

6.0 ALTERNATIVES

As required by Section 15126(d) of the State CEQA Guidelines, this EIR examines a range of reasonable alternatives to the proposed Agricultural Residential Cluster Subdivision and conceptual Future Development Program that could feasibly achieve similar objectives. The discussion focuses on alternatives that may be able to reduce many of the adverse impacts associated with the proposed Agricultural Residential Cluster Subdivision and Future Development Program. Included in this analysis is the CEQA-required “no project” alternative, an existing zoning alternative, an alternative that involves a revised cluster design, three alternatives that provide alternate locations for the proposed Agricultural Residential Cluster Subdivision and a tighter cluster alternative. This analysis also includes four alternatives for the envisioned Future Development Program: three that avoid identified constraints and one that moves the livestock auctions to the northern portion of the Ranch. **A revised version of the proposed Agricultural Residential Cluster Subdivision project, an alternative which implements Smart Growth Principles, and a reduced (i.e., fewer number of units) project alternative are also included.** These are summarized below, and subsequently discussed in greater detail within the impact analysis for each alternative:

- Alternative 1: No Project/No Development
- Alternative 2: No Project/Existing Zoning
- Alternative 3: Revised Cluster Design
- Alternative 4: Revised Cluster Location 1
- Alternative 5: Revised Cluster Location 2
- Alternative 6: Revised Cluster Location 3
- Alternative 7: Tighter Cluster Alternative
- Alternative 8: Alternative Future Development Program Scenario 1
- Alternative 9: Alternative Future Development Program Scenario 2
- Alternative 10: Alternative Future Development Program Scenario 3
- Alternative 11: Alternative Location for Livestock Sales
- **Alternative 12: Amended Project**
- **Alternative 13: ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion**
- **Alternative 14: Reduced Project**

The California Supreme Court, in *Citizens of Goleta Valley v. Board of Supervisors* (1990), indicated that a discussion of alternative sites is needed if the project “may be feasibly accomplished in a successful manner considering the economic, environmental, social, and technological factors involved” at another site.

As suggested in *Goleta*, several criteria form the basis of whether alternative sites need to be considered in detail. These criteria take the form of the following questions:

1. *Could the size and other characteristics of another site physically accommodate the project?*
2. *Is another site reasonably available for acquisition?*
3. *Is the timing of carrying out development on an alternative site reasonable for the applicant?*
4. *Is the project economically feasible on another site?*
5. *What are the land use designation(s) of alternative sites?*
6. *Does the lead agency have jurisdiction over alternative sites? and*



7. *Are there any social, technological, or other factors which may make the consideration of alternative sites infeasible?*

Alternatives 4, 5, ~~and 6~~, and 13 discuss the consequences of developing the Agricultural Residential Cluster Subdivision at alternate locations that could meet these criteria. No alternative sites located off the Santa Margarita Ranch property are evaluated because the Ranch property can accommodate a range of alternative project sites due to its size.

Project Objectives

The applicant's overall project objective is to construct a residential development that includes up to 112 units in a rural setting. The applicant's objectives for the project include the following:

- Firmly establish continued long-term viability of existing vineyards, cattle grazing activities, and future crop development through creative planning and utilization of the County Agricultural Cluster Ordinance;
- Protect the existing vineyards and agricultural lands for the long term by placing them in ACEs and/or Williamson Act Conservation Contract(s); and
- Create an economically feasible and successful residential cluster project through a three (3) phased development with incremental conservation easement dedications.

The applicant also intends the project to be located close to existing town amenities, thereby allowing easy access to goods and services. Another primary objective is to preserve open space and agricultural resources to the extent possible.

The objectives of the Future Development Program include the following:

- Plan for land uses that will enhance the County and community of Santa Margarita by accommodating the needs of the community, expanding the tax base, and providing jobs and housing;
- Plan for a mix of uses that will relate to each other, to adjacent land uses, and to the rural and semi-rural context of the property;
- Plan for workforce housing toward achieving the County's fair share housing requirements; and
- Plan for recreational amenities of benefit to both the community and the region.

Alternatives Considered But Rejected

According to *CEQA Guidelines*, Section 15126.6, an EIR should identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts. 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 (projects with a regionally significant impact should consider the regional context), and whether



the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. This section identifies **one** alternatives considered by the County, but rejected as infeasible, and provides a brief explanation of the reasons for ~~their~~ its exclusion.

~~Community Extension Alternative. This alternative would extend the grid system of the existing community of Santa Margarita in the areas of lowest environmental constraints. The assumed clustered residential lots would be small (6,000 sq ft). A wastewater treatment plant and sewer collection system would be constructed to serve the new areas. This alternative was rejected because it would not satisfy the project objective of utilizing the County's Agricultural Cluster Ordinance, and because other alternatives, including Alternatives 4 and 5, would address impacts related to the extension of the existing community grid system.~~

Specific Plan Alternative. This alternative would assume that a Specific Plan is prepared for the proposed Agricultural Residential Cluster Subdivision. This alternative was rejected because although a Specific Plan would provide additional planning information for the property, it would not be expected to change or avoid the physical impacts of the proposed Agricultural Residential Cluster Subdivision. It should be noted that preparation of a Specific Plan is required prior to implementation of any future subdivisions on the property subsequent to the proposed Agricultural Residential Cluster Subdivision.

6.1 ALTERNATIVE 1: No Project/No Development

6.1.1 Description

This alternative assumes that the proposed Agricultural Residential Cluster Subdivision and Future Development Program are not constructed, and that no new development would occur on the Ranch property. The property would continue to support existing land uses, including: an equestrian center, private narrow gauge railroad, vineyard(s), private 3,400 foot airstrip, farmland, eight-acre cattle feedlot, agricultural roads, trails, agricultural support residences along with agricultural accessory structures, historic structures, water wells, and various above-ground and underground utilities.

6.1.2 Impact Analysis

With the implementation of the No Project/No Development Alternative, the Ranch property would be kept predominately as agricultural open space with continued vineyard production and grazing lands. Since development would not occur on the Ranch property, impacts related to construction and long-term site disturbances, such as biological resources, cultural resources, geologic stability and visual resources impacts would not occur. In addition, since no new residents would be added to **the** area, impacts based on a per capita generation would not occur. These issues include air quality, noise, public services, recreation, and transportation and circulation. Because no residential development would occur, no additional residents or property would be exposed to geologic or other public safety hazards.



The current availability of water would not be changed and the discharge of wastewater associated with urban-related runoff would not occur in the absence of development. However, the existing wastewater discharge from crop irrigation would continue at its current levels. The development of crop production (irrigated and nonirrigated), open space, and rangeland on the areas of the Ranch proposed for residential development under the Agricultural Residential Cluster Subdivision and envisioned for residential and commercial development under the Future Development Program would result in a continuity of the overall open space throughout the Ranch. Therefore, this alternative would not result in direct impacts to agricultural resources.

Because the site could be planted with irrigated crops, including vineyards, instead of supporting residential development, more water may be consumed on-site, as irrigated vineyards are more water consumptive on a per-acre basis than residential development or open space. Water consumption could therefore be greater under this alternative. However, this alternative would not implement additional residential units in an area with an uncertain water supply.

Overall, impacts would be less than for the proposed Agricultural Residential Cluster Subdivision and Future Development Program, because no new development is anticipated.

6.2 ALTERNATIVE 2: No Project/Existing Zoning

6.2.1 Description

This alternative assumes that the proposed Agricultural Residential Cluster Subdivision and conceptual Future Development Program are not constructed, and that the Ranch property would be developed in accordance with the existing zoning and General Plan designations for the site. The Ranch property is currently zoned and designated as Rural Residential (RR) and Agriculture (AG) under the General Plan. The RR designation applies to the already-developed Santa Margarita Farms Subdivision (Tract 1), located at the northern end of the Ranch. The remainder of the Ranch property is designated AG and consists of 28 parcels. According to Chapter 22.30.480(A) of the San Luis Obispo County Code, up to two residential units are allowable on each agricultural parcel. Therefore, this alternative assumes a buildout of 56 residential units located throughout the Ranch property. Due to the configuration of existing parcels on the Ranch, the majority of the residences (48 units, or approximately 86% of buildout) would be located along the eastern, southern and southwestern portions of the property. Four residences would be located in the northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real) and two residences would be located north of the community of Santa Margarita. The remaining two residences would be located in the central portion of the Ranch property, near the proposed Agricultural Residential Cluster Subdivision site. It is assumed that each unit would install an individual well for water service, an on-site septic system for sewer service and access roads as necessary.

In addition to 56 residential units, several non-residential land uses may be allowed on AG designated land. This alternative assumes a buildout which includes those non-residential land uses envisioned under the Future Development Program which would be an allowable or permitted use pursuant to Chapter 22.06.030 of the San Luis Obispo County Code. This would



include one Bed and Breakfast located on the Ranch headquarters parcel and nine wineries located throughout the property. The Bed & Breakfast would be limited to three units and 3,000 square feet (rather than 12 units and 12,000 square feet as envisioned) and the wineries would exclude the envisioned retail component (including galleries and gift shops).

It should be noted that, due to the existing zoning and General Plan designations for the site, this alternative would not preclude future proposed development under the County's agricultural cluster subdivision ordinance (Chapter 22.22.152). Consequently, an Agricultural Residential Cluster Subdivision such as that proposed would not conflict with the existing General Plan designations for the site and could eventually be constructed, even if a No Project/Existing Zoning Alternative were implemented at this time. Similarly, this alternative would not preclude future non-residential uses pursuant to Chapter 22.06.030 of the San Luis Obispo County Code which may not be envisioned under the Future Development Program. This could include industry, manufacturing and processing uses; recreation, education and public assembly uses; retail trade uses; and/or service uses (refer to Table 2-2 in Chapter 22.06.030).

6.2.2 Impact Analysis

Agricultural Resources. This alternative would result in the construction of 56 residential units, or approximately 50% fewer residential units than the Agricultural Residential Cluster Subdivision and 90% fewer residential units than the Agricultural Residential Cluster Subdivision and Future Development Program combined. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Therefore, this alternative would result in substantially less overall site disturbance than the proposed Agricultural Residential Cluster Subdivision and Future Development Program. In addition, due to the configuration of existing parcels on the Ranch, the majority of the residences in this alternative would be located along the eastern, southern and southwestern portions of the property. As shown in Figures 4.1-2 and 4.1-3 in Section 4.1, *Agricultural Resources*, prime soils and important or unique farmland generally occur through the central portion of the Ranch property. Accordingly, impacts related to the conversion of prime soils and fragmentation of agricultural areas would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program. Similarly, because substantially fewer residential units would be located near existing agricultural operations, conflicts between urban and agricultural uses would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

It should be noted that the proposed Agricultural Residential Cluster Subdivision includes 3,633 acres of permanent agricultural conservation easements (ACE's). This alternative does not include agricultural conservation easements. However, with this alternative, the balance of the property outside the disturbance areas associated with the construction of 56 residential units would remain in agricultural use or as open space. Because this alternative would not preclude future proposed development under the County's agricultural cluster subdivision ordinance (Chapter 22.22.152) or additional non-residential uses pursuant to Chapter 22.06.030, future development on agricultural lands could occur. However, a future agricultural cluster



subdivision would require the preservation of agricultural lands. Therefore, overall impacts to the conversion of prime soils areas and fragmentation of agricultural areas, as well as conflicts between urban and agricultural uses would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Air Quality. This alternative would generate 87% fewer average daily vehicle trips than the Agricultural Residential Cluster Subdivision and Future Development Program combined (see *Transportation and Circulation* discussion below). Therefore, air contaminant emissions associated with vehicle use would be substantially reduced. In addition, because this alternative would accommodate 56 fewer residential units than the Agricultural Residential Cluster Subdivision and 458 fewer residential units than the Agricultural Residential Cluster Subdivision and Future Development Program combined, and would exclude the majority of non-residential land uses envisioned in the Future Development Program, long term emissions associated with electricity and natural gas usage would be reduced as well. Similarly, this alternative would generate fewer grading- and construction-related emissions, since the area of disturbance would be reduced. Odor nuisance impacts associated with equestrian facilities, livestock sales, and septic systems would also be reduced under this alternative.

Both the Agricultural Residential Cluster Subdivision and Future Development Program are potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP). Because the No Project/Existing Zoning Alternative would be consistent with the General Plan, it would be consistent with the development assumptions in the CAP. Impacts related to CAP consistency would therefore be reduced when compared to the Agricultural Residential Cluster Subdivision and Future Development Program.

Overall, air quality impacts would be reduced under the No Project/Existing Zoning Alternative when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Biological Resources. This alternative would result in the construction of substantially fewer residential units than the Agricultural Residential Cluster Subdivision and/or Future Development Program. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Because less area would be developed and less site activity would result, biological resources impacts, including impacts to sensitive habitats and species and impacts to trees, would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Cultural Resources. This alternative would result in the construction of substantially fewer residential units than the Agricultural Residential Cluster Subdivision and/or Future Development Program. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Therefore, this alternative would result in substantially less overall site disturbance when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.



Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). Due to the configuration of existing parcels on the Ranch, the No Project/Existing Zoning Alternative would result in the majority of the 56 residences being located along the eastern, southern and southwestern portions of the property. Approximately two residences could be located near the proposed Agricultural Residential Cluster Subdivision site. Since substantially less overall site disturbance would occur with this alternative, impacts related to damage or destruction of the important associations of these sites, and disruption of their setting and feeling, would be reduced compared to the Agricultural Residential Cluster Subdivision and Future Development Program. Similarly, this alternative would also result in fewer impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would only generate 152 new residents (compared to 302 generated by the Agricultural Residential Cluster Subdivision and 1,388 generated by the Agricultural Residential Cluster Subdivision and Future Development Program combined), the reduced amount of site activity would reduce the likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Although this alternative includes a three-unit Bed & Breakfast and winery on the existing Ranch headquarter parcel, it excludes a 6,000 square foot café, 600 seat amphitheater, and retail components associated with the winery under the envisioned Future Development Program. Site disturbance near the existing Ranch headquarters would subsequently be reduced. Therefore, fewer impacts to historical buildings and structures, including impacts to the historical context of the cultural landscape, would result in this location.

Drainage, Erosion and Sedimentation. Due to the configuration of existing parcels on the Ranch, the No Project/Existing Zoning Alternative would result in the majority of the 56 residences being located along the eastern, southern and southwestern portions of the property. These areas generally contain steeper slopes than the northern and central portions of the Ranch property. As a result, erosion and sedimentation to drainages could result during construction of individual residences. However, because the area of potential disturbance would be substantially less than under the proposed Agricultural Residential Cluster Subdivision and Future Development Program, less overall soil area could be disrupted. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced. In addition, because this alternative would result in substantially fewer residential units and the elimination of most commercial and other non-residential land uses, the amount of paved areas would be substantially reduced. Permanent increases in surface runoff and accelerated erosion would therefore be reduced compared to the Agricultural Residential Cluster Subdivision and Future Development Program. Storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced.

100-year flood zones occur near Trout Creek, the unnamed tributary to Trout Creek, Yerba Buena Creek, Santa Margarita Creek and Rinconada Creek (refer to Figure 4.5-1 in Section 4.5, *Drainage, Erosion and Sedimentation*). These flood zones are generally located in the northern and central portions of the Ranch, where substantially less development would occur under this alternative due to existing lot configurations on the property and the exclusion of most non-residential land uses. In addition, fewer overall structures would be located on the Ranch



property under this alternative, thereby reducing the number of structures and residents potentially subject to flood-related hazards.

Overall, drainage, erosion and sedimentation impacts would be less with this alternative when compared to those expected under the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Geologic Stability. Due to the configuration of existing parcels on the Ranch, the No Project/Existing Zoning Alternative would result in the majority of the 56 allowable residences being located along the eastern, southern and southwestern portions of the property. These areas generally contain steeper slopes than the northern and central portions of the Ranch property. Hazards related to erosive soils and landsliding could result, particularly in the southwestern portion of the property (refer to Figures 4.6-3 and 4.6-5 in Section 4.6, *Geologic Hazards*).

However, this alternative would accommodate substantially fewer residential units when compared to the Agricultural Residential Cluster Subdivision and Future Development Program and would exclude most non-residential uses envisioned under the Future Development Program. Therefore, development under this alternative would expose substantially fewer structures and residents to geologic hazards on the Ranch property. In addition to soil erosion and landsliding, this includes seismic ground shaking, fault rupture, expansive soils, settlement, liquefaction, and groundwater percolation. Overall, geologic stability impacts would be reduced under the No Project/Existing Zoning Alternative.

Land Use. Under the No Project/Existing Zoning Alternative, the Ranch property would be developed in accordance with the existing zoning and General Plan designations for the site, resulting in 56 dwellings, substantially fewer homes than under the Agricultural Residential Cluster Subdivision and Future Development Program. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Due to the reduced amount of site disturbance and construction, temporary noise, air quality and visual impacts would be reduced compared to the Agricultural Residential Cluster Subdivision and Future Development Program. In addition, this alternative would not convert as much open land as the proposed Agricultural Residential Cluster Subdivision and Future Development Program. Therefore, land use impacts would be reduced under the No Project/Existing Zoning Alternative.

Noise. This alternative would generate 87% fewer average daily vehicle trips than the Agricultural Residential Cluster Subdivision and Future Development Program combined (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby roadways would be significantly reduced. In addition, because this alternative would accommodate fewer residential units, fewer residents would be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). Similarly, this alternative would generate fewer construction-related noise impacts, since the area of disturbance and number of units would be reduced.



Overall, noise impacts would be substantially less with the No Project/Existing Zoning Alternative when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Public Safety. Due to the configuration of existing parcels on the Ranch, the No Project/Existing Zoning Alternative would result in the majority of the 56 allowable residences being located along the eastern, southern and southwestern portions of the property. Many of these areas have not been historically used for crop production. In addition, this alternative would result in the construction substantially fewer residential units compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program and excludes the majority of commercial and other non-residential land uses envisioned in the Future Development Program. Therefore, substantially less site disturbance would occur in areas of historical croplands. Consequently, the potential for future site construction workers and residents to be exposed to residual quantities of presently-banned agricultural chemicals would decrease.

Since this alternative would accommodate substantially fewer residential units than the proposed Agricultural Residential Cluster Subdivision and Future Development Program, fewer residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations; ~~and~~ hazards related to aircraft accidents; **and exposure to valley fever.**

It is assumed that each unit under this alternative would install an individual well for water service. Therefore, potential public safety impacts associated with failure of the Agricultural Residential Cluster Subdivision water tanks would be eliminated. Similarly, the No Project/Existing Zoning Alternative eliminates the Future Development Program golf course, thereby eliminating hazards related to errant golf balls.

Overall, due to the reduced residential development potential and the elimination of non-residential uses, the No Project/Existing Zoning Alternative would result in fewer public safety impacts than the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Public Services. This alternative would result in the construction of 56 residential units, which is substantially fewer residential units than the Agricultural Residential Cluster Subdivision and Future Development Program. Consequently, the need for law enforcement and fire protection would be decreased considerably. Based on the student generation rates used in the public services analysis for the proposed Agricultural Residential Cluster Subdivision and Future Development Program (refer to tables 4.12-2 and 4.12-4 in Section 4.10, *Public Services*), this alternative would generate approximately 24 students. This represents a decrease of 24 students (50% less) when compared to the Agricultural Residential Cluster Subdivision and a decrease of 200 students (89% less) when compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined. Therefore, the need for school services would also be decreased considerably. In addition, based on the solid waste generation rates used in the public services analysis for the proposed Agricultural Residential Cluster



Subdivision and Future Development Program (refer to Section 4.10, *Public Services*), this alternative would generate approximately 67 tons of solid waste per year. This represents a decrease of 1,054.6 tons per year (94% less) when compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined. Therefore, the need for solid waste services would also be decreased considerably. **Library demand would similarly be reduced under the No Project/Existing Zoning Alternative.**

Overall, this alternative is considered to have lesser public service impacts compared to the Agricultural Residential Cluster Subdivision and Future Development Program.

Recreation. This alternative would result in the construction of substantially fewer residential units than the Agricultural Residential Cluster Subdivision and Future Development Program. Based on the County standard of 3 acres of parkland and open space per 1,000 residents, this alternative would generate demand for approximately 0.45 acres of parkland. This represents a decreased demand of 0.45 acres of parkland (50% less) when compared to the Agricultural Residential Cluster Subdivision and a decreased demand of 3.7 acres of parkland (88% less) when compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined. Therefore, this alternative is considered to have lesser impacts related to parkland demand when compared to the Agricultural Residential Cluster Subdivision and Future Development Program. However, the No Project/Existing Zoning Alternative does not include recreational facilities envisioned under the Future Development Program, including a community park, a swimming pool, and multi-use trails. Overall, recreation impacts would be both better and worse under the No Project/Existing Zoning Alternative when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

Transportation and Circulation. This alternative would accommodate substantially fewer residential units when compared to the Agricultural Residential Cluster Subdivision and Future Development Program. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Based on the trip generation rates used in the traffic analysis for the proposed Agricultural Residential Cluster Subdivision and Future Development Program (refer to tables 4.12-9 and 4.12-13 in Section 4.12, *Transportation and Circulation*), this alternative would generate approximately 1,176 average daily trips. This represents a decrease of 8,115 daily trips (87% less) when compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined. As a result, traffic impacts on local roadway and highway segments and intersections would be substantially reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program. This alternative would reduce, but not eliminate, impacts related to railroad crossings. Pedestrian, bicycle, and transit impacts would be reduced proportionately to the reduction in the amount of site activity with this alternative when compared to the Agricultural Residential Cluster Subdivision and Future Development Program.

Visual Resources. The Agricultural Residential Cluster Subdivision and Future Development Program would result in significant and unavoidable impacts to the aesthetic character of the Santa Margarita Ranch. The No Project/Existing Zoning Alternative would result in the construction of 56 residential units, substantially fewer residential units than the Agricultural



Residential Cluster Subdivision and Future Development Program. In addition, the No Project/Existing Zoning Alternative includes a three-unit Bed & Breakfast and nine wineries (excluding retail components), and excludes all other commercial and other non-residential land uses envisioned in the Future Development Program (refer to Table 2-4 in Section 2.0, *Project Description*). Therefore, substantially less overall site disturbance would occur. Due to the configuration of existing parcels on the Ranch, this minimal site disturbance would primarily occur along the eastern, southern and southwestern portions of the property. These areas are less visible from public viewpoints such as area roadways when compared to the Agricultural Residential Cluster Subdivision site and several Future Development Program land use locations (refer to Section 4.13, *Visual Resources*).

Overall, the amount of site disturbance and development along viewing corridors would be reduced, as would the amount light and glare generators introduced into the area. Impacts related to the visual character of the Ranch property would therefore be reduced under the No Project/Existing Zoning Alternative.

Water and Wastewater. This alternative would accommodate substantially fewer residential units when compared to the Agricultural Residential Cluster Subdivision and Future Development Program and would eliminate most commercial and other non-residential land uses envisioned in the Future Development Program. Based on the demand estimation factors and groundwater recharge percentages used in the water resource analysis for the proposed Agricultural Residential Cluster Subdivision and Future Development Program (refer to table 4.14-2 in Section 4.14, *Water and Wastewater*), this alternative would result in a net consumptive use of approximately 116.5 acre-feet per year (afy). This represents a decrease of 809.5 afy (87% less) when compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined. As a result, impacts related to groundwater use and overdraft of the aquifer system would be significantly reduced when compared to the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

This alternative assumes that each unit would install an on-site septic system for sewer service. Similar to the Agricultural Residential Cluster Subdivision and Future Development Program, improper disposal field design could result in similar health hazards or potential ground and surface water contamination. Since the number of units would be reduced, impacts related to the wastewater generation would be reduced under the No Project/Existing Zoning Alternative. Similarly, because fewer septic systems would be installed, water quality impacts resulting from the on-site recharge of water softeners and household wastes would be less than the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

However, it should be noted that this alternative does not include the dedication of land for a wastewater treatment facility. As a result, long-term wastewater generation impacts may be greater for this alternative than for the proposed Agricultural Residential Cluster Subdivision and Future Development Program, which includes a wastewater treatment facility.

The Future Development Program envisions nine wineries located throughout the Ranch property. Because the No Project/Existing Zoning Alternative includes these land uses, impacts related to winery wastewater would be similar.



Overall, water and wastewater impacts under the No Project/Existing Zoning Alternative would be better, worse and similar to than under the proposed Agricultural Residential Cluster Subdivision and Future Development Program.

6.3 ALTERNATIVE 3: Revised Cluster Design

6.3.1 Description

This alternative analyzes an alternate site plan for the proposed Agricultural Residential Cluster Subdivision. The overall development potential of this alternative would be the same as for the proposed Agricultural Residential Cluster Subdivision. However, this alternative would reconfigure the 112 lots so as to reduce to the overall project footprint. Under this alternative, Lots 1 and 43 through 115 would be relocated north of the proposed East Driveway, within the currently proposed Phase 1 development area (refer to Figure 6-1). All proposed roadways south of East Driveway would be eliminated, although the water tanks would remain as proposed. The permanent agricultural conservation easements (ACE) would remain southwest of the community of Santa Margarita, as proposed. Access would be provided via one existing driveway and one new driveway from West Pozo Road, as proposed. However, internal circulation would be redesigned to accommodate more compact clustering. Water service would be provided by the Santa Margarita Mutual Water Company and sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision.

Although the amount of site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 47%. Since the general configuration and clustering of the individual lots would be altered, this alternative would require County approval for redesign elements.

6.3.2 Impact Analysis

Agricultural Resources. Although this alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 47%. As a result, impacts related to the conversion of prime soil areas and fragmentation of agricultural areas would be less than the proposed Agricultural Residential Cluster Subdivision. Due to its location and clustering, site disturbance associated with this alternative would not significantly fragment an existing grazing unit. In addition, because lots would be configured in a more compact manner, with the majority of lots located on the interior of the cluster, fewer lots would be located adjacent to existing agricultural operations. As a result, conflicts between urban and agricultural uses would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number residential units, long term emissions



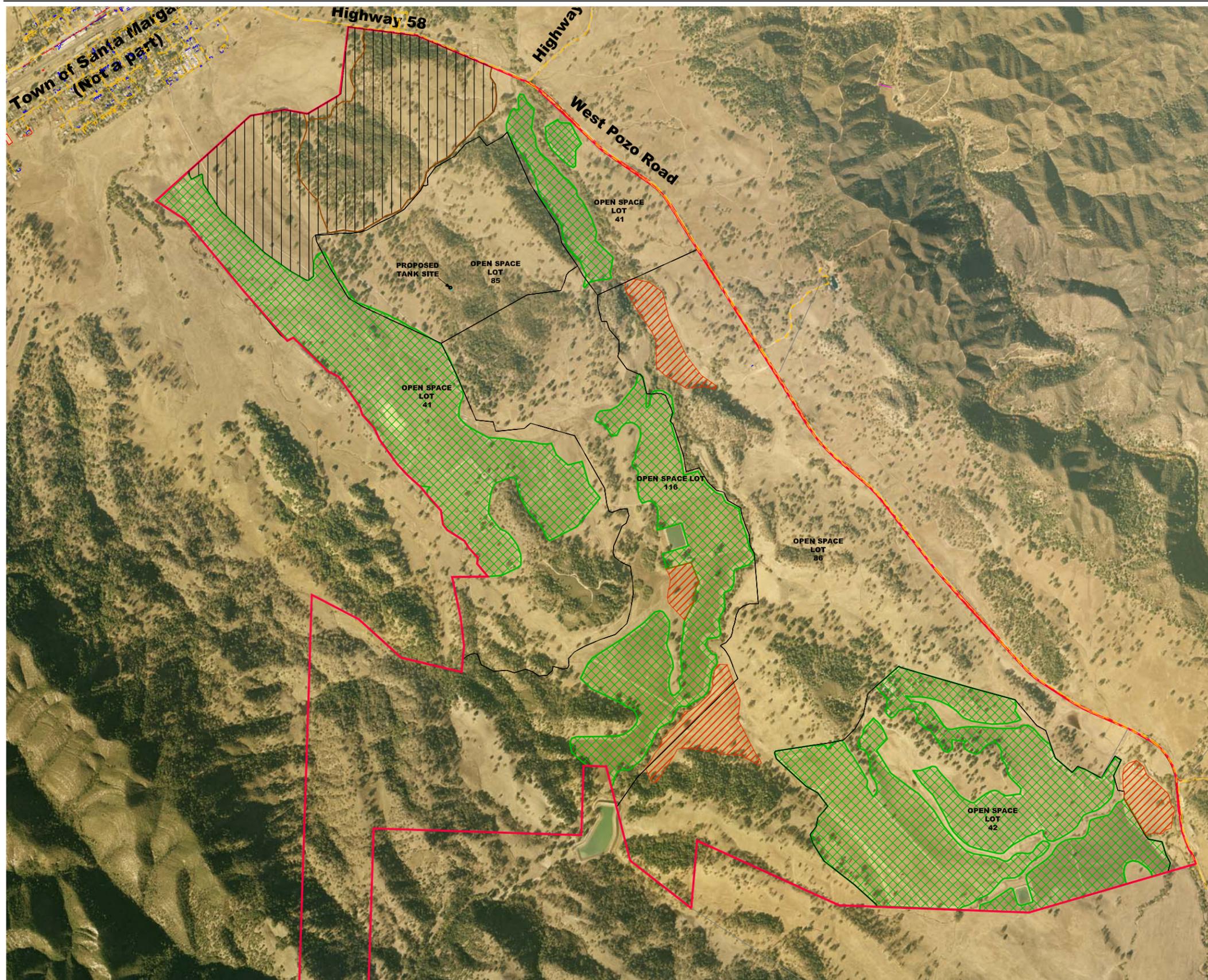
associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would be slightly reduced due to the reduced area of disturbance compared to the proposed Agricultural Residential Cluster Subdivision.

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Revised Cluster Design Alternative would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to CAP consistency would be similar under the Revised Cluster Design Alternative.

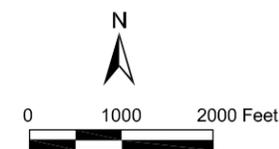


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-  TENATIVE TRACT 2586 BOUNDARY
-  LOCATION FOR REVISED CLUSTER DESIGN ALTERNATIVE
-  EXISTING VINYARD
-  AG IN PROGRESS



Alternative 3:
Revised Cluster Design

Source: EDA Design Professionals, June 2006.

Figure 6-1

Biological Resources. Under the Revised Cluster Design Alternative, Lots 1 and 43 through 115 would be relocated north of the proposed East Driveway, within the currently proposed Phase 1 development area. As shown in Figure 4.3-2 in Section 4.3, *Biological Resources*, this area contains ~~nine~~ **12** natural plant communities and/or wildlife habitat types, similar to the proposed Agricultural Residential Cluster Subdivision site as a whole. The habitat types include California annual grassland, ~~valley needlegrass~~ **native perennial** grassland, central (Lucian) sage scrub, chamise chaparral, blue oak woodland, coast live oak woodland, valley oak woodland, riparian/riverine, ~~and emergent wetland/seasonal pool,~~ **seasonal pools, mixed oak woodland and ruderal.** The San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, also occurs within the Revised Cluster Design Alternative site, similar to the proposed Agricultural Residential Cluster Subdivision site as a whole.

Under this alternative, the overall project footprint would be reduced by approximately 47%. However, because the same number of units would be constructed, site disturbance would be only slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in slightly fewer impacts related to habitat conversion, oak tree removal and San Luis Obispo Mariposa Lily removal when compared to the proposed Agricultural Residential Cluster Subdivision. Similarly, impacts to special-status animal species, including the California red-legged frog (CRLF), ~~southern steelhead (SS)~~ **South/Central California Coast Steelhead**, white-tailed kite, golden eagle, Cooper's hawk, sharp-shinned hawk, pallid bat, American badger, legless lizard, and southwestern pond turtle, would be slightly reduced. Because all development south of the proposed East Driveway would be eliminated, impacts to Vernal Pool Fairy Shrimp (VPFS) and impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced.

