

Chapter 4

Project Alternatives

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines requires that an environmental impact report (EIR) describe a range of reasonable alternatives to the proposed project or to the proposed project location that would feasibly attain most of the project objectives but would avoid or substantially lessen any significant environmental impacts. An EIR should evaluate the environmental impacts of the alternatives compared to the proposed project. This chapter of the EIR describes and evaluates project alternatives and is intended to satisfy the requirements set forth in the State CEQA Guidelines. This chapter also identifies the Environmentally Superior Project Alternative as required by State CEQA Guidelines Section 15126.6(e)(2).

4.1 Rationale for Alternative Selection

The following discussion covers a reasonable range of feasible alternatives that focuses on avoiding or substantially lessening any significant effects of the project, even if these alternatives would not attain all of the project objectives or would be more costly. The discussion focuses on alternatives to the project that are capable of meeting most of the project objectives identified in Chapter 1, *Project Description, Location, and Environmental Setting*, of this EIR. According to the State CEQA Guidelines, many factors may be taken into account when addressing the feasibility of alternatives, such as environmental impacts, site suitability as it pertains to various land use designations, economic viability, availability of infrastructure, regulatory limitations, and jurisdictional boundaries. Also, according to the State CEQA Guidelines, discussion of each alternative should be sufficient “to allow meaningful evaluation, analysis, and comparison with the proposed project” (14 CCR 15000 et seq.). Therefore, the significant effects of each alternative are discussed in less detail than those of the proposed project, but in enough detail to provide decision makers with perspective and a reasoned choice among alternatives to the proposed project.

Additionally, a No Project Alternative is required to be included in the range of alternatives. An EIR need not consider an alternative whose effects cannot be reasonably identified, whose implementation is remote or speculative, or one that would not achieve most of the basic project objectives. Finally, the Environmentally Superior Alternative must be identified and if it is the No Project Alternative, another Environmentally Superior Alternative must be identified from the remaining alternatives.

The proposed project would result in potentially significant and unavoidable adverse impacts for which feasible mitigation measures would not reduce the impacts to below a level of significance for the following issues: air quality and greenhouse gases, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, and water supply and groundwater. The following issues were determined to be not significant or have no impact in the Initial Study process: aesthetics, agricultural and forestry resources, geology and soils, mineral resources, population and housing, public services, and recreation. The following issues were determined to be not significant in review of the Draft EIR: land use and planning and utilities and service systems.

These project alternatives are evaluated in this chapter.

- Reduced Project Area Alternative (only areas within the San Diego County Water Authority Boundary, which indicates that service from a non-groundwater dependent water district is likely).
- Lot Size Use Restriction Alternative (only properties that are 4 acres or larger).
- No Project Alternative (no amendment).

The evaluated alternatives were selected, in part, relative to their ability to meet the basic objectives of the proposed project and as required by CEQA. As described in Chapter 1, the project objectives are as follows.

1. Encourage the growth of the local agriculture industry throughout the County of San Diego.
2. Streamline and clarify the approval/permitting process for accessory agricultural operations (see Section 1.4.1) in order to better facilitate the development of such uses within the County, while ensuring compliance with local, state, and federal regulations where appropriate and utilizing sound management practices.
3. Encourage property owners in the County to maintain agricultural lands in production and support farming.
4. Minimize the potential for land use conflicts that may arise through the development and operation of accessory agricultural operations.
5. Update regulations for accessory agricultural operations to be consistent with public interest, emerging practices, and current technology and design.
6. Assist property owners in pursuing compliance with local County requirements related to accessory agriculture operations.
7. Update the County's Zoning Ordinance to incorporate the Tiered Winery Zoning Ordinance Amendment Project for all S92 General Rural zones.

Accessory agricultural operations include, but are not limited to, microbreweries, cheese-making and dairy operations, onsite food production, mobile butchering, packing and processing, onsite retail horticulture sales, animal raising, roadside sales of agricultural products, agricultural tourism, and agricultural homestays.

