the comparative impact is said to be "greater." Where the impacts of the alternative and the project will be roughly equivalent, the comparative impact is said to be "similar."

c. The comparative analysis of the impacts is followed by a general discussion of whether the underlying purpose and basic project objectives are substantially attained by the alternative.

4. ALTERNATIVE ANALYSIS

a. Alternative 1 – No Project/No Development Alternative

Under the No Project/No Development Alternative, the 83-acre site would remain as it is today, consisting primarily of undeveloped areas with some mineral (i.e., oil) extraction occurring on portions of the site. The site's oil facilities and operations would continue in their current condition. The project site would remain in its current condition of native and non-native habitats. The existing circulation system would remain in its current condition. There would be no wildfire mitigation. Additionally, 41 acres of the project site would remain designated as Suburban Residential "1B" per the County of Orange General Plan, which permits development of residential land uses at a density of 0.5-18 dwelling units per acre, and approximately 43 acres of the project site would remain as Open Space (5).

(1) Environmental Impact Categories

(a) Aesthetics

Because no development would occur under the No Project/No Development Alternative, no changes in aesthetics or land form modification would occur. Therefore, this Alternative would avoid impacts on aesthetics and land form modification. Since no scenic resources occur on the site, similar "no impacts" would occur under this Alternative and the Project. As no light and glare and glare impacts would occur

under this Alternative, the Project's "less than significant" light and glare impacts would be avoided under this Alternative. Overall, aesthetics impacts would be less under this Alternative than under the Project.

(b) Air Quality

Because no development would occur under the No Project/No Development Alternative, no impacts on air quality would occur. Temporary air quality emissions during construction would be avoided, as would long-term air quality emissions associated with vehicular and operational emissions associated with development. For these reasons, air quality emissions would be eliminated relative to the Project, though the Project's air quality impacts would be less than significant. Impacts would be less under this Alternative than under the Project.

(c) Biological Resources

No direct impacts on biological resources would occur under this Alternative. The site would remain vacant and undeveloped, and no ground disturbing activities would occur. Vegetation communities existing on the site would remain. In consideration of the direct impacts created by the Project, impacts to biological resources would be less under this Alternative than under the Project.

(d) Cultural Resources

As there are no historic resources on the project site, the No Project/No Development Alternative would result in similar "no impacts" when compared to the Project. This Alternative would not involve grading activities on the project site. Therefore, this Alternative would avoid the potentially significant impacts under the Project related to the discovery of unknown archaeological and paleontological resources, as well as human remains. Accordingly, impacts to unknown archaeological and paleontological resources and human remains associated with this Alternative would be less than under the Project.

(e) Geology and Soils

Because no development would occur under the No Project/No Development Alternative, there would be no potential for impacts associated with geologic hazards, including seismic, soil erosion and expansive soils hazards. Because the Project would result in less than significant impacts associated with geology and soils, impacts of this Alternative would be less than under the Project.

(f) Global Climate Change

No development would occur under this Alternative, and as such no additional GHG emissions would result from its implementation. Therefore, this Alternative would not result in any adverse impacts related to GHG emissions or consistency with any applicable plan, policy, or regulation to reduce GHG emissions, and impacts would be less under this Alternative than under the Project.

(g) Hazards and Hazardous Materials

Because no development would occur under the No Project/No Development Alternative, no impacts regarding hazardous materials would occur. Thus, impacts regarding hazardous materials would be less under this Alternative than under the Project. This Alternative would avoid the Project's less than significant impact regarding conflicts with an adopted emergency response/evacuation plan. However, if implemented,

the No Project/No Development Alternative would not provide protection from wildfires through the project design features and mitigation measures identified in Section 4.7 of this EIR. As such, the potential adverse impacts resulting from wildland fire impacts would be greater under this Alternative when compared to the Project.

(h) Hydrology and Water Quality

Because no development would occur under the No Project/No Development Alternative, no impacts associated with hydrology, water quality and groundwater recharge would occur. While the Project would increase impervious surface area, implementation of construction and post-construction BMPs would be implemented as project design features consistent with applicable regulatory requirements, reducing potentially significant hydrology and water quality impacts to a less than significant level. Also, the BMPs would remove sediments that currently leave the site in stormwater runoff. Nonetheless, this Alternative would avoid the Project's less than significant impact on hydrology, water quality and groundwater recharge impacts and as such, impacts would be less under this Alternative than under the Project.

(i) Land Use and Planning

The No Project/No Development Alternative would not entail any approvals or physical improvements. As such, this Alternative would have no potential to result in conflicts with existing plans, policies, or regulations applicable to the project area. This Alternative would avoid the Project's less than significant impact regarding conflicts with applicable land use plans, policies and regulations. Therefore, no land use impact would occur and impacts would be less under this Alternative than under the Project.

(j) Noise

Implementation of the No Project/No Development Alternative would not result in any physical changes to the environment, and therefore would not have any potential to generate noise or vibration beyond what currently exists. Because this Alternative would not result in any construction activities and would maintain the project site in an undeveloped state, no impacts related to noise or vibration would occur. Therefore, noise and vibration impacts would be less under this Alternative than under the Project.

(k) Population and Housing

The No Project/No Development Alternative would not result in the development of new housing. Neither this Alternative nor the Project would result in impacts regarding the displacement of housing or people. However, as this Alternative would not generate any new residents, it would not have the potential to result in population-related impacts. Therefore, impacts regarding population would be less under this Alternative than under the Project.

(l) Public Services

Fire

Under the No Project/No Development Alternative, no change in the existing uses of the project site would occur. No new on-site residential population or new daytime population would be generated. Thus, as compared with the Project, this Alternative would not increase the existing demand for fire protection services or fire flow. Since the No Project/No Build Alternative would not increase the demand for fire

services compared to existing conditions, the No Project/No Build Alternative would avoid the Project's less than significant impact on fire services. Impacts relative to fire services would not occur and potential impacts for the No Project/No Build Alternative would be less than under the Project.

Police Protection

Under the No Project/No Development Alternative, the site would remain and continue to be vacant and undeveloped. The No Project/No Build Alternative would not generate new residential uses that would increase the calls for police protection services; therefore, the demand for police protection services would be the same as under existing conditions. Since the No Project/No Build Alternative would not increase the demand for police services as compared to existing conditions, impacts with regard to police services would not occur and the Project's less than significant impact would not occur. Potential impacts on police services would be less under this Alternative than under the Project.

Schools

The No Project/No Development Alternative would not result in new development that would indirectly or directly generate school-age children. As such, no increase in the demand for schools in the PYLUSD would occur and the Project's less than significant impact on schools would not occur. Thus, impacts would be less under the No Project/No Development Alternative as compared to the Project.

Libraries

The No Project/No Development Alternative would not generate an on-site residential population that would increase the demand for library services. Since no impacts on library services would occur from the No Project/No Development Alternative, potential impacts relative to library services would be less under this Alternative than under the Project.

(m) Recreation

The No Project/No Development Alternative would not generate an on-site residential population that would increase the demand for parks and recreational facilities. Since no impacts regarding parks and recreation would occur from the No Project/No Development Alternative, impacts relative to parks and recreation would be less under this Alternative than under the Project.

(n) Transportation/Traffic

This Alternative would not result in generation of additional vehicle trips relative to existing conditions, as the project site would remain vacant and undeveloped. As such, this Alternative would have no potential to affect the function of the local and regional traffic network, result in hazards associated with design features, or conflict with plans, policies, or regulations related to alternative transportation. However, the intersection of Via Del Agua and Yorba Linda Boulevard is currently operating at an unacceptable level of service (LOS) "F". Under the Project, a traffic signal is required to mitigate project impacts at this intersection with the Project paying its fair share for the signal, installing the signal, or paying the full cost for installation, with the latter two alternatives subject to reimbursement (see Mitigation Measure 4.14-2). Implementation of the mitigation measure would improve the service level at the intersection to LOS A. In light of this consideration, traffic impacts under this Alternative are considered greater than under the Project.

(o) Utilities and Service Systems

Under the No Project/No Build Alternative, no new development would occur and the site would remain as vacant, undeveloped land. As such, there would be no increase in water consumption, and no increase in wastewater and solid waste generation beyond existing conditions. The Project's less than significant impacts regarding utilities and service systems would not occur under this Alternative. Thus, impacts relative to utilities and service systems would be less under this Alternative than under the Project.

(2) Impact Summary

A comparative summary of the environmental impacts associated with the No Project/No Development Alternative with the environmental impacts anticipated under the Project is provided in Table 5-1 at the end of this EIR section.

(3) Relationship of the Alternative to Project Objectives

The ability of the No Project/No Development Alternative to meet the stated objectives of the Project is summarized below in Table 5-2 at the end of this EIR section. As this Alternative would not include any new development on the site, the Alternative would fail to achieve all of the Project's objectives.

b. Alternative 2 – Planning Area 1 Only Alternative

The Planning Area 1 Only Alternative excludes development of Planning Area 2, which consists of 17 lots at the extension of Aspen Way, and provides for development of Planning Area 1 at a density allowed by the County General Plan. Thus, development of the Project would be limited to that included within Planning Area 1. Under this Alternative, the grading envelope and extent of grading of Planning Area 1 would be generally the same as the Project. The street system would be the same as the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project. However, rather than the current gross density of 1.3 dwelling units per acre, this Alternative would provide for a gross density of two (2) units to the acre. The County General Plan allows for a density of up to 18 dwelling units per acre in the area designated for Suburban Residential (1B) uses, including Planning Area 1. Based on this lot configuration, this Alternative would include approximately 165 dwelling units within Planning Area 1, as compared to 95 dwelling units in Planning Area 1 under the Project. Overall, this Alternative would include 53 more units when compared to the 112 units proposed by the Project. The minimum lot size under this Alternative would be 3,500 square feet, compared to 7,500 square feet proposed by the Project. The Planning Area 1 Only Alternative takes into consideration the existing General Plan for the County of Orange, which designates Planning Area 2 as Open Space. With elimination of Planning Area 2, this Alternative would create 6.4 acres of additional open space as compared to the Project. In comparison, this Alternative would create a total of 42.7 acres, while the Project would include 36.3 acres of open space. Since Planning Area 2 would be preserved in open space, no fuel modification would be provided in the northern portion of the project site. Thus, the Planning Area 1 Only Alternative would not provide protection from wildfires to the adjacent residential uses to the west of Planning Area 2. The site plan for this Alternative is illustrated in **Figure 5-1**, *Planning Area 1 Only Alternative Site Plan*.