Overall, this alternative would result in slightly reduced impacts related to biological resources when compared to the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). Although this alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 47%. All development south of the proposed East Driveway would be eliminated. As a result, impacts related to damage or destruction of the important associations of these sites, and disruption of their setting and feeling, would be somewhat reduced compared to the Agricultural Residential Cluster Subdivision.

However, because the same number of units would be constructed, site disturbance would be only slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in slightly reduced impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.



Overall, this alternative would result in reduced impacts related to cultural resources when compared to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. Although the overall project footprint would be reduced under this alternative, site disturbance would be only slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be slightly reduced. The amount of paved areas under this alternative would be slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be slightly reduced under the Revised Cluster Design Alternative.

As discussed in Section 4.5, *Drainage, Erosion and Sedimentation*, the eastern reaches of the proposed Agricultural Residential Cluster Subdivision site, just south of the east driveway, would be located within the flood zone associated with Trout Creek (refer to Figure 4.5-1). The Revised Cluster Design Alternative would not be located in this area. Therefore, impacts related to flood hazard exposure would be reduced.

Geologic Stability. The Revised Cluster Design Alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, development under this alternative would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

Under the Revised Cluster Design Alternative, Lots 1 and 43 through 115 would be relocated north of the proposed East Driveway, within the currently proposed Phase 1 development area. As discussed in Section 4.6, *Geologic Stability*, this area is subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively) similar to the proposed Agricultural Residential Cluster Subdivision site as a whole. Because the same number of units would be exposed to similar hazards, this alternative would result in similar geologic stability impacts as the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, although the overall project footprint would be reduced by approximately 47%. As a result, construction activity would result in similar temporary noise, air quality and visual impacts compared to the Agricultural Residential Cluster Subdivision. However, this alternative would not convert as much open land as the proposed Agricultural Residential Cluster Subdivision. Therefore, land use impacts would be reduced compared to the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the



Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, residents would similarly be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). This alternative would generate similar construction-related noise impacts, since the area of disturbance and number of units would be the same.

Overall, noise impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Public Safety. Although the overall project footprint would be reduced under this alternative, site disturbance would be slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. As with the Agricultural Residential Cluster Subdivision, site disturbance would not occur in an area of historical croplands. Therefore, impacts related to residual agricultural chemicals would be similarly less than significant.

Since this alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision, the same number of residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations; ~~and~~ hazards related to potential aircraft accidents; **and exposure to valley fever.**

Under this alternative, Lots 1 and 43 through 115 would be relocated north of the proposed East Driveway, within the currently proposed Phase 1 development area, while the water tanks would remain as proposed. Since no residences would be located near the water tanks under this alternative, potential public safety impacts associated with their failure would be eliminated.

Overall, the Tighter Cluster Alternative would result in impacts which are reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the increase in demand for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be identical. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be identical. Therefore, this alternative is considered to have similar impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. As a result, traffic impacts on local roadway



and highway segments and intersections would be similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be similar.

Visual Resources. This alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, although the overall project footprint would be reduced by approximately 47%. The overall visual effect of this alternative would be a more compact cluster. The tighter clustering of lots and the associated preservation of additional open space would maintain more of the rural character of the site than the proposed Agricultural Residential Cluster Subdivision. However, the tighter cluster would also result in a more concentrated urbanized appearance within the rural context. Although more homes may be visible from roadways within the community of Santa Margarita due to the relocation of lots north of the proposed East Driveway, no development would be visible from locations south of the proposed East Driveway. As a result, impacts related to the alteration of visual character under this alternative would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be the same as for the proposed Agricultural Residential Cluster Subdivision. This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes, and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

6.4 ALTERNATIVE 4: Revised Cluster Location 1: North of Community

6.4.1 Description

This alternative assumes that the proposed Agricultural Residential Cluster Subdivision is relocated north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern (refer to Figure 6-2). Lots would be rearranged in a generally east-west trending configuration.

The permanent agricultural conservation easements (ACE) would be relocated north of the community of Santa Margarita and west and east of El Camino Real in order to remain contiguous with the cluster. Access to the alternative site would be provided via extensions of existing roadways, including Yerba Buena Avenue, in the northern portion of the community of Santa Margarita. Water service would be provided by the Santa Margarita Mutual Water Company and sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Water tanks would be relocated from the southern portion of the Agricultural Residential Cluster Subdivision to a hilltop within Revised Cluster Location 1. Figure 6-2 illustrates this alternate location.



6.4.2 Impact Analysis

Agricultural Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As discussed in Section 4.1, *Agricultural Resources*, the proposed Agricultural Residential Cluster Subdivision would permanently convert 5 21.2 acres containing prime soils to non-agricultural uses and would permanently compromise the viability of a 676.7-acre grazing unit. As shown in Figure 6-2, prime soils occur in the central portion of the revised location, on either side of Santa Margarita Creek. Due to its extent, this area could not feasibly be avoided by development on this alternative site. Therefore, this alternative would permanently convert more prime soils to non-agricultural use than the Agricultural Residential Cluster Subdivision. As a result, impacts related to the conversion of prime soil areas would be greater when compared to the proposed Agricultural Residential Cluster Subdivision.

However, because this alternative location is contiguous with the community of Santa Margarita, this alternative would result in fewer impacts related to grazing unit fragmentation. In addition, because lots would be relocated away from existing vineyards in the southern portion of the Ranch property, fewer lots would be located adjacent to existing agricultural operations. As a result, conflicts between urban and agricultural uses would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, the Revised Cluster Location 1 Alternative would result in greater impacts to prime soils and reduced impacts to grazing units and agricultural conflicts compared to the proposed Agricultural Residential Cluster Subdivision.

Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would also be similar under this alternative.

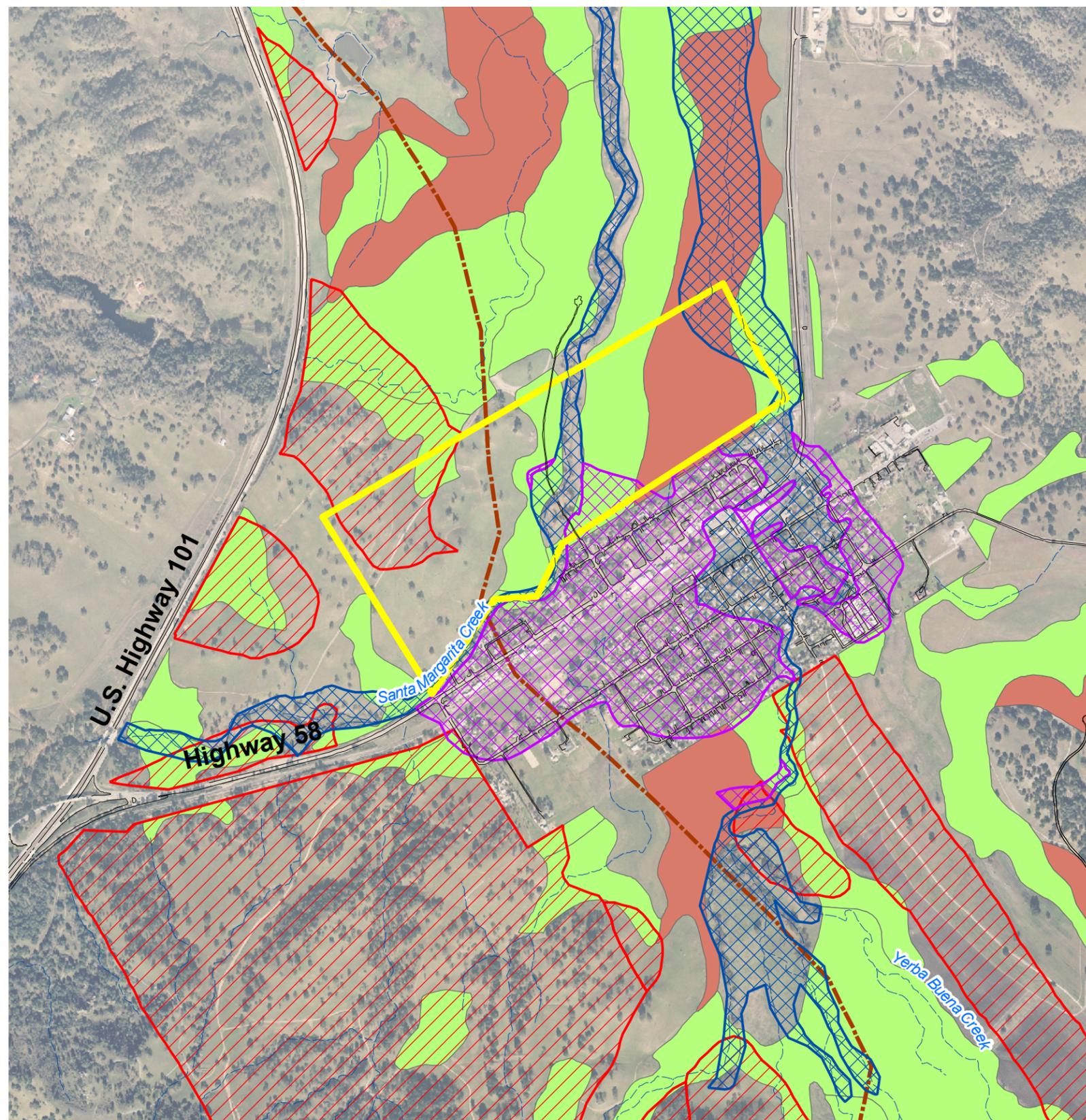
The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Revised Cluster Location 1 Alternative would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to CAP consistency would be similar under the Revised Cluster Location 1 Alternative.

Biological Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As shown in Figure 4.3-2 in Section 4.3,

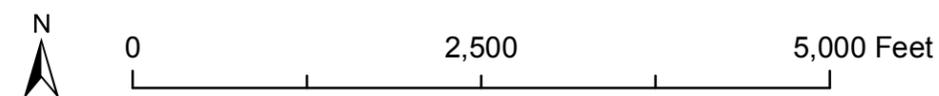


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-  NACIMIENTO FAULT ZONE
-  REVISED CLUSTER LOCATION 1: NORTH OF COMMUNITY
-  100-YEAR FEMA FLOODPLAIN
-  500-YEAR FEMA FLOODPLAIN
-  HIGH LANDSLIDE POTENTIAL
-  PRIME AGRICULTURAL SOILS IF IRRIGATED
-  PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION



Alternative 4:
 Revised Cluster Location 1:
 North of Community

Biological Resources, this area is primarily composed of valley oak woodland, emergent wetland/~~seasonal pool~~, riparian/riverine, and agriculture (vineyard/~~dry farm~~) habitat types. Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts to valley oak woodland, emergent wetland/~~seasonal pool~~, riparian/riverine, and agriculture habitat types would be greater than the proposed Agricultural Residential Cluster Subdivision. However, because California annual grassland, ~~valley needlegrass~~ **native perennial** grassland, central (Lucian) sage scrub, chamise chaparral, blue oak woodland, coast live oak woodland do not occur in this area, impacts to these habitat types would be eliminated. In addition, the San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, does not occur in this alternative location. As a result, impacts to this special-status plant species would be reduced.

As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, no seasonal pools occur within this alternate location. Therefore, impacts to Vernal Pool Fairy Shrimp (VPFS), a Federally Threatened species, would be eliminated.

In addition, because this alternative would be located adjacent to the community of Santa Margarita, impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, biological resource impacts would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). This alternative would relocate development north of the community of Santa Margarita and would therefore avoid these resources. However, other prehistoric and historical archaeological sites are located within the revised cluster location. Although development in this area would avoid resources on the proposed Agricultural Residential Cluster Subdivision site, it would nonetheless impact cultural resources on the revised location. As a result, impacts related to damage or destruction of prehistoric and historical archaeological sites, and disruption of their setting and feeling, would be similar to the proposed Agricultural Residential Cluster Subdivision.

Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in similar impacts related to disturbing previously unidentified buried archeological deposits or human remains. Because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites. Overall, impacts related to identified resources, previously unidentified buried archeological deposits or human remains, and relic collecting and/or vandalism under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision.

It should be noted that because this alternative would continue the existing grid of the community of Santa Margarita, it would be compatible with the historical layout and design of



the community. Impacts related to the alteration of cultural landscapes would therefore be reduced under this alternative when compared to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. This alternative would result in the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the proposed Agricultural Residential Cluster Subdivision. The amount of paved areas under this alternative would also be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be similar under the Revised Cluster Location 1 Alternative.

Portions of the Agricultural Residential Cluster Subdivision are located in a 100-year flood zone. However, no habitable structures would be located in these areas under the proposed Agricultural Residential Cluster Subdivision. Portions of the Revised Cluster Location 1 are similarly located in a 100-year flood zone (refer to Figure 6-2). However, this alternative could place habitable structures in this area. Therefore, impacts related to flood hazard exposure would be greater when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts related to drainage, erosion and sedimentation would be similar to the proposed Agricultural Residential Cluster Subdivision, while impacts related to flood hazard exposure would be greater than the proposed Agricultural Residential Cluster Subdivision.

Geologic Stability. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. The Revised Cluster Location 1 Alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, it would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch. However, under this alternative, lots could be located directly atop the Nacimiento Fault Zone, which bisects the alternative site (refer to Figure 6-2). As discussed in Section 4.6, *Geologic Stability*, surface rupture hazard on the Agricultural Residential Cluster Subdivision site would be unlikely. As a result, impacts related to surface rupture would be greater when compared to the proposed Agricultural Residential Cluster Subdivision.

The previous location for the Agricultural Residential Cluster Subdivision was subject to soil-related hazards (expansive soils, erosive soils and settlement) and high liquefaction potential (refer to Figures 4.6-3 and 4.6-6 in Section 4.6, *Geologic Stability*). The area north of the community of Santa Margarita is subject to similar soil-related hazards (expansive soils, erosive soils and settlement) and high liquefaction potential. Because the same number of units would be exposed to similar hazards, this alternative would result in similar soil-related hazards and liquefaction impacts as the proposed Agricultural Residential Cluster Subdivision.

As shown in Figure 4.6-6 in Section 4.6, *Geologic Stability*, the previous location for the Agricultural Residential Cluster Subdivision was subject to moderate landslide potential. The alternative location is subject to high landslide potential (refer to Figure 6-2). Due to its extent, this area could



not feasibly be avoided by development on this alternative site. However, fewer lots overall would be exposed to landsliding hazards when compared to the Agricultural Residential Cluster Subdivision. Therefore, impacts related to landslide potential would be less under this alternative when compared to the Agricultural Residential Cluster Subdivision.

Overall, this alternative would result in greater impacts related to surface rupture, similar impacts related to groundshaking and soil-related hazards, and fewer impacts related to landslide potential when compared to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. Since this alternative would locate residential units immediately adjacent to the existing community, the exposure of existing sensitive receptors to construction noise, air quality, and visual impacts would be greater. However, because development potential under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision, this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision. Therefore, land use impacts would be both greater than and similar to the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. However, because this alternative would locate residential units closer to the private airstrip, private railroad, and Union Pacific Railroad (UPRR), exposure to periodic high noise levels would be greater under this alternative. In addition, since this alternative would locate residential units immediately adjacent to the existing community, the exposure of existing sensitive receptors to construction noise would be greater.

Overall, noise impacts would be both similar to and worse than the proposed Agricultural Residential Cluster Subdivision.

Public Safety. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As discussed in Section 4.9, *Public Safety*, site disturbance associated with the proposed Agricultural Residential Cluster Subdivision would not occur in an area of historical croplands. However, according to the agricultural study prepared for the Agricultural Residential Cluster Subdivision and Future Development Program, various crops, including winegrapes and olives, have historically been cultivated in the Ranch Headquarters area (north of the community of Santa Margarita). Due to its proximity to the Ranch headquarter parcel, the Revised Cluster Location 1 Alternative could occur in areas historically used for agricultural production with soils that could contain residual quantities of presently-banned agricultural chemicals. Therefore, impacts would be greater when compared to the Agricultural Residential Cluster Subdivision.

Because this alternative would locate residential units closer to the private airstrip, State Route 58, and the UPRR, exposure of people to exposure to contaminants from highway and railway accidents that involve hazardous materials, and hazards related to potential aircraft accidents



would be increased when compared to the proposed Agricultural Residential Cluster Subdivision. **However, because this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision, impacts related to valley fever exposure would be similar.**

Overall, the Revised Cluster Location 1 Alternative would result in greater public safety impacts when compared to the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the increased demand for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be similar. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be similar. Therefore, this alternative is considered to have similar impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. However, additional traffic would be added to side streets in the community of Santa Margarita. According to the traffic study prepared for the proposed Agricultural Residential Cluster Subdivision by Fehr & Peers (October 2006), this would result in additional congestion and may require intersection improvements such as additional turn lanes or traffic signals. In addition, pedestrian and bicycle conflicts would increase in the community of Santa Margarita, thereby requiring implementation of the improvements as outlined in the Santa Margarita Design Plan. Transit demand for services would also increase compared to the Agricultural Residential Cluster Subdivision.

However, this alternative would reduce impacts related to railroad crossings because fewer trips would require crossing the UPRR rail line when compared to the proposed Agricultural Residential Cluster Subdivision, which is located across the UPRR from the community of Santa Margarita and El Camino Real.

Overall, traffic impacts would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

Visual Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. The placement of a residential cluster immediately adjacent to the existing community would result in greater visibility of the residential uses from viewpoints on the north side of the community, and could block scenic views from existing residential properties. However, the alternative would reduce visual changes viewed from the south side of the community. In addition, the relatively flat topography of this alternative site would reduce the visibility of residential units when compared to the hillside development included



with the proposed Agricultural Residential Cluster Subdivision. As a result, impacts related to the alteration of visual character under this alternative would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

6.5 ALTERNATIVE 5: Revised Cluster Location 2: South of Community

6.5.1 Description

This alternative assumes that the proposed Agricultural Residential Cluster Subdivision is relocated south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern (refer to Figure 6-3). Lots would be rearranged in a generally east-west trending configuration.

The permanent agricultural conservation easements (ACE) would remain southwest of the community of Santa Margarita, as proposed. Access to the alternative site would be provided via extensions of existing roadways, including Encina Avenue and Margarita Avenue, in the southern portion of the community of Santa Margarita. Water service would be provided by the Santa Margarita Mutual Water Company and sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Figure 6-3 illustrates this alternate location.

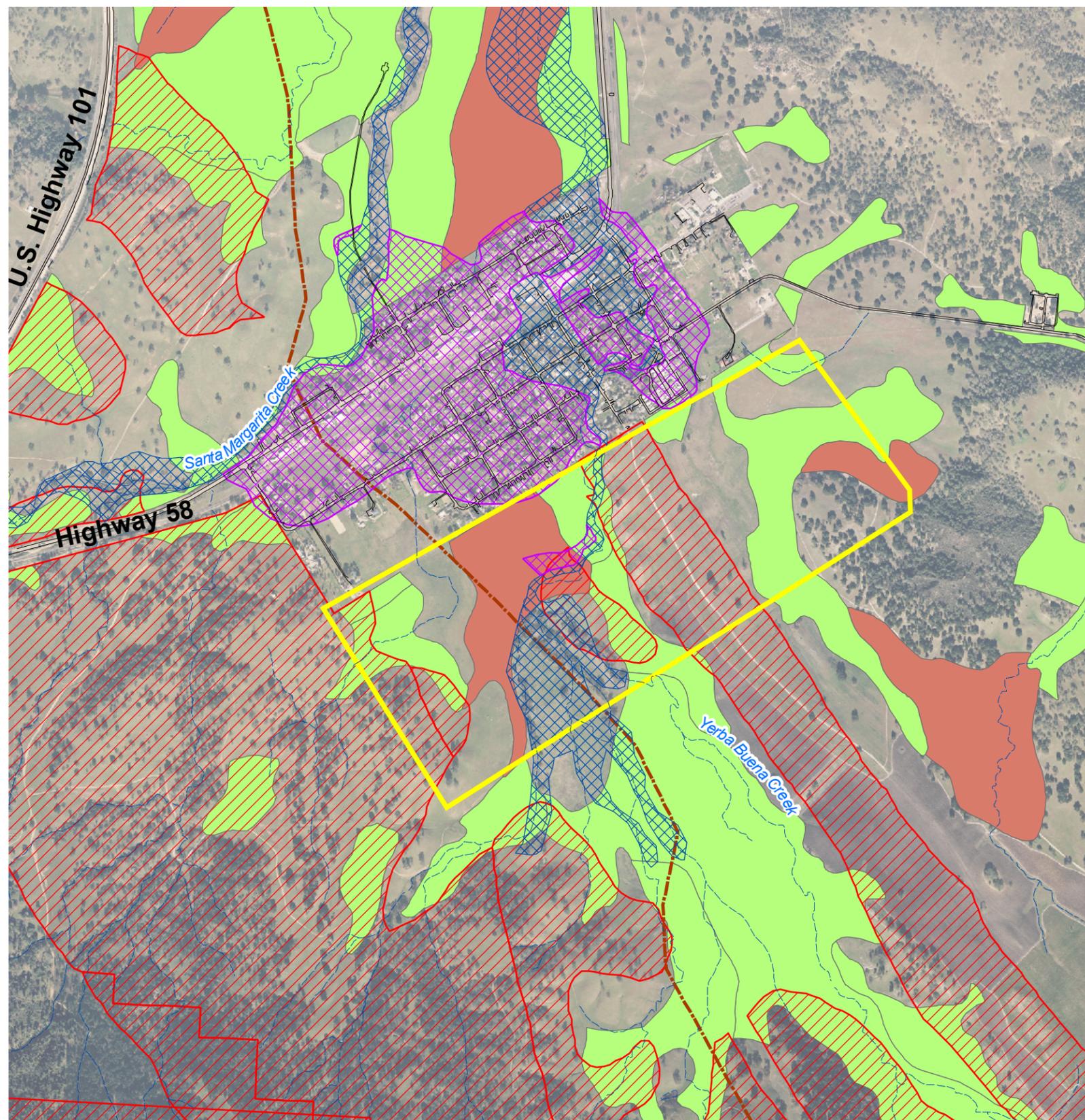
6.5.2 Impact Analysis

Agricultural Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As discussed in Section 4.1, *Agricultural Resources*, the proposed Agricultural Residential Cluster Subdivision would permanently convert 5 21.2 acres containing prime soils to non-agricultural uses and would permanently compromise the viability of a 676.7-acre grazing unit. As shown in Figure 6-3, prime soils occur in the central portion of the revised location, near Yerba Buena Creek. Due to its extent, this area could not feasibly be avoided by development on this alternative site. Therefore, this alternative would permanently convert more prime soils to non-agricultural use than the Agricultural Residential Cluster Subdivision. As a result, impacts related to the conversion of prime soil areas would be greater when compared to the proposed Agricultural Residential Cluster Subdivision. In addition, as with the proposed Agricultural Residential Cluster Subdivision, this alternative would significantly fragment a grazing unit.

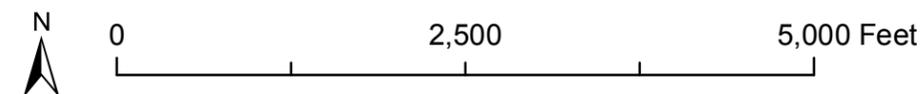


However, because lots would be relocated adjacent to the community of Santa Margarita, and away from existing vineyards in the southern portion of the Ranch property, fewer lots would be located adjacent to existing agricultural operations. As a result, conflicts between urban and





-  NACIMIENTO FAULT ZONE
-  REVISED CLUSTER LOCATION 2: SOUTH OF COMMUNITY
-  100-YEAR FEMA FLOODPLAIN
-  500-YEAR FEMA FLOODPLAIN
-  HIGH LANDSLIDE POTENTIAL
-  PRIME AGRICULTURAL SOILS IF IRRIGATED
-  PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION



Alternative 5:
 Revised Cluster Location 2:
 South of Community

agricultural uses would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, the Revised Cluster Location 2 Alternative would result in greater impacts to prime soils and grazing units and reduced impacts to agricultural conflicts compared to the proposed Agricultural Residential Cluster Subdivision.

Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would also be similar under this alternative.

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 Clean Air Plan (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Revised Cluster Location 2 Alternative would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to CAP consistency would be similar under the Revised Cluster Location 2 Alternative.

Biological Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As shown in Figure 4.3-2 in Section 4.3, *Biological Resources*, this area is primarily composed of California annual grassland, emergent wetland/~~seasonal pool~~, **seasonal pool**, and riparian/riverine habitat types. Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, direct impacts to California annual grassland, emergent wetland/~~seasonal pool~~, and riparian/riverine habitat types would be greater than the proposed Agricultural Residential Cluster Subdivision. However, because valley oak woodland, ~~valley needlegrass~~ **native perennial** grassland, central (Lucian) sage scrub, chamise chaparral, blue oak woodland, coast live oak woodland do not occur in this area, impacts to these habitat types would be eliminated. In addition, the San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, does not occur in this alternative location. As a result, impacts to this special-status plant species would be reduced.

The proposed Agricultural Residential Cluster Subdivision would result in potentially significant impacts to Vernal Pool Fairy Shrimp (VPFS), a Federally Threatened species, because of direct and indirect impacts to seasonal pools. As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, Seasonal Pool 1 (SP 1) is located within this alternate location. Therefore, impacts to seasonal pools and VPFS would be similar to the proposed Agricultural Residential Cluster Subdivision.



The federally threatened ~~Southern Steelhead (SS)~~ **South/Central California Coast Steelhead (Steelhead)** is known to occur within Santa Margarita, Trout, and Rinconada Creeks. Because the Revised Cluster Location 2 Alternative would not be located near one of these creeks, impacts to ~~SS~~ **Steelhead** would be reduced compared to the proposed Agricultural Residential Cluster Subdivision. However, development under this alternative would occur near Yerba Buena Creek. The federally threatened California red-legged frog (CRLF) has been observed within this creek. Therefore, impacts to CRLF would be similarly significant but mitigable.

Because this alternative would be located adjacent to the community of Santa Margarita, impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, biological resource impacts would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). This alternative would relocate development adjacent to the community of Santa Margarita and would therefore avoid some of these resources. However, other prehistoric and historical archaeological sites are located within the revised cluster location. Although development in this area would avoid some of the resources on the proposed Agricultural Residential Cluster Subdivision site, it would nonetheless impact cultural resources on the revised location. As a result, impacts related to damage or destruction of prehistoric and historical archaeological sites, and disruption of their setting and feeling, would be similar to the proposed Agricultural Residential Cluster Subdivision.

Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in similar impacts related to disturbing previously unidentified buried archeological deposits or human remains. Because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites. Overall, impacts related to identified resources, previously unidentified buried archeological deposits or human remains, and relic collecting and/or vandalism under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision.

It should be noted that because this alternative would continue the existing grid of the community of Santa Margarita, it would be compatible with the historical layout and design of the community. Impacts related to the alteration of cultural landscapes would therefore be reduced under this alternative when compared to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. This alternative would result in the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the proposed Agricultural Residential Cluster Subdivision. The amount of paved areas with this



alternative would also be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be similar under the Revised Cluster Location 2 Alternative.

Portions of the Agricultural Residential Cluster Subdivision are located in a 100-year flood zone. However, no habitable structures would be located in these areas under the proposed Agricultural Residential Cluster Subdivision. Portions of the Revised Cluster Location 2 are similarly located in a 100-year flood zone (refer to Figure 6-3). However, this alternative could place habitable structures in this area. Therefore, impacts related to flood hazard exposure would be greater when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts related to drainage, erosion and sedimentation would be similar to the proposed Agricultural Residential Cluster Subdivision, while impacts related to flood hazard exposure would be greater than the proposed Agricultural Residential Cluster Subdivision.

Geologic Stability. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. The Revised Cluster Location 2 Alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, it would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch. However, under this alternative, lots could be located directly atop the Nacimiento Fault Zone, which bisects the alternative site (refer to Figure 6-3). As discussed in Section 4.6, *Geologic Stability*, surface rupture hazard on the Agricultural Residential Cluster Subdivision site would be unlikely. As a result, impacts related to surface rupture would be greater when compared to the proposed Agricultural Residential Cluster Subdivision.

The previous location for the Agricultural Residential Cluster Subdivision was subject to soil-related hazards (expansive soils, erosive soils and settlement), moderate landslide potential, and high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6 in Section 4.6, *Geologic Stability*). The area immediately south of the community of Santa Margarita is subject to similar soil-related hazards (expansive soils, erosive soils and settlement), high landslide potential, and high liquefaction potential. Because the same number of units would be exposed to similar hazards, this alternative would result in similar soil-related hazards and liquefaction impacts as the proposed Agricultural Residential Cluster Subdivision.

Overall, this alternative would result in greater impacts related to surface rupture and similar impacts related to groundshaking, soil-related hazards, and landslide potential when compared to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. Since this alternative would locate residential units immediately adjacent to the existing community, the exposure of existing sensitive receptors to construction noise, air quality, and visual impacts would be greater. However, because development



potential under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision, this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision. Therefore, land use impacts would be both greater than and similar to the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. However, because this alternative would locate residential units closer to the private airstrip, private railroad, and Union Pacific Railroad (UPRR), exposure to periodic high noise levels would be greater under this alternative. In addition, since this alternative would locate residential units immediately adjacent to the existing community, the exposure of existing sensitive receptors to construction noise would be greater.

Overall, noise impacts would be both similar to and worse than the proposed Agricultural Residential Cluster Subdivision.

Public Safety. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. As discussed in Section 4.9, *Public Safety*, site disturbance associated with the proposed Agricultural Residential Cluster Subdivision would not occur in an area of historical croplands. Due to its proximity to the proposed Agricultural Residential Cluster Subdivision site, site disturbance associated with the Revised Cluster Location 2 Alternative would similarly not occur in an area of historical croplands. Therefore, impacts would be similar when compared to the Agricultural Residential Cluster Subdivision.

Because this alternative would locate residential units closer to the private airstrip, State Route 58, and the UPRR, exposure of people to exposure to contaminants from highway and railway accidents that involve hazardous materials, and hazards related to potential aircraft accidents would be increased when compared to the proposed Agricultural Residential Cluster Subdivision. **However, because this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision, impacts related to valley fever exposure would be similar.**

Overall, the Revised Cluster Location 2 Alternative would result in public safety impacts both similar to and greater than the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be similar. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be similar. Therefore, this alternative is considered to have similar impacts related to



parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. However, additional traffic would be added to side streets in the community of Santa Margarita. According to the traffic study prepared for the proposed Agricultural Residential Cluster Subdivision by Fehr & Peers (October 2006), this would result in additional congestion and may require intersection improvements such as additional turn lanes or traffic signals. In addition, pedestrian and bicycle conflicts would increase in the community of Santa Margarita, thereby requiring implementation of the improvements as outlined in the Santa Margarita Design Plan. Transit demand for services would also increase compared to the Agricultural Residential Cluster Subdivision.

Overall, traffic impacts would be worse than the proposed Agricultural Residential Cluster Subdivision.