These alternatives represent a reasonable range of alternatives as required by CEQA and their potential impacts are compared to those of the proposed project herein. A qualitative summary of the alternatives comparing their potential impacts is provided in Table 4-1. No alternatives were identified that were rejected from further consideration, and none of the comment letters submitted during the 30-day scoping period presented alternatives for consideration.

4.2 Analysis of the Reduced Project Area Alternative

4.2.1 Reduced Project Area Alternative Description and Setting

The Reduced Project Area Alternative would reduce the area of application of the County's Zoning Ordinance Amendments, and the Agriculture Promotion Program would apply only to those areas that are within the San Diego County Water Authority Boundary indicating that they are likely to be served by existing municipal water resources. This would include approximately 25 percent of the unincorporated County area, or approximately 538 square miles. Properties that are dependent on groundwater (either through private wells, water companies, or groundwater-dependent water districts) for their supply would be excluded from the proposed Zoning Ordinance changes, an area encompassing approximately 1,387 square miles. This alternative would thus avoid significant groundwater impacts and also reduce other significant impacts associated with the project by geographically constraining the project area.

The majority of the unincorporated area located roughly within and east of the Palomar and Cuyamaca mountains is reliant upon either separate groundwater-dependent districts that are unaffiliated with the San Diego County Water Authority (SDCWA), as shown in Figure 4-1, or onsite private wells, or is served by a small or community water system such as a small water company. For this alternative, the Agriculture Promotion Program would apply only to these areas and on those properties that are within the SDCWA boundary and likely to be served by a water district. Under this alternative, elimination of groundwater-dependent areas would result in a reduction in project area of approximately 1,387 square miles. Thus, the project area would cover approximately 538 square miles.

Approximately 25 percent of the proposed project area lies within the SDCWA and water agency boundaries and would generally be able to obtain water supply from one of the water districts that distributes water from surface reservoirs or other imported water sources subject to existing agreements with providers. For the agriculture operations that lie within the SDCWA boundary, imported water would generally be available for operational uses such as irrigation, domestic, or commercial demands; and most agriculture operations would not have to rely upon groundwater supplies. A portion of this 25 percent may lie within the boundaries of a water district but have an onsite well and use a combination of imported water and groundwater; other portions may rely solely on groundwater if sufficient infrastructure does not exist. The approximately 75 percent of the project area excluded by this alternative lies outside of the SDCWA boundary.

4.2.2 Comparison of the Effects of the Reduced Project Area Alternative to the Proposed Project

This analysis focuses on only the environmental issue areas for which significant impacts were identified for the proposed project.

4.2.2.1 Air Quality and Greenhouse Gases

The proposed project would result in significant and unavoidable impacts related to construction and operational criteria pollutant and greenhouse gases (GHG) emissions, as well as odors, even with implementation of mitigation measures for construction and operational impacts, including

best management practices for manure management and gas venting at microbreweries to reduce odors. Simultaneous construction and operation of agricultural uses promoted by the project would impede progress towards long-term post-2020 targets for GHG emissions.