(1) Environmental Impact Categories

(a) Aesthetics

This Alternative would result in a similar street system and grading envelope within Planning Area 1 as the Project. However, there would be approximately double the amount of residential lots under this Alternative when compared to the Project. As such, the higher density of Planning Area 1 under this Alternative would be less consistent with the density of the adjacent residential neighborhoods when compared to the Project because the net density of this Alternative would be greater than the density of the existing residential development adjacent to the project site. While many of the residential lots under this Alternative would be screened from surrounding vantages by intervening landscaping and vegetation, the higher density could be viewed as less visually compatible with the surrounding neighborhoods; therefore, resulting in a greater visual impact when compared to the Project. However, Planning Area 2 would not be developed under this Alternative and as such, no visual quality/character or scenic view impacts would occur in the northern portion of the project site. In light of these considerations, which include a greater visual impact in Planning Area 1 and no visual impact in Planning Area 2 under this Alternative, the net visual impact under this Alternative is concluded to be similar to that of the Project. Since no scenic resources occur on the site, similarly no impacts would occur under this Alternative and the Project. With a higher density of Planning Area 1 under this Alternative, greater light and glare impacts would occur in this area compared to the Project. However, the Project's light and glare impacts in Planning Area 2 would be eliminated under this Alternative. In light of these considerations, which include greater light and glare impacts in Planning Area 1 and light and glare impacts in Planning Area 2 under this Alternative, the net light and glare impact under this Alternative is concluded to be similar to that of the Project. Overall, aesthetics impacts would be similar under this Alternative compared to the Project.

(b) Air Quality

Although this Alternative would not include development within Planning Area 2, the same grading envelope would occur within Planning Area 1 under this Alternative and the Project. It can be expected that the maximum daily construction emissions would occur during the grading phase of Planning Area 1 under this Alternative and the Project. As such, maximum daily regional and localized construction emissions would be similar under this Alternative and the Project as proposed (Area 1 and Area 2). While this Alternative would not include development of Planning Area 2, it would include 53 more residences than the Project. As such, the overall construction schedule of this Alternative would be generally similar to that of the Project. Based on these considerations, construction-related air quality impacts under this Alternative would be similar to the project (i.e., less than significant). With 53 more residences than the Project, the number of vehicular trips would increase by approximately 47% compared to the Project. Mobile (vehicular) source emissions comprise the majority of a development project's criteria air pollutant emissions inventory and overall operational emissions. Because development of this Alternative would include a greater number of dwelling units than the Project, the Project's less than significant operation-related air quality emissions and impacts would be proportionately greater under this Alternative. However, operational emissions under this Alternative would not exceed the regional pollutant thresholds established by the SCAQMD during summer or winter conditions similar to the Project. Overall, due the increased daily operational emissions, the extent of exposure of pollutant emissions on the public, including sensitive receptors, would be proportionately greater under this Alternative. As with the Project, this Alternative would be consistent with the SCAQMD's AQMP. Further, as single-family uses under both this Alternative and the Project would not result in adverse odor impacts, odor impacts would be generally similar under this Alternative as the Project.

N

No scale

Planning Area 1 Only Alternative Site Plan

Cielo Vista Project

Source: Sage Community Group, Inc., 2013.

FIGURE

5-1

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(c) Biological Resources

Under this Alternative, Planning Area 2 would remain vacant and undeveloped, and no ground disturbing activities would occur in this area. Vegetation communities existing within Planning Area 2 would remain. Under this Alternative, impacts to sensitive natural communities would include the following: blue elderberry woodland (0.89 acres); blue elderberry woodland/laurel sumac chaparral/mixed coastal sage scrub (2.57 acres); encelia scrub (2.31 acres); and southern willow scrub (0.05 acres). Overall, a total of approximately 5.83 acres of sensitive natural communities would be impacted under this Alternative. In comparison, the Project would impact a total of approximately 14.56 acres of sensitive natural communities (refer to Table 4.3-3 for acreages of natural communities impacts by the Project). Thus, approximately 8.73 acres of sensitive natural communities would be avoided under this Alternative. However, as discussed in Section 4.3, *Biological Resources*, impacts to sensitive natural communities would be less than significant given their diminished functions and values as habitat and the relative abundance of these vegetation communities throughout the region, much of which is protected in government preserves. This Alternative would avoid the Project's direct impacts to sensitive species and jurisdictional features/wetlands within Planning Area 2. Jurisdictional features/wetlands in Planning Area 2 include those within Drainages A and A1-3, as described in Section 4.3. In total, these drainages include approximate 0.27 acre of USACE jurisdictional features and 0.98 acre of CDFW jurisdictional features. All regulatory requirements and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts in Planning Area 1 to a less than significant level. Overall, the Project's less than significant impacts (after mitigation) on biological resources would be proportionately decreased under this Alternative. Further, by not developing Planning Area 2, the extent of potential impacts on migratory species would be proportionately less under this Alternative when compared to the Project.

(d) Cultural Resources

As there are no historic resources on the project site, the Planning Area 1 Only Alternative and the Project would not result in impacts on historical resources. Although the Project would alter a greater quantity of land than this Alternative, both would require archaeological and paleontological monitoring (per the prescribed mitigation measures) by qualified experts to ensure that potentially significant impacts on unknown resources are reduced to a less than significant level. Also, impacts on previously unknown human remains, under the Project and this Alternative, would be treated in the same manner consistent with applicable regulatory requirements and the prescribed mitigation measure. Nevertheless, development of Planning Areas 1 and 2 together would result in greater land disturbance and potential for impacts to unknown archaeological and paleontological resources, as well as human remains. Therefore, impacts to archaeological and paleontological resources, as well as human remains, would be less under this Alternative when compared to the Project.

(e) Geology and Soils

As Planning Area 2 would not be developed under this Alternative, the amount of grading and raw earthwork would be reduced by approximately 100,000 cubic yards when compared to the Project. However, the number of residential units would be greater under this Alternative compared to the Project. Therefore, the number or people potentially exposed to seismic or geologic hazards would be higher under this Alternative compared to the Project. All regulatory requirements and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the increased number of people exposed to seismic and geologic hazards, impacts would be greater under this Alternative than under the Project. With regards to hazards pertaining to soil

erosion, the loss of topsoil, or expansive soils, as this Alternative would not develop Planning Area 2, the potential for soil erosion, loss of topsoil and expansive soil impacts would be less under this Alternative than the Project.

(f) Global Climate Change

As discussed under Air Quality above, the overall construction schedule of this Alternative would be generally similar to that of the Project. Thus, GHGs generated during construction-related activities would be generally similar to the Project. With 53 more residences than the Project, the number of vehicular trips and residences would increase by approximately 47% compared to the Project. Accordingly, GHG emissions and associated global climate change impacts from mobile (vehicular) sources and residential uses (i.e., fossil fuels burned for heat, the use of certain products that contain GHG) under this Alternative would be proportionately increased under this Alternative. The Project would result in 2,283 tons of Total CO_2E per year (only 36 tons of the total are related to construction emissions – see Table 4.6-4 in section 4.6, *Greenhouse Gas Emissions*). With 53 more residences, total annual CO_2e would exceed the County's 3,000 $MTCO_2e$ per year threshold for determining a significant impact by approximately 300 tons per year. As such, GHG impacts would be significant and unavoidable. While this Alternative would be consistent with Title 24 requirements, it would exceed the County's 3,000 $MTCO_2e$ per year threshold for determining a significant impact. Thus, this Alternative would be inconsistent the State's overarching goals to reach 1990 GHG levels by 2020 per AB 32. Thus, impacts regarding consistency with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be significant and unavoidable.

(g) Hazards and Hazardous Materials

This Alternative and the Project both include development of residential uses that would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. Any risk associated with ordinary household or general commercial cleaners, solvents, painting supplies, pesticides for landscaping and pool maintenance, etc. would be adequately reduced to a less than significant level through compliance with applicable regulatory requirements. During construction activities, to the extent required for remediation, any contaminated soils or materials removed from the site would occur in a similar manner as under the Project. As such, similar less than significant impacts regarding the routine transport, use, or disposal of hazardous materials would occur under this Alternative and the Project.

Similar to the project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the project. Thus, all oil-related activities would be same as the Project. Both this Alternative and the Project would be required to mitigate the potentially significant impacts associated with past and current oil operations on the project site, as well as methane hazards. Implementation of the prescribed mitigation would ensure that construction workers and future residents under the Project and this Alternative are not exposed to hazardous materials during accident conditions. As such, impacts in this regard would be similar under this Alternative and the Project. Under both this Alternative and the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles. Neither this Alternative nor the Project would conflict with an adopted emergency response/evacuation plan. However, given the increase in traffic and increased potential for wildland fire hazards under this Alternative, it is concluded that impacts regarding emergency response/evacuation would be greater under this Alternative than under

the Project. If implemented, the Planning Area 1 Only Alternative would not provide protection from wildfires to the adjacent residential uses to the west of the site to the extent of the Project. Since Planning Area 2 would be preserved in open space, no fuel modification would be provided in the northern portion of the project site. For these reasons, this Alternative would result in a greater impact associated with wildland fire hazards compared to the Project.

(h) Hydrology and Water Quality

Under the Planning Area 1 Only Alternative, although there would be a similar amount of impervious surface compared to the Project in light of the higher density within the Planning Area 1, this Alternative would include 53more residences than the Project which would result in greater potential for subsequent pollutant discharge compared to the Project. Improvements and BMPs, similar to those described for the Project, would be required to accommodate increased stormwater runoff or for water quality treatment for this Alternative. However, because this Alternative would result in more residences and a corresponding higher potential for subsequent pollutant discharge due to the greater number of units, water quality impacts would be proportionately greater under this Alternative. Both this Alternative and the Project would be designed to maintain existing drainage patterns and pre-project flow rates per applicable regulations. Post development runoff volume under both this Alternative and the Project would be consistent with that allowed by applicable regulatory requirements such that on- or off-site significant drainage and hydrology impacts do not occur. In addition, consistent with applicable regulatory requirements, construction of either this Alternative or the Project would not increase stormwater flow rates or result in substantial erosion. As such, similar impacts regarding drainage and runoff patterns would occur under this Alternative and the Project. Although this Alternative would include more residences in Planning Area 1 resulting in more impervious area than the Project in Planning Area 1, no new development would occur within Planning Area 2. As such, the overall difference in impervious area between this Alternative and the Project would be minimal. However, due to the higher amount of impervious area in Planning Area 1, slightly larger (or deeper) detention basins would be required to hold stormwater runoff as compared to the Project. Also, although this Alternative would increase the amount of impervious surface area in Planning Area 1 (the South Site), because stormwater flows do not substantially infiltrate to underlying soils under existing conditions, the additional impervious surfaces in Planning Area 1 would not result in a substantial change in groundwater infiltration rates. Thus, similar to the Project, this Alternative would not result in a noticeable change in groundwater infiltration rates. Therefore, the Project and this Alternative would have similar less than significant impacts with respect to groundwater supplies or groundwater recharge.