Visual Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, continuing the existing community grid pattern. The placement of a residential cluster immediately adjacent to the existing community would result in greater visibility of the residential uses from viewpoints on the south side of the community, and could block scenic views from existing residential properties. However, the relatively flat topography of this alternative site would reduce the visibility of residential units when compared to the hillside development included with the proposed Agricultural Residential Cluster Subdivision. As a result, impacts related to the alteration of visual character under this alternative would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

6.6 ALTERNATIVE 6: Revised Cluster Location 3: Southwest of Community

6.6.1 Description

This alternative assumes that the proposed Agricultural Residential Cluster Subdivision is relocated south of El Camino Real and west of the community of Santa Margarita (refer to Figure 6-4). Under the proposed Agricultural Residential Cluster Subdivision and Future Development Program, this area is envisioned for future development of a residential village,



private golf course, guest ranch, lodge, restaurant, and winery. Lots would be arranged in a generally north-south trending configuration.

The permanent agricultural conservation easements (ACE) would remain southwest of the community of Santa Margarita, as proposed. Access to the alternative site would be provided via extensions of existing roadways, including Wilhelmina Avenue, in the southwestern portion of the community of Santa Margarita. Water service would be provided by the Santa Margarita Mutual Water Company and sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Water tanks would be relocated from the southern portion of the Agricultural Residential Cluster Subdivision to a hilltop within revised cluster location 3. Figure 6-4 illustrates this alternate location.

6.6.2 Impact Analysis

Agricultural Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. As discussed in Section 4.1, *Agricultural Resources*, the proposed Agricultural Residential Cluster Subdivision would permanently convert 5 21.2 acres containing prime soils to non-agricultural uses and would permanently compromise the viability of a 676.7-acre grazing unit. As shown in Figure 6-4, no prime soils occur in Revised Cluster Location 3. As a result, impacts related to the conversion of prime soil areas would be eliminated. However, as with the proposed Agricultural Residential Cluster Subdivision, this alternative would significantly fragment a grazing unit. Therefore, impacts related to grazing unit fragmentation would be similar to the proposed Agricultural Residential Cluster Subdivision.

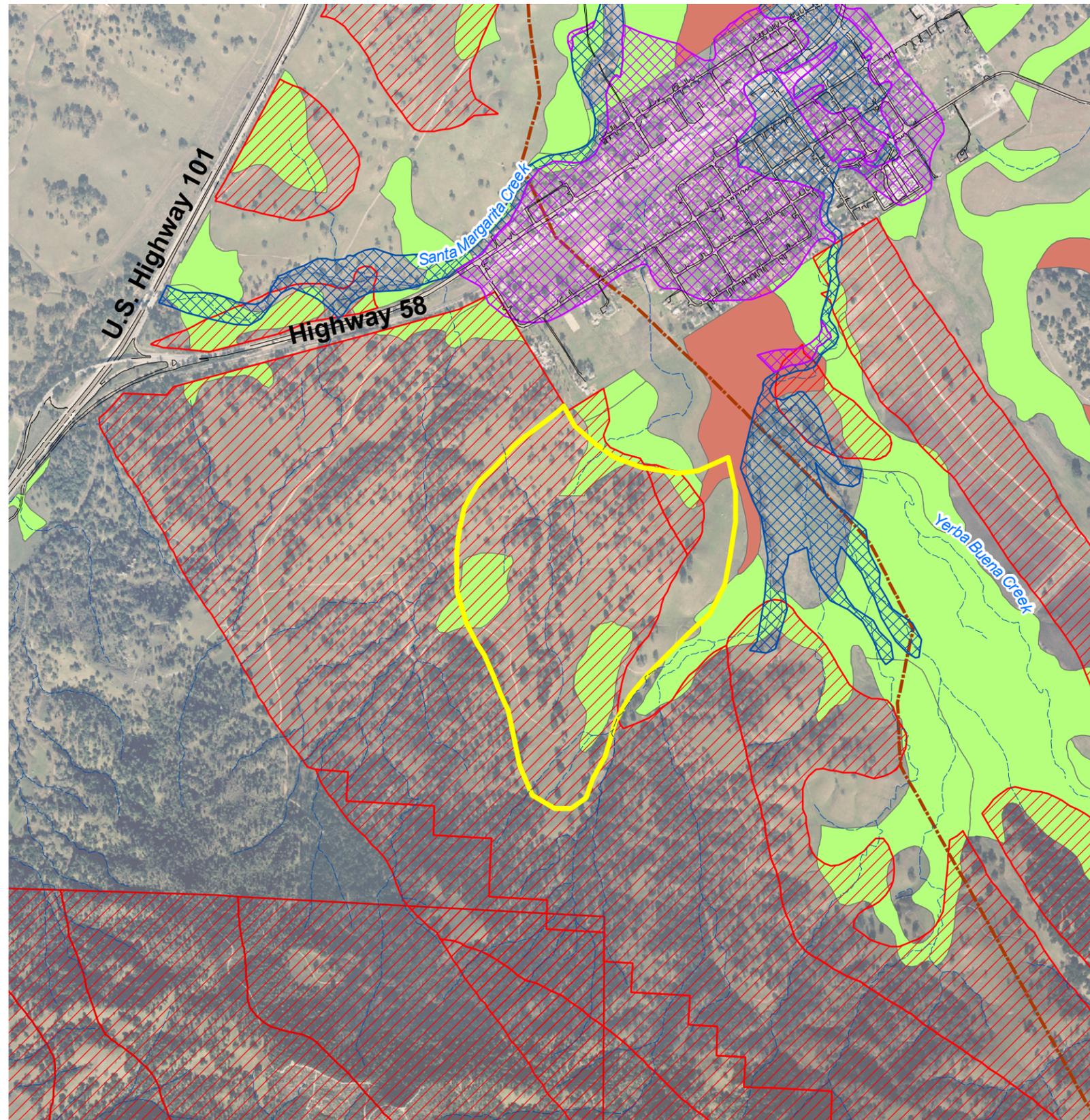
Because lots would be relocated away from existing vineyards in the southern portion of the Ranch property, fewer lots would be located adjacent to existing agricultural operations. As a result, conflicts between urban and agricultural uses would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, the Revised Cluster Location 3 Alternative would result in similar impacts to grazing units and reduced impacts to prime soils and agricultural conflicts compared to the proposed Agricultural Residential Cluster Subdivision.

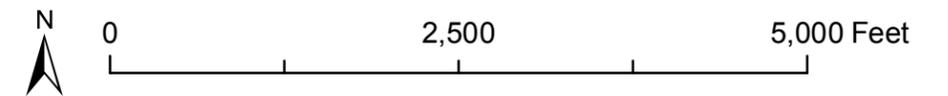
Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would also be similar under this alternative.

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Revised Cluster Location 3 Alternative





-  NACIMIENTO FAULT ZONE
-  REVISED CLUSTER LOCATION 3: SOUTHWEST OF COMMUNITY
-  100-YEAR FEMA FLOODPLAIN
-  500-YEAR FEMA FLOODPLAIN
-  HIGH LANDSLIDE POTENTIAL
-  PRIME AGRICULTURAL SOILS IF IRRIGATED
-  PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION



Alternative 6:
 Revised Cluster Location 3:
 Southwest of Community

would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to CAP consistency would be similar under the Revised Cluster Location 3 Alternative.

Biological Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. As shown in Figure 4.3-2 in Section 4.3, *Biological Resources*, this area is primarily composed of blue oak woodland and California annual grassland habitat types. Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, direct impacts to blue oak woodland and California annual grassland habitat types would be greater than the proposed Agricultural Residential Cluster Subdivision. However, because ~~valley needlegrass~~ **native perennial** grassland, central (Lucian) sage scrub, chamise chaparral, coast live oak woodland and valley oak woodland do not occur in this area, impacts to these habitat types would be eliminated. In addition, the San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, does not occur in this alternative location. As a result, impacts to this special-status plant species would be reduced.

The proposed Agricultural Residential Cluster Subdivision would result in potentially significant impacts to Vernal Pool Fairy Shrimp (VPFS), a Federally Threatened species, because of direct and indirect impacts to seasonal pools. As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, no seasonal pools are located within this alternate location. Therefore, impacts to seasonal pools and VPFS would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Similarly, because this alternative would not be located near any on-site creeks, direct take of the federally-threatened ~~Southern Steelhead (SS)~~ **South/Central California Coast Steelhead (Steelhead)** and California red-legged frogs (CRLF) would be reduced compared to the Agricultural Residential Cluster Subdivision.

Because this alternative would be located closer to the community of Santa Margarita and developed in a more compact area, impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, biological resource impacts would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). This alternative would relocate development southwest to the community of Santa Margarita and would therefore avoid some of these resources. However, other prehistoric and historical archaeological sites are located within the revised cluster location. Although development in this area would avoid some of the resources on the proposed Agricultural Residential Cluster Subdivision site, it would nonetheless impact cultural resources on the revised location. As a result, impacts related to damage or destruction of prehistoric and historical archaeological sites, and disruption of their setting and feeling, would be similar to the proposed Agricultural Residential Cluster Subdivision.



Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in similar impacts related to disturbing previously unidentified buried archeological deposits or human remains. Because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites. Overall, impacts related to identified resources, previously unidentified buried archeological deposits or human remains, and relic collecting and/or vandalism under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. This alternative would result in the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the proposed Agricultural Residential Cluster Subdivision. The amount of paved areas under this alternative would also be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be similar under the Revised Cluster Location 3 Alternative.

Portions of the Agricultural Residential Cluster Subdivision are located in a 100-year flood zone. However, no habitable structures would be located in these areas under the proposed Agricultural Residential Cluster Subdivision. Revised Cluster Location 3 avoids flood zones altogether (refer to Figure 6-4). Therefore, impacts related to flood hazard exposure would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts related to drainage, erosion and sedimentation would be similar to the proposed Agricultural Residential Cluster Subdivision, while impacts related to flood hazard exposure would be reduced.

Geologic Stability. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. The Revised Cluster Location 3 Alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, it would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

The previous location for the Agricultural Residential Cluster Subdivision was subject to soil-related hazards (expansive soils, erosive soils and settlement), moderate landslide potential, and high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6 in Section 4.6, *Geologic Stability*). The area immediately south of the community of Santa Margarita is subject to similar soil-related hazards (expansive soils, erosive soils and settlement), high landslide potential, and high liquefaction potential. Because the same number of units would be exposed to similar hazards, this alternative would result in similar soil-related hazards and liquefaction impacts as the proposed Agricultural Residential Cluster Subdivision.

Overall, this alternative would result in similar geologic stability impacts when compared to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. Similar to the proposed Agricultural Residential Cluster Subdivision, this site would be located a sufficient distance from existing residential uses to preclude significant temporary noise, air quality and visual impacts from construction. In addition, because development potential under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision, this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision. Therefore, land use impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. Due to the alteration in trip distribution patterns, traffic noise impacts on Wilhelmina Avenue would be increased, while traffic noise impacts on Estrada Avenue would be reduced, when compared to the proposed Agricultural Residential Cluster Subdivision. Because this alternative would locate residential units closer to the private airstrip, private railroad, and Union Pacific Railroad (UPRR), exposure to periodic high noise levels would be greater under this alternative. This alternative would generate similar construction-related noise impacts, since the area of disturbance and number of units would be the same.

Overall, noise impacts would be both similar to and worse than the proposed Agricultural Residential Cluster Subdivision.

Public Safety. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. As discussed in Section 4.9, *Public Safety*, site disturbance associated with the proposed Agricultural Residential Cluster Subdivision would not occur in an area of historical croplands. Due to its proximity to the proposed Agricultural Residential Cluster Subdivision site, site disturbance associated with the Revised Cluster Location 3 Alternative would similarly not occur in an area of historical croplands. Therefore, impacts would be similar when compared to the Agricultural Residential Cluster Subdivision.

Because this alternative would locate residential units closer to the private airstrip, State Route 58, and the UPRR, exposure of people to exposure to contaminants from highway and railway accidents that involve hazardous materials, and hazards related to potential aircraft accidents would be increased when compared to the proposed Agricultural Residential Cluster Subdivision. **However, because this alternative would convert a similar amount open land as the proposed Agricultural Residential Cluster Subdivision, impacts related to valley fever exposure would be similar.**

Overall, the Revised Cluster Location 3 Alternative would result in public safety impacts both similar to and greater than the proposed Agricultural Residential Cluster Subdivision.



Public Services. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be similar. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be similar. Therefore, this alternative is considered to have similar impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. According to the traffic study prepared for the proposed Agricultural Residential Cluster Subdivision by Fehr & Peers (October 2006), this alternative would result in similar traffic impacts on local roadway and highway segments and intersections as the proposed Agricultural Residential Cluster Subdivision. Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be similar.

Visual Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita. Although more homes may be visible from roadways within the community of Santa Margarita and State Route (SR) 58 west of the community of Santa Margarita, no development would be visible from public viewsheds south of the community, including Estrada Avenue, State Route 58 and West Pozo Road (refer to Section 4.13, *Visual Resources*). Therefore, overall visual impacts would be both better and worse under the Revised Cluster Location 3 Alternative.

Water and Wastewater. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes, and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

6.7 ALTERNATIVE 7: Tighter Cluster Alternative

6.7.1 Description

This alternative analyzes an alternate site plan for the proposed Agricultural Residential Cluster Subdivision. The overall development potential of this alternative would be the same as for the proposed Agricultural Residential Cluster Subdivision. However, this alternative would reconfigure the 111 clustered lots so as to reduce to the overall project footprint. Under this



alternative, all Lots (excluding one ranch headquarters unit located on Parcel 42) would be clustered in the remainder parcel, north of the proposed Agricultural Residential Cluster Subdivision and south of the community of Santa Margarita, and in the northernmost portion of the Agricultural Residential Cluster Subdivision site (refer to Figure 6-5). All lots would be one acre in size, and would be located adjacent to one another so as to minimize the overall project footprint. Access would be provided via one existing driveway and one new driveway from West Pozo Road, as proposed. However, internal circulation would be redesigned to accommodate tighter clustering (refer to Figure 6-5). The permanent agricultural conservation easements (ACE) would remain southwest of the community of Santa Margarita, as proposed. Water service would be provided by the Santa Margarita Mutual Water Company and sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision.

Although the amount of site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 78%. Since the general configuration and clustering of the individual lots would be altered, this alternative would require County approval for redesign elements.

6.7.2 Impact Analysis

Agricultural Resources. Although this alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 78%. As a result, impacts related to the conversion of prime soil areas and fragmentation of agricultural areas would be less than the proposed Agricultural Residential Cluster Subdivision. ~~As noted under Agricultural Residential Cluster Subdivision Impact AG-1 in Section 2.1, Agricultural Resources, Section 22.22.152(D) of the County Land Use Ordinance requires that the open space area of an agricultural residential cluster subdivision be at least 95% of the gross site area, with clustered development allowed on the remaining 5%. While the proposed Agricultural Residential Cluster Subdivision would convert approximately 17.9% of the gross site area, placing only 82.1% of the site in open space, the Tighter Cluster Alternative would be developed on approximately 3.9% of this 3,778 acre site, thereby exceeding the required 95% open space area.~~ In addition, because lots would be configured in a more compact manner, with the majority of lots located on the interior of the cluster, fewer lots would be located adjacent to existing agricultural operations. As a result, conflicts between urban and agricultural uses would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

However, this alternative would result in the direct conversion of approximately 46.8 acres of prime soils (refer to Figure 6-5 in the Draft EIR and Figure 2-2 in this Revised EIR document). The Agricultural Residential Cluster Subdivision would convert approximately 21.2 acres of prime soils. Therefore, Alternative 7 would result in greater impacts related to direct conversion of prime soils than the Agricultural Residential Cluster Subdivision.

Overall, this alternative would result in both better and worse impacts related to agricultural resources when compared to the Agricultural Residential Cluster Subdivision.

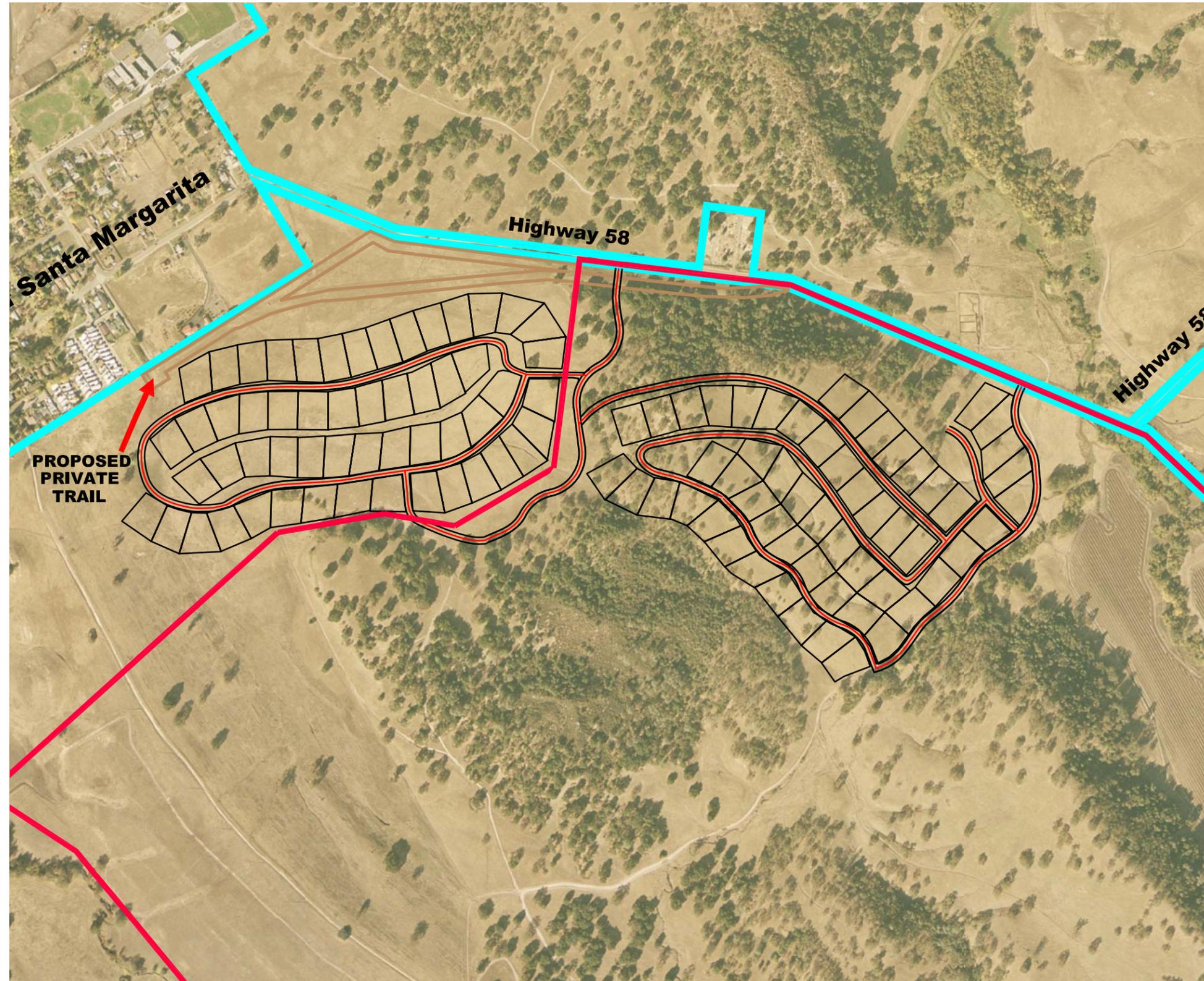
Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation*



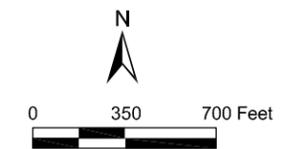
discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would ~~also be slightly reduced~~ **similar due to the reduced area of disturbance compared to the proposed Agricultural Residential Cluster Subdivision because the same number of units would be constructed and the same number of septic tanks required.**

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 Clean Air Plan (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Tighter Cluster Alternative would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. **However, the Tighter Cluster Alternative is located adjacent to the community of Santa Margarita, thereby promoting pedestrian transportation. In this way, it would be more consistent with the CAP than the Agricultural Residential Cluster Subdivision.** ~~Therefore, impacts~~ **Impacts** related to CAP consistency would be ~~therefore be similar under~~ **reduced under** the Tighter Cluster Alternative, **although this alternative would not be consistent with the CAP.**





-  TENTATIVE TRACT 2586 BOUNDARY
-  TIGHTER CLUSTER ALTERNATIVE LOT LINES
-  TIGHTER CLUSTER ALTERNATIVE ROADWAYS
-  RANCH PROPERTY BOUNDARY



Alternative 7:
Tighter Cluster Alternative

Biological Resources. Under the Tighter Cluster Alternative, Lots would be clustered in the remainder parcel and in the northernmost portion of the Agricultural Residential Cluster Subdivision site. As shown in Figures 4.3-2 and 4.3-3 in Section 4.3, Biological Resources, this area contains ~~eight~~ **six** natural plant communities and/or wildlife habitat types. The habitat types include California annual grassland, ~~valley needlegrass grassland~~ **native perennial grassland**, ~~central (Lucian) sage scrub~~, blue oak woodland, ~~east live oak woodland~~, **mixed oak woodland**, ~~riparian/riverine~~, and emergent wetland, ~~and~~-seasonal pool. The San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, also occurs within the Tighter Cluster Alternative site, similar to the proposed Agricultural Residential Cluster Subdivision site as a whole. The Tighter Cluster Alternative would avoid several habitat types located on the proposed Agricultural Residential Cluster Subdivision site, including chamise chaparral, **central (Lucian) coastal scrub**, **coast live oak woodland**, **ruderal**, **riparian/riverine**, **agriculture** and valley oak woodland. Impacts to these habitat types would be ~~some~~ **reduced**. **However, the Tighter Cluster Alternative would place a dense residential development overtop an area containing seasonal pool riparian and emergent wetland habitat types. Because more of this habitat type would be directly converted, this alternative would have greater impacts to these sensitive habitats than the Agricultural Residential Cluster Subdivision. In addition, it is not known whether vernal pool fairy shrimp (VPFS) occupy the seasonal pool. Since protocol surveys for the VPFS have not been completed, they should be presumed present in suitable habitat within Seasonal Pool 1. Since this seasonal pool would be eliminated by the Tighter Cluster Alternative, impacts to VPFS would be greater or equivalent to those of the Agricultural Residential Cluster Subdivision.**

Under this alternative, the overall project footprint would be reduced by approximately 78%. However, because the same number of units would be constructed, site disturbance would be only slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. **This alternative would result in slightly fewer impacts to Californian annual grassland and native perennial grassland.** This alternative would ~~therefore~~ result in ~~slightly~~ fewer impacts related to habitat conversion, oak tree removal and San Luis Obispo Mariposa Lily removal when compared to the proposed Agricultural Residential Cluster Subdivision. ~~Similarly,~~ **The impacts to special-status animal species, including the California red-legged frog (CRLF), ~~southern steelhead (SS)~~ South/Central California Coast Steelhead (Steelhead), white-tailed kite, golden eagle, Cooper's hawk, sharp-shinned hawk, pallid bat, American badger, silvery legless lizard, and southwestern pond turtle, would be slightly substantially reduced due to avoidance of occupied habitats and decreased fragmentation of habitats.** Because development in the southern portion of the proposed Agricultural Residential Cluster Subdivision site would be eliminated, ~~impacts to Vernal Pool Fairy Shrimp (VPFS) and~~ impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced.

Overall, this alternative would result in ~~slightly~~ reduced impacts related to **many** biological resources when compared to the proposed Agricultural Residential Cluster Subdivision, **but greater impacts to wetland and seasonal pool habitats and potentially VPFS.**

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Section 4.4, *Cultural Resources*). Although this alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 78%. All development south of



the proposed East Driveway would be eliminated. As a result, impacts related to damage or destruction of the important associations of these sites, and disruption of their setting and feeling, would be somewhat reduced compared to the Agricultural Residential Cluster Subdivision.

However, because the same number of units would be constructed, site disturbance would be ~~only slightly reduced when compared~~ **similar** to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in ~~slightly reduced~~ **similar** impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, this alternative would result in **both similar and** reduced impacts related to cultural resources when compared to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. Although the overall project footprint would be reduced under this alternative, site disturbance would be ~~only slightly reduced when compared~~ **similar** to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be ~~slightly reduced~~ **similar**. The amount of paved areas under this alternative would be ~~slightly reduced when compared~~ **similar** to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be ~~slightly reduced~~ **similar** under the Tighter Cluster Alternative.

As discussed in Section 4.5, *Drainage, Erosion and Sedimentation*, the eastern reaches of the proposed Agricultural Residential Cluster Subdivision site, just south of the east driveway, would be located within the flood zone associated with Trout Creek (refer to Figure 4.5-1). The Tighter Cluster Alternative would not be located in this area. Therefore, impacts related to flood hazard exposure would be reduced.

Geologic Stability. The Tighter Cluster Alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, development under this alternative would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

Under the Tighter Cluster Alternative, Lots would be clustered in the remainder parcel and in the northernmost portion of the Agricultural Residential Cluster Subdivision site. As discussed in Section 4.6, *Geologic Stability*, the northernmost portion of the Agricultural Residential Cluster Subdivision site is subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively) similar to the proposed Agricultural Residential Cluster Subdivision site as a whole. However, the remainder parcel contains fewer soil-related hazards and a lower landslide potential, thereby placing fewer lots in areas exposed to geologic



hazards. As a result, this alternative would result in incrementally reduced geologic stability impacts as the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts would be similar to and less than the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, although the overall project footprint would be reduced by approximately 78%. As a result, construction activity would result in similar temporary noise, air quality and visual impacts compared to the Agricultural Residential Cluster Subdivision. However, this alternative would not convert as much open land as the proposed Agricultural Residential Cluster Subdivision. Therefore, land use impacts would be ~~reduced compared to~~ **both similar to and less than** the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, residents would similarly be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). This alternative would generate similar construction-related noise impacts, since the area of disturbance and number of units would be the same.

Overall, noise impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Public Safety. Although the overall project footprint would be reduced under this alternative, site disturbance would be ~~on slightly reduced when compared~~ **similar** to the proposed Agricultural Residential Cluster Subdivision. As with the Agricultural Residential Cluster Subdivision, site disturbance would not occur in an area of historical croplands. Therefore, impacts related to residual agricultural chemicals would be similarly less than significant.

Since this alternative would accommodate the same number residential units as the proposed Agricultural Residential Cluster Subdivision, the same number of residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations; ~~and~~ hazards related to potential aircraft accidents, **and exposure to valley fever.**

Under this alternative, Lots would be clustered in the remainder parcel and in the northernmost portion of the Agricultural Residential Cluster Subdivision site, while the water tanks would remain as proposed. Since no residences would be located near the water tanks under this alternative, potential public safety impacts associated with their failure would be eliminated.



Overall, the Tighter Cluster Alternative would result in impacts which are both similar and reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the increase in demand for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be identical. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be identical. Therefore, this alternative is considered to have similar impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. As a result, traffic impacts on local roadway and highway segments and intersections would be similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be similar.

Visual Resources. This alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, although the overall project footprint would be reduced by approximately 78%. The overall visual effect of this alternative would be a more compact cluster. The tighter clustering of lots and the associated preservation of additional open space would maintain more of the rural character of the site than the proposed Agricultural Residential Cluster Subdivision. However, the tighter cluster would also result in a more concentrated urbanized appearance within the rural context. Although more homes may be visible from roadways within the community of Santa Margarita due to the relocation of lots in the remainder parcel and in the northernmost portion of the Agricultural Residential Cluster Subdivision site, no development would be visible from locations south of the proposed East Driveway. As a result, impacts related to the alteration of visual character under this alternative would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. This alternative would result in the same number residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be the same as for the proposed Agricultural Residential Cluster Subdivision. This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes, and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.



6.8 ALTERNATIVE 8: Alternative Future Development Program Scenario 1

6.8.1 Description

This alternative would eliminate Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real). This would involve the elimination of the following uses: a 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Other Future Development Program land uses would remain. Figure 6-6 illustrates this alternative.

6.8.2 Impact Analysis

Agricultural Resources. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Therefore, this alternative would result in less overall site disturbance as the Future Development Program. Some prime soil and farmland of local importance occurs in this area (refer to Figures 4.1-2 and 4.1-3 in Section 4.1, *Agricultural Resources*). Because no site disturbance would occur in this location, impacts related to the conversion of prime soils areas and fragmentation of agricultural areas would be less than the Future Development Program. Similarly, because fewer land uses could be located near existing agricultural operations, conflicts between urban and agricultural uses would be somewhat reduced when compared to the Future Development Program.

Overall, this alternative would reduce agricultural resource impacts when compared to the currently envisioned Future Development Program.

Air Quality. The Future Development Program is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. Alternative Future Development Program Scenario 1 would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. However, this alternative would generate 9% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, the rate of increase in vehicle trips and miles traveled would not be as extensive as the currently envisioned Future Development Program. Impacts related to CAP consistency would be reduced under Alternative Future Development Program Scenario 1. Odor nuisance impacts associated with wineries and septic systems would also be proportionately reduced under this alternative.

Overall, air quality impacts would be incrementally less under this alternative when compared to the currently envisioned Future Development Program.

Biological Resources. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters located within northeastern quadrant of the Ranch (north of SR 58 and

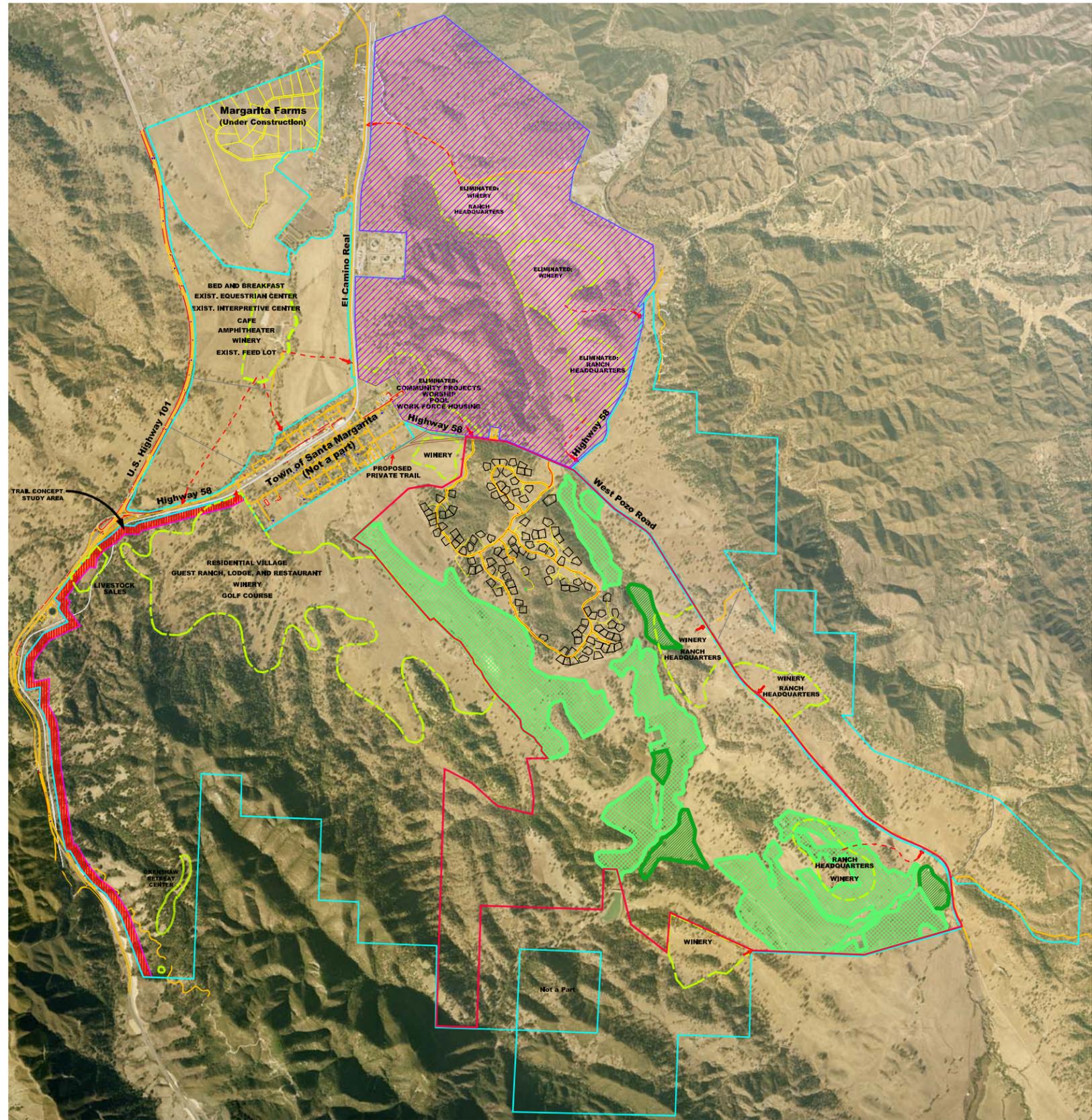


east of El Camino Real). As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, this area is primarily composed of California annual grassland, chamise chaparral, blue oak woodland, emergent wetland and riparian habitat types. Since development in this area would be eliminated, impacts to these habitat types would be reduced.