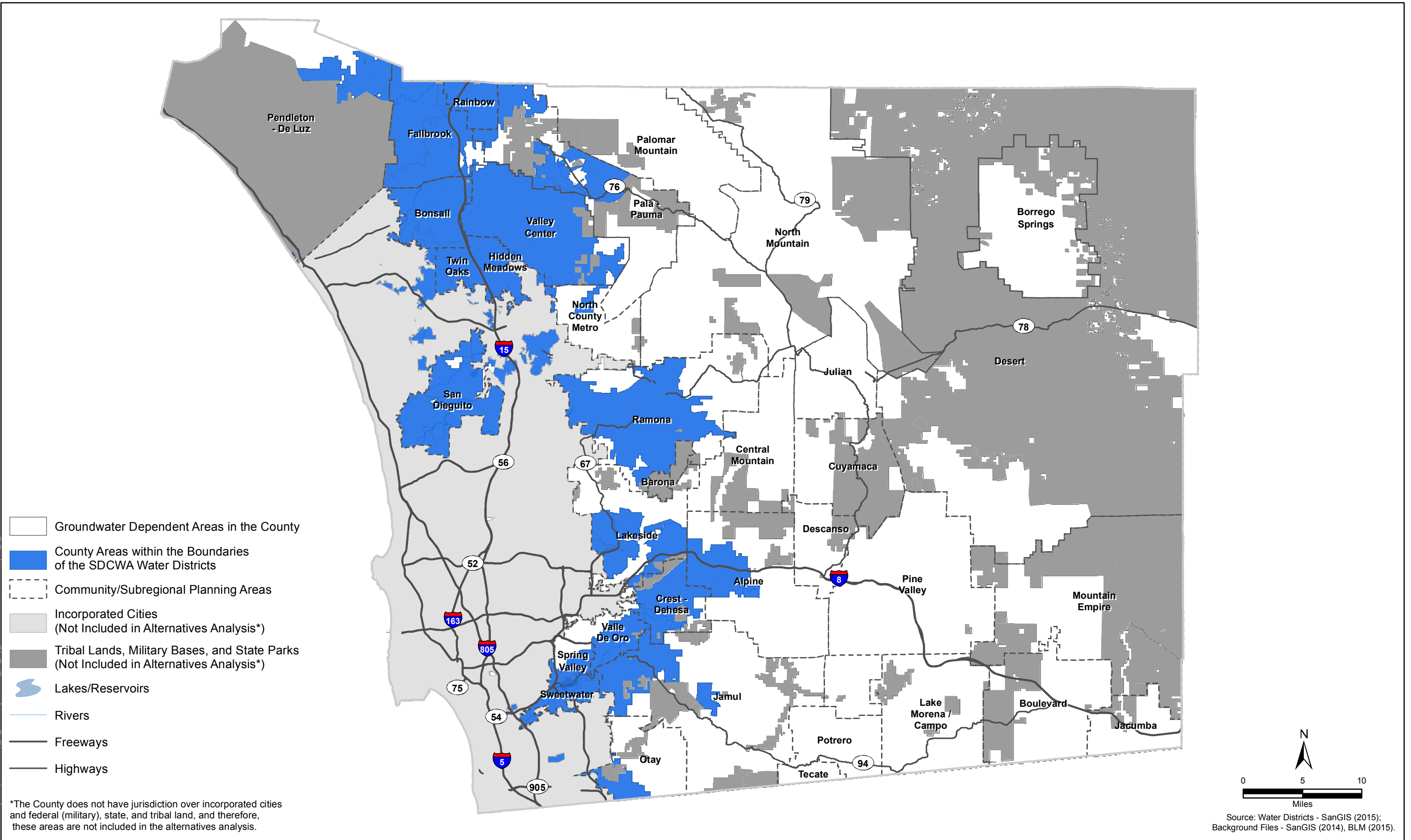
Similar to the proposed project, emissions from the construction of future accessory agricultural uses may contribute to a cumulatively considerable net increase of criteria air pollutants and GHG emissions. This alternative would allow for reduced implementation of the Agriculture Promotion Program, encompassing approximately 25 percent of the proposed project area (only those areas within the SDCWA boundary would be included), and, therefore, would be expected to result in less construction and operation of accessory agricultural uses. Less development would potentially result in fewer impacts from construction and operational activities and fewer emissions of air pollutants and GHGs. This alternative also would promote fewer agricultural activities that are considered by the County of San Diego and the California Air Resources Board as having a high potential to generate nuisance odors. Therefore, impacts would be lessened compared to the proposed project. However, impacts would still be considered significant because this alternative could still allow for accessory agricultural uses related to construction and operational criteria pollutant and GHG emissions, as well as odors. Mitigation proposed in Section 2.1, *Air Quality and Greenhouse Gases*, would further reduce impacts, but not to a level below significant. Therefore, impacts related to criteria pollutant and GHG emissions would remain significant and unavoidable for both the proposed project and the Reduced Project Area Alternative. However, overall, air quality and GHG impacts would be reduced under this alternative when compared to the proposed project.