(i) Land Use and Planning

The Planning Area 1 Only Alternative would not require an Amendment of the County's General Plan to change the land use designation in Planning Area 2 from Open Space to Suburban Residential land use. However, a zone change from A1(O) to the R4 "Suburban Residential" District would be required to allow for a 3,500 square foot building site area. Also, a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District would not be necessary under this Alternative. Without Planning Area 2, this Alternative would include a total of 42.7 acres of open space, which would be 6.4 acres of additional open space compared to the Project. Similar to the Project, implementation of this Alternative would generally be consistent with land use plans or policies, zoning, and land use designations of the site and with relevant land use goals and policies, with the exception that the increased density would not be consistent with the applicable City of Yorba Linda General Plan land use designation which permits residential uses up to 1.0 dwelling units per acre. Due to the higher density under this Alternative in Planning Area 1, this Alternative would not be as complementary to the housing density of the adjacent single-family neighborhoods when

compared to the Project and, therefore, may not be compatible. Due to the increased density within Planning Area 1, land use impacts would be greater under this Alternative when compared to the Project. As the higher density of this Alternative would result in significant and unavoidable environmental impacts (e.g., GHG emissions), land use impacts are concluded to be significant and unavoidable.

(j) Noise

Since the grading envelope within Planning Area 1 under this Alternative and the Project would be similar, it can be expected that the maximum daily noise levels during grading activities under this Alternative would be similar to the Project. However, given that this Alternative would not develop Planning Area 2, construction noise and vibration impacts associated with Planning Area 2 would not occur. As such, the extent of the Project's less than significant short-term noise impacts would be proportionately less under this Alternative.

While this Alternative proposes a greater number of dwelling units, these units would be clustered and distributed over a smaller area with the effect of distributing noise over a smaller area at build out and occupancy. This may increase peak noise levels in the developed area, but this Alternative would concentrate noise in a smaller, clustered area resulting in open space areas which are quieter as compared to the Project. The increase in dwelling units under this Alternative would result in approximately 507 daily additional trips compared to the Project. The increase in trips would result in a less than 3 dBA increase (likely less than 1 dBA) in mobile noise when compared to the Project. This incremental increase in mobile source noise is not anticipated to be perceptible to surrounding areas. Therefore, with compensating and offsetting comparable impacts, the net effect impact of both this Alternative and the Project is essentially the same. Vibration impacts would be similar under this Alternative and the Project.

(k) Population and Housing

This Alternative would result in 53 more residences and approximately 169 more residents than the Project (approximately 358 residents for the Project).[5] The population growth associated with the Project and this Alternative would be within the SCAG population estimates and growth anticipated by the County of Orange General Plan Housing Element. Housing provided under the Project and this Alternative would be made available to meet the Orange County area's Regional Housing Needs Assessment demand. Therefore, this Alternative and the Project would result in less than significant population and housing impacts with such impacts being similar.

(l) Public Services

This Alternative would result in 53 more residences and approximately 169 more residents than the Project (Approximately 358 residents for the Project). Accordingly, the demand for public services generated at the project site would be increased by approximately 47% when compared with the Project due to the increase of population, including the Project's impact on police, fire, schools, and libraries. However, all regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the increased demand for public services to serve the additional units, impacts would be greater, yet less than significant, under this Alternative than under the Project.

[5] *Based on 3.2 persons per dwelling unit.*

(m) Recreation

This Alternative and the Project would both accommodate future trail alignments through and adjacent to the project site. This Alternative would result in 53 more residences and approximately 169 more residents than the Project (Approximately 358 residents for the Project). The increase in population under this Alternative would proportionately increase the demand for parks and recreational facilities compared to the Project. This Alternative would create a demand for 2.11 acres of parkland, as compared to 1.43 acres of parkland under the Project. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the increased demand for parks and recreational facilities, impacts would be greater under this Alternative than under the Project.

(n) Transportation/Traffic

This Alternative would result in a proportionate increase in vehicular trips compared to the Project as it would result in result in 53 more residences and approximately 169 more residents than the Project. With 53 more residences than the Project, the number of daily vehicular trips would be 1,579 representing an increase of approximately 507 trips or approximately 47% more trips compared to the Project (the Project results in approximately 1,072 daily trips). During the A.M. and P.M. peak hours, the Project would result in 84 and 113 trips, respectively. Under this Alternative, trips during the A.M. and P.M. hours would be 124 and 167, respectively. As such, this Alternative would result in a proportionate increase in traffic impacts on the local and regional traffic network compared to the Project. However, this Alternative, like the Project would implement mitigation that would fund improvements (i.e., traffic signal) to the Via Del Agua and Yorba Linda Boulevard intersection such that the service level is made acceptable to LOS A. Based on the incremental increase in number of additional trips during the peak hours generated under this Alternative, the LOS for other study area intersections is anticipated to be similar to those under the Project. Neither this Alternative nor the Project would significantly impact CMP facilities; CMP impacts would be similar under this Alternative and the Project. No design hazards or conflicts with alternative transportation facilities would occur in association with Planning Area 2 under the Project. Accordingly, neither this Alternative nor the Project would result in substantial hazards associated with design features, or conflict with plans, policies, or regulations related to alternative transportation. Similar less than significant impacts would occur under this Alternative and the Project in these regards. Also, like the Project, this Alternative would provide adequate emergency access consistent with County and OCFA standards. As with the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles, under this Alternative. Thus, emergency access impacts under this Alternative would be less than significant and similar to those under the Project.

(o) Utilities and Service Systems

This Alternative would result in 53 more residences and approximately 169 more residents than the Project (Approximately 358 residents for the Project). As such, this Alternative would result in a greater demand for water; and increased wastewater and solid waste generation by approximately 47%. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. The increase in dwelling units under this Alternative compared to the Project would represent a nominal increase in water demand compared to the overall service area of the YLWD. Accordingly, water supply impacts would be less than significant, similar to the Project. Overall, due to the increased demand for water, wastewater and solid waste public utilities and services systems, these services and utilities related impacts

would be greater under this Alternative when compared to the Project. However, without Planning Area 2, the extent of new stormwater facilities would be reduced under this Alternative when compared to the Project. As such, the extent of the Project's less than significant impacts associated with stormwater facilities would be proportionately lower under this Alternative. Also, this Alternative and the Project would both comply with applicable solid waste regulations to a similar extent. As such, impacts in this regard under this Alternative would be similar to the Project.

(2) Impact Summary

A comparative summary of the environmental impacts associated with the Planning Area 1 Only Alternative with the environmental impacts anticipated under the Project is provided in Table 5-1 at the end of this EIR section.

(3) Relationship of the Alternative to Project Objectives

The ability of the Planning Area 1 Only Alternative to meet the stated objectives of the Project is summarized in Table 5-2 at the end of this EIR section. The following provides a description of the Planning Area 1 Only Alternative's ability to meet the project's objectives.

- Objective #1 – As the density within Planning Area 1 would be higher than the Project, this Alternative would be less visually compatible and consistent from a land use perspective with the lower density adjacent single-family residential neighborhoods compared to the Project. However, this Alternative, similar to the Project, would provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities. Overall, this Alternative would partially meet this objective.
- Objective #2 – As this Alternative would not include development of Planning Area 2, an additional 6.4 acres of open space could be dedicated to a public agency or maintained as private open space when compared to the Project. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #3 – Neither this Alternative nor the Project would conflict with jurisdictional planning efforts for local parks and trails. This Alternative and the Project would both accommodate planned City of Yorba Linda trails through the project site. Thus, this Alternative would fully meet this objective similarly to the Project.
- Objective #4 – Both this Alternative and the Project would require infrastructure improvements to support the proposed residential uses. While this Alternative would include more open space than the Project, both the Project and this Alternative could dedicate the open space area(s) for permanent open space to a public agency or an appropriate land conservation/trust organization to ensure the property is not further subdivided. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #5 – Both this Alternative and the Project would be responsive to the site's topography in a similar manner as the extent of grading in Planning Area 1 would be similar. This Alternative would include only one planning area, as compared to two planning areas proposed by the Project. Regardless, as the density within Planning Area 1 would be higher than the Project, this Alternative would be less visually compatible and consistent from a land use perspective with the lower density

adjacent single-family residential neighborhoods compared to the Project. As such, this Alternative would partially meet this objective.

- Objective #6 – Both this Alternative and the Project would be constructed by an experienced merchant builder(s) in a manner to meet or exceed both County and City of Yorba Linda design standards, resulting in a well-designed neighborhood. However, as the density within Planning Area 1 would be higher than the Project, this Alternative would be less visually consistent with the character of the lower density adjacent single-family residential neighborhoods. Accordingly, it could be perceived as less aesthetically compatible when viewed in context with surrounding land uses. As such, this Alternative would partially meet this objective.
- Objective #7 – Both this Alternative and the Project would implement a circulation system providing pedestrian connectivity within each neighborhood and the existing residential neighborhoods surrounding the project site. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #8 – Both this Alternative and the Project would concentrate development of new residential uses within a defined area and provide buffering of natural open space areas from new development. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #9 – Both this Alternative and the Project would implement a land plan that optimizes view potential for its community residents. The site plan for this Alternative in Planning Area 1 would be similar to the Project, but would include residences at a higher density on smaller lots compared to the Project. Similar views would be available for this Alternative and the Project within Planning Area 1. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #10 – Both this Alternative and the Project would have similar landscaped sidewalks, and a similar perimeter open space setting that would provide for a cohesive neighborhood environment. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #11 – Both this Alternative and the Project would be consistent with County and other agency planning and regulatory standards, with the exception that the net density under this Alternative would be four (4) units to the acre, exceeding the density anticipated for the site in the City of Yorba Linda's General Plan. As such, this Alternative would partially meet this objective.

c. Alternative 3 – Large Lot /Reduced Grading Alternative

The Large Lot/Reduced Grading Alternative would be developed with minimum 1-acre lot size lots, with less mass grading compared to the Project, separately graded building pads, and open space easements over the privately held properties. The Large Lot/Reduced Grading Alternative would develop 65 residential dwelling units, comprised of 1-acre "Estate Lots," with 12,000 square foot minimum building pads resulting in a gross density of 0.77 dwelling units per acre. Thus, this Alternative would include 47 fewer residences than the Project. This Alternative proposes 13.5 acres of permanent open space that could be made available for public use, which is 22.8 acres less open space than the Project. This Alternative would require approximately 500,000 cubic yards grading (cut material), which is similar to the Project, would be used for on-site site fill. This Alternative would require approximately 160,000 cubic yards less of grading than the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project. The site plan for this Alternative is illustrated in **Figure 5-2**, *Large Lot /Reduced Grading Alternative Site Plan*.