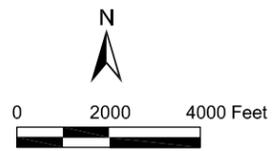
Similarly, impacts to special-status animal species, including the California red-legged frog (CRLF), ~~southern steelhead (SS)~~ **South/Central California Coast Steelhead (Steelhead)** and Vernal Pool Fairy Shrimp (VPFS) would be reduced due to the reduced amount of site disturbance. Because all development within the northeastern quadrant of the Ranch would be eliminated, impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced.

Cultural Resources. Sixty-two prehistoric and historical archaeological sites and 29 isolates are recorded on the surveyed portions of the ranch (refer to Section 4.4, *Cultural Resources*). Twelve (12) prehistoric and historical archaeological sites are located within northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real). This alternative would eliminate Future Development Program land uses envisioned for location in this area, including: a 5-acre park and





- TENTATIVE TRACT 2586 BOUNDARY
- PROPOSED LOT LINES FOR TENTATIVE TRACT 2586 RESIDENTIAL CLUSTER SUBDIVISION
- RANCH PROPERTY BOUNDARY
- FUTURE DEVELOPMENT PROGRAM LAND USE LOCATIONS
- AREA OF ELIMINATED FUTURE DEVELOPMENT PROGRAM LAND USES
- EXISTING VINEYARD
- AG IN PROGRESS
- ROADWAYS
- TRAIL CONCEPT STUDY AREA



Alternative 8:
 Alternative Future Development Program
 Scenario 1

Source: EDA Design Professionals, June 2006.

community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. As a result, impacts related to direct damage or destruction of several of these sites, and disruption of their setting and feeling, would be eliminated under Alternative Future Development Program Scenario 1.

In addition, because the area of disturbance would be reduced, this alternative would result in fewer impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would generate fewer new residents, there would be less likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, because less area would be developed under this alternative, fewer cultural resources impacts would result compared to the currently envisioned Future Development Program.

Drainage, Erosion and Sedimentation. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced. In addition, because the amount of paved areas would be reduced, permanent increases in surface runoff and accelerated erosion would be reduced compared to the Future Development Program. Storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced.

Alternative Future Development Program Scenario 1 eliminates Future Development Program land uses that could otherwise be placed within the 100-year flood zone associated with Trout Creek (refer to Figure 4.5-1 in Section 4.5, *Drainage, Erosion and Sedimentation*). Therefore, impacts related to flood hazard exposure would be reduced.

Overall, drainage, erosion, sedimentation and flood hazard impacts would be less than those expected under the currently envisioned Future Development Program.

Geologic Stability. The Rinconada Fault is located approximately 2,100 feet east of the proposed Agricultural Residential Cluster Subdivision development, running along the eastern edge of the Ranch property. Land uses envisioned under the Future Development Program for this area include four wineries and four Ranch headquarters (refer to Figure 4.6-4 in Section 4.6, *Geologic Stability*). Alternative Future Development Program Scenario 1 would eliminate two wineries and two Ranch headquarters located in the northeastern quadrant of the Ranch property. Therefore, fault rupture hazards would be reduced compared to the currently envisioned Future Development Program. Similarly, because this alternative would eliminate the envisioned 5-acre park and community pool, three worship centers, 50 units of work force housing, two wineries and two Ranch headquarters, development under this alternative would expose fewer units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

This alternative would eliminate Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real). As discussed in Section 4.6, *Geologic Stability*, this area is subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential;



and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively). Because Alternative Future Development Program Scenario 1 would exclude development in this area, it would incrementally reduce impacts when compared to the currently envisioned Future Development Program.

Overall, geologic stability impacts would be reduced under this alternative, compared to the currently envisioned Future Development Program.

Land Use. This alternative would eliminate Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real), including: a 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. As a result, the reduced construction activity would result in fewer temporary noise, air quality and visual impacts compared to the Future Development Program. In addition, this alternative would not convert as much open land as the currently envisioned Future Development Program. Therefore, land use impacts would be reduced under Alternative Future Development Program Scenario 1.

Noise. This alternative would generate 9% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be incrementally reduced. In addition, because this alternative would accommodate fewer residential units and other occupied structures, fewer residents and site occupants would be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). Similarly, this alternative would generate fewer construction-related noise impacts, since the area of disturbance and number of units would be reduced.

Public Safety. The historical use of portions of the Santa Margarita Ranch for agricultural production may have resulted in undocumented residual quantities of presently-banned agricultural chemicals. This alternative would eliminate Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real). Therefore, less site disturbance would occur. Consequently, the number of future site construction workers and residents potentially exposed to residual quantities of presently-banned agricultural chemicals would be reduced.

Since this alternative would accommodate fewer residential units and occupied structures than the Future Development Program, fewer residents and site occupants would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between future uses and existing off-site mining operations and on-site agricultural operations; and hazards related to aircraft accidents, **and exposure to valley fever.**

In addition, under the currently envisioned Future Development Program, access to land uses in the northeastern quadrant of the Ranch would require railroad crossings. This could result in significant public safety impacts. Alternative Future Development Program Scenario 1 eliminates these impacts because it eliminates all future land uses in this area.



Public Services. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. All other Future Development Program land uses would remain. Consequently, the need for law enforcement and fire protection would be reduced. Based on the student generation rates used in the public services analysis for the Future Development Program (refer to table 4.12-4 in Section 4.10, *Public Services*), this alternative would generate approximately 201 students. This represents a decrease of 23 students (10% less) when compared to the Future Development Program. Therefore, the need for school services would also be decreased. In addition, based on the solid waste generation rates used in the public services analysis for the Future Development Program (refer to Section 4.10, *Public Services*), this alternative would generate approximately 1,000 tons of solid waste per year (assuming a total of 39 jobs generated by three places of worship and two wineries). This represents a decrease of 121.6 tons per year (11% less) when compared to the Future Development Program. Therefore, the need for solid waste services would also be decreased. **Library demand would similarly be reduced under the Alternative Future Development Program Scenario 1 Alternative.**

Overall, this alternative is considered to have lesser public service impacts compared to the Future Development Program.

Recreation. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Based on the County standard of 3 acres of parkland and open space per 1,000 residents, this alternative would generate demand for approximately 3.8 acres of parkland. This represents a decreased demand of 0.4 acres of parkland (9.5% less) when compared to the Future Development Program. However, because Alternative Future Development Program Scenario 1 excludes recreational facilities envisioned under the Future Development Program, including a 5-acre community park and swimming pool, these recreational demands would not be met under this alternative. Therefore, this alternative would have greater impacts related to parkland demand when compared to the Future Development Program.

Transportation and Circulation. This alternative would eliminate the envisioned 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Based on the rates used in the traffic analysis for the Future Development Program (refer to Table 4.12-13 in Section 4.12, *Transportation and Circulation*), this alternative would result in a decrease of approximately 752 daily trips (8% less) as compared to the currently envisioned Future Development Program. As a result, traffic impacts on local roadway and highway segments and intersections would be incrementally reduced when compared to the Future Development Program.

Table 6-1 Alternative Future Development Program Scenario 1: Eliminated Daily Trips

Land Use	Trip Rate	Units to be Excluded	Trip Estimate
Worship	9.11 per 1,000 square feet	15,000 square feet	137
Work force housing	9.25 per dwelling unit	50 dwelling units	463
Winery	22.2 per 1,000 square feet	6,000 square feet	133
Ranch HQ	9.25 per dwelling unit	2 dwelling units	19
Trips Eliminated by Alternative Future Development Program Scenario 1			752
Total Trips Remaining			8,539



Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be proportionately reduced.

Visual Resources. As discussed in Section 4.13, *Visual Resources*, the northernmost envisioned winery and ranch Headquarters may be visible from travelers on El Camino Real. Alternative Future Development Program Scenario 1 eliminates Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real), including this northernmost envisioned winery and ranch Headquarters. Therefore, visual resource impacts in this area would be reduced.

In addition, the reduced level of site disturbance and the associated preservation of additional open space would maintain more of the rural character of the site than the Future Development Program. In addition, fewer new light and glare generators would be introduced into the area. As a result, impacts related to the alteration of visual character under this alternative would be reduced.

Overall, Alternative Future Development Program Scenario 1 would result in reduced visual resource impacts when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. This alternative would accommodate 52 fewer residential units when compared to the Future Development Program and would eliminate the following non-residential uses: three places of worship, a neighborhood park and swimming pool, and two wineries with tasting rooms and permitted special events. Based on the demand estimation factors and groundwater recharge percentages used in the water resource analysis for the Future Development Program (refer to table 4.14-2 in Section 4.14, *Water and Wastewater*), this alternative would result in a decrease in net consumptive demand of approximately 51.9 acre-feet per year (5.6% less) as compared to the currently envisioned Future Development Program (refer to Table 6-2). As a result, impacts related to groundwater use and overdraft of the aquifer system would be reduced when compared to the currently envisioned Future Development Program.

**Table 6-2 Alternative Future Development Program Scenario 1:
 Eliminated Consumptive Water Demand**

Land Use	Water Use Factor (acre-feet/unit)	Annual Water Demand (acre-feet)	Percent Groundwater Recharge	Consumptive Demand
50 affordable residential lots	1.44/lot	51.44	40	30.86
Two 40,000 square foot wineries	0.17/1,000 sf	13.6	32	9.25
Two ranch/farm headquarters	1.44/lot	5.76	40	3.46
Three 5,000 square foot places of worship	0.17/1,000 sf	2.55	40	1.53
5 acre neighborhood parkland and swimming pool	2 afy/acre	10	32	6.8
Consumptive Demand Eliminated by Alternative Future Development Program Scenario 1				51.9
Total Consumptive Demand Remaining				874.1



Although this alternative would accommodate 52 fewer residential units than the Future Development Program, 50 units would consist of affordable residential lots. These lots would be less than one acre in size and would therefore be unable to support septic systems. Consequently, connection to a sewage treatment facility would be required (refer to Future Development Program Impact W-2 in Section 4.14, *Water and Wastewater*). Therefore, compared to the Future Development Program, this alternative would result in the installation two fewer septic systems (one on each of the Ranch headquarters). As a result, impacts related to the placement and design of wastewater systems would be incrementally reduced. Similarly, water quality impacts resulting from the on-site recharge of water softeners and household wastes would be somewhat less than the Future Development Program. In addition, because this alternative eliminates two of the nine wineries envisioned under the Future Development Program, impacts related to winery wastewater would be incrementally reduced.

Overall, water and wastewater impacts would be less with Alternative Future Development Program Scenario 1 than with the currently envisioned Future Development Program.

6.9 ALTERNATIVE 9: Alternative Future Development Program Scenario 2

6.9.1 Description

This alternative would eliminate Future Development Program land uses in the most sensitive biological areas. This would involve the elimination of the following uses: a 347-unit residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. Other Future Development Program land uses would remain. Figure 6-7 illustrates this alternative.

6.9.2 Impact Analysis

Agricultural Resources. By eliminating envisioned Future Development Program land uses southwest of the community of Santa Margarita, this alternative would result in less overall site disturbance when compared to the Future Development Program. This alternative would not convert prime soils areas or the farmland of local importance that occur in these areas (refer to Figures 4.1-2 and 4.1-3 in Section 4.1, *Agricultural Resources*). Similarly, this alternative would reduce impacts related to fragmentation of agricultural areas. In addition, because fewer land uses could be located near existing agricultural operations, conflicts between urban and agricultural uses would be somewhat reduced when compared to the Future Development Program.

Overall, this alternative would reduce agricultural resource impacts when compared to the currently envisioned Future Development Program.

Air Quality. The Future Development Program is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. Alternative Future Development Program



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Scenario 2 would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. However, this alternative would generate 56% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, the rate of increase in vehicle trips and miles traveled would not be as extensive as the currently envisioned Future Development Program. Impacts related to CAP consistency would be reduced with this alternative. Odor nuisance impacts associated with wineries and septic systems would also be reduced with this alternative.

Biological Resources. This alternative would eliminate Future Development Program land uses in the most sensitive biological areas. This would involve the elimination of the following uses: a 347-unit residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, this area (located southwest of the community of Santa Margarita) is composed of California annual grassland, blue oak woodland, valley oak woodland, emergent wetland and riparian habitat types. Since development in this area would be eliminated, impacts to these habitat types would be reduced.

This area also contains several special-status plant species, including San Luis Obispo County morning glory and San Luis Obispo owl's clover, as well as special-status animal species, including the California red-legged frog (CRLF) and the southwestern pond turtle. Because of the reduction in the amount of site disturbance in biologically sensitive areas, impacts to these and other special-status species would be reduced compared to the envisioned Future Development Program. Impacts to migration corridors for special-status and common wildlife species would also be proportionately reduced.

Cultural Resources. Sixty-two prehistoric and historical archaeological sites and 29 isolates are recorded on the surveyed portions of the ranch (refer to Section 4.4, *Cultural Resources*). Thirteen (13) prehistoric and historical archaeological sites are located within or adjacent to the Future Development Program land use location southwest of the community of Santa Margarita. This alternative would eliminate Future Development Program land uses envisioned for location in this area, including: a 347-unit residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. As a result, impacts related to direct damage or destruction of several of these sites, and disruption of their setting and feeling, would be eliminated under Alternative Future Development Program Scenario 2.

In addition, because the area of disturbance would be reduced, this alternative would result in fewer impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would generate fewer new residents, there would be less likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, because less area would be developed under this alternative, fewer cultural resources impacts would result compared to the currently envisioned Future Development Program.



Drainage, Erosion and Sedimentation. By eliminating envisioned Future Development Program land uses southwest of the community of Santa Margarita, this alternative would result in less overall site disturbance when compared to the Future Development Program. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced accordingly. In addition, because the amount of paved areas would be reduced, permanent increases in surface runoff and accelerated erosion would be reduced compared to the Future Development Program. Storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced.

Alternative Future Development Program Scenario 2 eliminates Future Development Program land uses that could otherwise be placed within the 100-year flood zone associated with Yerba Buena Creek and its tributaries (refer to Figure 4.5-1 in Section 4.5, *Drainage, Erosion and Sedimentation*). Therefore, impacts related to flood hazard exposure would be reduced.

Overall, drainage, erosion, sedimentation and flood hazard impacts would be less than those expected under the currently envisioned Future Development Program.

Geologic Stability. The Nacimiento Fault Zone is located approximately 3,100 feet west of the Agricultural Residential Cluster Subdivision development, bisecting the community of Santa Margarita in the west-central portion of the Ranch property. This alternative would eliminate Future Development Program land uses envisioned for location near the Nacimiento Fault trace, including the envisioned residential village, guest ranch, lodge, restaurant, winery and golf course southwest of the community of Santa Margarita (refer to Figure 4.6-4 in Section 4.6, *Geologic Stability*). Therefore, fault rupture hazards would be reduced compared to the currently envisioned Future Development Program. Similarly, development under this alternative would expose fewer structures, residents, and site occupants to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch. The area southwest of the community of Santa Margarita is also subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively). Because Alternative Future Development Program Scenario 2 would exclude land uses in this area, it would reduce impacts when compared to the currently envisioned Future Development Program.

Land Use. This alternative would eliminate the Future Development Program land uses envisioned southwest of the community of Santa Margarita. As a result, construction activity would result in fewer temporary noise, air quality and visual impacts compared to the Future Development Program. In addition, this alternative would not convert as much open land as the currently envisioned Future Development Program. Therefore, land use impacts would be reduced under Alternative Future Development Program Scenario 2.

Noise. This alternative would generate 56% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be reduced. In addition, because this alternative would accommodate fewer residential units, fewer residents would be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific

Railroad (UPRR). Similarly, this alternative would generate fewer construction-related noise impacts, since the area of disturbance and number of units would be reduced.

Public Safety. This alternative would eliminate Future Development Program land uses envisioned for location southwest of the community of Santa Margarita, which is an area that may contain undocumented residual quantities of presently-banned agricultural chemicals. Since less site disturbance would occur with this alternative, the number of future site construction workers, residents, and occupants potentially exposed to residual quantities of presently-banned agricultural chemicals would be reduced.

Since this alternative would accommodate fewer residential units than the Future Development Program, fewer residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between future uses and agricultural operations; ~~and~~ hazards related to aircraft accidents, **and exposure to valley fever.**

Public Services. This alternative would eliminate the envisioned 347-unit residential village; 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. All other Future Development Program land uses would remain. Consequently, the need for law enforcement and fire protection would be reduced. Based on the student generation rates used in the public services analysis for the Future Development Program (refer to table 4.12-4 in Section 4.10, *Public Services*), this alternative would generate approximately 73 students. This represents a decrease of 151 students (67% less) when compared to the Future Development Program. Therefore, the need for school services would also be decreased. In addition, based on the solid waste generation rates used in the public services analysis for the Future Development Program (refer to Section 4.10, *Public Services*), this alternative would generate approximately 578.2 tons of solid waste per year (assuming a total of 110 jobs generated by the restaurant, winery, and golf course). This represents a decrease of 543.4 tons per year (48% less) when compared to the Future Development Program. Therefore, the need for solid waste services would also be decreased. **Library demand would similarly be reduced under the Alternative Future Development Program Scenario 2 Alternative.**

Overall, this alternative is considered to have lesser public service impacts compared to the Future Development Program.

Recreation. This alternative would eliminate the envisioned 347-unit residential village; 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. Based on the County standard of 3 acres of parkland and open space per 1,000 residents, this alternative would generate demand for approximately 1.4 acres of parkland. This represents a decreased demand of 2.8 acres of parkland (67% less) when compared to the Future Development Program. Therefore, this alternative would have fewer impacts related to parkland demand when compared to the Future Development Program.



Transportation and Circulation. This alternative would eliminate the land uses envisioned southwest of the community of Santa Margarita, including: a 347-unit residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. Based on the rates used in the traffic analysis for the Future Development Program (refer to Table 4.12-13 in Section 4.12, *Transportation and Circulation*), this alternative would result in a decrease of approximately 5,206 daily trips (56% less) as compared to the currently envisioned Future Development Program. As a result, traffic impacts on local roadway and highway segments and intersections would be incrementally reduced when compared to the Future Development Program. Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be proportionately reduced.

**Table 6-3 Alternative Future Development Program Scenario 2:
 Eliminated Daily Trips**

Land Use	Trip Rate	Units to be Excluded	Trip Estimate
Residential Village	9.25 per dwelling unit	347 dwelling units	3,210
Guest Ranch, Lodge and Restaurant	2.45 per unit	262 units	642
Winery	22.2 per 1,000 square feet	3,000 square feet	67
Golf Course	35.74 per hole	36 holes	1,287
Trips Eliminated by Alternative Future Development Program Scenario 2			5,206
Total Trips Remaining			4,085

Visual Resources. This alternative would eliminate the Future Development Program land uses envisioned southwest of the community of Santa Margarita that may be visible from State Route 58, including: a residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. Accordingly, this alternative would reduce impacts related to the permanent alteration of the existing pristine rural and natural visual condition of the area. In addition, the reduced level of site disturbance and the associated preservation of additional open space would maintain more of the rural character of the property when compared to the Future Development Program. In addition, fewer new light and glare generators would be introduced into the area. As a result, impacts related to the alteration of visual character under this alternative would be reduced.

Water and Wastewater. This alternative would accommodate 347 fewer residential units when compared to the Future Development Program and would eliminate the following non-residential uses: guest ranch and lodge, restaurant, winery and golf course. Based on the demand estimation factors and groundwater recharge percentages used in the water resource analysis for the Future Development Program (refer to Table 4.14-2 in Section 4.14, *Water and Wastewater*), this alternative would result in a decrease in net consumptive demand of approximately 710.4 acre-feet per year (76.7% less) as compared to the currently envisioned Future Development Program (refer to Table 6-4). As a result, impacts related to groundwater



use and overdraft of the aquifer system would be reduced when compared to the currently envisioned Future Development Program.

**Table 6-4 Alternative Future Development Program Scenario 2:
 Eliminated Consumptive Water Demand**

Land Use	Water Use Factor (acre-feet/unit)	Annual Water Demand (acre-feet)	Percent Groundwater Recharge	Consumptive Demand
Residential Village (347 lots)	1.44/lot	499.68	40	299.8
Guest ranch, lodge, and restaurant	0.15/room	37.5	40	22.5
Restaurant	0.022/seat	4.4	40	2.64
Private golf course, club house, shop	2/acre	560	32	380.8
Winery	0.17/1,000 sf	6.8	32	4.62
Consumptive Demand Eliminated by Alternative Future Development Program Scenario 2				710.4
Total Consumptive Demand Remaining				215.6

Similar to the Future Development Program, improper disposal field design could result in health hazards or potential ground and surface water contamination. However, since potential buildout would be reduced, impacts related to the placement and design of wastewater systems would be reduced under Alternative Future Development Program Scenario 2. Similarly, because fewer septic systems would be installed, water quality impacts resulting from the on-site recharge of water softeners and household wastes would be less than the Future Development Program. In addition, because this alternative eliminates one of the nine wineries envisioned under the Future Development Program, impacts related to winery wastewater would be incrementally reduced.

6.10 ALTERNATIVE 10: Alternative Future Development Program Scenario 3

6.10.1 Description

This alternative would eliminate Future Development Program land uses in the most sensitive cultural resource areas. This would involve the elimination of the following uses: a 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater, 9,000 square feet of craft studios, galleries, an interpretive center, and gift shops, and a 40,000 square foot winery on the existing Ranch headquarters parcel; a 347-unit residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000 square foot winery including an additional 6,000 square foot retail component, and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop located southwest of the community of Santa Margarita; one Ranch headquarter located northwest of SR 58 (after SR 58 curves northerly); and one winery/Ranch headquarter located in the southern portion of the Ranch property, west of West Pozo Road. Other Future Development Program land uses would remain. Figure 6-8 illustrates this alternative.



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6.10.2 Impact Analysis

Agricultural Resources. By eliminating the Future Development Program land uses envisioned on the existing Ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter, this alternative would result in less overall site disturbance when compared to the Future Development Program. This alternative would not convert prime soils areas or the farmland of local importance that occur in these areas (refer to Figures 4.1-2 and 4.1-3 in Section 4.1, *Agricultural Resources*). Similarly, this alternative would reduce impacts related to fragmentation of agricultural areas. In addition, because fewer land uses could be located near existing agricultural operations, conflicts between urban and agricultural uses would be somewhat reduced when compared to the Future Development Program.

Air Quality. The Future Development Program is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. Alternative Future Development Program Scenario 3 would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. However, this alternative would generate 74% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, the rate of increase in vehicle trips and miles traveled would not be as extensive as the currently envisioned Future Development Program. Impacts related to CAP consistency would be reduced under Alternative Future Development Program Scenario 3. Odor nuisance impacts associated with wineries and septic systems would also be reduced under this alternative.

Biological Resources. This alternative would eliminate Future Development Program land uses envisioned on the existing Ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter. As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, these areas are composed of California annual grassland, blue oak woodland, emergent wetland, riparian and agriculture (vineyard/~~dry farm~~) habitat types. Since development in these areas would be eliminated, impacts to these habitat types would be reduced.

These areas also contain several special-status plant species, including San Luis Obispo County morning glory, San Luis Obispo owl's clover, and San Luis Obispo County Lupine, as well as special-status animal species, including the California red-legged frog (CRLF) and the southwestern pond turtle. Because of the reduction in the amount of site disturbance, impacts to these and other special-status species would be reduced compared to the envisioned Future Development Program. Impacts to migration corridors for special-status and common wildlife species would also be proportionately reduced.

Cultural Resources. This alternative was designed specifically to minimize cultural resource impacts identified with the Future Development Program and outlined in Section 4.4, *Cultural Resources*, of this EIR. By eliminating the Future Development Program land uses envisioned on the existing Ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter, this alternative would



eliminate direct damage or destruction to 27 prehistoric and historical archaeological sites which are located on or adjacent to these sites.

In addition, because the area of disturbance would be reduced, this alternative would result in fewer impacts related to disturbing previously unidentified buried archeological deposits or human remains. In addition, because this alternative would generate fewer new residents, there would be less likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, because less area would be developed under this alternative, fewer cultural resources impacts would result compared to the currently envisioned Future Development Program.

Drainage, Erosion and Sedimentation. By eliminating the Future Development Program land uses envisioned on the existing Ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter, this alternative would result in less overall site disturbance when compared to the Future Development Program. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced accordingly. In addition, because the amount of paved areas would be reduced, permanent increases in surface runoff and accelerated erosion would be reduced compared to the Future Development Program. Storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced.

Alternative Future Development Program Scenario 3 eliminates Future Development Program land uses that could otherwise be placed within the 100-year flood zone associated with Yerba Buena Creek and Santa Margarita Creek (refer to Figure 4.5-1 in Section 4.5, *Drainage, Erosion and Sedimentation*). Therefore, impacts related to flood hazard exposure would be reduced.

Geologic Stability. The Nacimiento Fault Zone is located approximately 3,100 feet west of the Agricultural Residential Cluster Subdivision development, bisecting the community of Santa Margarita in the west-central portion of the Ranch property. This alternative would eliminate Future Development Program land uses envisioned for location near the Nacimiento Fault trace, including the envisioned ranch headquarters parcel land uses, and the residential village, guest ranch, lodge, restaurant, winery and golf course southwest of the community of Santa Margarita (refer to Figure 4.6-4 in Section 4.6, *Geologic Stability*). In addition, the Rinconada Fault is located approximately 2,100 feet east of the proposed Agricultural Residential Cluster Subdivision development, running along the eastern edge of the Ranch property. This alternative would eliminate a Future Development Program ranch headquarters envisioned for location near the Rinconada Fault (refer to Figure 4.6-4 in Section 4.6, *Geologic Stability*). Therefore, fault rupture hazards would be reduced compared to the currently envisioned Future Development Program. Similarly, development under this alternative would expose fewer structures, residents, and site occupants to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

This alternative would eliminate Future Development Program land uses envisioned near the existing Ranch headquarters location. As discussed in Section 4.6, *Geologic Stability*, this area is subject to soil-related hazards (expansive soils, erosive soils and settlement) and high liquefaction potential (refer to Figures 4.6-3 and 4.6-6, respectively). The area southwest of the



community of Santa Margarita is also subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively). This alternative would also eliminate one Future Development Program Ranch headquarters envisioned northwest of SR 58; and one winery/Ranch headquarter envisioned in the southern portion of the Ranch property, west of West Pozo Road. These areas are subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively). Because Alternative Future Development Program Scenario 3 would exclude land uses in these areas, it would reduce geologic impacts when compared to the currently envisioned Future Development Program.

Land Use. This alternative would eliminate the Future Development Program land uses envisioned on the existing ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter. As a result, construction activity would result in fewer temporary noise, air quality and visual impacts compared to the Future Development Program. In addition, this alternative would not convert as much open land as the currently envisioned Future Development Program. Therefore, land use impacts would be reduced under Alternative Future Development Program Scenario 3.

Noise. This alternative would generate 74% fewer average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be reduced. In addition, because this alternative would result in the elimination of residential units, fewer residents would be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). In addition, this alternative would generate fewer construction-related noise impacts, since the area of disturbance and number of units would be reduced.

Public Safety. This alternative would eliminate Future Development Program land uses envisioned in areas that may contain undocumented residual quantities of presently-banned agricultural chemicals. Since less site disturbance would occur with this alternative, the number of future site construction workers, residents, and occupants potentially exposed to residual quantities of presently-banned agricultural chemicals would be reduced.

Since this alternative would accommodate fewer residential units than the Future Development Program, fewer residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between future uses and agricultural operations; ~~and~~ hazards related to aircraft accidents, **and exposure to valley fever.**

Public Services. This alternative would eliminate the Future Development Program land uses envisioned on the existing ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter. Consequently, the need for law enforcement and fire protection would be reduced. Based on the student generation rates used in the public services analysis for the Future Development Program (refer to table 4.12-4 in Section 4.10, *Public Services*), this alternative would generate approximately 72 students. This represents a decrease of 152 students (68% less) when compared to the Future



Development Program. Therefore, the need for school services would also be decreased. In addition, based on the solid waste generation rates used in the public services analysis for the Future Development Program (refer to Section 4.10, *Public Services*, this alternative would generate approximately 415.4 tons of solid waste per year (assuming a total of 200 jobs generated by the restaurant, golf course, Bed and Breakfast, café, craft studios, galleries, an interpretive center, gift shops and three wineries). This represents a decrease of 706.7 tons per year (63% less) when compared to the Future Development Program. Therefore, the need for solid waste services would also be decreased. **Library demand would similarly be reduced under the Alternative Future Development Program Scenario 3 Alternative.**

Overall, this alternative is considered to have lesser public service impacts compared to the Future Development Program.

Recreation. This alternative would eliminate the Future Development Program land uses envisioned on the existing ranch headquarters parcel, in the area southwest of the community of Santa Margarita, one Ranch headquarter and one winery/Ranch headquarter. Based on the County standard of 3 acres of parkland and open space per 1,000 residents, this alternative would generate demand for approximately 1.4 acres of parkland. This represents a decreased demand of 2.8 acres of parkland (67% less) when compared to the Future Development Program. Therefore, this alternative would have fewer impacts related to parkland demand when compared to the Future Development Program.

Transportation and Circulation. This alternative would eliminate the envisioned 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater, 9,000 square feet of craft studios, galleries, an interpretive center, and gift shops, and a 40,000 square foot winery on the existing Ranch headquarters parcel; a 347-unit residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000 square foot winery including an additional 6,000 square foot retail component, and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop located southwest of the community of Santa Margarita; one Ranch headquarter located northwest of SR 58 (after SR 58 curves northerly); and one winery/Ranch headquarter located in the southern portion of the Ranch property, west of West Pozo Road. Based on the rates used in the traffic analysis for the Future Development Program (refer to Table 4.12-13 in Section 4.12, *Transportation and Circulation*), this alternative would result in a decrease of approximately 6,843 daily trips (74% less) as compared to the currently envisioned Future Development Program. As a result, traffic impacts on local roadway and highway segments and intersections would be incrementally reduced when compared to the Future Development Program.

Impacts related to access, railroad crossings, and pedestrian, bicycle and transit demand would also be proportionately reduced.