4.2.2.2 Biological Resources

The proposed project would result in potentially significant impacts associated with biological resources, including special-status species, riparian and other sensitive natural communities, federally protected wetlands, and wildlife movement corridors. There may be future accessory agriculture projects for which related discretionary permits are required, but for which mitigation would not be feasible, or for which no related discretionary permit is required (e.g., where grading is less than 200 cubic yards, but which would impact native or fallow land). For uses not subject to discretionary approval, CEQA review would not be required, and mitigation would not be enforced. As it cannot be concluded that impacts on biological resources from all future agriculture projects allowed by the Zoning Ordinance Amendment would be avoided or mitigated, impacts would remain significant and unmitigated. Therefore, these project impacts are significant and unmitigated because there would be no enforcement mechanism to guarantee resource avoidance or compliance with environmental regulations.

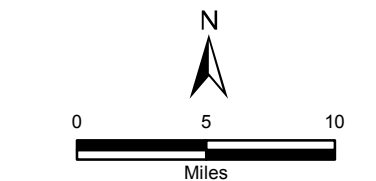
Similar to the proposed project, the Reduced Project Area Alternative proposes the development of future accessory agricultural uses that would have the potential to result in impacts on candidate, sensitive, or special-status species. The proposed uses would be the same under this alternative as the proposed project; however, this alternative would allow for reduced implementation of the Agriculture Promotion Program, encompassing approximately 25 percent of the proposed project area. The alternative, therefore, would be expected to result in less construction and operation of accessory agricultural uses. Less construction and operation of additional agricultural uses would result in a reduction in building and parking areas, driveways, fences, or outdoor seating, which would also result in less ground disturbance. The reduction in ground disturbance would lessen impacts on special-status plant and wildlife species and federal waters. As there is no guarantee that potential impacts on special-status species, riparian and other sensitive natural communities,

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- Groundwater Dependent Areas in the County
- County Areas within the Boundaries of the SDCWA Water Districts
- Community/Subregional Planning Areas
- Incorporated Cities (Not Included in Alternatives Analysis*)
- Tribal Lands, Military Bases, and State Parks (Not Included in Alternatives Analysis*)
- Lakes/Reservoirs
- Rivers
- Freeways
- Highways

*The County does not have jurisdiction over incorporated cities and federal (military), state, and tribal land, and therefore, these areas are not included in the alternatives analysis.



Source: Water Districts - SanGIS (2015);
Background Files - SanGIS (2014), BLM (2015).



Figure 4-1
Reduced Project Area Alternative (Groundwater-Dependent Areas)
County of San Diego Agriculture Promotion Program

federally protected wetlands, nursery sites, or wildlife movement corridors would be evaluated or mitigated if the process does not involve CEQA review and as there would be no enforcement mechanism to ensure that specific performance standards are met to reduce impacts, impacts would remain significant and unavoidable for both the proposed project and the Reduced Project Area Alternative. However, overall, biological resources impacts would be reduced under this alternative when compared to the proposed project.

4.2.2.3 Cultural Resources

The proposed project would result in potentially significant impacts associated with cultural resources, including historical resources, archaeological resources, paleontological resources, and human remains. Many future agricultural accessory use projects would be allowed with the proposed project and would not require environmental review that would require evaluation of cultural resource impacts, mitigate potential impacts, or provide an enforcement mechanism to ensure that specific performance standards are met to reduce impacts. As such, development of future accessory agricultural operations enabled by adoption of the proposed Zoning Ordinance Amendment at unspecified locations within the project area could result in significant direct, indirect, and cumulative unmitigated impacts on cultural resources. Therefore, project impacts on cultural resources would be considered significant and unavoidable.