(1) Environmental Impact Categories

(a) Aesthetics

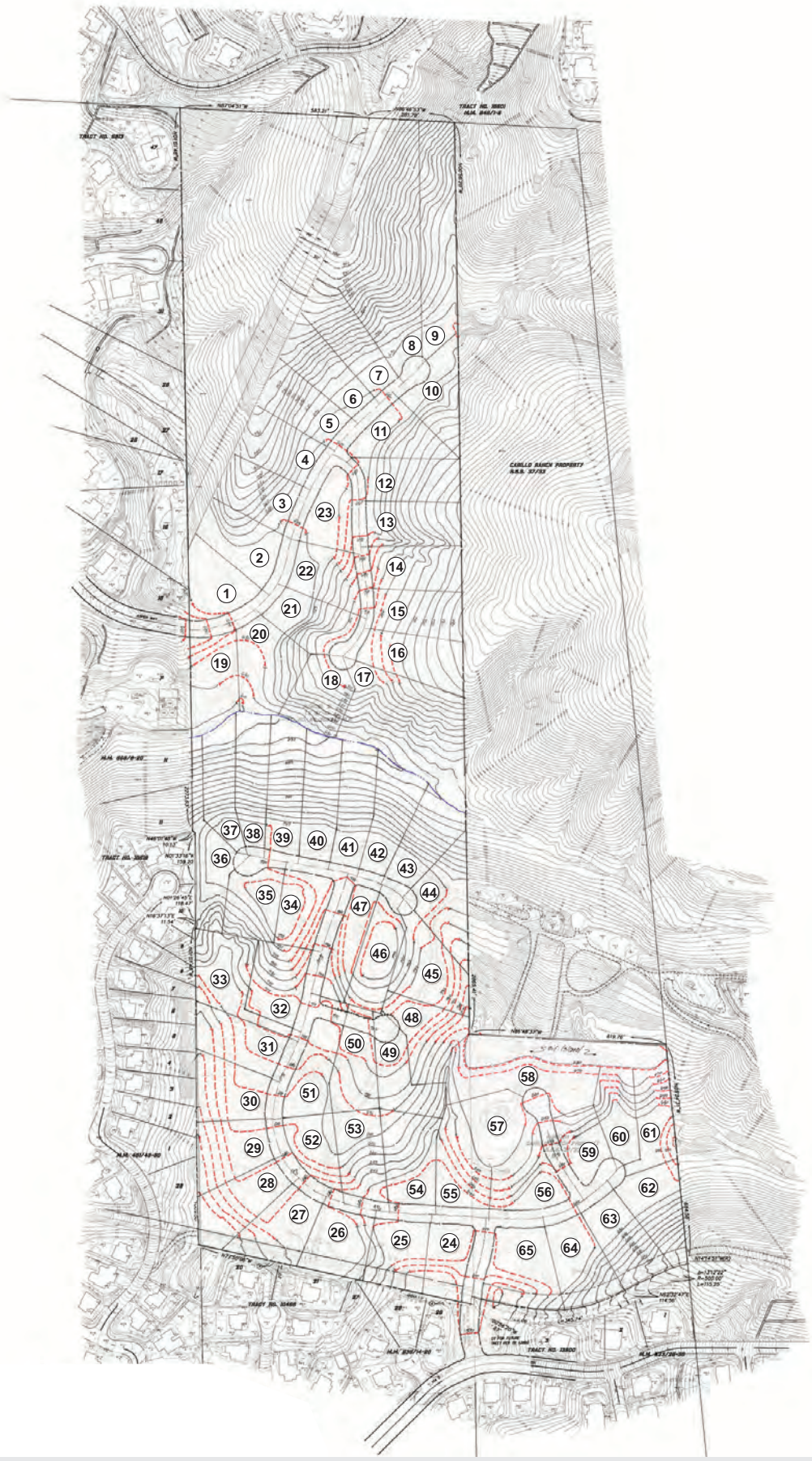
The Large Lot/Reduced Grading Alternative and the Project would have similar types of residential uses. This Alternative would reduce grading compared to the Project, but would still require a certain amount of manufactured slopes and privately owned property that would cover a greater total area. The reduction in grading would not reduce the Project's impacts relative to scenic views and visual quality since there would be no clustering and less contiguous open space in the northern portion of the site. Essentially, this Alternative would be spread over a greater area as compared to the Project. While individual lots could include "large" areas of undeveloped space, the residential owners would also have the right to make improvements in such areas within their property boundaries (i.e., equestrian facilities, play equipment, storage facilities, etc.) which could alter the appearance of many of the large lots. As such, visually, the development would appear to be more expansive when compared to the clustering associated with the Project with less open space available for public use. Based on the above, impacts regarding visual character and scenic views would be greater under this Alternative when compared to the Project. However, since no scenic resources occur on the site, similarly, no impacts would occur under this Alternative and the Project.

The Project would have a higher intensity level of light in Planning Area 1 compared to this Alternative, as more residences would be located in this area under the Project. However, in the northern portion of the site, the Project would have 36 acres of open space with no lighting impacts. In contrast, this Alternative would preserve only 13.5 acres of open space in the northern portion of the site, and as such, lighting sources would be distributed over a larger area of the northern portion of the site. Therefore, with compensating and offsetting comparable impacts when considering impacts in both Planning Areas, the net effect impact of both this Alternative and the Project is similar. Thus, the net light and glare impact under this Alternative is concluded to be similar to that of the Project.

(b) Air Quality

Although this Alternative would result in less overall grading when compared to the Project, it can be expected that the maximum daily regional and localized construction emissions would be similar under this Alternative and the Project since the maximum number of pieces of construction equipment utilized on a daily basis would be similar. In addition, although there would be fewer residences and less grading, the overall construction schedule for this Alternative would be generally similar to the Project. As such, the length of exposure of construction emissions on the public, including sensitive receptors, would be similar under this Alternative when compared to the Project. Based on this factor, construction impacts are considered to be similar under this Alternative when compared to the Project.

With 47 fewer residences than the Project, the number of vehicular trips would decrease by approximately 42% compared to the Project. Mobile (vehicular) source emissions comprise the majority of a development project's criteria air pollutant emissions inventory and overall operational emissions. Because development of this Alternative would include fewer residences than the Project, the Project's less than significant operation-related air quality emissions and impacts would be proportionately less under this Alternative. Thus, operational emissions under this Alternative would not exceed the regional pollutant thresholds established by the SCAQMD during summer or winter conditions similar to the Project. Overall, due the decreased daily operational emissions, the extent of exposure of pollutant emissions on the public, including sensitive receptors, would be proportionately less under this Alternative. As with the Project, this



N

No scale

Large Lot-Reduced Grading Alternative Site Plan

Cielo Vista Project

Source: Sage Community Group, Inc., 2013.

FIGURE

5-2

PCR

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Alternative would be consistent with the SCAQMD's AQMP. Further, odor impacts would be similar as the Project.

(c) Biological Resources

Impacts on biological resources, including sensitive species, riparian habitat/natural communities, and wetlands, associated with the Large Lot/Reduced Grading Alternative would be greater than the Project since the total extent of the grading required to create residential lots and supporting infrastructure (i.e., street system) would be greater under this Alternative than the Project. All regulatory requirements and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. The larger lots under this Alternative could include fencing, horse stables, and other amenities that could interfere with contiguous wildlife movement and on-site biological resources to a greater extent than the Project, which would preserve more permanent open space than this Alternative.

(d) Cultural Resources

As there are no historic resources on the project site, the Large Lot/Reduced Grading Alternative and the Project would not result in any historical resources impacts. Although the Project would grade a greater quantity of land than this Alternative, both would require archaeological and paleontological monitoring (per the prescribed mitigation measures) by qualified experts to ensure that potentially significant impacts to unknown resources are reduced to a less than significant level. Also, impacts on previously unknown human remains, under the Project and this Alternative, would be treated in a similar manner in accordance with applicable regulatory requirements and the prescribed mitigation measures. Nevertheless, the reduced grading under this Alternative would allow for a proportionate decrease in the potential for impacts to unknown archaeological and paleontological resources, as well as human remains, compared to the Project.

(e) Geology and Soils

The amount of grading and raw earthwork would be reduced under this Alternative when compared to the Project. In addition, the number of residential units would be less under this Alternative compared to the Project. Therefore, the number or people potentially exposed to seismic or geologic hazards would be less under this Alternative compared to the Project. Similar to the Project, this Alternative would be required to set back residences a minimum of 50 feet from the Whittier Fault trace (per Alquist-Priolo Earthquake Fault Zoning Act) or as otherwise determined appropriate in accordance with applicable regulatory requirements. While this Alternative could include lots within known potential landslide areas, it would be required to implement Mitigation Measure 4.5-1 to mitigate potentially significant landslide impacts to a less than significant level. All regulatory requirements and additional mitigation requirements identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the decreased number of people exposed to seismic and geologic hazards, impacts would be less under this Alternative than under the Project. Also, with reduced grading and earthwork, there would be proportionately less potential for soil erosion, loss of topsoil, and expansive soils impacts under this Alternative compared to the Project.