**Table 6-5 Alternative Future Development Program Scenario 3:
 Eliminated Daily Trips**

Land Use	Trip Rate	Units to be Excluded	Trip Estimate
Café	4.83 per seat	200 seats	966
Amphitheater	0.20 per seat	600 seats	120



**Table 6-5 Alternative Future Development Program Scenario 3:
 Eliminated Daily Trips**

Land Use	Trip Rate	Units to be Excluded	Trip Estimate
Craft studios, galleries and shops	44.32 per 1,000 square feet	6,000 square feet	266
Interpretive center and gift shops	44.32 per 1,000 square feet	3,000 square feet	133
Residential Village	9.25 per dwelling unit	347 dwelling units	3,210
Guest Ranch, Lodge and Restaurant	2.45 per unit	262 units	642
Golf Course	35.74 per hole	36 holes	1,287
Three Wineries	22.2 per 1,000 square feet	9,000 square feet	200
Two Ranch headquarters	9.25 per dwelling unit	2 units	19
Trips Eliminated by Alternative Future Development Program Scenario 3			6,843
Total Trips Remaining			2,448

Visual Resources. This alternative would eliminate the Future Development Program land uses envisioned on the existing ranch headquarters parcel, which would be highly visible from U.S. 101 due to the lack of intervening topography and sparse vegetation. In addition, this alternative would eliminate the Future Development Program land uses envisioned southwest of the community of Santa Margarita that may be visible from State Route 58. Additionally, this alternative would eliminate the Future Development Program ranch headquarters located northwest of SR 58, which would also be highly visible from SR 58. Accordingly, this alternative would reduce impacts related to the permanent alteration of the existing pristine rural and natural visual condition of the area.

In addition, the reduced level of site disturbance and the associated preservation of additional open space would maintain more of the rural character of the property when compared to the Future Development Program. In addition, fewer new light and glare generators would be introduced into the area. As a result, impacts related to the alteration of visual character under this alternative would be reduced.

Water and Wastewater. This alternative would eliminate the envisioned 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater, 9,000 square feet of craft studios, galleries, an interpretive center, and gift shops, and a 40,000 square foot winery on the existing Ranch headquarters parcel; a 347-unit residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000 square foot winery including an additional 6,000 square foot retail component, and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop located southwest of the community of Santa Margarita; one Ranch headquarter located northwest of SR 58 (after SR 58 curves northerly); and one winery/Ranch headquarter located in the southern portion of the Ranch property, west of West Pozo Road. The elimination of the 347-unit residential village and two Ranch headquarters would result in the elimination of 349 residences and an associated population of approximately 942 people. Based on the demand estimation factors and groundwater recharge percentages used in the water resource analysis for the Future Development Program (refer to Table 4.14-2 in Section 4.14,



Water and Wastewater), this alternative would result in a decrease in net consumptive demand of approximately 732.3 acre-feet per year (79% less) as compared to the currently envisioned Future Development Program (refer to Table 6-6). As a result, impacts related to groundwater use and overdraft of the aquifer system would be reduced when compared to the currently envisioned Future Development Program.

**Table 6-6 Alternative Future Development Program Scenario 3:
 Eliminated Consumptive Water Demand**

Land Use	Water Use Factor (acre-feet/unit)	Annual Water Demand (acre-feet)	Percent Groundwater Recharge	Consumptive Demand
Bed and breakfast	0.15/room	1.8	40	1.08
Café	0.022/seat	2.2	40	1.32
Amphitheater	0.022/seat	13.2	40	7.92
Craft studios, galleries, and shops	0.11/1000 sf	0.66	40	0.4
Interpretive center and gift shops	0.11/1000 sf	0.33	40	0.2
Residential Village (347 lots)	1.44/lot	499.68	40	299.8
Guest ranch, lodge, and restaurant	0.15/room	37.5	40	22.5
Restaurant	0.022/seat	4.4	40	2.64
Private golf course, club house, shop	2/acre	560	32	380.8
Three Wineries	0.17/1,000 sf	20.4	32	13.87
Two Ranch headquarters	1.44/lot	2.88	40	1.73
Consumptive Demand Eliminated by Alternative Future Development Program Scenario 3				732.3
Total Consumptive Demand Remaining				193.7

Similar to the Future Development Program, improper disposal field design could result in health hazards or potential ground and surface water contamination. However, since potential buildout would be reduced, impacts related to the placement and design of wastewater systems would be reduced under Alternative Future Development Program Scenario 3. Similarly, because fewer septic systems would be installed, water quality impacts resulting from the on-site recharge of water softeners and household wastes would be less than the Future Development Program. In addition, because this alternative eliminates three of the nine wineries envisioned under the Future Development Program, impacts related to winery wastewater would be incrementally reduced.



6.11 ALTERNATIVE 11: Alternative Location for Livestock Sales

6.11.1 Description

This alternative would relocate the livestock sales yard to reduce access, traffic safety, and other impacts. Under the Future Development Program, this land use would be located adjacent to Highway 101, south of the SR 58 interchange (refer to Figure 2-9 in Section 2.0, *Project Description*). Under this alternative, the livestock sales yard would instead be located approximately 625 feet north of the community of Santa Margarita and 625 to 1,250 feet west of El Camino Real (refer to Figure 6-9). The facility footprint would be approximately 20 acres, as envisioned under the Future Development Program. Access to the site would be provided by an extension of Encina Avenue in the northern portion of the community of Santa Margarita. Other Future Development Program land uses would remain. Figure 6-9 illustrates this alternative.

6.11.2 Impact Analysis

Agricultural Resources. As shown in Figure 6-9, the previous location for livestock sales yard did not contain prime agricultural soils. Similarly, the new location for the livestock sales yard would avoid prime soils located in the northern portion of the Ranch. Because this alternative would similarly avoid prime soils, impacts to prime soils would be similar to the currently envisioned Future Development Program. However, by relocating the livestock sales yard closer to existing residences, this alternative would result in greater impacts related to conflicts between urban and agricultural uses (e.g., noise, odors, etc.) when compared to the currently envisioned Future Development Program.

Air Quality. The Future Development Program is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. Because this alternative would relocate the livestock sales yard while maintaining all other Future Development Program land uses as envisioned, it would similarly exclude sufficient TCMs and would similarly increase vehicle trips and miles traveled. Impacts related to CAP consistency would be similar to the currently envisioned Future Development Program. However, by relocating the livestock sales yard closer to existing residences, this alternative would result in greater impacts related to odor nuisances when compared to the currently envisioned Future Development Program.

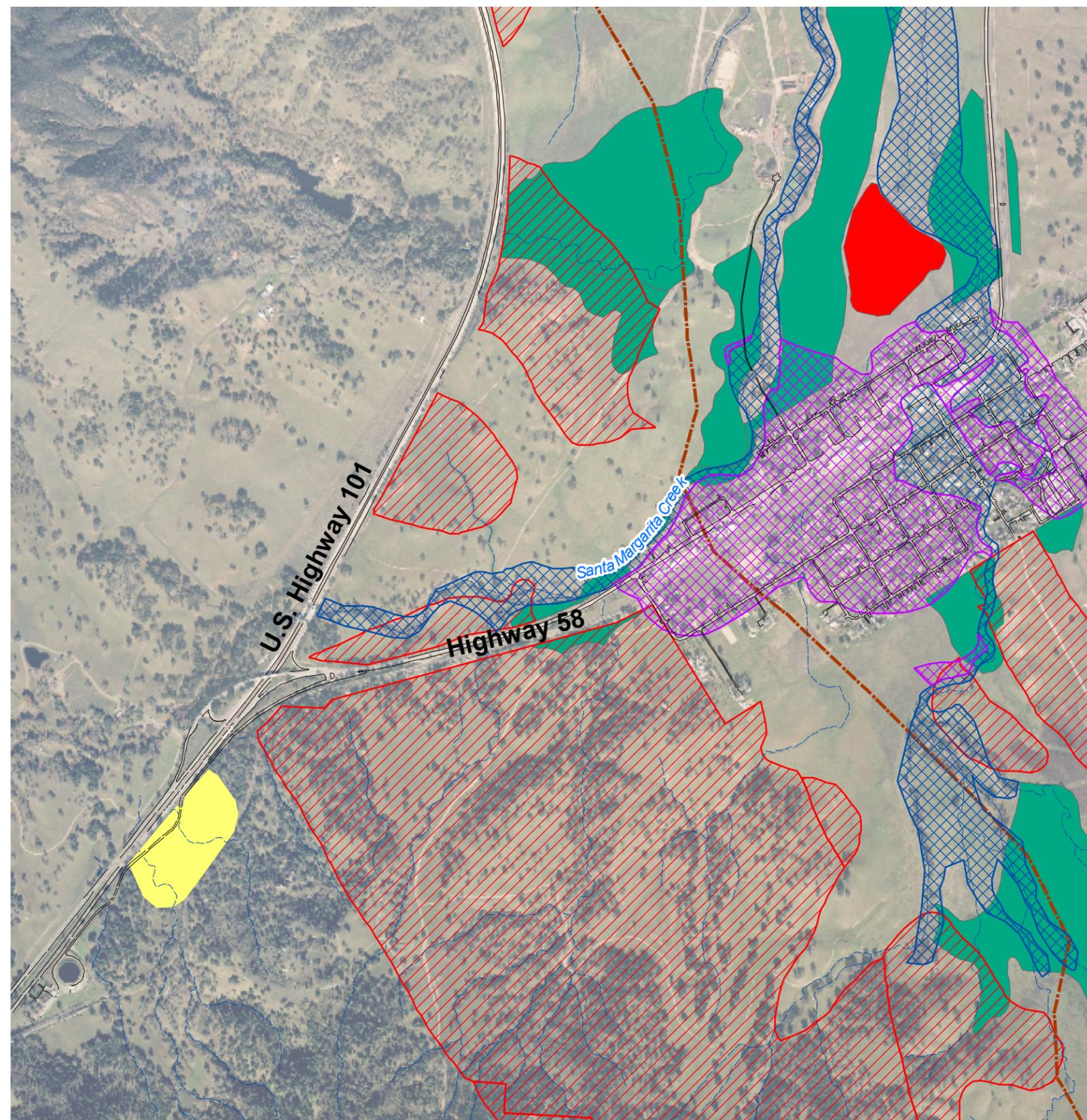
Biological Resources. As shown in Figure 4.3-3 in Section 4.3, *Biological Resources*, the currently envisioned location for livestock sales yard consisted of coast live oak woodland habitat. The alternative location is composed of agricultural lands. Because this alternative would avoid impacts to coast live oak woodland, impacts to this habitat type would be reduced when compared to the currently envisioned Future Development Program.

The currently envisioned location for the livestock sales yard does not contain and is not adjacent to aquatic habitats that could support sensitive aquatic species including Vernal Pool Fairy Shrimp (VPFS), ~~Southern Steelhead (SS)~~ **South/Central California Coast Steelhead (Steelhead)**, and California red-legged frog (CRLF). The alternative location for the livestock sales yard is adjacent to Santa Margarita Creek. As a result,

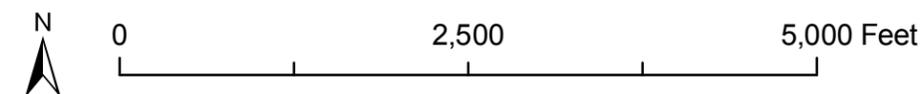


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-  NACIMIENTO FAULT ZONE
-  PREVIOUS LOCATION FOR LIVESTOCK SALES
-  RELOCATED LIVESTOCK SALES
-  100-YEAR FEMA FLOODPLAIN
-  500-YEAR FEMA FLOODPLAIN
-  HIGH LANDSLIDE POTENTIAL
-  PRIME AGRICULTURAL SOILS



Alternative 11:
 Alternative Location for Livestock Sales

Source: SSURGO, 2004, EDA Design Professionals, June 2006, County of San Luis Obispo, 2006, and Federal Emergency Management Agency Q3 Flood Data, May 1996.

this alternative would result in greater impacts on aquatic species, when compared to the Future Development Program.

Impacts related to the reduction of migration corridors for special-status and common wildlife species would be similar to the envisioned Future Development Program.

Overall, biological resource impacts would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. This alternative would relocate the envisioned livestock sales yard while maintaining all other Future Development Program land uses as envisioned. No known prehistoric or historical archaeological sites are located on or near the previous livestock sales yard location. However, two prehistoric and historical archaeological sites are located near the alternative livestock sales yard location. Impacts related to damage or destruction of the important associations of these sites, and disruption of their setting and feeling, would be increased compared to the Future Development Program. In addition, although this alternative would result in similar site disturbance as the Future Development Program, due to its location in close proximity to the Ranch headquarter parcel, the Alternative Location for Livestock Sales would be more likely to disturb previously unidentified buried archeological deposits or human remains.

However, because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, impacts related to identified resources, previously unidentified buried archeological deposits or human remains would be greater than the currently envisioned Future Development Program, while impacts related to relic collecting and/or vandalism would be similar to the currently envisioned Future Development Program.

Drainage, Erosion and Sedimentation. This alternative would relocate the envisioned livestock sales yard while maintaining all other Future Development Program land uses as envisioned. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the Future Development Program. The amount of paved areas under this alternative would also be similar to the Future Development Program. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be similar under this alternative.

As shown in Figure 6-9, the previous location for livestock sales yard was not exposed to flood hazards. Similarly, the new location for the livestock sales yard has been sited to avoid flood zones in the northern portion of the Ranch. Because this alternative would similarly avoid flood zones, flood hazard impacts would be similar to the currently envisioned Future Development Program.

Geologic Stability. This alternative would accommodate the same number residential units as the Future Development Program, thereby exposing the same number of units and residents to



strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

The previous location for the livestock sales yard was subject to high and very high erosion and high shrink-swell potential. The alternative location eliminates hazards related to erosive soils, and reduces impacts related to shrink-swell potential (refer to Figure 4.6-3 in Section 4.6, *Geologic Stability*). As shown in Figure 6-9, neither the Future Development Program location for the livestock sales yard nor the alternative location are characterized by high landsliding potential. Therefore, impacts from soil-related hazards would be less than the Future Development Program, while impacts from landsliding potential would be similar to the Future Development Program. As shown in Figure 4.6-6 in Section 4.6, *Geologic Stability*, the previous location for the livestock sales yard did not contain liquefaction potential. However, the alternative location is composed of high liquefaction potential. Therefore, impacts related to liquefaction potential would be greater under this alternative.

Overall, geologic stability impacts would be both better and worse when compared to the currently envisioned Future Development Program.

Land Use. Although this alternative includes the same land uses as the Future Development Program, the relocation of the livestock sales yard closer to existing residences would increase impacts related to the exposure of receptors to construction nuisances (i.e., temporary noise, air quality and visual impacts) when compared to the Future Development Program. This alternative would convert the same amount open land as the Future Development Program. Overall, land use impacts would be greater for this alternative when compared to the Future Development Program.

Noise. This alternative would generate the same number of average daily vehicle trips when compared to the Future Development Program (see *Transportation and Circulation* discussion below). However, trips associated with the livestock sales yard would be redistributed through the community of Santa Margarita and onto Encina Avenue in the northern portion of the community, which would serve as an access point for the Alternative Location for Livestock Sales. Therefore, noise levels on local roadways within the community of Santa Margarita would increase compared to the Future Development Program. The relocation of the livestock sales yard closer to existing residences would also increase impacts related to the exposure of receptors to construction and operational noise when compared to the Future Development Program.

However, because this alternative would accommodate the same number of residential units, residents would similarly be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR).

Overall, this alternative would result in greater impacts related to the generation of noise at existing sensitive receptors, but would result in similar impacts related to exposure of new sensitive receptors to existing noise sources.

Public Safety. This alternative would relocate the envisioned livestock sales yard north of the community of Santa Margarita, near the existing Ranch headquarter parcel. The previous livestock

sales yard location contains steep slopes, resulting in constraints to agricultural production. Therefore, development on the previous livestock sales location would not have occurred in areas of historical croplands. However, according to the agricultural study prepared for the Agricultural Residential Cluster Subdivision and Future Development Program, various crops, including winegrapes and olives, have historically been cultivated in the Ranch Headquarters area (north of the community of Santa Margarita). Due to its proximity to the Ranch headquarter parcel, the new livestock sales location could occur in areas historically used for agricultural production with soils that could contain residual quantities of presently-banned agricultural chemicals. Therefore, impacts would be greater when compared to the Future Development Program.

Since this alternative would accommodate the same number residential units as the Future Development Program, the same number of residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; ~~and~~ hazards related to potential aircraft accidents, **and exposure to valley fever.**

However, this alternative would eliminate significant traffic safety impacts associated with the location of the livestock sales yard envisioned in the Future Development Program, which requires an unsafe turning movement on SR 58.

Overall, this alternative would result in greater impacts related to residual agricultural chemicals, fewer impacts related to traffic safety, and similar impacts related to hazardous materials, ~~and~~ aircraft accidents, **and valley fever exposure.**

Public Services. This alternative would result in the same number residential units as the Future Development Program. Consequently, the need for law enforcement, fire protection, school, ~~and~~ solid waste, **and library** services would be similar. Therefore, this alternative is considered to have similar public service impacts compared to the currently envisioned Future Development Program.

Recreation. This alternative would result in the same number residential units as the Future Development Program. Consequently, the need for recreational facilities would be similar. Therefore, this alternative is considered to have similar impacts related to parkland demand when compared to the currently envisioned Future Development Program.

Transportation and Circulation. This alternative would relocate the envisioned livestock sales yard while maintaining all other Future Development Program land uses as envisioned. Therefore, this alternative would generate the same number of average daily trips. As a result, traffic impacts on local roadway and highway segments and intersections would be similar to the currently envisioned Future Development Program. However, trips associated with the livestock sales yard would be redistributed through the community of Santa Margarita and onto Encina Avenue in the northern portion of the community, which would serve as an access point for the Alternative Location for Livestock Sales. Therefore, impacts to Encina Avenue would be greater than the currently envisioned Future Development Program.



This alternative would eliminate significant access impacts associated with the location of the livestock sales yard envisioned in the Future Development Program, which requires an unsafe turning movement on SR 58.

Overall, this alternative would result in both greater and lesser transportation and circulation impacts when compared to the Future Development Program.

Visual Resources. The previous livestock sales yard location may have been visible from U.S. 101 (refer to Section 4.13, *Visual Resources*). However, intervening topography and vegetation would have partially screened development from view. In contrast, due to the lack of intervening topography and sparse vegetation in the area surrounding the alternative location, the livestock sales yard may be highly visible from El Camino Real north of the community of Santa Margarita, as well as from residences located in the northern portion of the community, under this alternative. Therefore, impacts to viewing corridors would be greater than the currently envisioned Future Development Program.

Water and Wastewater. This alternative would relocate the envisioned livestock sales yard while maintaining all other Future Development Program land uses as envisioned. Therefore, this alternative would result in the same net consumptive water use. As a result, impacts related to groundwater use and overdraft of the aquifer system would be similar to the Future Development Program. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes and septage load would also be similar to the currently envisioned Future Development Program.

6.12 ALTERNATIVE 12: Amended Project

6.12.1 Description

This alternative would have essentially the same development characteristics as the proposed project (112 dwelling units), but would incorporate the following project features that address identified environmental constraints:

- **Reorganized lot layout.** This alternative would reorganize the 112 lots within the same general vicinity of the site as the proposed Agricultural Residential Cluster Subdivision. As illustrated in Figure 6-10, 23 lots would be relocated and the boundaries of 65 lots would be adjusted. The remaining 24 lots would not change. This amended layout is intended to avoid placing lots in areas containing prime soils, reduce visual prominence, reduce impacts on oak trees, and avoid archaeologically-sensitive areas.
- **Reorganization of project roadways.** Along with reorganization of the Agricultural Residential Cluster Subdivision lots, this alternative would modify project roadways. Four roadways would be eliminated, one roadway would be shortened, and several others would be realigned to more closely follow existing Ranch roads (refer to Figure 6-10). In addition, under this alternative, driveways would be reduced from 22 to 18 feet in width.



- **Incorporation of building envelopes and height restrictions.** This alternative incorporates building envelopes which restrict development to ½ acre of each proposed lot. These building envelopes are intended to prevent development on biologically-sensitive areas of the site, and in some cases to comply with agricultural buffer setback requirements. Height restrictions were also placed on 13 lots (51 through 54, 92 through 94, 100, 101, 104 through 106, and 112) in order to reduce impacts to visual resources.

Access to the Amended Project Alternative would be provided via one existing driveway and one new driveway from West Pozo Road. Sewer service would be provided by individual septic systems and water service would be provided by a connection to the Nacimiento Water Project. This alternative would connect to the Nacimiento waterline at the northern extent of Encina Avenue within the community of Santa Margarita. A pipeline would be constructed within the existing Encina Avenue right-of-way to the southern extent of the roadway at the Ranch boundary. The untreated Nacimiento water delivered to the Ranch would be treated on-site and used for the Alternative 12 residences.

Refer to Figure 6-10 for a site plan of Alternative 12 in comparison to the proposed Agricultural Residential Cluster Subdivision.

6.12.2 Impact Analysis

Agricultural Resources. Although this alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision, it would relocate Lots 43, 66 and 71 to avoid prime soil locations identified in the Draft EIR. This would result in fewer impacts related to the direct conversion of prime soil areas. However, since circulation of the Draft EIR, the San Luis Obispo County Agricultural Commissioner's Office has provided guidance regarding the definition of prime soils. The analysis was therefore revised to utilize a more accurate definition of prime soils as well as the most up-to-date soils information and methodology available. Refer to Section 2.1, *Agricultural Resources*, for the full revised analysis. As noted therein, the Agricultural Residential Cluster Subdivision would convert 21.2 acres of prime agricultural soils.

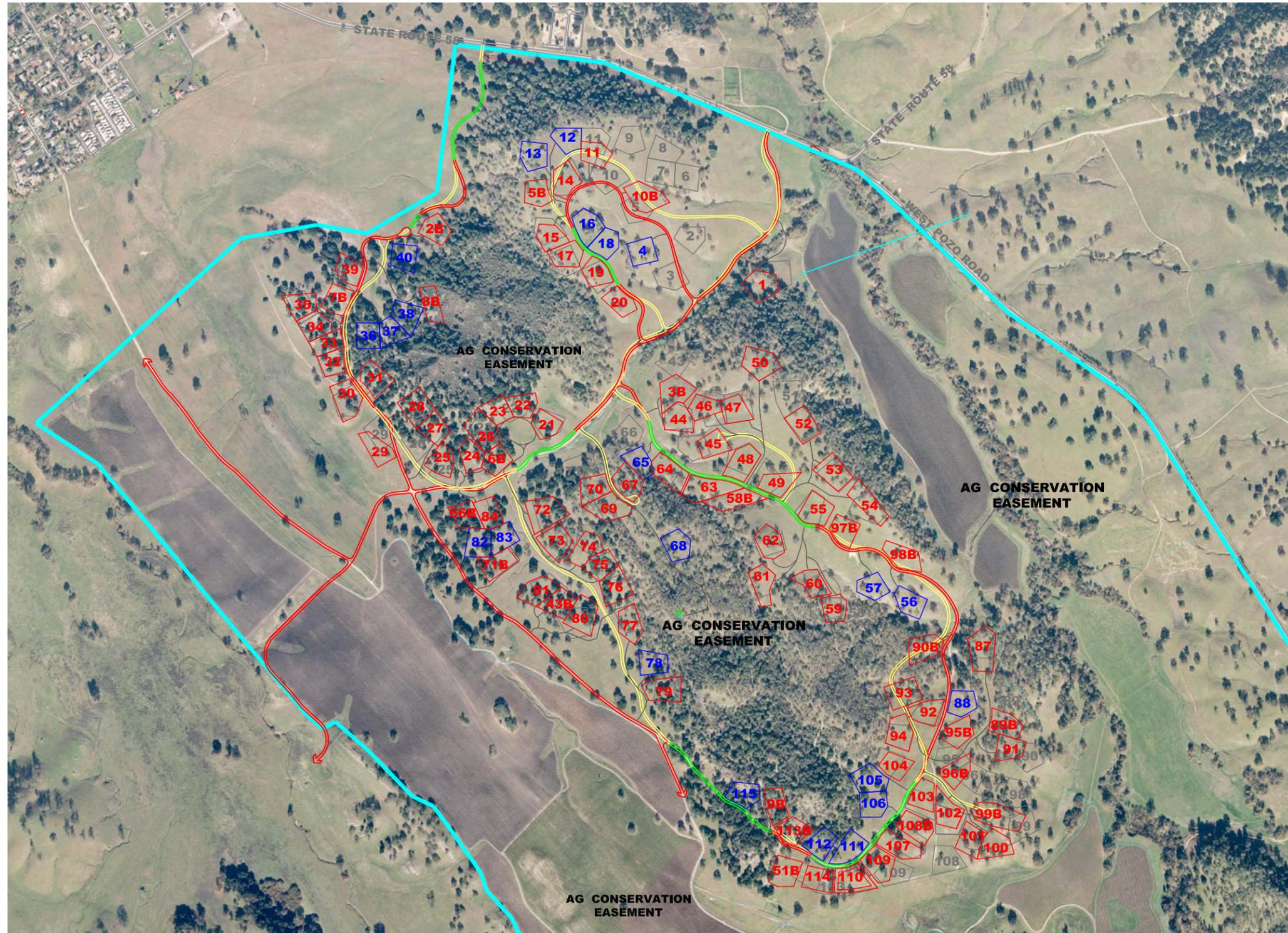
Although the Amended Project Alternative would include building envelopes which restrict development to ½ acre of each proposed lot, parcelization would nevertheless fragment potential agricultural use on each lot, thereby precluding major farming on each lot as a whole. Therefore, as a reasonable worst case scenario, all prime soils that occur within Amended Project Alternative lot lines could be converted to non-agricultural use. Alternative 12 would therefore convert an estimated 19.96 acres of prime agricultural soils (refer to Figure 6-11). Although the impact would be slightly reduced (1.24 fewer acres of prime soil converted), impacts would remain Class I, *significant and unavoidable*.

The Amended Project Alternative would be located in the same general area as the proposed Agricultural Residential Cluster Subdivision and would consist of approximately the same acreage of overall disturbance. As a result, fragmentation of agricultural areas/grazing lands would be similar to the proposed Agricultural Residential Cluster Subdivision.



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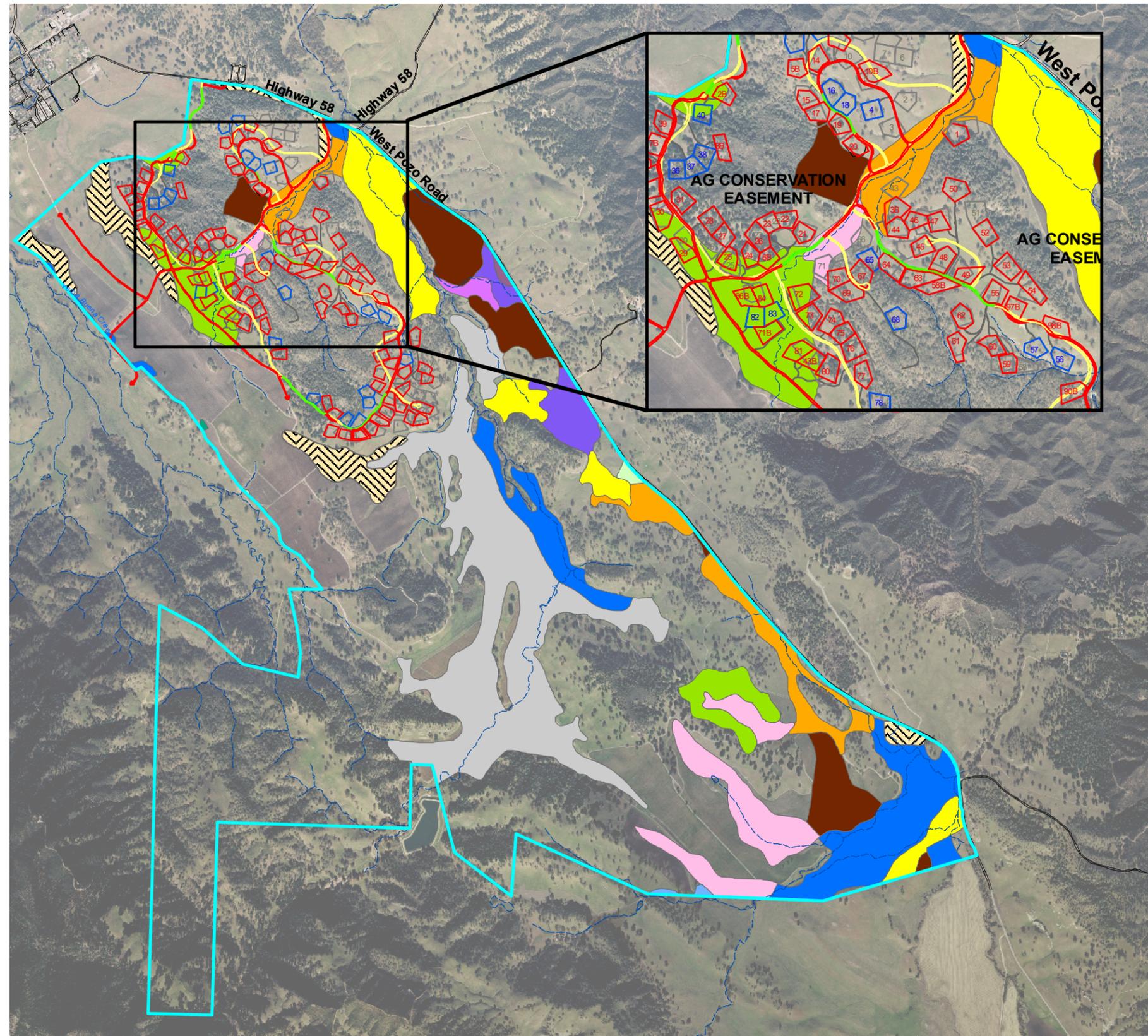




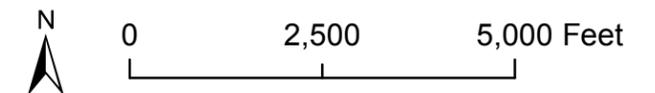
- TENTATIVE TRACT 2586 BOUNDARY
- 40 TENTATIVE TRACT 2586 LOTS TO REMAIN
- 9 TENTATIVE TRACT 2586 RELOCATED LOTS
- TENTATIVE TRACT 2586 ROADWAYS TO REMAIN
- TENTATIVE TRACT 2586 RELOCATED OR DELETED ROADWAYS
- ALTERNATIVE 12 ROADWAYS (RELOCATED OR ADJUSTED FROM TRACT 2586)
- 10B ALTERNATIVE 12 LOTS (RELOCATED OR ADJUSTED FROM TRACT 2586)



Alternative 12: Amended Project Lot and Roadway Location Comparison to Agricultural Residential Cluster Subdivision



- TENTATIVE TRACT 2586 BOUNDARY
- 40 TENTATIVE TRACT 2586 LOTS TO REMAIN
- 9 TENTATIVE TRACT 2586 RELOCATED LOTS
- TENTATIVE TRACT 2586 ROADWAYS TO REMAIN
- TENTATIVE TRACT 2586 RELOCATED OR DELETED ROADWAYS
- ALTERNATIVE 12 ROADWAYS (RELOCATED OR ADJUSTED FROM TRACT 2586)
- 10B ALTERNATIVE 12 LOTS (RELOCATED OR ADJUSTED FROM TRACT 2586)
- PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION:**
- 101, ARBUCKLE FINE SANDY LOAM, 2-9
- 102, ARBUCKLE-POSITAS COMPLEX, 9-15
- 116, BOTELLA SANDY LOAM, 2-9
- 139, ELDER LOAM, 2-9
- 148, HANFORD AND GREENFIELD FINE SANDY LOAMS, 2-9
- 191, RYER CLAY LOAM, 2-9
- 208, STILL CLAY LOAM, 0-2
- 209, STILL CLAY LOAM, 2-9
- PRIME AGRICULTURAL SOILS IF IRRIGATED:**
- 130, CLEAR LAKE CLAY, DRAINED
- 133, CROPLEY CLAY, 2-9
- 149, HANFORD AND GREENFIELD GRAVELLY SANDY LOAMS, 0-2
- 150, HANFORD AND GREENFIELD GRAVELLY SANDY LOAMS, 2-9
- 182, OCEANO LOAMY SAND, 2-9
- 207, STILL GRAVELLY LOAM, 0-2



Alternative 12: Amended Project
 Prime Agricultural Soils

As discussed in Section 2.1, *Agricultural Resources*, all but five Agricultural Residential Cluster Subdivision lots would be located a sufficient distance from existing or future agricultural operations or have adequate topographic features as separation; only Lots 1, 39, 40, 99 and 100 would require relocation or buffered lot locations as approved by the Agricultural Commissioner [refer to revised Agricultural Residential Cluster Subdivision measure AG-2(b) (Agricultural Buffers) under Section 2.1, *Agricultural Resources*]. The Amended Project Alternative would adjust Lot 1 and relocate Lot 99 to increase distance from on-site vineyards. Lot 100 would remain in its currently proposed location. Lot 2 would be relocated northeast of Lot 40.