Compared to the proposed project, the Reduced Project Area Alternative would result in a reduced project area (approximately 25 percent) and less ground disturbance and/or demolition of existing structures for construction of new accessory agricultural uses. This reduction in ground disturbance would lessen impacts on historical resources, archaeological resources, human remains, and paleontological resources. This alternative would allow for reduced implementation of the Agriculture Promotion Program; however, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts from ground disturbance to a level below significant. Therefore, the Reduced Project Area Alternative could still result in significant impacts on historic resources, archeological resources, human remains, and paleontological resources from the development of new accessory agricultural uses. However, overall, cultural resources impacts would be reduced under this alternative when compared to the proposed project.

4.2.2.4 Hazards and Hazardous Materials

The proposed project would promote the development of accessory agriculture uses, some of which would require permits and some of which would not need discretionary review. The proposed project would result in potentially significant impacts related to wildland fires as a result of accessory agricultural development in rural areas or in areas of dense vegetation. Mitigation would reduce the likelihood of wildland fire impacts through proper compliance with applicable regulations; however, it cannot be concluded that impacts related to wildland fires from all accessory agriculture uses allowed by the proposed Zoning Ordinance Amendment would be avoided or mitigated. Therefore, impacts would remain significant and unavoidable.

Similar to the proposed project, compliance with existing regulations would reduce impacts related to wildland fires. However, the Reduced Project Area Alternative would result in potentially significant impacts related to wildland fire, just as the proposed project would. This is because new accessory agricultural uses may be developed in High or Very High fire hazard severity areas, and there is no guarantee that mitigation measures would reduce impacts relative to wildfires to a level

below significant. However, because the project area is reduced under this alternative to 25 percent of the unincorporated County area (excluding areas not within the boundaries of a water district), the potential for structures to be developed in High or Very High fire hazard severity areas would be reduced. Overall, wildland fire impacts would be reduced under this alternative when compared to the proposed project.

4.2.2.5 Hydrology and Water Quality

The proposed project would result in potentially significant impacts associated with hydrology and water resources involving water quality, including surface water quality and soil erosion. Uses would not be subject to discretionary approval, and, thus, no additional environmental review would be conducted. As it cannot be concluded that impacts on water quality from all future agriculture projects allowed by the Zoning Ordinance Amendment would be evaluated, avoided, or mitigated, the proposed Zoning Ordinance Amendment could result in significant direct, indirect, and cumulative impacts. Further, there would be no enforcement mechanism to guarantee avoidance or compliance with environmental regulations. Therefore, impacts would remain significant and unavoidable.

Compared to the proposed project, the Reduced Project Area Alternative would result in a reduced project area (approximately 25 percent of that included in the proposed project) and less ground and soil disturbance for construction of new accessory agricultural uses. This reduction in ground disturbance would lessen impacts on hydrology and drainage affecting water quality. This alternative would allow for reduced implementation of the Agriculture Promotion Program; however, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts from ground disturbance to a level below significant. Therefore, the Reduced Project Area Alternative could still result in significant impacts from the development of new accessory agricultural uses on hydrology and water resources involving water quality, including surface water quality and soil erosion. However, overall, hydrology and water quality impacts would be reduced under this alternative when compared to the proposed project.

4.2.2.6 Noise

The proposed project would amend current regulations related to accessory agricultural projects that may directly or indirectly result in a substantial permanent increase in ambient noise levels or in a noise levels in excess of County standards. Implementation of the proposed accessory agricultural uses under the proposed project would result in significant impacts relative to noise receptors. Appropriate feasible and enforceable mitigation measures could not be identified that would reduce potential impacts. Therefore, these impacts would remain significant and unavoidable.

Compared to the proposed project, the Reduced Project Area Alternative would result in a reduced project area (approximately 25 percent of that included in the proposed project) and likely fewer new agricultural uses, which would reduce overall noise levels. Fewer new accessory agricultural uses and activities such as tourism, food stands, and markets and less traffic would result in fewer noise impacts. However, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts to a level below significant. Therefore, the Reduced Project Area Alternative could still result in significant impacts from the development of new accessory agricultural uses on noise exposure and permanent or temporary increases in ambient noise. However, overall, noise impacts would be reduced under this alternative compared to the proposed project.