(f) Global Climate Change

Because the amount of grading and raw earthwork would be reduced under this Alternative when compared to the Project, construction-related GHG emissions would be less under this Alternative compared to the

project. With 47 fewer residences than the Project, the number of vehicular trips and residences would decrease by approximately 42% compared to the Project. Accordingly, GHG emissions from mobile (vehicular) sources and residential uses (i.e., fossil fuels burned for heat, the use of certain products that contain GHG) under this Alternative would be proportionately decreased. Based on the above, GHG emissions and associated global climate change impacts would be less under this Alternative when compared to the Project. As with the Project, this Alternative would be consistent with applicable GHG-related plans.

(g) Hazards and Hazardous Materials

This Alternative and the Project both include development of residential uses that would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. Any risk associated with ordinary household or general commercial cleaners, solvents, painting supplies, pesticides for landscaping and pool maintenance, etc. would be adequately reduced to a less than significant level through compliance with applicable regulatory requirements. During construction activities, to the extent required for remediation, any contaminated soils or materials removed from the site would occur in a similar manner as under the Project. As such, similar less than significant impacts regarding the routine transport, use, or disposal of hazardous materials would occur under this Alternative and the Project.

Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project. Both this Alternative and the Project would be required to similarly mitigate the potentially significant impacts associated with past and current oil operations on the project site, as well as methane hazards. Implementation of the prescribed mitigation would ensure that construction workers and future residents of the Project and this Alternative are not exposed to hazardous materials during accident conditions. As such, impacts in this regard would be similar under this Alternative and the Project. Under both this Alternative and the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles. Neither this Alternative nor the Project would conflict with an adopted emergency response/evacuation plan. While this Alternative would have fewer residences than the Project, it would not provide the extent of protection from wildland fire hazards compared to the Project, as discussed below. As such, the net impact regarding emergency response/evacuation planning would be similar under this Alternative and the Project.

Both this Alternative and the Project would implement a fire protection plan that would provide fuel modification to protect on-site and adjacent residences from wildland fire hazards. However, the extent of fuel modification providing protection to adjacent residential properties to the south and west of the project site would occur to a lesser degree than under the Project. This is because residential structures under this Alternative would in some areas be located farther from adjacent existing properties than the Project. As such, the fuel modification zones from the proposed structures may not extend all the way to the property lines of some adjacent structures, leaving (unmodified) natural vegetation between some adjacent properties and the new residential lots. This (unmodified) natural vegetation would be more susceptible to wildland fire hazards than if it were within a fuel modification zone. Such areas of (unmodified) natural vegetation between existing adjacent residences and new residential lots would not occur under the Project. For this reason, this Alternative would result in a greater impact associated with wildland fire hazards compared the Project.

(h) Hydrology and Water Quality

Under the Large Lot/Reduced Grading Alternative, the number of residential units and amount of impervious surfaces would be reduced compared to the Project, which would result in less runoff and subsequent pollutant discharge as compared to the Project. Improvements and BMPs, similar to those described for the Project, would be required to accommodate increased stormwater runoff or for water quality treatment for this Alternative. While this Alternative would result in fewer residences as compared to the Project, there is the potential that equestrian and other ancillary uses in the private open space could result in potentially significant water quality impact necessitating a different range of BMPs to ensure that manure does not adversely affect surface and/or ground water quality. Regardless, both the Project and this Alternative would implement BMPs to address water quality and the net overall impacts regarding water quality would be similar under this Alternative and the Project. Both this Alternative and the Project would be designed to maintain existing drainage patterns and pre-project flow rates per applicable regulations. Post development runoff volume under both this Alternative and the Project would be consistent with that allowed by applicable regulatory requirements such that on- or off-site significant drainage and hydrology impacts do not occur. In addition, consistent with applicable regulatory requirements, construction of either this Alternative or the Project would not increase stormwater flow rates or result in substantial erosion. As such, similar impacts regarding drainage and runoff patterns would occur under this Alternative and the Project. Although this Alternative would result in a decrease in the amount of impervious surface compared to the Project, there would not be a noticeable change in groundwater infiltration rates as runoff water would be similarly contained within on-site detention/infiltration basins. Therefore, the Project and this Alternative would have similar, less than significant impacts with respect to groundwater supplies or groundwater recharge.

(i) Land Use and Planning

Similar to the Project, the Large Lot/Reduced Grading Alternative would require Amendment of the County's General Plan to change the land use designation in Planning Area 2 from Open Space to Suburban Residential land use. Also, a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District would be necessary under this Alternative. This Alternative would include a total of 13.5 acres of public open space, which would be 22.5 less acres of public open space than the Project. Similar to the Project, implementation of this Alternative would generally be consistent with the applicable land use plans or policies, zoning, and land use designations of the site and with relevant land use goals and policies. This Alternative would be consistent with the density permitted for by both the County and City land use designations. However, while this Alternative and the Project would require discretionary land use approvals in order to develop residential land uses, this Alternative would result in less open space on the site as envisioned by the County of Orange and City of Yorba Linda General Plans compared to the Project. As a result, this Alternative would result in a greater land use and planning impacts than under the Project.

(j) Noise

Although this Alternative would result in less overall grading when compared to the Project, it can be expected that the maximum construction noise levels would be similar under this Alternative and the Project since the maximum number of pieces of construction equipment utilized on a daily basis would be similar. In addition, although there would be fewer residences and less grading, the overall construction schedule for this Alternative would be generally similar to the Project. As such, the length of exposure of construction noise on the public, including sensitive noise receptors, would be similar under this Alternative when

compared to the Project. Based on this factor, construction noise impacts are considered to be similar under this Alternative when compared to the Project.

While this alternative proposes fewer dwelling units, these units would be developed and distributed over a larger area with the effect of distributing noise over a larger area at build-out and occupancy. This may diminish noise throughout the development area, but the Project would concentrate noise in a smaller, clustered area resulting in open space areas which are quieter as compared to this Alternative. The decrease in dwelling units under this Alternative would result in a negligible decrease in mobile source noise, which is not anticipated to be a perceptible difference to surrounding areas when compared to the Project. Therefore, with compensating and offsetting comparable impacts, the net effect impact of both this Alternative and the Project is essentially the same. Vibration impacts would be similar under this Alternative and the Project.

(k) Population and Housing

This Alternative would result in 65 residences, which is 47 fewer residences than the Project. With 65 residences, this Alternative would have approximately 208 residents, which is 150 fewer residents than the Project.[6] The population growth associated with the Project (Approximately 358 residents) and this Alternative would be within the SCAG population estimates and growth anticipated by the County of Orange General Plan Housing Element. Housing provided under the Project and this Alternative would be made available to meet the Orange County area's Regional Housing Needs Assessment demand. Therefore, the impact of this Alternative and the Project would result in less than significant population and housing impacts with such impacts being similar.

(l) Public Services

As discussed above, this Alternative would result in 47 fewer residences and approximately 150 fewer residents than the Project. Accordingly, the demand for public services generated at the project site would be decreased by approximately 42% when compared to the Project due to the decrease in population, including the Project's impact on police, fire, schools, and libraries. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the decreased demand for public services, impacts would be less under this Alternative than under the Project.

(m) Recreation

This Alternative and the Project would accommodate future trail alignments both through and adjacent to the project site. However, City of Yorba Linda Trail No. 35a, which would traverse through the central portion of the site in an east-west direction, would need to be located slightly to the south of its currently anticipated route by the City without any adverse effect on the overall trails plan. This Alternative would result in approximately 150 fewer residents than the Project. The reduction in population under this Alternative would proportionately decrease the demand for parks and recreational facilities compared to the Project. This Alternative would create a demand for 0.83 acre of parkland, as compared to 1.43 acres of parkland under the Project. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to

[6] *Based on a generation factor of 3.2 residences per dwelling unit.*

reduce impacts to a less than significant level. Overall, due to the decreased demand for parks and recreational facilities, impacts would be less under this Alternative than under the Project.

(n) Transportation/Traffic

This Alternative would include 47 fewer residences and approximately 150 fewer residents than the Project. With 47 fewer residences than the Project, the number of daily vehicular trips would be 622 representing a decrease of 450 trips or approximately 42% fewer trips compared to the Project (the Project results in approximately 1,072 daily trips). During the A.M. and P.M. peak hours, the Project would result in 84 and 113 trips, respectively. Under this Alternative, trips during the A.M. and P.M. hours would be 49 and 66, respectively. As such, this Alternative would result in a proportionate decrease in traffic impacts to the local and regional traffic network compared to the Project. However, this Alternative, like the Project would implement mitigation that would fund improvements (i.e., traffic signal) to the Via Del Agua and Yorba Linda Boulevard intersection such that the service level is made acceptable to LOS A. Neither this Alternative nor the Project would significantly impact CMP facilities; CMP impacts would be similar under this Alternative and the Project. Neither this Alternative nor the Project would result in substantial hazards associated with design features, or conflict with plans, policies, or regulations related to alternative transportation. Similar less than significant impacts would occur under this Alternative and the Project in these regards. Also, like the Project, this Alternative would provide adequate emergency access consistent with County and OCFA standards. As with the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles, under this Alternative. Thus, emergency access impacts under this Alternative would be less than significant and similar to those under the Project.

(o) Utilities and Service Systems

This Alternative would result in 47 fewer residences and approximately 150 fewer residents than the Project. As such, this Alternative would result in a reduced demand for water; and reduced wastewater and solid waste generation by approximately 42%. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the decreased demand for water, wastewater and solid waste public utilities and services systems, these services and utilities related impacts would be less under this Alternative when compared to the Project. The extent of new on-site stormwater facilities would be generally similar under this Alternative when compared to the Project. As such, the Project and this Alternative would have similar less than significant impacts with respect to stormwater facilities. Also, this Alternative and the Project would both comply with applicable solid waste regulations to a similar extent. As such, impacts in this regard under this Alternative would be similar to the Project.

(2) Impact Summary

A comparative summary of the environmental impacts associated with the Large Lot /Reduced Grading Alternative with the environmental impacts anticipated under the Project is provided in Table 5-1.

(3) Relationship of the Alternative to Project Objectives

The ability of the Large Lot /Reduced Grading Alternative to meet the stated objectives of the Project is summarized in Table 5-2 at the end of this EIR section. The following provides a description of the Planning Large Lot /Reduced Grading Alternative's ability to meet the project's objectives.