According to the San Luis Obispo County Agricultural Commissioners' Office, the new location of Lot 1 would not require buffered lot locations while Lots 99 and 100 would still require mitigation (Lynda Auchinachie, San Luis Obispo County Agricultural Commissioners' Office, Personal Communication, October 2, 2007). It should be noted, however, that compared to the Agricultural Residential Cluster Subdivision, Lot 99 is located further from agricultural operations and would therefore result in fewer compatibility impacts, while Lot 100 is located closer to agricultural operations and would therefore result in greater compatibility impacts. The new location of Lot 2 (2B under the Amended Project Alternative) would require relocation similar to that required for Lots 39 and 40 under the Agricultural Residential Cluster Subdivision (Lynda Auchinachie, San Luis Obispo County Agricultural Commissioners' Office, Personal Communication, January 30, 2008). All other revised lot locations would be considered compatible with the adjacent agricultural production areas (Auchinachie, Personal Communication, November 5, 2007).

Impacts related to conflicts between urban and agricultural uses would therefore be slightly reduced, when compared to the Agricultural Residential Cluster Subdivision. In addition, conflicts between residential and grazing uses would be similar to the proposed Agricultural Residential Cluster Subdivision because the same number of units would be located in the same general area as the proposed Agricultural Residential Cluster Subdivision.

Overall, impacts to agricultural fragmentation would be similar to the Agricultural Residential Cluster Subdivision, while impacts to prime soils and conflicts between urban and agricultural uses would be slightly reduced but remain Class I, *significant and unavoidable*.

Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below), since it features the same number of residential units. As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions and odor nuisance impacts would also be similar when compared to the proposed Agricultural Residential Cluster Subdivision.

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Amended Project Alternative would similarly not include sufficient TCMs and would similarly increase trip lengths in the vicinity.



In addition, because this alternative would generate the same amount of average daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to CAP consistency would be similar under the Amended Project Alternative.

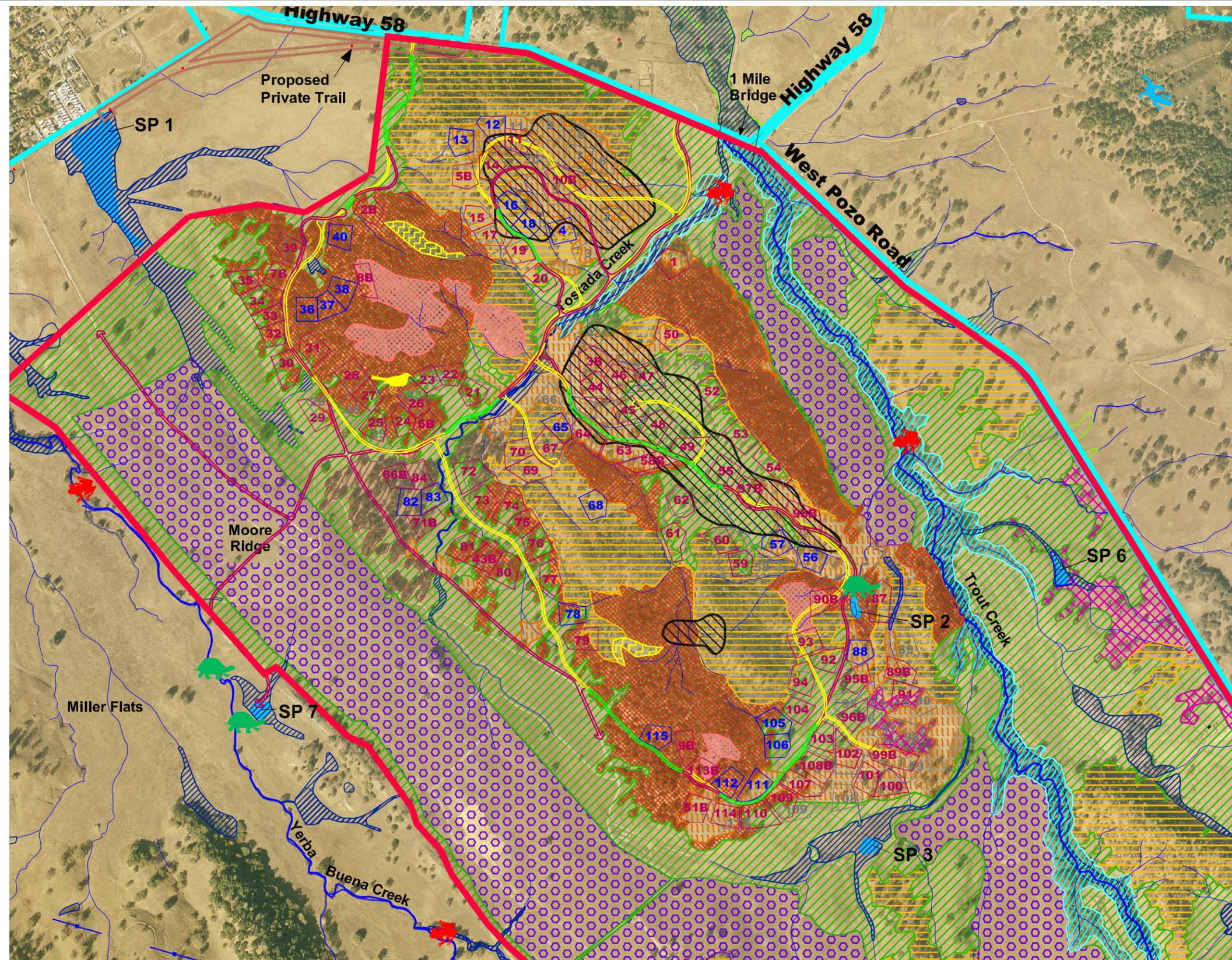
Biological Resources. Under the Amended Project Alternative, residential lots would be clustered in the same general area of the site as the proposed Agricultural Residential Cluster Subdivision. As shown in Figure 6-12, this area contains eleven natural plant communities and/or wildlife habitat types. The habitat types include California annual grassland, native perennial grassland (including deergrass (*Muhlenbergia rigens*) and ~~valley needlegrass~~ native perennial grassland), central (Lucian) scrub, chamise chaparral, blue oak woodland, coast live oak woodland, valley oak woodland, mixed oak woodland (including blue, coast live and valley oaks, as well as grey pines [*Pinus sabiniana*]), emergent wetland, seasonal pools, and riparian. Ruderal areas, agriculture, seasonal pools and known occurrences of special status species are also shown on Figure 6-12.

The Amended Project Alternative contains the same number of units and associated landscaping as the Agricultural Residential Cluster Subdivision. Therefore, the overall amount of site disturbance and impacts to natural plant communities would be similar to the proposed Agricultural Residential Cluster Subdivision. However, this alternative incorporates building envelopes which restrict development to approximately 1/2 acre of each lot.

To estimate oak tree impacts from the Amended Project Alternative, 1/2-acre building envelopes were placed to avoid oak trees and topographical constraints where feasible while still accommodating anticipated development. Their placement was therefore based on a reasonable worst case methodology using aerial photography and topographical mapping. Based on these estimated building envelope locations, oak trees expected to be removed and/or impacted were counted. "Impacted trees" are those which would not require removal but for which the development footprint, site grading and/or driveway would be within the edge of the canopy; also defined as 1.0 times the distance from the edge of the canopy to the trunk. Although counting oak trees from aerial photography is imprecise due to difficulty in determining individual trees with converging canopies, since the same method was used for the Agricultural Residential Cluster Subdivision, it is a valid method of comparison.

To evaluate the difference in oak tree impacts between the proposed Agricultural Residential Cluster Subdivision and the Amended Project Alternative, oak tree impacts were assessed on those lots and roadways that were different between the two proposals. Under the proposed Agricultural Residential Cluster Subdivision, 192 oak trees would be removed and 130 impacted in those areas within these areas where the proposals differed (refer to the Section 6.12.1 discussion above and Figure 6-10). In contrast, the Amended Project Alternative would remove an estimated 142 oak trees and impact an estimated 90 oak trees within these areas. Therefore, impacts to oak trees would be reduced under the Amended Project Alternative. It should be noted, however, that the Amended Project Alternative would result in more oak removal in the northern portion of the project site than the Agricultural Residential Cluster Subdivision (i.e., in the vicinity of Lots 1 through 39).





- Habitats**
- Native Perennial Grassland
 - CA Annual Grassland
 - Central (Lucian) Coastal Scrub
 - Chamise Chaparral
 - Blue Oak Woodland
 - Coast Live Oak Woodland
 - Valley Oak Woodland
 - Mixed Oak Woodland
 - Ruderal
 - Emergent Wetland
 - Waters of the U.S.
 - Seasonal Pools
 - Riparian
 - Agriculture (Vineyard/Dry Farm)

- ALTERNATIVE 12 : AMENDED PROJECT**
- Agricultural Residential Cluster Subdivision Boundary
 - Ranch Property Boundary
 - Tentative Tract 2586 Lots to Remain
 - Tentative Tract 2586 Relocated Lots
 - Tentative Tract 2586 Roadways to Remain
 - Tentative Tract 2586 Relocated or Deleted Roadways
 - Alternative 12 Roadways (Relocated or Adjusted From Tract 2586)
 - Alternative 12 Lots (Relocated or Adjusted From Tract 2586)

- SPECIAL-STATUS SPECIES**
- = California Red-legged Frog
 - = Coast Horned Lizard
 - = Southwestern Pond Turtle
 - = White Tailed Kite
 - = San Luis Obispo Mariposa Lily

Alternative 12: Amended Project
 Biological Impact Map



Source: EDA Design Professionals, 2005, Rincon Consultants, Inc., June 2006, and October 2007.

The overall effect of the Amended Project Alternative on oak trees was also estimated by counting the total number of oak trees expected to be removed and/or impacted by the entire project footprint (as opposed to a portion of it, as discussed above). Impacts to oak trees within the portions of the lots outside of the building envelopes are expected due to grading or compaction within the root zone; limbing or thinning per CalFire requirements; changes to water regime due to landscape irrigation, leach fields, or creation of impervious surfaces; decreased reproduction due to browsing by livestock, mowing, and other ground disturbance; and other types of residential activities that would affect the soil fungi with which oak trees are associated. In total, the Amended Project Alternative is estimated to remove or impact between 250 and 350 oak trees, depending on the ultimate location of building envelopes. Although impacts would be reduced compared to the Agricultural Residential Cluster Subdivision, due to the long time period required for replacement trees to possess equivalent habitat values, impacts would be similarly Class I, *significant and unavoidable*.

Impacts to native perennial grassland, which includes the CDFG plant community of special concern ~~valley needlegrass~~ native perennial grassland, would be reduced under the Amended Project Alternative. Of the 23 relocated lots, 19 are proposed in native perennial grassland areas under the Agricultural Residential Cluster Subdivision, versus 11 under the Amended Project Alternative. However, Lots 51, 58, and 95 would be located within native perennial grassland areas under the Amended Project Alternative although they were previously outside of this habitat under the proposed Agricultural Residential Cluster Subdivision. Therefore, while the Amended Project Alternative would reduce impacts on native perennial grassland compared to the proposed Agricultural Residential Cluster Subdivision, impacts would remain Class II, *significant but mitigable*.

The impacts of the Amended Project Alternative on the San Luis Obispo mariposa lily, a California Native Plant Society (CNPS) List 1B species that is protected as a rare biological resource by the California Department of Fish and Game (CDFG) and County, would be slightly reduced compared to the proposed Agricultural Residential Cluster Subdivision. Of the 23 relocated lots, nine are proposed for areas known to support the San Luis Obispo mariposa lily under the Agricultural Residential Cluster Subdivision, versus five under the Amended Project Alternative. However, Lots 58, 97 and 98 would be located in areas containing San Luis Obispo mariposa lily under the Amended Project Alternative although they were previously outside of occupied habitat under the Agricultural Residential Cluster Subdivision. Therefore, while the Amended Project Alternative would reduce impacts to San Luis Obispo mariposa lily compared to the proposed Agricultural Residential Cluster Subdivision, impacts would remain Class II, *significant but mitigable*.

Impacts to wetland habitat regulated by the U.S. Army Corps of Engineers (ACOE) would be reduced but not eliminated under the Amended Project Alternative. The adjusted Lot 1 would encompass a larger amount of riparian habitat but would not increase the distance to adjacent emergent wetland habitat. As a result, there is potential for indirect impacts to this habitat through sedimentation and non-native species introductions. The alignment of Road A (the primary project access road, refer to Figure 2-5 in the Draft EIR) has been moved outside of emergent wetland habitat, but since it remains along the edge of the habitat, there is a slight potential for indirect impacts (i.e., sedimentation) to the wetland. Impacts to Waters of the U.S. are similar under the Amended Project Alternative. Of the 23 relocated lots, 5 would impact Waters of the U.S. under the proposed Agricultural Residential Cluster Subdivision, versus 3 under the Amended Project Alternative. The Road A realignment



would have greater impacts to Waters of the U.S. as it would traverse a drainage for approximately 300 feet near Lot 39 instead of crossing this drainage under the proposed Agricultural Residential Cluster Subdivision. The realignment of Road C (the northerly looping roadway; refer to Figure 2-5 in the Draft EIR) under the Amended Project Alternative eliminates one crossing of a Waters of the U.S. The realignment of Road D increases impacts to Waters of the U.S. because of the need for enhancement of a crossing over Tostada Creek near Lot 71B 81, whereas this route would not have been used under the proposed Agricultural Residential Cluster Subdivision. The alignment of Road D (the southerly looping roadway; refer to Figure 2-5 in the Draft EIR) under the proposed Agricultural Residential Cluster Subdivision would remain as a driveway under the Amended Project Alternative, which would require a new crossing of Tostada Creek. Additional impacts from Road D under the Amended Project Alternative include creating a crossing of a Waters of the U.S. east of Lot 90B. Under the proposed Agricultural Residential Cluster Subdivision, Road D would avoid drainages in this area.

The Amended Project Alternative would have greater impacts to the southwestern pond turtle, which is a State Species of Special Concern. This species is known to occupy Seasonal Pond 2, which may be impacted under the Amended Project Alternative. With the Amended Project Alternative, an existing road would be used to access Lots 87 through 111. The road currently is narrow and is located on a steep slope above Seasonal Pond 2. Under the Agricultural Residential Cluster Subdivision, an alternate route is proposed that would bypass Seasonal Pond 2. Road construction impacts would be greater under the Amended Project Alternative than the proposed Agricultural Residential Cluster Subdivision due to increased proximity to habitat known to be occupied by the southwestern pond turtle. The Amended Project Alternative road construction would take place approximately 30 feet from the pond edge, whereas the Agricultural Residential Cluster Subdivision road construction would take place 220 to 525 feet from the pond edge. Impacts to southwestern pond turtle during road construction could include mortality due to vehicular traffic and construction activities; decreased water quality from sedimentation and other construction runoff; and disruption of basking, feeding and breeding activities. Long-term impacts from the use of the road, including increased mortality from vehicle strikes, effects on water quality, potential for impacts from human use (i.e., collecting, non-native species introductions, pets, etc.), effects of road maintenance activities (i.e., grading a dirt road or resurfacing a paved road) and fragmentation of dispersal habitat, would be greater under the Amended Project Alternative. The Amended Project Alternative also proposes an additional lot (Lot 90B) directly to the west of Seasonal Pond 2, and relocates one lot (Lot 95) closer to the pond. These lots would be located in areas that are likely to be used by the southwestern pond turtle for nesting and overland dispersal. If a habitat mitigation and monitoring plan for the southwestern pond turtle is not implemented, the impacts of the Amended Project Alternative on southwestern pond turtle would be greater than for the proposed Agricultural Residential Cluster Subdivision.

Impacts to special-status animal species, including the California red-legged frog, ~~southern steelhead~~ South/Central California Coast Steelhead (Steelhead), white-tailed kite, golden eagle, Cooper's hawk, sharp-shinned hawk, pallid bat, American badger, and legless lizard would be similar. Because development under this alternative would occur in relatively the same portion of the site, impacts to vernal pool fairy shrimp and impacts related to the reduction of migration corridors for special-status and common wildlife species would also be similar.



Overall, this alternative would result in slightly reduced impacts related to biological resources when compared to the proposed Agricultural Residential Cluster Subdivision. Impacts to one special status species, the southwestern pond turtle, would be increased under the Amended Project Alternative.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Draft EIR Section 4.4, *Cultural Resources*). The Amended Project Alternative would relocate or adjust seven lots to avoid these sites. It should be noted that the boundaries of cultural resource sites were identified based on surface visibility, which is limited by vegetative coverage in many areas, and precise boundaries are unknown. Therefore, while the Mitigated Project Alternative is likely to avoid identified cultural resources sites to a greater degree than the proposed Agricultural Residential Cluster Subdivision, relocated lots may nevertheless affect the identified sites because precise boundaries are unknown. Draft EIR Agricultural Residential Cluster Subdivision measure CR-2(a), which requires formal identification of the boundaries of all cultural resources sites within or adjacent to the housing cluster through a program of systematic subsurface boundary testing using shovel probes, surface test units, and other appropriate sampling units, would continue to apply to the Mitigated Project Alternative. In addition, because the same number of units would be constructed, overall site disturbance would be similar when compared to the proposed Agricultural Residential Cluster Subdivision. Since this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites. Because several lots would still be located in areas containing known archaeological resources, impacts would remain Class I, *significant and unavoidable*.

Nevertheless, overall, this alternative would result in reduced impacts to identified cultural resources and similar impacts to previously unidentified resources and relic collecting/vandalism when compared to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. This alternative would result in the same number of residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the proposed Agricultural Residential Cluster Subdivision. However, the Amended Project Alternative would eliminate several roadways and realign several others to follow existing Ranch roads. Overall, the amount of paved areas under this alternative would be slightly reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be slightly reduced under the Amended Project Alternative.

As discussed in Draft EIR Section 4.5, *Drainage, Erosion and Sedimentation*, the eastern reaches of the proposed Agricultural Residential Cluster Subdivision site, just south of the east driveway, would be located within the flood zone associated with Trout Creek. The Amended Project Alternative would also include disturbance in this area. However, similar to the Agricultural Residential Cluster Subdivision, it would not place habitable structures



in this flood zone. Therefore, impacts related to flood hazard exposure would be similarly less than significant.

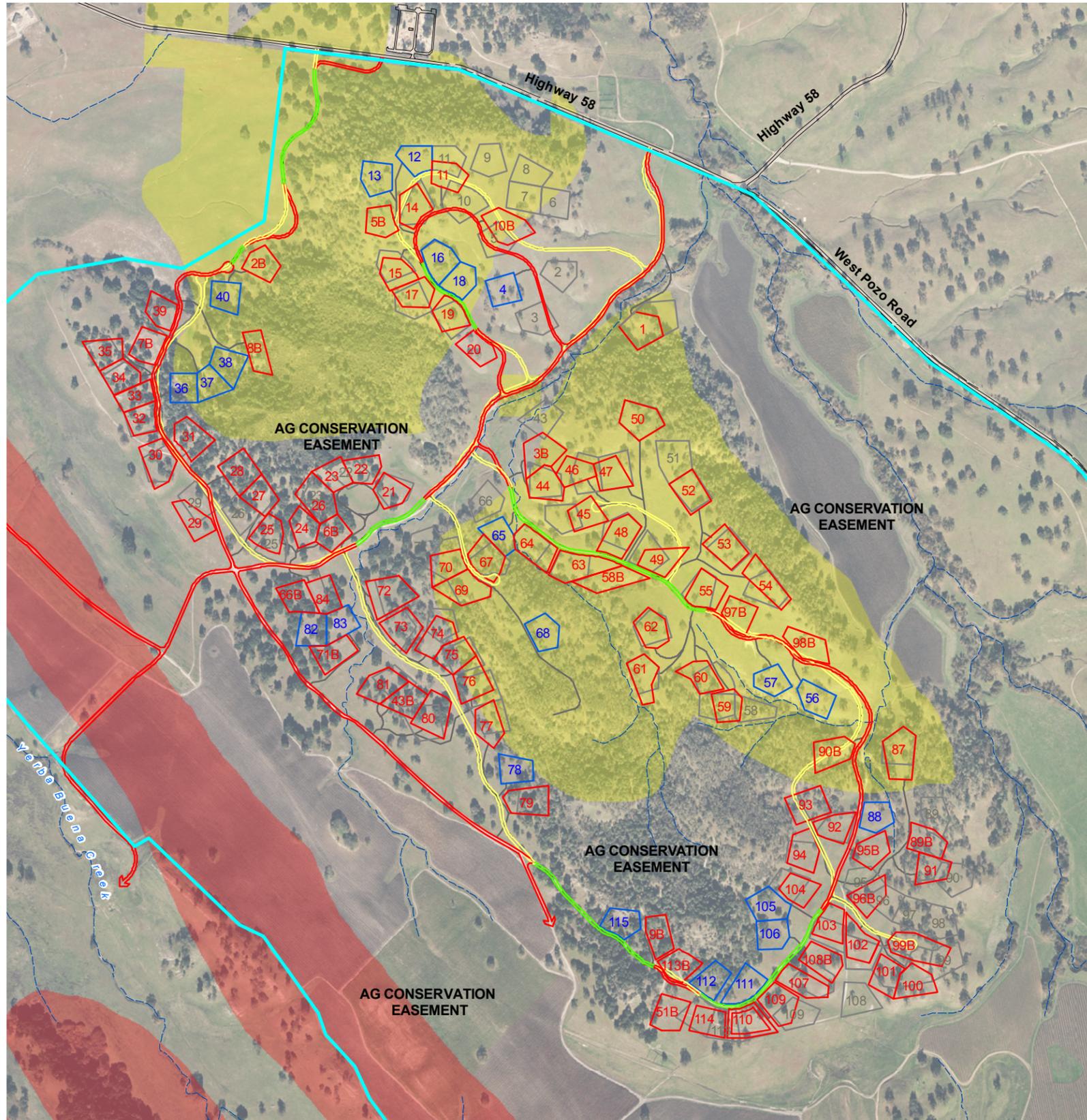
Geologic Stability. The Amended Project Alternative would accommodate the same number of residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, development under this alternative would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

Under the Amended Project Alternative, lots would be clustered in the same general portions of the site as the proposed Agricultural Residential Cluster Subdivision. As discussed in Draft EIR Section 4.6, *Geologic Stability*, the Agricultural Residential Cluster Subdivision site is subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6, respectively). As a result, this alternative would result in similar geologic stability impacts as the proposed Agricultural Residential Cluster Subdivision.

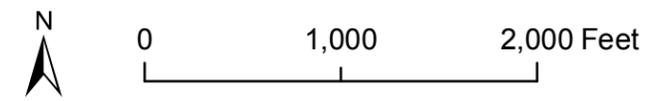
Overall, impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would result in the same number of dwelling units, and would convert a similar amount of open land, as the proposed Agricultural Residential Cluster Subdivision. Therefore, the Amended Project Alternative would result in similar land use impacts and construction activity would result in similar temporary noise, air quality and visual impacts compared to the Agricultural Residential Cluster Subdivision.



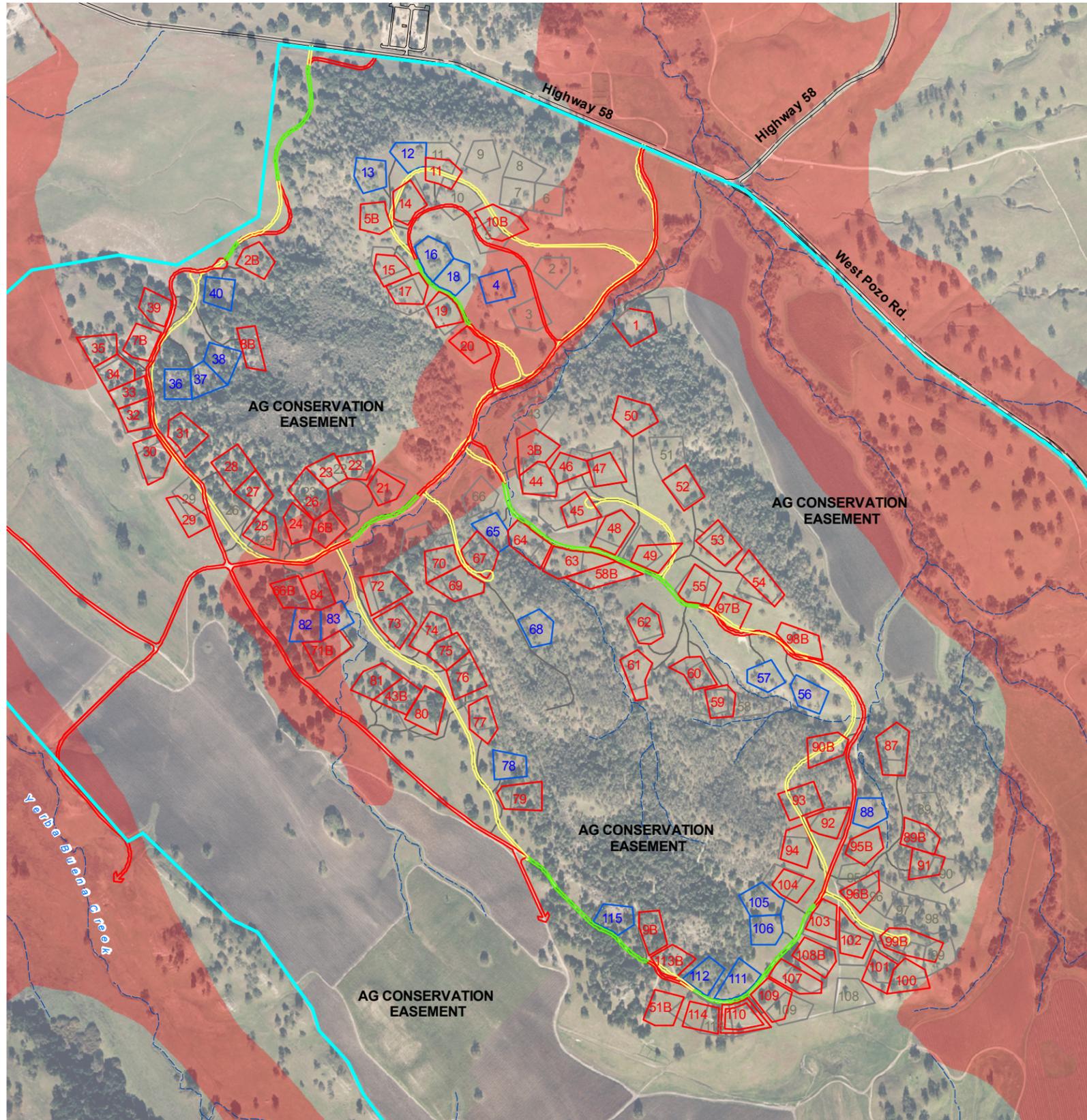


-  TENTATIVE TRACT 2586 BOUNDARY
-  TENTATIVE TRACT 2586 LOTS TO REMAIN
-  TENTATIVE TRACT 2586 RELOCATED LOTS
-  TENTATIVE TRACT 2586 ROADWAYS TO REMAIN
-  TENTATIVE TRACT 2586 RELOCATED OR DELETED ROADWAYS
-  ALTERNATIVE 12 ROADWAYS (RELOCATED OR ADJUSTED FROM TRACT 2586)
-  ALTERNATIVE 12 LOTS (RELOCATED OR ADJUSTED FROM TRACT 2586)
-  HIGH LANDSLIDE POTENTIAL
-  MODERATE LANDSLIDE POTENTIAL

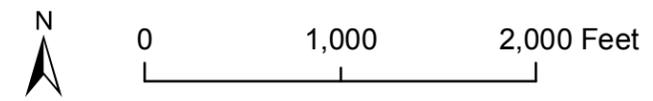


Alternative 12: Amended Project
 Landslide Hazards

Source: SSURGO, 2004, RRM Design Group, September 2007, and Orrin Sage, Site Reconnaissance, 2006.



- TENTATIVE TRACT 2586 BOUNDARY
- 40 TENTATIVE TRACT 2586 LOTS TO REMAIN
- 9 TENTATIVE TRACT 2586 RELOCATED LOTS
- TENTATIVE TRACT 2586 ROADWAYS TO REMAIN
- TENTATIVE TRACT 2586 RELOCATED OR DELETED ROADWAYS
- ALTERNATIVE 12 ROADWAYS (RELOCATED OR ADJUSTED FROM TRACT 2586)
- 10B ALTERNATIVE 12 LOTS (RELOCATED OR ADJUSTED FROM TRACT 2586)
- HIGH LIQUEFACTION POTENTIAL



Alternative 12: Amended Project
 Liquefaction Hazards

Source: SSURGO, 2004, and RRM Design Group, September 2007.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, residents would similarly be exposed to nuisance noise generated by aircraft flying overhead or by passing trains on the Union Pacific Railroad (UPRR). This alternative would generate similar construction-related noise impacts, since the area of disturbance and number of units would be the same.

Overall, noise impacts would be similar to the proposed Agricultural Residential Cluster Subdivision.

Public Safety. Under this alternative, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. As with the Agricultural Residential Cluster Subdivision, site disturbance would not occur in an area of historical croplands. Therefore, impacts related to residual agricultural chemicals would be similarly less than significant.

Since this alternative would accommodate the same number of residential units as the proposed Agricultural Residential Cluster Subdivision, the same number of residents would be exposed to other public safety hazards overall. In addition to residual agricultural chemicals, this includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations; ~~and~~ hazards related to potential aircraft accidents, and exposure to valley fever.

This alternative would not relocate the water tanks proposed as part of the Agricultural Residential Cluster Subdivision. In addition, although the Mitigated Project Alternative would alter several of the lot boundaries surrounding the proposed tank site, it would not relocate lots to or from the area. Potential public safety impacts associated with water tank failure would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

Overall, the Amended Project Alternative would result in impacts which are similar to the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision. Consequently, the increase in demand for law enforcement, fire protection, school, ~~and~~ solid waste, and library services would be identical. However, according to the Uniform Fire Code, access roads must have an unobstructed by parking minimum width of 20 feet. The Amended Project Alternative would reduce roadway widths to 18 feet, which would not meet these requirements and could therefore provide for inadequate emergency response. It should be noted, however, that the California Department of Forestry and Fire Protection (CalFire) has the authority to reduce roadway widths in certain situations, and could potentially reduce widths to 18 feet in this instance. However, such a reduction cannot be assured. Although the applicant would be required to comply with the most recent Uniform Fire Code and implement County fire protection standards, which would ensure less than significant impacts, impacts would nonetheless be



greater than the Agricultural Residential Cluster Subdivision since no such impacts were identified for the proposed project.