4.2.2.7 Transportation and Traffic

The proposed project would result in potentially significant transportation and traffic impacts associated with conflicts with a plan, policy, or ordinance establishing measures of effectiveness for the performance of the circulation system. The proposed project is a Zoning Ordinance Amendment and is not project specific. For many projects, either appropriate mitigation would not be feasible, or CEQA review would not be required and no mitigation would be identified. Therefore, the impacts of specific future agricultural projects cannot be determined at this stage, nor can appropriate mitigation measures be identified or enforced. Impacts on County roadways and State Highways would remain significant and unavoidable.

Compared to the proposed project, the Reduced Project Area Alternative would result in a reduced project area (approximately 25 percent of that included in the proposed project) and likely fewer new accessory agricultural uses and activities, which would result in fewer daily trips and less traffic. Therefore, this alternative would contribute fewer additional trips to impacted roadways, and impacts as a result of future new agricultural development and traffic would be reduced mainly in the groundwater-dependent area. As with implementation of the proposed project, this alternative assumes typical mitigation measures for future agriculture projects promoted by the proposed Zoning Ordinance Amendment, as applicable. These measures could include payment of Transportation Impact Fees (TIFs) for cumulative impacts or specific road segment or intersection improvements for direct impacts, such as providing a turn lane, signalization, signage, road widening, re-striping, paving, or other road enhancements to accommodate project-related traffic. However, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts to a level below significant. Therefore, the Reduced Project Area Alternative could still result in significant impacts from the development of new accessory agricultural uses to traffic in the areas served by water districts. However, overall, transportation and traffic impacts would be reduced under this alternative compared to the proposed project.

4.2.2.8 Water Supply and Groundwater

Accessory agricultural uses that are promoted by the proposed project could result in actual increases in water demand from agricultural tourism, agricultural homestays, agricultural and horticultural retail uses, agricultural microbreweries/cideries/micro-distilleries, wineries, animal raising, aquaponics and fish markets, creamery/dairies, and mobile butchering. Of all proposed uses, microbreweries are on average the most water intensive. For development of new agricultural operations or expansion of existing agricultural operations on lands not currently irrigated, there is also a potential to increase demand for water. However, the impacts of specific future agricultural operations cannot be determined at this stage, nor can appropriate specific mitigation measures be identified or enforced. Some future agricultural operations, in accordance with the Zoning Ordinance Amendment, may be required to obtain a discretionary permit, which would trigger CEQA review of the specific proposed project, and mitigation measures could be included in the permit, thus making them enforceable. However, there may also be future agricultural operations, for which no related discretionary permit would be required, or future agricultural operations for which mitigation measures are infeasible. Therefore, the proposed project would result in potentially significant impacts associated with water supply and groundwater supply. Thus, without a mechanism to demonstrate that all impacts have been reduced to below a level of significance, impacts remain significant and unmitigated.

As stated previously, approximately 25 percent of the project area lies within the SDCWA boundary (excluding areas not within the boundaries of a water district) and would be able to obtain a water supply from one of the water districts that distribute water from surface reservoirs or other imported water sources. For areas within the SDCWA boundary, including all areas within the Reduced Project Area Alternative, confirmation would be required that potable water demand from future agricultural projects would not exceed projected supply, or mitigation measures would be required to reduce impacts. Therefore, impacts related to the use and depletion of water supplies would be reduced with this alternative.