- Objective #1 – The density of this Alternative would be less than the Project. Although the density would also be less than the densities of the adjacent single-family residential neighborhoods, this Alternative would be compatible with surrounding land uses. However, with only of 13.5 acres of public open space compared to 36 acres of open space proposed by the Project, there would be far less of a balance between residential and public open space when compared to the Project. Also, similar to the Project, this Alternative would be adequately served by public facilities, infrastructure, and utilities. Overall, this Alternative would partially meet this objective.
- Objective #2 – This Alternative would provide only of 13.5 acres of public open space compared to 36 acres of public open space proposed by the Project. However, property owners could deed restrict portions of individual lots to be maintained as open space. But, this open space would remain private and would not be accessible to the public. Thus, this Alternative would fail to meet this objective.
- Objective #3 – Neither this Alternative nor the Project would conflict with jurisdictional planning efforts for local parks and trails. This Alternative and the Project would both accommodate planned City of Yorba Linda trails through the project site with only a minor realignment of Trail 35a; however, the integrity of the planned trail systems would be maintained. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #4 – Both this Alternative and the Project would require infrastructure improvements to support the proposed residential uses. While this Alternative would include less open space than the Project, both the Project and this Alternative could achieve comparable numbers for undeveloped acreage. However, private open space can be used for things like equestrian facilities, etc. and would not be accessible to the public. If that occurs, it could be difficult to achieve this goal, depending on the number of property owners that want to use their private open space and/or not fully deed-restrict the undeveloped portions of their lots. For this reason, this Alternative would partially meet this objective.
- Objective #5 – Both this Alternative and the Project would be responsive to the site's topography, however, this Alternative would result in less earthwork than the Project. This Alternative, like the Project, would include two planning areas. Although the density would be less than the densities of the adjacent single-family residential neighborhoods, this Alternative would be compatible with surrounding land uses. As such, this Alternative would fully meet this objective.
- Objective #6 – Both this Alternative and the Project would be constructed by an experienced merchant builder(s) in a manner to meet or exceed both County and City of Yorba Linda design standards, resulting in a well-designed neighborhood. Although the density would be less than the densities of the adjacent single-family residential neighborhoods, this Alternative would be compatible with surrounding land uses. As such, this Alternative would fully meet this objective.
- Objective #7 – Both this Alternative and the Project would implement a circulation system providing pedestrian connectivity within each neighborhood and the existing residential neighborhoods surrounding the project site. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #8 – This Alternative would include large lots spread over the vast majority of the site and as such, would not concentrate development of new residential uses within a defined area and provide buffering of natural open space areas from new development. Thus, this Alternative would fail to meet this objective.

- Objective #9 – Both this Alternative and the Project would implement a land plan that optimizes view potential for the community's residents. Both this Alternative and the Project would have adequate separation between the lots and include a site plan that would optimize view potential for the community's residents.
- Objective #10 – Both this Alternative and the Project would have similar landscaped sidewalks, and a similar perimeter open space setting that would provide for a cohesive neighborhood environment. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #11 – Both this Alternative and the Project would be consistent with County and other agency (e.g., the City of Yorba Linda) planning and regulatory standards. As such, this Alternative would fully meet this objective similar to the Project.

d. Alternative 4 – Contested Easement Alternative

The developer of an adjacent property, Esperanza Hills, has asserted easement rights across the Cielo Vista project site. The easement is not recognized by a title policy insuring the Cielo Vista property in question, and the matter is being contested through litigation brought by the Esperanza Hills Project Applicant. The easement rights in question consist of a 50-foot wide strip that traverses in a north-south direction through Planning Area 1, which due to physical constraints would limit the use of the easement to Esperanza's emergency ingress and egress. This road would be constructed by Esperanza Hills at a future date. Under this Alternative, the grading envelope of Planning Area 1 and 2 would be the same as the Project. The street system would be the same as the Project. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future oil production development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project.

Planning Area 2 under this Alternative and the Project would be same. Regarding Planning Area 1, this Alternative and the Project would both have 95 lots and a minimum lot size of 7,500 square feet. Thus, the total number of residences and minimum lot size would be same under this Alternative and the Project. Thus, the primary differences between this Alternative and the Project would be the addition of the access easement (future road) in Planning Area 1 and a slight change to the lot configurations in Planning Area 1. The site plan for this Alternative is illustrated in **Figure 5-3**, *Contested Easement Alternative Site Plan*.

(1) Environmental Impact Categories

(a) Aesthetics

The Contested Easement Alternative and the Project would have similar types of residential uses. This Alternative would have the same grading compared to the Project, but would still require a certain amount of manufactured slopes and privately owned property. The grading would not reduce the Project's impacts relative to scenic views and visual quality since the site plans are the essentially the same.

This Alternative would result in a similar street system and grading envelope within Planning Areas 1 and 2 as the Project. There would be the same amount of residential lots under this Alternative when compared to the Project. As such, the same density of Planning Areas 1 and 2 under this Alternative would be similarly consistent with the density of the adjacent residential neighborhoods when compared to the Project. Since

no designated scenic resources occur on the site, similar no impacts would occur under this Alternative and the Project. Overall, impacts regarding visual character and scenic views would be similar under this Alternative when compared to the Project.

With the same densities in Planning Areas 1 and 2 under this Alternative, light and glare impacts would be less than significant and similar to those of the Project.

(b) Air Quality

The same grading envelope would occur under this Alternative and the Project. It can be expected that the maximum daily construction emissions would occur during the grading phase under this Alternative and the Project. As such, maximum daily regional and localized construction emissions would be similar under this Alternative and the Project since the maximum number of pieces of construction equipment utilized on a daily basis would be similar. The overall construction schedule of this Alternative would be generally similar to that of the Project. Based on these considerations, construction-related air quality impacts under this Alternative would be similar to the project.

With the same number of residences and corresponding vehicular trips as the Project, operational emissions and air quality impacts would be less than significant and similar to the Project.

(c) Biological Resources

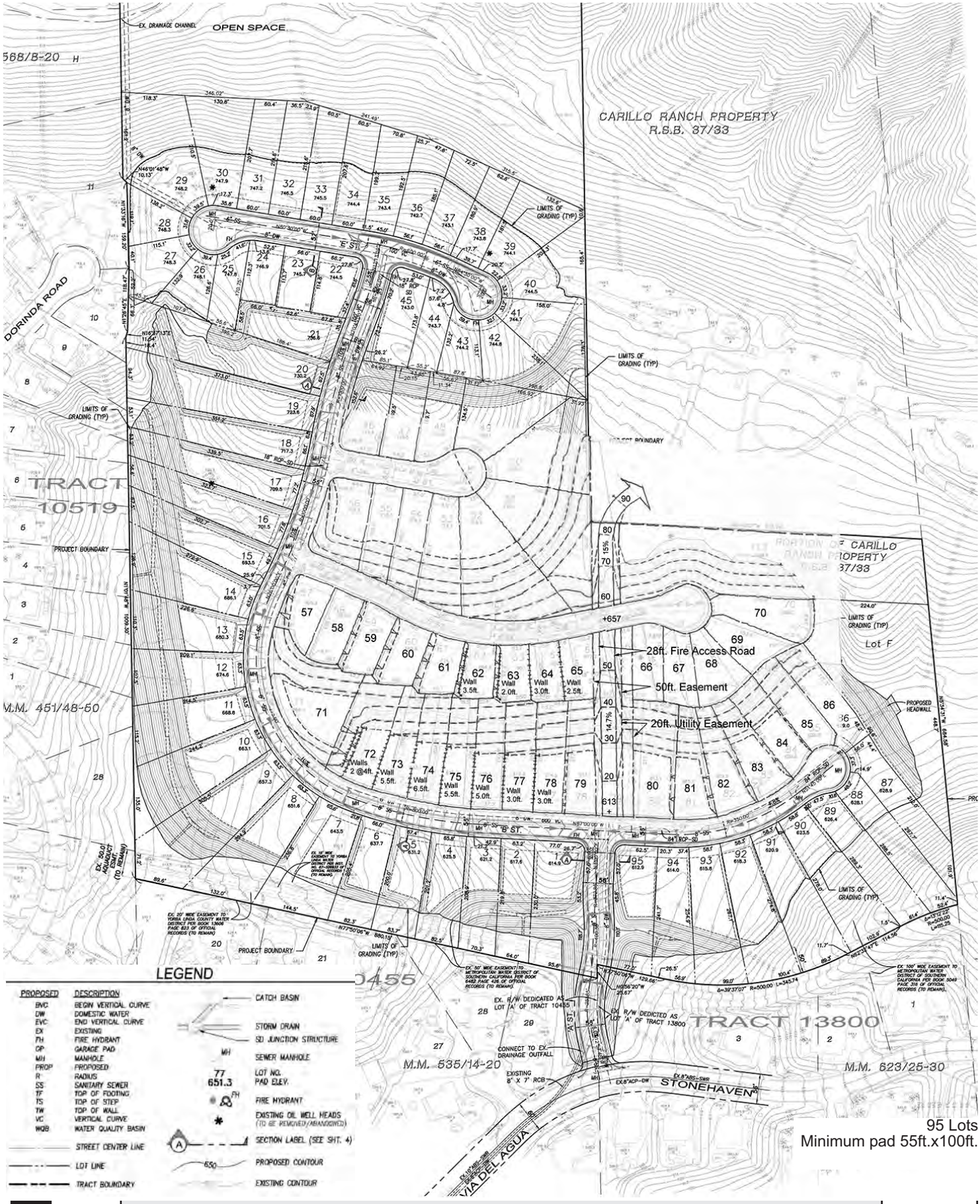
Under this Alternative, the same footprint of the Project would be impacted, and all regulatory requirements and mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. As such, this Alternative would result in the similar less than significant impacts (after mitigation) on biological resources as the Project.

(d) Cultural Resources

As there are no historic resources on the project site, this Alternative and the Project would result in no impacts to historical resources when compared to the Project. The Project would alter the same quantity of land under this Alternative, and both would require archaeological and paleontological monitoring (per the prescribed mitigation measures) by qualified experts to ensure that potentially significant impacts on unknown resources are reduced to a less than significant level. Also, impacts on previously unknown human remains, under the Project and this Alternative, would be treated in the same manner consistent with applicable regulatory requirements and the prescribed mitigation measure. Development of Planning Areas 1 and 2 together would result in the same land disturbance and potential for impacts to unknown archaeological and paleontological resources, as well as human remains. Therefore, impacts to archaeological and paleontological resources, as well as human remains, would be the same under this Alternative when compared to the Project.