Overall, this alternative would result in both similar and more adverse public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be identical. Therefore, this alternative would have similar impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision. Therefore, this alternative would generate the same number of average daily trips. As a result, traffic impacts on local roadway and highway segments and intersections would be similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to railroad crossings and pedestrian, bicycle and transit demand would also be similar.

As noted in Draft EIR Section 4.12, *Transportation and Circulation*, stopping site distance from the proposed west driveway was determined to be inadequate, resulting in a potentially significant impact. Agricultural Residential Cluster Subdivision measure T-2(a) (West Driveway Relocation) requires that the proposed west driveway be relocated at least 590 feet east of its currently proposed location. The Amended Project Alternative would relocate the west driveway approximately 480 feet east. Although this would partially reduce impacts related to stopping site distance, it would not fully implement measure T-2(a). Impacts would remain Class II, *significant but mitigable*.

Visual Resources. This alternative would result in the same number of dwelling units as the proposed Agricultural Residential Cluster Subdivision. However, the Amended Project Alternative would relocate 11 lots and adjust the boundaries of two additional lots which were identified as being visible from existing roadways in the Draft EIR. This alternative also places height restrictions on 10 lots and establishes ½ acre building envelopes for all lots. As a result, fewer residential lots would be visible from public viewpoints under this alternative. Relocating Lots 2, 3, and 5 through 11 (proposed for the northernmost portion of the site near State Route 58) would eliminate visibility of a relatively dense cluster of residences, thereby reducing a “neighborhood” effect. Because the Amended Project Alternative would preserve the rural nature of the site to a greater extent than the Agricultural Residential Cluster Subdivision, impacts would be reduced. Although Lots 2B, 4, 10B, 11, 14, 52, 54, and 91 would still be partially visible from off-site viewpoints, the reduction of visual prominence of future residences as viewed from off-site public viewpoints would reduce impacts related to adverse changes in visual character to a Class II, *significant but mitigable*, level.

Water and Wastewater. Water service under the Amended Project Alternative would be provided by a connection to the Nacimiento Water Project. The untreated Nacimiento water delivered to the Ranch would be treated on-site and used for the Alternative 12 residences. As a result, impacts related to groundwater use and overdraft of the aquifer system would be eliminated. It should be noted, however, that importing and treating water for residences



outside of an urban reserve line would be potentially inconsistent with the County's Framework for Planning (Inland) goal of maintaining "a distinction between urban and rural development by providing for rural uses outside of urban and village areas..." The objective of this goal, as noted in the Framework, is to restrict urban services outside of urban or village reserve lines.

This alternative assumes that sewer services would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes, and septage load would therefore be similar to the proposed Agricultural Residential Cluster Subdivision.

6.13 ALTERNATIVE 13: Smart Growth/Affordable Housing Santa Margarita Town Expansion

6.13.1 Description

Similar to Alternative 6 (Revised Cluster Location 3), this alternative assumes that the proposed Agricultural Residential Cluster Subdivision is relocated south of El Camino Real and west of the community of Santa Margarita. However, this alternative would arrange lots in a reversed L-shape extending from the southwest corner of the community of Santa Margarita (refer to Figure 6-15). Alternative 13 would serve as an extension of the existing community. The location and configuration of this alternative uses Smart Growth Principles of compact urban development and preservation of rural land and agricultural resources. In addition, although the same number of lots would be included as the proposed Agricultural Residential Cluster Subdivision (i.e., 112 lots), 22 of the lots would be designated for affordable housing.

This alternative would place approximately 2,500 acres in an agricultural conservation or open space easement. This alternative would additionally include a 5-acre community park, located in the northern portion of the alternative site adjacent to the community of Santa Margarita, as well as a trail connecting the community of Santa Margarita to the Los Padres National Forest.

Access to the alternative site would be provided via an extension of Wilhelmina Avenue. Water service would be provided by a connection to the Nacimiento Water Project and sewer service would be provided through connections to a new wastewater treatment plant. Connection to the Nacimiento waterline would occur at the northern extent of Encina Avenue within the community of Santa Margarita. A pipeline would be constructed within the existing Encina Avenue right-of-way to the southern extent of the roadway at the Ranch boundary. The untreated Nacimiento water delivered to the Ranch would be treated on-site and used for ~~Smart Growth/Affordable Housing~~ Smart Growth/Affordable Housing Santa Margarita Town Expansion Alternative residences. The wastewater treatment plant would be constructed with sufficient capacity to serve the project and be designed to expand to serve the community of Santa Margarita in the future. The exact capacity, features and location of the treatment plant would be determined in consultation with the County and Regional Water Quality Control Board. Water tanks would be relocated from the southern portion of the Agricultural Residential Cluster Subdivision to a hilltop within the alternative location.



6.13.2 Impact Analysis

Agricultural Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita (refer to Figure 6-15). As discussed in Section 2.1, *Agricultural Resources*, the proposed Agricultural Residential Cluster Subdivision would permanently convert 21.2 acres containing prime soils to non-agricultural uses and would permanently compromise the viability of a 676.7-acre grazing unit. Approximately 24.4 acres of prime soils occur in this Alternative 13 area, although the small portion of prime soils that occur in emergent wetland habitat would not be used for agriculture (refer to Figure 6-15). Impacts related to the direct conversion of prime soil areas would nonetheless be greater than the Agricultural Residential Cluster Subdivision. However, this alternative would not compromise the sustainability of the 676.7 acre grazing unit. Additionally, because this alternative uses Smart Growth Principles of compact urban development and preservation of rural land and agricultural resources, it would reduce impacts related to grazing unit fragmentation. As noted under Agricultural Residential Cluster Subdivision Impact AG-1 in Section 2.1, *Agricultural Resources*, Section 22.22.152(D) of the County Land Use Ordinance requires that the open space area of an agricultural residential cluster subdivision be at least 95% of the gross site area, with clustered development allowed on the remaining 5%. While the proposed Agricultural Residential Cluster Subdivision would convert approximately 17.9% of the gross site area, placing only 82.1% of the site in open space, the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would convert approximately 4.1% of the gross site area (2,606 acres, or 106 acres of development and 2,500 acres of open space), thereby exceeding the 95% open space area requirement.

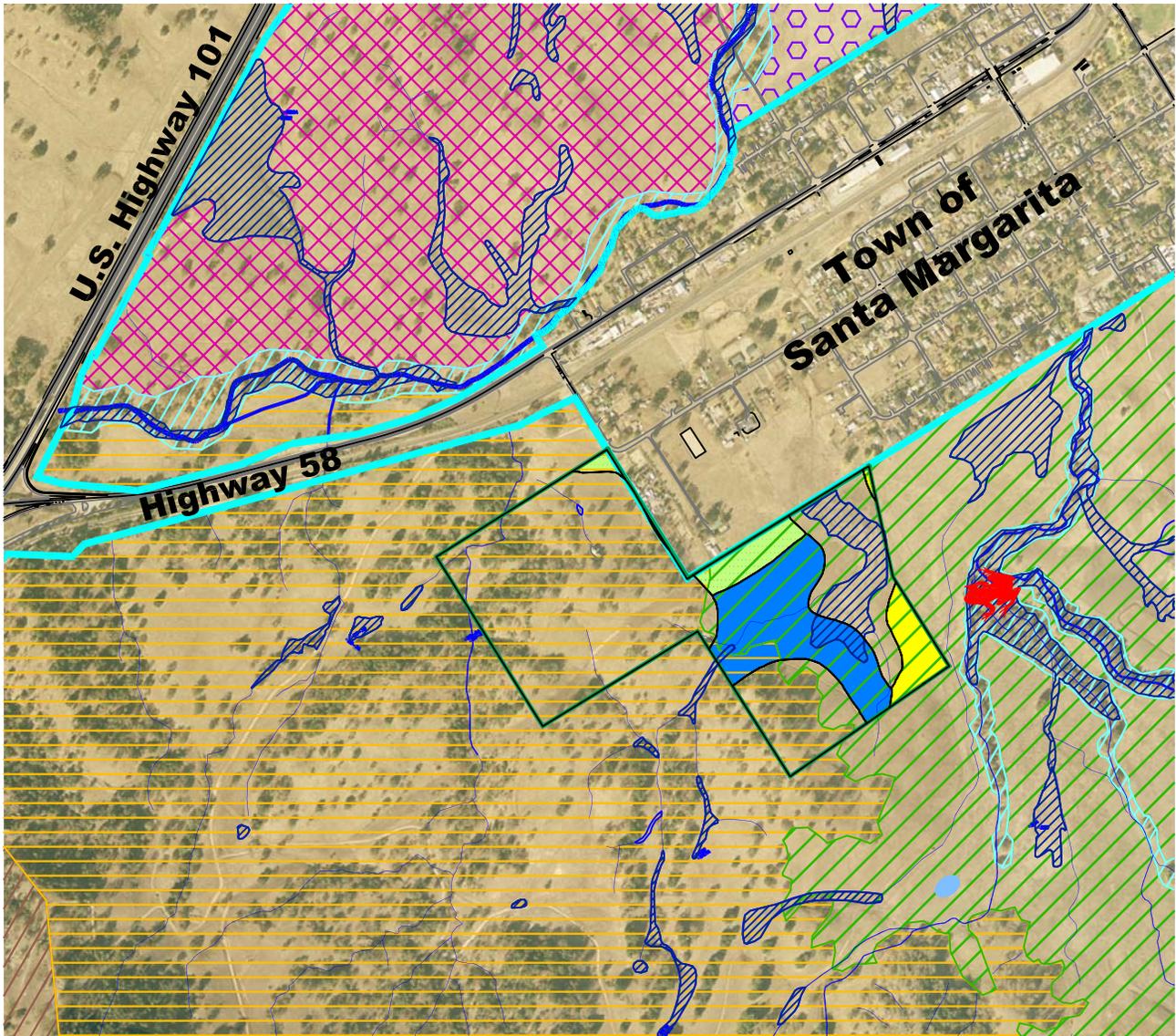
Because lots would be relocated away from existing vineyards in the southern portion of the Ranch property, fewer lots would be located adjacent to existing cultivated agricultural operations. As a result, conflicts between urban and agricultural uses, including agricultural burning, would be incrementally reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would result in increased prime soil conversion but reduced impacts to grazing unit fragmentation and conflicts.

Air Quality. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). As a result, air contaminant emissions associated with vehicle use would be the same as the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate the same number of residential units, long term emissions associated with electricity and natural gas usage would be identical. Grading- and construction-related emissions would also be similar under this alternative.

The ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would be served by a new wastewater treatment plant. Although the exact capacity, features and location of the treatment plant have not yet been determined, as a reasonable worst case scenario, the plant could be located adjacent to and upwind from existing and future residences. Depending on the size, design, and operational characteristics of the wastewater treatment plant, adjacency to residential uses could result in odor nuisance impacts which would be greater than those expected for the Agricultural Residential Cluster Subdivision.





Source: EDA Design Professionals, 2005, Rincon Consultants, Inc., June 2006.

- ALTERNATIVE 13: SANTA MARGARITA TOWN EXPANSION
- RANCH PROPERTY BOUNDARY

HABITATS

- CA ANNUAL GRASSLAND
- BLUE OAK WOODLAND
- COAST LIVE OAK WOODLAND
- VALLEY OAK WOODLAND
- EMERGENT WETLAND
- WATERS OF THE U.S.
- SEASONAL POOLS
- RIPARIAN
- URBAN / RESIDENTIAL
- AGRICULTURE (VINYARD/DRY FARM)

PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION:

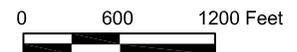
- 101 ARBUCKLE FINE SANDY LOAM, 2-9
- 209, STILL CLAY LOAM, 2-9

PRIME AGRICULTURAL SOILS IF IRRIGATED:

- 130, CLEAR LAKE CLAY, NA

SPECIAL-STATUS SPECIES

- CALIFORNIA RED-LEGGED FROG



Alternative 13: Santa Margarita Town Expansion

Figure 6-15

The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 Clean Air Plan (CAP) because it exceeds population growth assumptions, does not include sufficient Transportation Control Measures (TCMs), and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. Although the ~~Smart Growth/Affordable Housing Santa Margarita Town Expansion~~ Alternative would result in the same number of residential units and therefore similarly exceed population growth assumptions, the location and configuration of the alternative uses Smart Growth Principles of compact urban development, which would reduce vehicle trips and miles traveled compared to the

Agricultural Residential Cluster Subdivision. Impacts related to CAP consistency would therefore be reduced under the ~~Smart Growth/Affordable Housing Santa Margarita Town Expansion~~ Alternative.

Overall, air quality impacts would be similar, greater, and reduced when compared to the Agricultural Residential Cluster Subdivision.

Biological Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. As shown in Figure 6-15, this area is composed of blue oak woodland, California annual grassland, and emergent wetland habitat types. Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. However, the ~~Smart Growth/Affordable Housing Santa Margarita Town Expansion~~ Alternative site is more compact than the Agricultural Residential Cluster Subdivision site. As a result, overall impacts to blue oak woodland and California annual grassland would be slightly reduced. The compact design of this alternative would similarly result in less fragmentation of habitat overall. However, despite the more compact design, the alternative location contains a larger area of emergent wetland habitat than the Agricultural Residential Cluster Subdivision. Therefore, impacts to this habitat type would be increased, Impacts to native perennial grassland, central (Lucian) sage scrub, chamise chaparral, coast live oak woodland, valley oak woodland, mixed woodland and riparian habitat types would be eliminated, since these habitat types do not occur on this alternative site. In addition, the San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, does not occur in this alternative location. As a result, impacts to this special-status plant species would be reduced.

The proposed Agricultural Residential Cluster Subdivision would result in potentially significant impacts to Vernal Pool Fairy Shrimp (VPFS), a Federally Threatened species, because of direct and indirect impacts to seasonal pools. As shown in Figure 6-15, no seasonal pools are located within this alternate location. Therefore, impacts to seasonal pools and VPFS would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Similarly, because this alternative would not be located near any on-site creeks, direct take of the federally-threatened ~~southern steelhead (SS)~~ South/Central California Coast Steelhead (Steelhead) and California red-legged frogs (CRLF) would be reduced compared to the Agricultural Residential Cluster Subdivision.

Because this alternative would be located closer to the community of Santa Margarita and developed in a more compact area, impacts related to the reduction of migration corridors for



special-status and common wildlife species would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Overall, biological resource impacts would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Draft EIR Section 4.4, *Cultural Resources*). This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. However, several other prehistoric and historical archaeological sites are located within the alternative location. Although development in this area would avoid some of the resources on the proposed Agricultural Residential Cluster Subdivision site, it would nonetheless impact cultural resources on the revised location. As a result, impacts related to damage or destruction of prehistoric and historical archaeological sites, and disruption of their setting and feeling, would be similar to the proposed Agricultural Residential Cluster Subdivision.

Since the same number of units would be constructed, site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision. This alternative would therefore result in similar impacts related to disturbing previously unidentified buried archeological deposits or human remains. Because this alternative would generate the same number of new residents, there would be a similar likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites. Overall, impacts related to identified resources, previously unidentified buried archeological deposits or human remains, and relic collecting and/or vandalism under this alternative would be similar to the proposed Agricultural Residential Cluster Subdivision.

Drainage, Erosion and Sedimentation. This alternative would result in the same number of residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, impacts related to erosion, sedimentation, and pollutant discharges during construction would be similar to the proposed Agricultural Residential Cluster Subdivision. The amount of paved areas under this alternative would also be similar to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be similar under the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative.

Portions of the Agricultural Residential Cluster Subdivision are located in a 100-year flood zone. However, no habitable structures would be located in these areas under the proposed Agricultural Residential Cluster Subdivision. The ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative avoids flood zones altogether (refer to Figure 4.5-1 in Draft EIR Section 4.5, *Drainage, Erosion and Sedimentation*). Both the Agricultural Residential Cluster Subdivision and the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would result in less than significant impacts.

Overall, impacts related to drainage, erosion and sedimentation would be similar to the proposed Agricultural Residential Cluster Subdivision.



Geologic Stability. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. The ~~Smart Growth/Affordable Housing~~ ***Santa Margarita Town Expansion*** Alternative would accommodate the same number of residential units as the proposed Agricultural Residential Cluster Subdivision. Therefore, it would expose the same number of units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

The previous location for the Agricultural Residential Cluster Subdivision was subject to soil-related hazards (expansive soils, erosive soils and settlement), moderate landslide potential, and high liquefaction potential (refer to Figures 4.6-3, 4.6-5 and 4.6-6 in Draft EIR Section 4.6, *Geologic Stability*). The area immediately south and west of the community of Santa Margarita is subject to similar soil-related hazards (expansive soils, erosive soils and settlement), high landslide potential, and high liquefaction potential. Because the same number of units would be exposed to similar hazards, this alternative would result in similar soil-related hazards and liquefaction impacts as the proposed Agricultural Residential Cluster Subdivision.

Overall, this alternative would result in similar geologic stability impacts when compared to the proposed Agricultural Residential Cluster Subdivision.

Land Use. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. Because this alternative would be located closer to the community of Santa Margarita, temporary noise, air quality and visual impacts from construction would be greater than the Agricultural Residential Cluster Subdivision. However, because this alternative uses Smart Growth Principles of compact urban development and preservation of rural land and agricultural resources, it would convert a lesser amount open land compared to the proposed Agricultural Residential Cluster Subdivision. Land use impacts would therefore be both greater and lesser than the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate the same amount of average daily vehicle trips as the proposed Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be similar to the Agricultural Residential Cluster Subdivision. Due to the alteration in trip distribution patterns, traffic noise impacts on Wilhelmina Avenue would be increased, while traffic noise impacts on Estrada Avenue would be reduced, when compared to the proposed Agricultural Residential Cluster Subdivision. Because this alternative would locate residential units closer to the private airstrip, private railroad, and Union Pacific Railroad (UPRR), exposure to periodic high noise levels would be greater under this alternative. Similarly, although this alternative would generate similar construction-related noise impacts due to the similar level of development, construction would occur in closer proximity to existing residences. Construction-related noise impacts would therefore be greater than the Agricultural Residential Cluster Subdivision. The wastewater treatment plant, a new use not currently proposed as part of the Agricultural Residential Cluster Subdivision, would not be considered a substantial noise generator. However, as a reasonable worst case scenario, the plant could be located directly adjacent to existing and future residences, which could result in some operational noise at these sensitive receptors, depending on the size and operational



characteristics of the facility. Impacts would therefore be slightly greater than the Agricultural Residential Cluster Subdivision.

Overall, noise impacts would be both similar to and worse than the proposed Agricultural Residential Cluster Subdivision.

Public Safety. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. As discussed in Draft EIR Section 4.9, *Public Safety*, site disturbance associated with the proposed Agricultural Residential Cluster Subdivision would not occur in an area of historical croplands. Site disturbance associated with the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would similarly not occur in an area of historical croplands. Both the Agricultural Residential Cluster Subdivision and the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would result in less than significant impacts. Impacts related to valley fever exposure would also be similar.

Because this alternative would locate residential units closer to the private airstrip, State Route 58, and the UPRR, exposure of people to exposure to contaminants from highway and railway accidents that involve hazardous materials, and hazards related to potential aircraft accidents would be increased when compared to the proposed Agricultural Residential Cluster Subdivision. However, implementation of existing federal, state, and local regulations pertaining to the use, containment, and transport of hazardous materials would minimize the possibility of an accident, thereby ensuring less than significant impacts.

Overall, the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would result in public safety impacts both similar to and greater than the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision. Consequently, the need for law enforcement, fire protection, school, ~~and solid waste,~~ and library services would be similar. Therefore, this alternative is considered to have similar public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. Because this alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision, it would similarly generate the need for 0.9 acres of parkland. However, this alternative would include a 5-acre community park which would more than offset this incremental demand. Alternative 13 would additionally include a trail connecting the community of Santa Margarita to the Los Padres National Forest. Impacts related to recreation would therefore be reduced when compared to the Agricultural Residential Cluster Subdivision, and would be considered Class IV, *beneficial*.

Transportation and Circulation. This alternative would result in the same number of residential units as the Agricultural Residential Cluster Subdivision. However, because this alternative uses Smart Growth Principles of compact urban development, it would encourage pedestrian and bicycle transportation. Average daily vehicle trips would therefore be slightly reduced when compared to the Agricultural Residential Cluster Subdivision.



Since access to this alternative would be provided via Wilhelmina Avenue, the majority of project trips, which would be distributed toward U.S. Highway 101, bypassing most of the community of Santa Margarita and existing traffic operational deficiencies in the eastern portion of the community [refer to Section 4.12.1(f) in Section 4.12, *Transportation and Circulation*, of the Draft EIR]. Impacts to El Camino Real and Estrada Avenue, El Camino Real west of Pinal Avenue, El Camino Real from Estrada Avenue to Pozo Road, Estrada Avenue and H Street, and Estrada Avenue south of J Street would therefore be reduced. However, impacts to U.S. 101 off-ramps to SR 58 (which also have existing deficiencies) would remain, while impacts to Wilhelmina Avenue and the intersection of Wilhelmina Avenue and El Camino Real would increase due to the alteration of trip distribution patterns.

Overall, impacts would be both better and worse when compared to the Agricultural Residential Cluster Subdivision.

Visual Resources. This alternative would relocate the Agricultural Residential Cluster Subdivision to extend from the southwest corner of the community of Santa Margarita. The visual context of this alternative therefore differs from the Agricultural Residential Cluster Subdivision, since development would be located immediately adjacent to existing urban development rather than undisturbed, rural hillsides. Although more homes may be visible from roadways within the community of Santa Margarita and State Route (SR) 58 west of the community of Santa Margarita, no development would be visible from public viewsheds south of the community, including Estrada Avenue, State Route 58 and West Pozo Road (refer to Draft EIR Section 4.13, *Visual Resources*). Therefore, overall visual impacts would be both better and worse under the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative.

Water and Wastewater. Water service under the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would be provided by a connection to the Nacimiento Water Project. The untreated Nacimiento water delivered to the Ranch would be treated on-site and used for ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative residences. As a result, impacts related to groundwater use and overdraft of the aquifer system would be eliminated. It should be noted, however, that importing and treating water for residences outside of an urban reserve line would be potentially inconsistent with the County's Framework for Planning (Inland) goal of maintaining "a distinction between urban and rural development by providing for rural uses outside of urban and village areas..." The objective of this goal, as noted in the Framework, is to restrict urban services outside of urban or village reserve lines.

Sewer service under the ~~Smart Growth/Affordable Housing~~ Santa Margarita Town Expansion Alternative would be provided through connections to existing new sewer lines connecting to a new wastewater treatment plant. As a result, impacts related to improper septic disposal field design, on-site recharge of water softeners and household wastes, and septage load would be eliminated. The wastewater treatment plant would be under the regulatory jurisdiction of the California Regional Water Quality Control Board (RWQCB), Central Coast Region. The RWQCB sets treated effluent quality limits to protect the groundwater basin quality for present and future beneficial uses. Because this alternative's wastewater treatment plant would be subject to approval by the RWQCB, this alternative would not be expected to impact water quality.



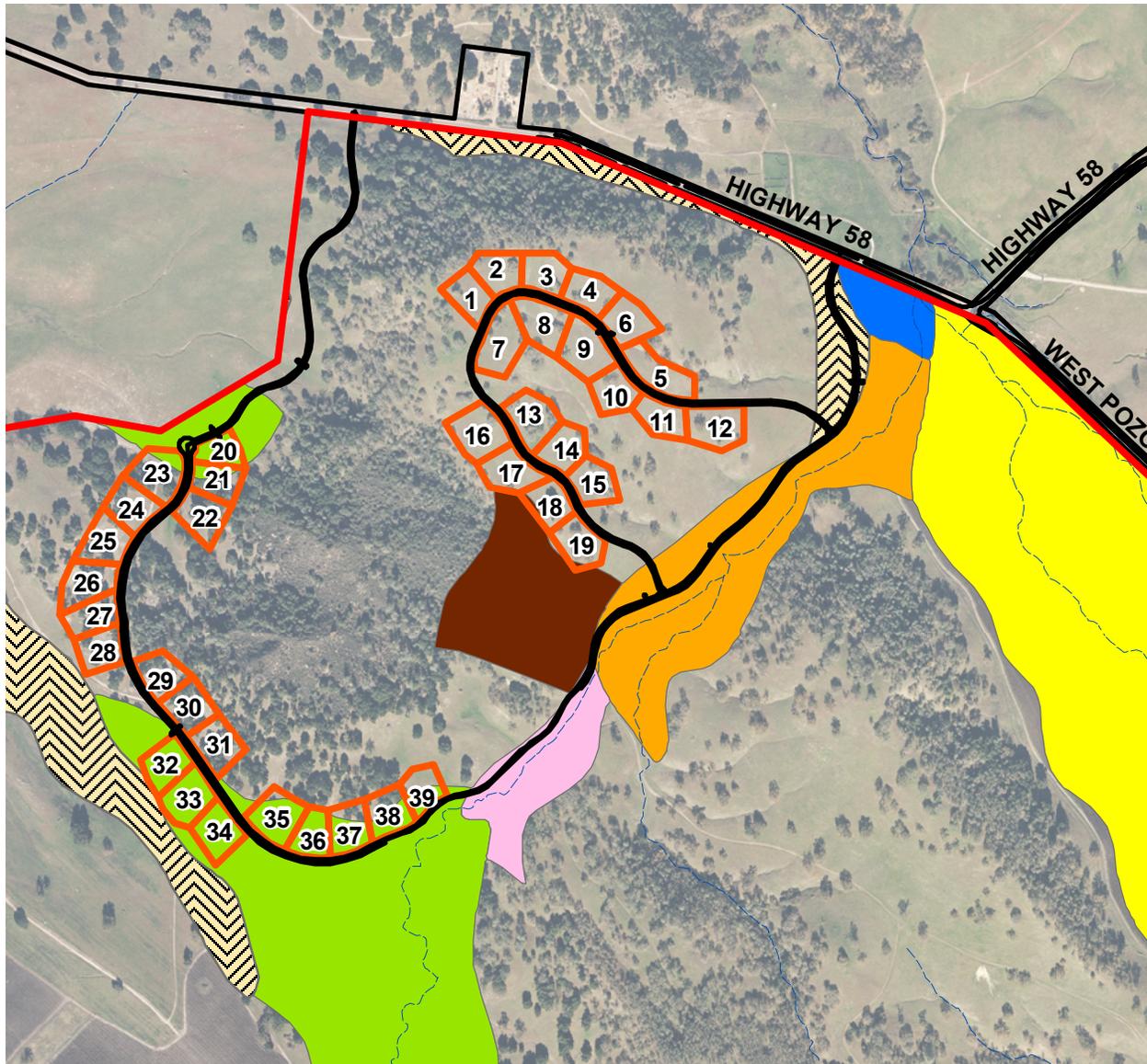
6.14 ALTERNATIVE 14: Reduced Project

6.14.1 Description

This alternative would cluster 40 lots (including 39 residential lots and one open space lot) in the northernmost portion of the Agricultural Residential Cluster Subdivision site, in the currently proposed Phase One location. This alternative would slightly reorganize the currently proposed Phase One configuration to achieve a higher-density, more compact cluster and further minimize the overall project footprint (refer to Figure 6-16).

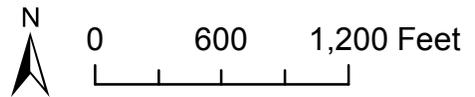
Access would be provided via one existing driveway and one new driveway from West Pozo Road, as proposed. Internal circulation would be similar to the proposed Agricultural Residential Cluster Subdivision Phase One. Roads south of this area would be eliminated. The permanent agricultural conservation easements (ACE) would remain southwest of the community of Santa Margarita, as proposed. However, the amount of land preserved in ACE's would be reduced to approximately 800 acres. Sewer service would be provided by individual septic systems and water service would be provided by a connection to the Nacimiento Water Project. This alternative would connect to the Nacimiento waterline at El Camino Real just west of the community of Santa Margarita. Water tanks would remain as proposed. The untreated Nacimiento water would be ~~used for agriculture, while groundwater otherwise extracted for agriculture would be~~ treated on-site and used for the Reduced Project Alternative.





Source: SSURGO, 2004; EDA Design Professionals, 2005 and Rincon Consultants, 2007.

- TENTATIVE TRACT 2586 BOUNDARY
- ALTERNATIVE 14 LOTS
- PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION:**
- 102, ARBUCKLE-POSITAS COMPLEX, 9-15
- 116, BOTELLA SANDY LOAM, 2-9
- 139, ELDER LOAM, 2-9
- 208, STILL CLAY LOAM, 0-2
- PRIME AGRICULTURAL SOILS IF IRRIGATED:**
- 130, CLEAR LAKE CLAY, DRAINED
- 133, CROPLEY CLAY, 2-9
- 182, OCEANO LOAMY SAND, 2-9



Alternative 14:
 Reduced Project

Figure 6-16

The amount of site disturbance would be reduced by approximately 64 65%, and the overall project area would be reduced by 75%, compared to the proposed Agricultural Residential Cluster Subdivision. Further development of the Ranch property, including other portions of the proposed Agricultural Residential Cluster Subdivision site, would require preparation of a Specific Plan and additional environmental review.

6.14.2 Impact Analysis

Agricultural Resources. This alternative would decrease the number of lots by 64 65%, thereby decreasing the amount of site disturbance. In addition, the overall project footprint would be reduced by approximately 75% compared to the proposed Agricultural Residential Cluster Subdivision. As discussed in Section 2.1, *Agricultural Resources*, the proposed Agricultural Residential Cluster Subdivision would permanently convert 21.2 acres containing prime soils to non-agricultural uses and would permanently compromise the viability of a 676.7-acre grazing unit. In contrast, Alternative 14 would convert approximately 12.5 acres of prime soils (refer to Figure 6-16). Impacts related to the conversion of prime soil areas would therefore be less than the proposed Agricultural Residential Cluster Subdivision. In addition, because lots would be configured in a more compact manner, this alternative would reduce impacts related to grazing unit fragmentation. Similarly, because lots would be relocated away from existing vineyards in the southern portion of the Ranch property, fewer lots would be located adjacent to existing cultivated agricultural operations. Although some vineyards are located west and southeast of this alternative area, overall distance to vineyard operations would be increased. Conflicts between residential and vineyard uses would be proportionately reduced. In addition, because there would be fewer overall lots, conflicts between residential and grazing uses would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Air Quality. This alternative would generate 412 402 average daily trips; a 64 65% reduction compared to the Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Air contaminant emissions associated with vehicle use would therefore be less than the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would accommodate 72 73 fewer residential units, long term emissions associated with electricity and natural gas usage would also be reduced. Grading- and construction-related emissions and odor nuisance impacts would be slightly reduced due to the reduced area of disturbance compared to the proposed Agricultural Residential Cluster Subdivision. The Agricultural Residential Cluster Subdivision is potentially inconsistent with San Luis Obispo APCD's 2001 *Clean Air Plan* (CAP) because it does not include sufficient Transportation Control Measures (TCMs) and because the rate of increase in vehicle trips and miles traveled may exceed population growth rates for the area. The Reduced Project Alternative would similarly exclude sufficient TCMs and would similarly increase trip lengths in the vicinity. However, because this alternative would generate 64 65% fewer daily vehicle trips, the rate of increase in vehicle trips and miles traveled would be less than the proposed Agricultural Residential Cluster Subdivision.

Overall, air quality impacts would be reduced under the Reduced Project Alternative.