This alternative would reduce impacts on groundwater supply in 75 percent of the County by eliminating the promotion of new accessory agricultural uses, as well as the application of the Agriculture Promotion Program in areas that are served only by groundwater resources. Projects could still utilize groundwater in areas served by water districts, but because imported water is generally available in those areas, the potential for such uses to impact other users would be greatly reduced. In addition, many new accessory agricultural uses would still need to submit applications and obtain discretionary approvals in accordance with existing regulations and permitting requirements, thereby maintaining the same level of discretionary review. This would allow the County to require CEQA review and a determination of adequate water supply before project approval, and appropriate project-specific mitigation measures may be identified or enforced to reduce any impacts on groundwater and water supply. Consequently, with respect to groundwater supplies, this alternative would result in impacts that are less than significant with appropriate mitigation implemented to reduce impacts. Overall, water supplies and groundwater impacts would be reduced under this alternative compared to the proposed project.

4.3 Analysis of the Lot Size Use Restriction Alternative

4.3.1 Reduced Lot Size Use Restriction Alternative Description and Setting

The Lot Size Use Restriction Alternative would allow the changes proposed as part of the Agriculture Promotion Program to apply only to those properties within the unincorporated County that are 4 acres or larger within the same zoning classifications as specified by the proposed project. The purpose of this alternative would be to reduce the overall significant impacts that would result from the project. It would also more directly reduce potential impacts related to adjacency with other land uses (such as the nuisance impact from odors and localized groundwater availability). Because most communities have a high volume of smaller lot sizes near their town centers, it could also avoid some traffic impacts within the centers.

Under this alternative, all properties under 4 acres would not be included in the project area. As such, the streamlined and clarified approval/permitting process for accessory agricultural uses would apply only to properties that are 4 acres and larger, and the promotion of the development of uses that are accessory to agricultural operations—such as microbreweries, cheese-making and dairy operations, onsite food production, mobile butchering, packing and processing, onsite retail horticulture sales, animal raising, roadside sales of agricultural products, agricultural tourism, and agricultural homestays on agricultural lands—would not apply to properties that are less than 4

acres. Further, this alternative would allow all proposed accessory agricultural uses to occur on properties large enough to accommodate those larger accessory agricultural uses, such as agricultural microbreweries, cideries, and micro-distilleries, and wineries, and would allow for proper setbacks to reduce any potential conflict with adjacent non-agricultural uses. Property owners who own lands that are less than 4 acres in size could still develop their agricultural lands with new accessory agricultural uses under this alternative; however, the process would be same as the current requirements established in the Zoning Ordinance.

4.3.2 Comparison of the Effects of the Lot Size Use Restriction Alternative to the Proposed Project

This analysis focuses on only the environmental issue areas for which significant impacts were identified for the proposed project.

4.3.2.1 Air Quality and Greenhouse Gases

The proposed project would result in significant and unavoidable impacts related to construction and operational criteria pollutant and GHG emissions, as well as odors, even with implementation of mitigation measures.

Similar to the proposed project, Lot Size Use Restriction Alternative emissions from the construction of future accessory agricultural uses may contribute to a cumulatively considerable net increase of criteria air pollutants and GHG emissions. When compared to the proposed project, this alternative would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area, and, therefore, is expected to result in less construction and operation of accessory agricultural uses, such as agricultural microbreweries, cideries, and micro-distilleries, and wineries. Less construction would potentially result in fewer impacts from construction and operational activities and fewer emissions of air pollutants and GHGs. This alternative would promote fewer agricultural activities that are also considered by the County of San Diego and the California Air Resources Board as having a high potential to generate nuisance odors. Further, this alternative would allow all proposed accessory agricultural uses to occur on properties large enough to accommodate those uses, thereby allowing for proper setbacks to reduce potential conflicts, including odor complaints, with adjacent non-agricultural uses. Therefore, impacts would be lessened as compared to the proposed project. However, impacts would still be considered significant because accessory agricultural uses would be allowed that result in construction and operational criteria pollutant and GHG emissions, as well as odors. Mitigation proposed in Section 2.2 would further reduce impacts, but not to a level below significant. Therefore, impacts related to criteria pollutant and GHG emissions would remain significant and unavoidable for both the proposed project and the Lot Size Use Restriction Alternative. However, overall, air quality and GHG impacts would be reduced under this alternative when compared to the proposed project.