(e) Geology and Soils

The amount of grading and raw earthwork would be similar when compared to the Project. The number of residential units would be the same under this Alternative and the Project. Therefore, the number of people potentially exposed to seismic or geologic hazards would be the same under this Alternative compared to the Project. Similar to the Project, this Alternative would be required to set back residences a minimum of



95 Lots
Minimum pad 55ft.x100ft.

N

0 240 Feet

PCR

Contested Easement Alternative Site Plan

Cielo Vista Project
Source: MMA Planning/Design, 2013.

FIGURE
5-3

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50 feet from the Whittier Fault trace (per Alquist-Priolo Earthquake Fault Zoning Act) or as otherwise determined appropriate in accordance with applicable regulatory requirements. All regulatory requirements and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the same number of people exposed to seismic and geologic hazards, impacts would be the same under this Alternative as under the Project. With regard to hazards pertaining to soil erosion, the loss of topsoil, or expansive soils, this Alternative would have the same potential for soil erosion, loss of topsoil and expansive soil impacts as the Project.

(f) Global Climate Change

As discussed under Air Quality above, the overall extent of construction activities and the schedule of this Alternative would be generally similar to that of the Project. Thus, GHGs generated during construction-related activities would be generally similar to the Project. With the same number of residences as the Project, the number of vehicular trips and residences would the same as the Project. Accordingly, GHG emissions and associated global climate change impacts from mobile (vehicular) sources and residential uses (i.e., fossil fuels burned for heat, the use of certain products that contain GHG) under this Alternative would be the same under this Alternative (i.e., less than significant). As with the Project, this Alternative would be consistent with applicable GHG-related plans.

(g) Hazards and Hazardous Materials

This Alternative and the Project both include development of residential uses that would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. Any risk associated with ordinary household or general commercial cleaners, solvents, painting supplies, pesticides for landscaping and pool maintenance, etc. would be adequately reduced to a less than significant level through compliance with applicable regulatory requirements. During construction activities, to the extent required for remediation, any contaminated soils or materials removed from the site would occur in a similar manner as under the Project. As such, similar less than significant impacts regarding the routine transport, use, or disposal of hazardous materials would occur under this Alternative and the Project.

Similar to the Project, existing on-site oil wells and facilities would be abandoned or re-abandoned. Also, a 1.8-acres oil drilling pad would be developed for future development as a separate project should the oil operators choose to relocate to this area of the project site under this Alternative similar to the Project. Thus, all oil-related activities would be same as the Project. Both this Alternative and the Project would be required to mitigate the potentially significant impacts associated with past and current oil operations on the project site, as well as methane hazards. Implementation of the prescribed mitigation would ensure that construction workers and future residents under the Project and this Alternative are not exposed to hazardous materials during accident conditions. As such, impacts in this regard would be similar under this Alternative and the Project. Under both this Alternative and the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles. Neither this Alternative nor the Project would conflict with an adopted emergency response/evacuation plan. This Alternative and the project would implement same fuel modification and fire-prevention features. Thus, this Alternative would result in the same less than significant impacts (after mitigation) associated with wildland fire hazards as the Project.

(h) Hydrology and Water Quality

Under this Alternative, there would be the same number of residences as the Project which would result in the same potential for subsequent pollutant discharge as the Project. While this Alternative would include an additional easement for a future roadway, improvements and BMPs, similar to those described for the Project, would be required to accommodate increased stormwater runoff or for water quality treatment for this Alternative. Because this Alternative would result in the same number of residences and generally similar potential for subsequent pollutant discharge, water quality impacts would be essentially the same under this Alternative and the Project. Both this Alternative and the Project would be designed to maintain existing drainage patterns and pre-project flow rates per applicable regulations. Post development runoff volume under both this Alternative and the Project would be consistent with that allowed by applicable regulatory requirements such that on- or off-site significant drainage and hydrology impacts do not occur. In addition, consistent with applicable regulatory requirements, construction of either this Alternative or the Project would not increase stormwater flow rates or result in substantial erosion. As such, similar impacts regarding drainage and runoff patterns would occur under this Alternative and the Project. While this Alternative would result slightly more impervious surface compared to the Project due to the potential roadway in the easement area, because stormwater flows do not substantially infiltrate to underlying soils under existing conditions, the additional impervious surfaces in Planning Area 1 would not result in a substantial change in groundwater infiltration rates. Thus, similar to the Project, this Alternative would not result in a noticeable change in groundwater infiltration rates. Therefore, the Project and this Alternative would have similar less than significant impacts with respect to groundwater supplies or groundwater recharge.

(i) Land Use and Planning

Similar to the Project, this Alternative would require an Amendment of the County's General Plan to change the land use designation in Planning Area 2 from Open Space to Suburban Residential land use. Also, a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District would be necessary under this Alternative. This Alternative would include the same amount of open space as the Project. Similar to the Project, implementation of this Alternative would generally be consistent with the applicable land use plans or policies, zoning, and land use designations of the site and with relevant land use goals and policies. Due to the same density under this Alternative and the Project, this Alternative would be similarly complementary to the housing density of the adjacent single-family neighborhoods when compared to the Project. Overall, land use impacts would be the same under this Alternative when compared to the Project.

(j) Noise

Given that the grading envelope and maximum number of pieces of construction equipment utilized on a daily basis under this Alternative and the Project would be similar, it can be expected that the maximum daily noise levels during grading activities under this Alternative would be similar to the Project. As such, the extent of the Project's less than significant short-term noise impacts would be the same as under this Alternative.

This Alternative includes the same number of dwelling units in a nearly similar configuration as the project. Therefore, the Project and this Alternative would have similar, less than significant impacts with respect to operational noise.

(k) Population and Housing

This Alternative would result in the same number of residences and residents as the Project. As such, the same less than significant population and housing impacts would occur under the Project and this Alternative.

(l) Public Services

This Alternative would result in the same number of residences and residents as the Project. Accordingly, the demand for public services generated at the project site would be the same as the Project's impact on police, fire, schools, and libraries. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, impacts would be the same under this Alternative and the Project.

(m) Recreation

This Alternative and the Project would both accommodate future trail alignments through and adjacent to the project site. This Alternative would result in the same number of residences and residents as the Project. As such, the population under this Alternative would have the same demand for parks and recreational facilities compared to the Project. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Thus, recreational impacts would be less than significant (after mitigation) and similar to the Project.

(n) Transportation/Traffic

With the same number of residences, this Alternative would result in the same number of vehicular trips as the Project. As such, this Alternative would result in the same traffic impacts on the local and regional traffic network compared to the Project. This Alternative, like the Project would implement mitigation that would fund improvements (i.e., traffic signal) to the Via Del Agua and Yorba Linda Boulevard intersection such that the service level is made acceptable to LOS A. Thus, similar less than significant (after mitigation) traffic impacts would occur under this Alternative and the Project. Neither this Alternative nor the Project would significantly impact CMP facilities. With the addition of the easement under this Alternative, an additional future roadway could traverse through the site in a north-south direction, which would only be utilized for emergency access. With traffic limited to only emergency vehicles, no significant new design hazards would occur as a result of the additional roadway. Thus, impacts regarding traffic hazards would be less than significant and similar to the Project. Like the Project, this Alternative would provide adequate emergency access consistent with County and OCFA standards. As with the Project, there would be available capacity to accommodate the projected traffic volumes, in addition to emergency vehicles, under this Alternative. Thus, emergency access impacts under this Alternative would be less than significant and similar to those under the Project.

(o) Utilities and Service Systems

This Alternative would result in the same number of residences and residents as the Project. As such, this Alternative would result in the same demand for water, and wastewater and solid waste generation. The extent of new stormwater facilities would be generally the same under this Alternative when compared to

the Project. Also, this Alternative and the Project would both comply with applicable solid waste regulations to a similar extent. All regulatory requirements, required development fees, and additional mitigation measures identified for the Project would still be applicable under this Alternative in order to reduce impacts to a less than significant level. Overall, due to the same demands, this Alternative and the Project would result in similar less than significant (after mitigation) utilities and service system related impacts.

(2) Impact Summary

A comparative summary of the environmental impacts associated with the Contested Easement Alternative with the environmental impacts anticipated under the Project is provided in Table 5-1 at the end of this EIR section.

(3) Relationship of the Alternative to Project Objectives

The ability of the Contested Easement Alternative to meet the stated objectives of the Project is summarized in Table 5-2 at the end of this EIR section. The following provides a description of the Contested Easement Alternative's ability to meet the project's objectives.

- Objective #1 – As the density under this alternative is the same as the Project, this Alternative would have the similar visual compatibility and consistency from a land use perspective with the lower density adjacent single-family residential neighborhoods compared to the Project. This Alternative, similar to the Project, would provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities. This Alternative would meet this objective similar to the Project.
- Objective #2 – By providing 36 acres of space similar to the Project, this Alternative would fully meet this objective similar to the Project.
- Objective #3 – Neither this Alternative nor the Project would conflict with jurisdictional planning efforts for local parks and trails. This Alternative and the Project would both accommodate planned City of Yorba Linda trails through the project site. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #4 – Both this Alternative and the Project would require infrastructure improvements to support the proposed residential uses. Both the Project and this Alternative could dedicate the open space area(s) for permanent open space to a public agency or an appropriate land conservation/trust organization to ensure the property is not further subdivided. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #5 – Both this Alternative and the Project would be responsive to the site's topography in a similar manner as the extent of grading would be similar. Regardless, as the density within Planning Area 1 would be the same as the Project, this Alternative would be similarly compatible from a land use perspective with the adjacent single-family residential neighborhoods compared to the Project. As such, this Alternative would fully meet this objective similar to the Project.
- Objective #6 – Both this Alternative and the Project would be constructed by an experienced merchant builder(s) in a manner to meet or exceed both County and City of Yorba Linda design standards, resulting in a well-designed neighborhood. This Alternative would be visually consistent with the character of the lower density adjacent single-family residential neighborhoods to a similar extent as the Project. As such, this Alternative would meet this objective similar to the Project.