Biological Resources. Under the Reduced Project Alternative, lots would be clustered in the northernmost portion of the Agricultural Residential Cluster Subdivision site, in the currently



proposed Phase One location. As shown in Figure 2-3, this area contains ten natural plant communities and/or wildlife habitat types. The habitat types include California annual grassland, native perennial grassland (including deergrass (*Muhlenbergia rigens*) and valley needlegrass native perennial grassland), central (Lucian) scrub, chamise chaparral, blue oak woodland, coast live oak woodland, valley oak woodland, mixed oak woodland (including blue, coast live and valley oaks, as well as grey pines [*Pinus sabiniana*]), emergent wetland, and riparian. Ruderal areas, agriculture, seasonal pools and known occurrences of special status species are also shown on Figure 6-12. The San Luis Obispo Mariposa Lily, a CNPS List 1B plant species, also occurs within the Reduced Project Alternative site, similar to the proposed Agricultural Residential Cluster Subdivision site as a whole. The Reduced Project Alternative would avoid several habitat types located on the proposed Agricultural Residential Cluster Subdivision site, including chamise chaparral and valley oak woodland.

Because this alternative would accommodate ~~72~~ 73 fewer residential units, site disturbance would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision. As a result, this alternative would result in fewer impacts related to habitat conversion, oak tree removal and San Luis Obispo Mariposa Lily removal when compared to the proposed Agricultural Residential Cluster Subdivision. Similarly, impacts to special-status animal species, including the California red-legged frog (CRLF), ~~southern steelhead (SS)~~ South/Central California Coast Steelhead (Steelhead), white-tailed kite, golden eagle, Cooper's hawk, sharp-shinned hawk, pallid bat, American badger, legless lizard, and southwestern pond turtle, would be reduced. Because development in the southern portion of the proposed Agricultural Residential Cluster Subdivision site would be eliminated, impacts to Vernal Pool Fairy Shrimp (VPFS) and impacts related to the reduction of migration corridors for special-status and common wildlife species would also be reduced.

Overall, this alternative would result in reduced impacts related to biological resources when compared to the proposed Agricultural Residential Cluster Subdivision.

Cultural Resources. Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site (refer to Draft EIR Section 4.4, *Cultural Resources*). This alternative would cluster 40 lots (including 39 residential lots and one open space lot) in the northernmost portion of the Agricultural Residential Cluster Subdivision site, in the currently proposed Phase One location. All development south of this area would be eliminated. As a result, impacts related to damage or destruction of the important associations of these sites, and disruption of their setting and feeling, would be reduced compared to the Agricultural Residential Cluster Subdivision.

In addition, because this alternative would accommodate ~~72~~ 73 fewer residential units, site disturbance would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Impacts related to disturbing previously unidentified buried archeological deposits or human remains would therefore be reduced. Similarly, because this alternative would generate fewer new residents, there would be less likelihood for relic collecting and/or vandalism that could potentially impact archaeological and historical sites.

Overall, this alternative would result in reduced impacts related to cultural resources when compared to the proposed Agricultural Residential Cluster Subdivision.



Drainage, Erosion and Sedimentation. This alternative would decrease the amount of site disturbance by ~~64~~ 65%. Impacts related to erosion, sedimentation, and pollutant discharges during construction would therefore be reduced. The amount of paved areas under this alternative would also be reduced when compared to the proposed Agricultural Residential Cluster Subdivision. Therefore, permanent increases in surface runoff and accelerated erosion, as well as storm water transport of pollutants, bacteria, and sediment into downstream facilities, would be reduced under the Reduced Project Alternative.

As discussed in Draft EIR Section 4.5, *Drainage, Erosion and Sedimentation*, the eastern reaches of the proposed Agricultural Residential Cluster Subdivision site, just south of the east driveway, would be located within the flood zone associated with Trout Creek (refer to Draft EIR Figure 4.5-1). The Reduced Project Alternative would not be located in this area. Both the Agricultural Residential Cluster Subdivision and the Reduced Project Alternative would result in less than significant impacts.

Geologic Stability. The Reduced Project Alternative would accommodate ~~72~~ 73 fewer residential units than the proposed Agricultural Residential Cluster Subdivision. Therefore, development under this alternative would expose fewer units and residents to strong ground shaking resulting from the presence of active and potentially active faults in the vicinity of the Santa Margarita Ranch.

Under the Reduced Project Alternative, lots would be clustered in the currently proposed Phase One location. As discussed in Draft EIR Section 4.6, *Geologic Stability*, this portion of the site is subject to soil-related hazards (expansive soils, erosive soils and settlement); moderate to high landslide potential; and moderate to high liquefaction potential (refer to Draft EIR Figures 4.6-3, 4.6-5 and 4.6-6, respectively) similar to the Agricultural Residential Cluster Subdivision site as a whole. However, because fewer lots and therefore fewer residents would be subject to these hazards, impacts would be reduced under the Reduced Project Alternative.

Overall, geologic stability impacts would be less than the proposed Agricultural Residential Cluster Subdivision.

Land Use. The Reduced Project Alternative would accommodate ~~72~~ 73 fewer residential units than the proposed Agricultural Residential Cluster Subdivision and would reduce site disturbance by approximately ~~64~~ 65%. The reduced construction activity would reduce temporary noise, air quality and visual impacts compared to the Agricultural Residential Cluster Subdivision. In addition, this alternative would not convert as much open land as the proposed Agricultural Residential Cluster Subdivision. Land use impacts would be reduced compared to the proposed Agricultural Residential Cluster Subdivision.

Noise. This alternative would generate ~~412~~ 402 average daily trips; a ~~64~~ 65% reduction compared to the Agricultural Residential Cluster Subdivision (see *Transportation and Circulation* discussion below). Therefore, noise levels on nearby major roadways would be incrementally reduced. In addition, because this alternative would accommodate fewer residential units, fewer residents and site occupants would be exposed to nuisance noise generated by passing trains on the Union Pacific Railroad (UPRR). This alternative would generate less severe construction-related noise impacts, since the area of disturbance and number of units would be reduced.



Public Safety. As with the Agricultural Residential Cluster Subdivision, site disturbance associated with the Reduced Project Alternative would not occur in an area of historical croplands. Therefore, impacts related to residual agricultural chemicals would be similarly less than significant.

Since this alternative would accommodate ~~72~~ 73 fewer residential units as the proposed Agricultural Residential Cluster Subdivision, fewer residents would be exposed to other public safety hazards overall. This includes: exposure to contaminants from highway and railway accidents that involve hazardous materials; the use, transport, or storage of hazardous chemicals; traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations; ~~and~~ hazards related to potential aircraft accidents, and exposure to valley fever.

Under this alternative, lots would be clustered in the currently proposed Phase One location, while the water tanks would remain as proposed. Since no residences would be located near the water tanks under this alternative, potential public safety impacts associated with the unlikely event of water tank failure would be eliminated.

Overall, the Reduced Project Alternative would result in impacts which are both similar and reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Public Services. This alternative would accommodate ~~72~~ 73 fewer residential units as the proposed Agricultural Residential Cluster Subdivision. Consequently, lesser demand for law enforcement, fire protection, school, ~~and solid waste,~~ and library services would occur. Therefore, this alternative is considered to have fewer public service impacts compared to the proposed Agricultural Residential Cluster Subdivision.

Recreation. This alternative would accommodate ~~72~~ 73 fewer residential units as the proposed Agricultural Residential Cluster Subdivision. Consequently, the need for recreational facilities would be reduced. Therefore, this alternative is considered to have fewer impacts related to parkland demand when compared to the proposed Agricultural Residential Cluster Subdivision.

Transportation and Circulation. This alternative would include 40 lots (including 39 residential lots and one open space lot) in the northernmost portion of the Agricultural Residential Cluster Subdivision site. Based on the trip rates used in the Draft EIR (refer to Table 4.12-9 in Draft EIR Section 4.12, *Transportation and Circulation*), Alternative 14 would generate ~~412~~ 402 average daily trips, ~~32~~ 31 AM peak hour trips, and 42 PM peak hour trips. This represents a ~~64~~ 65% decrease compared to the Agricultural Residential Cluster Subdivision. Traffic impacts on local roadway and highway segments and intersections would therefore be reduced. Impacts related to pedestrian, bicycle and transit demand would also be reduced. Because access to the Reduced Project Alternative would be the same as the Agricultural Residential Cluster Subdivision, impacts related to access would be similar.

Visual Resources. This alternative would reduce site disturbance by approximately ~~64~~ 65% compared to the proposed Agricultural Residential Cluster Subdivision, and the overall project footprint would be approximately ¼ that of the proposed Agricultural Residential Cluster Subdivision. The associated preservation of open space would maintain more of the rural



character of the site than the proposed Agricultural Residential Cluster Subdivision. In addition, although the Phase One portion of the Agricultural Residential Cluster Subdivision would be visible from area roadways and the community of Santa Margarita, the Reduced Project Alternative would exclude development south of this area. As a result, overall impacts related to the alteration of visual character under this alternative would be reduced when compared to the proposed Agricultural Residential Cluster Subdivision.

Water and Wastewater. Water service under the Reduced Project Alternative would be provided by a connection to the Nacimiento Water Project. The untreated Nacimiento water would be treated on-site and used for the Reduced Project Alternative. As a result, impacts related to groundwater use and overdraft of the aquifer system would be eliminated. In addition, this alternative would accommodate ~~72~~ 73 fewer residential units than the proposed Agricultural Residential Cluster Subdivision. Therefore, this alternative would result in less net consumptive water use overall. It should be noted, however, that importing and treating water for residences outside of an urban reserve line would be potentially inconsistent with the County's Framework for Planning (Inland) goal of maintaining "a distinction between urban and rural development by providing for rural uses outside of urban and village areas..." The objective of this goal, as noted in the Framework, is to restrict urban services outside of urban or village reserve lines.

This alternative assumes that sewer would be provided by individual septic systems, similar to the proposed Agricultural Residential Cluster Subdivision. Impacts related to improper disposal field design, on-site recharge of water softeners and household wastes, and septage load would also therefore be less than the proposed Agricultural Residential Cluster Subdivision.

6.125 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

This section evaluates the findings for the proposed Agricultural Residential Cluster Subdivision and Future Development Program and the two (2) alternatives under consideration for the Agricultural Residential Cluster Subdivision and Future Development Program combined, ~~five (5)~~ **eight (8)** alternatives under consideration for the Agricultural Residential Cluster Subdivision, and four (4) alternatives under consideration for the Future Development Program. It then identifies the environmentally superior alternative for each issue area, as shown on Tables 6-7 and 6-8. In accordance with the State CEQA Guidelines, if the No Project/No Development Alternative or the No Project/Existing Zoning Alternative is identified as the Environmentally Superior Alternative, the alternative among the remaining scenarios that is environmentally superior must also be identified. In addition, Tables 6-7 and 6-8 show whether each alternative's environmental impact is greater, lesser, or similar to the proposed Agricultural Residential Cluster Subdivision and/or Future Development Program for each issue area.

The No Project/No Development Alternative (Alternative 1) is considered environmentally superior overall, since no development that could result in significant environmental impacts would occur. The No Project/Existing Zoning Alternative (Alternative 2) is also environmentally superior to the proposed Agricultural Residential Cluster Subdivision and Future Development Program. However, the No Project/Existing Zoning Alternative would not preclude future development on the Santa Margarita Ranch. The current land use



designation that governs the Ranch would keep the possibility of development open, pursuant to the County's agricultural cluster subdivision ordinance and other development regulations.

Among the other development alternatives, ~~Alternative 7 (Tighter Cluster Alternative) stands out as particularly~~ **Alternative 14 (Reduced Project Alternative) is environmentally superior overall, while Alternatives 12 (Amended Project), 7 (Tighter Cluster Alternative), 3 (Revised Cluster Design), and 13 (Smart Growth/Affordable Housing Santa Margarita Town Expansion) are all superior to the proposed Agricultural Residential Cluster Subdivision in certain respects.** Each of the Alternative Future Development Program Scenarios (Alternatives 8, 9, and 10) would be environmentally superior to the Future Development Program.

6.125.1 Environmentally Superior Alternative to the Agricultural Residential Cluster Subdivision

As noted above, **Alternative 14 (Reduced Project Alternative) is environmentally superior overall, followed by Alternatives 12 (Amended Project), 7 (Tighter Cluster Alternative), 3 (Revised Cluster Design), and 13 (Smart Growth/Affordable Housing Santa Margarita Town Expansion).** These environmentally superior alternatives are discussed below.

Alternative 14 (Reduced Project Alternative) is environmentally superior to the Agricultural Residential Cluster Subdivision because it would reduce the size of the project from 112 to 40 lots and would reduce associated site disturbance by approximately 64%. The reduced site disturbance would result in fewer impacts related to agricultural resources, biological resources, drainage, erosion and sedimentation, and visual resources. Fewer lots and an associated decrease in project residents would further reduce impacts to air quality, noise, public safety, public services, recreation, transportation and circulation, and water and wastewater. Remaining impact areas (cultural resources, geologic stability and land use) would be reduced through a combination of the lesser site disturbance and fewer project residents. Overall, this alternative would be environmentally superior to the proposed Agricultural Residential Cluster Subdivision for 12 of the 14 issue areas, and environmentally superior/equal to the Agricultural Residential Cluster Subdivision for the remaining two issue areas.

Alternative 12 (Amended Project) is environmentally superior to the proposed Agricultural Residential Cluster Subdivision primarily because it avoids or reduces disturbance associated with environmental constraints identified in the Draft EIR. Compared to the proposed Agricultural Residential Cluster Subdivision, this alternative would relocate 23 lots, adjust the boundaries of 65 lots, add ½ acre building envelopes to all lots, and place height restrictions on 10 lots. These adjustments would slightly reduce impacts related to agricultural resources, and would reduce impacts related to biological resources, cultural resources, drainage, erosion and sedimentation, and transportation and circulation (access), and visual resources. However, because this alternative would generate the same number of lots and therefore the same number of new residents, impacts based on a per capita generation would be equal to the proposed Agricultural Residential Cluster Subdivision. Overall, this alternative would be environmentally superior to the proposed Agricultural Residential Cluster Subdivision.

Alternative 7 (Tighter Cluster Alternative) is the Environmentally Superior Alternative environmentally superior to the proposed Agricultural Residential Cluster Subdivision



primarily because it would reduce the overall project footprint by 78%. Under this alternative, all Lots (excluding one ranch headquarters unit located on Parcel 42) would be clustered in the remainder parcel, north of the proposed Agricultural Residential Cluster Subdivision and south of the community of Santa Margarita, and in the northernmost portion of the Agricultural Residential Cluster Subdivision site (refer to Figure 6-5). Although the amount of site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 78%. ~~Due to the~~ **The reduced project footprint, this alternative is superior to the proposed Agricultural Residential Cluster Subdivision for would partially reduce impacts to five (5) nine (9) of the 14 issue areas, including: agricultural resources, air quality, biological resources, cultural resources, drainage, erosion and sedimentation, geologic stability, and land use, public safety and visual resources.** ~~The reduced project footprint would also partially reduce impacts to air quality, geologic stability, public safety and visual resources.~~ **However, all nine of these issue areas would also result in impacts either similar to or greater than the Agricultural Residential Cluster Subdivision due to the similar amount of site disturbance and placement of lots in a more sensitive area (i.e. with regards to prime soils and riparian/wetland habitat).** For the remaining five (5) issue areas, Alternative 7 would result in similar impacts to the Agricultural Residential Cluster Subdivision because it would generate the same number of new residents. These issue areas include: noise, public services, recreation, transportation and circulation, and water and wastewater. ~~Although equal to the proposed Agricultural Residential Cluster Subdivision for per capita impacts, Alternative 7 is environmentally superior overall.~~ **Overall, this alternative would be environmentally superior to the proposed Agricultural Residential Cluster Subdivision.**

Alternative 3 (Revised Cluster Design) may also be considered environmentally superior in certain respects. This alternative analyzes an alternate site plan for the proposed Agricultural Residential Cluster Subdivision. The overall development potential of this alternative would be the same as for the proposed Agricultural Residential Cluster Subdivision. However, this alternative would reconfigure the 112 lots so as to reduce to the overall project footprint. Under this alternative, Lots 1 and 43 through 115 would be relocated north of the proposed East Driveway, within the currently proposed Phase 1 development area (refer to Figure 6-1). Due to the reduced project footprint, this alternative is superior to the proposed Agricultural Residential Cluster Subdivision for ~~four~~ **five (5)** issue areas related to site disturbance, including: agricultural resources, biological resources, cultural resources, drainage, erosion and sedimentation and land use. The reduced project footprint would partially reduce impacts to air quality (grading- and construction-related impacts and odor nuisance impacts). However, because this alternative would generate the same number of lots and therefore the same number of new residents, impacts based on a per capita generation would be equal to the proposed Agricultural Residential Cluster Subdivision. Geologic stability impacts would be similar to the proposed Agricultural Residential Cluster Subdivision because the same number of units would be exposed to similar hazards. Impacts related to the alteration of visual character under this alternative would be both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision. Although the reduced footprint would preserve additional open space and maintain the rural character of the site, more homes may be visible from roadways within the community of Santa Margarita. Overall, this alternative would be environmentally superior ~~and equal~~ to the proposed Agricultural Residential Cluster Subdivision.



Table 6-7 Agricultural Residential Cluster Subdivision Alternative Impact Comparison

Issue	Proposed Agricultural Residential Cluster Subdivision	Alt. 1* No Project/No Development	Alt. 2* No Project/Existing Zoning	Alt. 3 Revised Cluster Design	Alt. 4 Revised Cluster Location 1	Alt. 5 Revised Cluster Location 2	Alt. 6 Revised Cluster Location 3	Alt. 7 Tighter Cluster Alternative	Alt. 12 Amended Project Alternative	Alt. 13 <u>S-Growth/Affordable Housing Town Expansion</u>	Alt. 14 <u>Reduced Project Alternative</u>
Agricultural Resources	=	+	+	+	+ / -	+ / -	+ / =	+ / -	+ / =	+ / -	+
Air Quality	=	+	+	+ / =	=	=	=	+ / =	=	+ / = / -	+
Biological Resources	=	+	+	+	+ / -	+ / = / -	+ / -	+ / -	+ / =	+	+
Cultural Resources	=	+	+	+	+ / =	+ / =	=	+ / =	+ / =	=	+
Drainage, Erosion and Sedimentation	=	+	+	+	= / -	= / -	+ / =	+ / =	+ / =	=	+
Geologic Stability	=	+	+	=	+ / = / -	= / -	=	+ / =	=	=	+
Land Use	=	+	+	+	= / -	= / -	=	+ / =	=	+ / -	+
Noise	=	+	+	=	= / -	= / -	= / -	=	=	= / -	+
Public Safety	=	+	+	+ / =	-	= / -	= / -	+ / =	=	= / -	+ / =
Public Services	=	+	+	=	=	=	=	=	= / -	=	+
Recreation	=	+	+ / -	=	=	=	=	=	=	+	+
Transportation and Circulation	=	+	+	=	+ / -	-	=	=	+ / =	+ / =	+ / =
Visual Resources	=	+	+	+ / -	+ / -	+ / -	+ / -	+ / -	+	+ / -	+
Water and Wastewater	=	+	+ / = / -	=	=	=	=	=	+ / =	+	+
Overall	=	+	+	+ / =	=	=	=	+ / =	+ / =	+ / =	±

- Inferior to the proposed Agricultural Residential Cluster Subdivision
 + Superior to the proposed Agricultural Residential Cluster Subdivision
 +/- Characteristics both better and worse than the proposed Agricultural Residential Cluster Subdivision
 = Similar impact to the proposed Agricultural Residential Cluster Subdivision
 * As compared to the Agricultural Residential Cluster Subdivision and Future Development Program combined



Table 6-8 Future Development Program Alternative Impact Comparison

Issue	Future Development Program	Alternative 8 <i>Alternative Future Development Program Scenario 1</i>	Alternative 9 <i>Alternative Future Development Program Scenario 2</i>	Alternative 10 <i>Alternative Future Development Program Scenario 3</i>	Alternative 11 <i>Alternative Location for Livestock Sales</i>
Agricultural Resources	=	+	+	+	= / -
Air Quality	=	+	+	+	= / -
Biological Resources	=	+	+	+	+ / =
Cultural Resources	=	+	+	+	= / -
Drainage, Erosion and Sedimentation	=	+	+	+	=
Geologic Stability	=	+	+	+	+ / -
Land Use	=	+	+	+	-
Noise	=	+	+	+	= / -
Public Safety	=	+	+	+	+ / = / -
Public Services	=	+	+	+	=
Recreation	=	-	+	+	=
Transportation and Circulation	=	+	+	+	+ / -
Visual Resources	=	+	+	+	-
Water and Wastewater	=	+	+	+	=
Overall	=	+	+	+	-

- *Inferior to the Future Development Program*
- + *Superior to the Future Development Program*
- +/- *Characteristics both better and worse than the Future Development Program*
- = *Similar impact to the Future Development Program*



Alternative 13 (Smart Growth/Affordable Housing Santa Margarita Town Expansion) would utilize Smart Growth Principles of compact urban development and preservation of rural land and agricultural resources, and would therefore reduce impacts related to agricultural resources, air quality, biological resources, cultural resources, and transportation and circulation. In addition, because this alternative includes a park, recreation impacts would also be reduced. However, because this alternative would generate the same number of lots and therefore the same number of new residents, impacts based on a per capita generation would be equal to the proposed Agricultural Residential Cluster Subdivision. In addition, although the reduced footprint would preserve additional open space and maintain the rural character of the site, more homes may be visible from roadways within the community of Santa Margarita. Overall, this alternative would be environmentally superior and equal to the proposed Agricultural Residential Cluster Subdivision.

Alternative 4 (Revised Cluster Location 1), which involves the relocation of the Agricultural Residential Cluster Subdivision north of and immediately adjacent to the community of Santa Margarita, is characterized by environmental impacts that are better, worse and equal to the proposed Agricultural Residential Cluster Subdivision. Impacts related to grazing unit fragmentation would be reduced because this alternative would be contiguous with the community of Santa Margarita; however, this alternative would permanently convert more prime soils to non-agricultural use than the Agricultural Residential Cluster Subdivision. Biological resource impacts would be both better and worse than the proposed Agricultural Residential Cluster Subdivision. Although impacts to valley oak woodland, emergent wetland/seasonal pool, riparian/riverine, and agriculture habitat types would be greater than the proposed Agricultural Residential Cluster Subdivision, impacts to other habitat types, and impacts to special-status plant and animal species, would be reduced. This alternative would result in fewer impacts related to the alteration of the cultural landscape and similar impacts related to damage or destruction of prehistoric and historical archaeological sites. This alternative would result in fewer impacts related to landslide potential, but greater impacts related to surface rupture and similar impacts related to groundshaking and soil-related hazards. Alternative 4 would reduce impacts related to railroad crossings because fewer trips would require crossing the UPRR rail line when compared to the proposed Agricultural Residential Cluster Subdivision, but would generate the same number of average daily trips. However, additional traffic would be added to side streets in the community of Santa Margarita, thereby increasing impacts compared to the Agricultural Residential Cluster Subdivision. Lastly, this alternative would reduce visual changes viewed from the south side of the community, but would result in greater visibility of the residential uses from viewpoints on the north side of the community. Overall, the impacts of this alternative would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

Alternative 5 (Revised Cluster Location 2), which involves the relocation of the Agricultural Residential Cluster Subdivision south of and immediately adjacent to the community of Santa Margarita, is characterized by environmental impacts that are better, worse and equal to the proposed Agricultural Residential Cluster Subdivision. Most issue areas would be similar to Alternative 4. However, impacts to several special-status species, including Vernal Pool Fairy Shrimp (VPFS), ~~Southern Steelhead (SS)~~ **South/Central California Coast Steelhead (Steelhead)** and California red-legged frog (CRLF), would be similar to the proposed Agricultural Residential Cluster Subdivision. In addition, because this alternative would relocate



development south of the community of Santa Margarita as opposed to north, geologic stability impacts would be similar to or greater than the Agricultural Residential Cluster Subdivision. Due to its proximity to the proposed Agricultural Residential Cluster Subdivision, this alternative would result in similar impacts related to exposure to residual agricultural chemicals. Similarly, impacts related to railroad crossings would be similar to the proposed Agricultural Residential Cluster Subdivision because this alternative would similarly require crossing the UPRR rail line. Overall, the impacts of this alternative would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

Alternative 6 (Revised Cluster Location 3), which involves the relocation of the Agricultural Residential Cluster Subdivision south of El Camino Real and west of the community of Santa Margarita, is also characterized by environmental impacts that are better, worse and equal to the proposed Agricultural Residential Cluster Subdivision. Most issue areas would be similar to Alternatives 4 and 5. However, this alternative would avoid impacts to prime soils, since none are located on the alternative site. In addition, this alternative would result in similar impacts related to the alteration of cultural landscapes and similar impacts related to damage or destruction of prehistoric and historical archaeological sites. Revised Cluster Location 3 would also eliminate flood hazard impacts, and would result in similar geologic stability impacts as the Agricultural Residential Cluster Subdivision. In addition, this alternative would be located a sufficient distance from existing residential uses to preclude significant temporary noise, air quality and visual impacts from construction, thereby resulting in similar land use impacts to the proposed Agricultural Residential Cluster Subdivision. Overall, the impacts of this alternative would be both better and worse than the proposed Agricultural Residential Cluster Subdivision.

~~Alternative 7 (Tighter Cluster Alternative)~~ **Alternative 14 (Reduced Project Alternative)** is environmentally superior overall, while Alternatives **12 (Amended Project)**, **7 (Tighter Cluster Alternative)**, **3 (Revised Cluster Design)**, and **13 (Smart Growth/Affordable Housing Santa Margarita Town Expansion)** ~~may also be considered environmentally~~ **are all superior to the Agricultural Residential Cluster Subdivision** in certain respects. Alternatives 4 through 6, which all analyze alternate locations for the Agricultural Residential Cluster Subdivision, would result in impacts that are both better and worse when compared to the proposed Agricultural Residential Cluster Subdivision, and are therefore not considered environmentally superior.

6.125.2 Environmentally Superior Alternative to the Future Development Program

Alternative 9 (Alternative Future Development Program Scenario 2) and Alternative 10 (Alternative Future Development Program Scenario 3) are both environmentally superior to the Future Development Program for all 14 issue areas. Of the two, Alternative 10 is more environmentally superior because it reduces development potential to a greater extent.

Alternative 10 (Alternative Future Development Program Scenario 3) would eliminate Future Development Program land uses in the most sensitive cultural resource areas. This would involve the elimination of the following uses: a 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater, 9,000 square feet of craft studios, galleries, an interpretive center, and gift shops, and a 40,000 square foot winery on the existing Ranch headquarters parcel; a 347-unit residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000



square foot winery including an additional 6,000 square foot retail component, and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop located southwest of the community of Santa Margarita; one Ranch headquarter located northwest of SR 58 (after SR 58 curves northerly); and one winery/Ranch headquarter located in the southern portion of the Ranch property, west of West Pozo Road. Due to the extent of eliminated envisioned uses, impacts related to construction and long-term site disturbances, such as biological resources, cultural resources, geologic stability and visual resources would decrease considerably. In addition, since 942 fewer residents (68% less) would be added to area, impacts based on a per capita generation would also decrease considerably. These issues include public services, recreation, and water and wastewater. In addition, this alternative would result in a decrease of approximately 6,843 daily trips (74% less) as compared to the currently envisioned Future Development Program. Air quality, noise, and transportation and circulation would therefore be reduced. Because 942 fewer residences would be developed, fewer additional residents or property would be exposed to geologic or other public safety hazards. Overall, this alternative would be environmentally superior to the currently envisioned Future Development Program.

Alternative 9 (Alternative Future Development Program Scenario 2) would eliminate Future Development Program land uses in the most sensitive biological areas. This would involve the elimination of the following uses: a 347-unit residential village; a 250-unit guest ranch and lodge with a 24,000 square foot restaurant; a 40,000 square foot winery including an additional 6,000 square foot retail component; and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop. By eliminating these uses, impacts related to construction and long-term site disturbances, such as biological resources, cultural resources, geologic stability and visual resources would decrease considerably. In addition, since 937 fewer residents (67% less) would be added to area, impacts based on a per capita generation would also decrease considerably. These issues include public services, recreation, and water and wastewater. In addition, this alternative would result in a decrease of approximately 5,206 daily trips (56% less) as compared to the currently envisioned Future Development Program. Air quality, noise, and transportation and circulation would therefore be reduced. Because 937 fewer residences would be developed, fewer additional residents or property would be exposed to geologic or other public safety hazards. Overall, this alternative would be environmentally superior to the currently envisioned Future Development Program. However, it would not be as environmentally superior as Alternative 10.

Alternative 8 (Alternative Future Development Program Scenario 3) is environmentally superior to the Future Development Program for all issue areas except recreation. This alternative would eliminate Future Development Program land uses envisioned for location in the approximately 2,500 acre northeastern quadrant of the Ranch (north of SR 58 and east of El Camino Real). This would involve the elimination of the following uses: a 5-acre park and community pool, three 20,000 square foot worship centers, 50 units of work force housing, two wineries and two Ranch headquarters. Although this alternative would reduce parkland demand by approximately 9.5% compared to the Future Development Program, it would eliminate recreation facilities envisioned in the Future Development Program. As a result, the reduced recreation demands would not be met under this alternative. All remaining issue areas would be reduced similar to Alternatives 9 and 10, although to a lesser degree.



Alternative 11 (Alternative Location for Livestock Sales) is characterized by environmental impacts that are equal to, better, or worse than the currently envisioned Future Development Program. This alternative would relocate the livestock sales yard approximately 625 feet north of the community of Santa Margarita and 625 to 1,250 feet west of El Camino Real (refer to Figure 6-9). Other Future Development Program land uses would remain. Since the same number of residents would be added to area, impacts based on a per capita generation would be similar to the Future Development Program. These issues include public services, recreation, and water and wastewater. In addition, because the same site disturbance would occur, impacts to drainage, erosion and sedimentation would also be similar. However, due to the location of the livestock sales yard in closer proximity to the community of Santa Margarita, this alternative would result in greater impacts to sensitive receptors. These issue areas include agricultural resources (urban and agricultural conflicts), air quality (odor nuisances), land use (construction nuisances), noise and visual resources. Because this alternative would avoid impacts to coast live oak woodland, impacts to this habitat type would be reduced when compared to the currently envisioned Future Development Program. However, impacts to sensitive aquatic species associated with Santa Margarita Creek would be greater when compared to the envisioned Future Development Program. Impacts related to identified cultural resources, previously unidentified buried archeological deposits or human remains would be greater than the currently envisioned Future Development Program due to the increased cultural sensitivity of this alternative location (i.e., near the existing Ranch headquarters). The Alternative Location for Livestock Sales contains low erosion hazards but high liquefaction hazards. As a result, geologic stability impacts would be both better and worse than the Future Development Program. In addition, due to its location north of the community of Santa Margarita, the Alternative Location for Livestock Sales would eliminate significant access impacts associated with the location of the livestock sales yard envisioned in the Future Development Program, which requires an unsafe turning movement on SR 58. However, it would also introduce impacts to Encina Avenue in the northern portion of the community of Santa Margarita, which would serve as an access point for the Alternative Location for Livestock Sales. Overall, the impacts of this alternative would be both better and worse when compared to the Future Development Program.

Either Alternative 9 (Alternative Future Development Program Scenario 2) or Alternative 10 (Alternative Future Development Program Scenario 3) could be considered environmentally superior, although Alternative 10 would reduce impacts from the Future Development Program to a greater extent. In addition, Alternative 8 (Alternative Future Development Program Scenario 1) would be considered environmentally superior for 13 of the 14 issue areas. Alternative 11 (Alternative Location for Livestock Sales), which relocates the livestock sales yard, would result in impacts that would be both better and worse than the Future Development Program, and is therefore not considered environmentally superior.