- Objective #7 – Both this Alternative and the Project would implement a circulation system providing pedestrian connectivity within each neighborhood and the existing residential neighborhoods surrounding the project site. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #8 – Both this Alternative and the Project would concentrate development of new residential uses within a defined area and provide buffering of natural open space areas from new development. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #9 – Both this Alternative and the Project would implement a land plan that optimizes view potential for the community's residents. Similar views would be available for this Alternative and the Project. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #10 – Both this Alternative and the Project would have similar landscaped sidewalks, and a similar perimeter open space setting that would provide for a cohesive neighborhood environment. Thus, this Alternative would fully meet this objective similar to the Project.
- Objective #11 –Both this Alternative and the Project would be consistent with County and other agency (e.g., the City of Yorba Linda) planning and regulatory standards. As such, this Alternative would fully meet this objective similar to the Project.

e. Environmentally Superior Alternative

Section 15126.6(e)(2) of the *CEQA Guidelines* indicates that an analysis of alternatives to a proposed project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR. The *CEQA Guidelines* also state that should it be determined that the No Project Alternative is the environmentally superior alternative, the EIR shall identify another environmentally superior alternative among the remaining alternatives. With respect to identifying an environmentally superior alternative among those analyzed in this EIR, the range of feasible alternatives to be considered includes Alternative 1, the No Project/No Development Alternative; Alternative 2, the Planning Area 1 Only Alternative; Alternative 3, the Large Lot/Reduced Grading Alternative; and Alternative 4, the Contested Easement Alternative.

Table 5-1, *Comparison of Impacts Associated with the Alternatives and Impacts of the Project*, provides a summary comparison of the impacts associated with each of the proposed alternatives with the impacts of the Project. The ability of the Alternatives to meet the stated objectives of the Project is summarized in **Table 5-2**, *Project Alternatives' Ability to Meet Project Objectives*.

Based on the evaluation of impacts presented in the Alternatives analysis above and the findings regarding each Alternative's ability to meet the Project's stated objectives summarized in Table 5-2, Alternative 3, the Large Lot/Reduced Grading Alternative, is determined to be the environmentally superior alternative. As summarized in Table 5-1, the Large Lot/Reduced Grading Alternative would result in reduced impacts for a greater number of issue areas when compared to the Project, primarily due to its proportionate decrease in units compared to the Project. However, it is acknowledged that this Alternative would result in greater aesthetics (visual character and scenic views) and biological resources impacts than Alternative 2.

In addition, Alternative 3 would result in greater impacts than the Project for several environmental issues, including aesthetics, land use and planning, and wildland fire hazards. Of particular importance, since this Alternative would reduce the extent of fuel modification to protect existing adjacent residential areas to the west and south of the project site, this Alternative would result in a greater impact associated with wildland

fire hazards compared the Project. Also, while this Alternative and the Project would require discretionary land use approvals and develop residential land uses, this Alternative would result in less dedicated public open space on the site as envisioned by the County of Orange and City of Yorba Linda General Plans compared to the Project. As such, this Alternative would result in a greater land use and planning impacts, as well as aesthetics impacts, when compared to the Project. Also, as shown in Table 5-2, unlike the Project, the Large Lot/Reduced Grading Alternative would not meet Project Objective Nos. 2 and 8. In addition, Project Objective Nos. 1 and 4 would only be partially met.

Table 5-1

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
A. Aesthetics					
Visual Character	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Greater (Less Than Significant)	Similar (Less Than Significant)
Scenic Views	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Greater (Less Than Significant)	Similar (Less Than Significant)
Scenic Resources	No Impact	Similar (No Impact)	Similar (No Impact)	Similar (No Impact)	Similar (No Impact)
Light and Glare	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
B. Air Quality					
AQMP Consistency	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Construction Emissions	Less Than Significant With Mitigation	Less (No Impact)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Operational Emissions	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)
Exposure to substantial pollutant concentrations	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)
Odors	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
C. Biological Resources					
Sensitive Species	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Greater (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Riparian Habitat/Natural Communities	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Greater (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)

Table 5-1 (Continued)

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
Wetlands	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Greater (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Migratory Species	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Greater (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
D. Cultural Resources					
Historic Resources	No Impact	Similar (No Impact)	Similar (No Impact)	Similar (No Impact)	Similar (No Impact)
Archaeological Resources	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Paleontological Resources	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Human Remains	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
E. Geology and Soils					
Earthquakes/Slope Stability	Less Than Significant With Mitigation	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Soil Erosion	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Expansive Soils	Less Than Significant With Mitigation	Less (No Impact)	Less (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)

Table 5-1 (Continued)

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
F. Greenhouse Gas Emissions					
GHG Emissions	Less Than Significant	Less (No Impact)	Greater (Significant and Unavoidable)	Less (Less Than Significant)	Similar (Less Than Significant)
Plan Consistency	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
G. Hazards and Hazardous Materials					
Hazardous Materials - Use, Disposal, Transport	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Hazardous Materials – Accident Conditions	Less Than Significant With Mitigation	Less (No Impact)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Hazardous Materials – Site Locations	Less Than Significant With Mitigation	Less (No Impact)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Emergency Response/Evacuation Plan	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Wildland Fires	Less Than Significant With Mitigation (Beneficial Impact)	Greater (No Beneficial Impact)	Greater - Less Than Significant With Mitigation (Reduced Beneficial Impact)	Greater - Less Than Significant With Mitigation (Reduced Beneficial Impact)	Similar (Less Than Significant With Mitigation)
H. Hydrology and Water Quality					
Water Quality	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Drainage Patterns and Runoff Volumes	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)

Table 5-1 (Continued)

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
Groundwater Supplies	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
I. Land Use and Planning					
Plan Consistency	Less Than Significant	Less (No Impact)	Greater (Significant and Unavoidable)	Greater (Less Than Significant)	Similar (Less Than Significant)
J. Noise					
Construction Noise	Less Than Significant	Less (No Impact)	Less (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Operational Noise	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Vibration	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
K. Population and Housing					
Population Growth	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
L. Public Services					
Fire	Less Than Significant With Mitigation	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Police	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)
Schools	Less Than Significant With Mitigation	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)

Table 5-1 (Continued)

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
Libraries	Less Than Significant	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant)	Similar (Less Than Significant)
M. Recreation					
Parks and Recreational Facilities	Less Than Significant With Mitigation	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
N. Traffic/Transportation					
Traffic	Less Than Significant With Mitigation	Greater (No Beneficial Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Congestion Management Plan (CMP)	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Design Hazards	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Emergency Access	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Alternative Transportation	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
O. Utilities and Service Systems					
Wastewater Treatment	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)
Wastewater Capacity	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)

Table 5-1 (Continued)

Comparison of Impacts Associated with the Alternatives and Impacts of the Project

	Project Impact	Alternative 1 No Project/ No Development	Alternative 2 Planning Area 1 Only Alternative	Alternative 3 Large Lot /Reduced Grading Alternative	Alternative 4 Contested Easement Alternative
Water Supply	Less Than Significant With Mitigation	Less (No Impact)	Greater (Less Than Significant With Mitigation)	Less (Less Than Significant With Mitigation)	Similar (Less Than Significant With Mitigation)
Stormwater Facilities	Less Than Significant	Less (No Impact)	Less (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)
Landfills	Less Than Significant	Less (No Impact)	Greater (Less Than Significant)	Less (Less Than Significant)	Similar (Less Than Significant)
Solid Waste Regulations	Less Than Significant	Less (No Impact)	Similar (Less Than Significant)	Similar (Less Than Significant)	Similar (Less Than Significant)

Source: PCR Services Corporation, 2012.

Table 5-2

Alternatives' Ability to Meet Project Objectives

Project Objective	Ability to Meet Project Goal/Objective				
	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 Planning Area 1 Only	Alternative 3 Large Lot /Reduced Grading	Alternative 4 Contested Easement Alternative
1. Implement a land plan at a density compatible with adjacent single family residential neighborhoods and provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities.	Fully Meets Objective	Does Not Meet Objective	Partially Meets Objective	Partially Meets Objective	Fully Meets Objective
2. Provide for 36 acres of natural and contiguous open space which can be offered for dedication to a public agency or to be maintained as private open space.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective
3. Ensure that the provision of contiguous open space accommodates jurisdictional planning for local parks to the extent appropriate for the topography, as well as trail connections.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Fully Meets Objective	Fully Meets Objective
4. Provide a single family residential project with sufficient number of units allowing for necessary infrastructure and open space in separate but related planning areas so that the property cannot be further subdivided.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Partially Meets Objective	Fully Meets Objective
5. Create two planning areas that are responsive to the site's topography and that are consistent with adjacent single family neighborhoods.	Fully Meets Objective	Does Not Meet Objective	Partially Meets Objective	Fully Meets Objective	Fully Meets Objective

Table 5-2 (Continued)

Alternatives' Ability to Meet Project Objectives

Project Objective	Ability to Meet Project Goal/Objective				
	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 Planning Area 1 Only	Alternative 3 Large Lot /Reduced Grading	Alternative 4 Contested Easement Alternative
6. Creation of an aesthetically pleasing and distinctive residential neighborhood identity through design concepts to be developed by an experienced merchant builder(s).	Fully Meets Objective	Does Not Meet Objective	Partially Meets Objective	Fully Meets Objective	Fully Meet Objective
7. Implement a circulation system providing pedestrian connectivity within each Project neighborhood and the existing residential neighborhoods surrounding the project site.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Fully Meets Objective	Fully Meets Objective
8. Concentrate development of new residential uses within a defined area and provide buffering of open space areas from new development.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective
9. Implement a land plan that optimizes view potential for the community's residents.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Fully Meets Objective	Fully Meets Objective
10. Implement a development plan for a cohesive neighborhood environment through the following design goals. a. Encouragement of walking by providing landscaped sidewalks creating an inviting street scene for pedestrians. b. Create a project perimeter open space setting for the residents through dedicated or private open space.	Fully Meets Objective	Does Not Meet Objective	Fully Meets Objective	Fully Meets Objective	Fully Meets Objective

Table 5-2 (Continued)

Alternatives' Ability to Meet Project Goals and Objectives

Project Objective	Ability to Meet Project Goal/Objective				
	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 Planning Area 1 Only	Alternative 3 Large Lot /Reduced Grading	Alternative 4 Contested Easement Alternative
11. Develop a project consistent with County and other agency planning and regulatory standards.	Fully Meets Objective	Does Not Meet Objective	Partially Meets Objective	Fully Meets Objective	Fully Meets Objective

Source: PCR Services Corporation, 2012