4.3.2.2 Biological Resources

The proposed project would result in potentially significant impacts associated with biological resources, including special-status species, riparian and other sensitive natural communities, federally protected wetlands, and wildlife movement corridors. These project impacts are significant

and unmitigated because there would be no enforcement mechanism to guarantee resource avoidance or compliance with environmental regulations.

Similar to the proposed project, the Lot Size Use Restriction Alternative proposes the development of future accessory agricultural uses that would have the potential to result in impacts on biological resources. The proposed uses would be the same under this alternative as for the proposed project; however, this alternative would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area, and, therefore, is expected to result in less construction and operation of accessory agricultural uses. Less construction and operation of additional agricultural uses would result in a reduction in building and parking areas, driveways, fences, or outdoor seating, which would also result in less ground disturbance and vegetation removal. The reduction in ground disturbance would lessen impacts on special-status plant and wildlife species and on federal waters. Facilitating development on larger lots could allow greater flexibility to develop on areas of the property devoid of vegetation to further reduce impacts. As there is no guarantee that potential impacts on special-status species, riparian and other sensitive natural communities, federally protected wetlands, nursery sites, or wildlife movement corridors would be evaluated or mitigated if the process does not involve CEQA review and as there would be no enforcement mechanism to ensure that specific performance standards are met to reduce impacts, impacts would remain significant and unavoidable for both the proposed project and the Lot Size Use Restriction Alternative. However, overall, biological resources impacts would be reduced under this alternative when compared to the proposed project.

4.3.2.3 Cultural Resources

The proposed project would result in potentially significant impacts associated with cultural resources, including historical resources, archaeological resources, paleontological resources, and human remains. Project impacts on cultural resources would be considered significant and unavoidable.

The Lot Size Use Restriction Alternative would have similar impacts as the proposed project; however, it would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area, and, therefore, is expected to result in less construction and operation of accessory agricultural uses, and less ground disturbance and/or demolition of existing structures for construction of new accessory agricultural uses. This reduction in ground disturbance would lessen impacts on historical resources, archaeological resources, human remains, and paleontological resources. This alternative would allow for reduced implementation of the Agriculture Promotion Program; however, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts from ground disturbance to a level below significant. Therefore, the Lot Size Use Restriction Alternative could still result in significant impacts on historic resources, archeological resources, human remains, and paleontological resources from the development of new accessory agricultural uses. However, overall, cultural resources impacts would be reduced under this alternative when compared to the proposed project.

4.3.2.4 Hazards and Hazardous Materials

The proposed project would result in potentially significant impacts related to wildland fires as a result of accessory agricultural development in rural areas or in areas of dense vegetation. Even with implementation of mitigation, impacts would remain significant and unavoidable.

Similar to the proposed project, under the Lot Size Use Restriction Alternative compliance with existing regulations would reduce impacts related to wildland fires. Nevertheless, this alternative would result in potentially significant impacts related to wildland fire because new accessory agricultural uses may be developed in High or Very High fire hazard severity areas, and there is no guarantee that mitigation measures would reduce impacts relative to wildfires to a level below significant. However, this alternative would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area, and the potential for new development in High or Very High fire hazard severity areas would be reduced. Overall, wildland fire impacts would be reduced under this alternative when compared to the proposed project.

4.3.2.5 Hydrology and Water Quality

The proposed project would result in potentially significant impacts associated with hydrology and water resources involving water quality, including surface water quality and soil erosion. These impacts would remain significant and unavoidable even with implementation of best management practices and mitigation.

Compared to the proposed project, the Lot Size Use Restriction Alternative would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area, and resulting in less ground and soil disturbance for construction of new accessory agricultural uses. The reduction in ground disturbance would lessen impacts on hydrology and drainage affecting water quality and soil erosion. This alternative would also likely result in reduced agricultural runoff; however, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures and best management practices would reduce impacts to a level below significant. Therefore, the Lot Size Use Restriction Alternative could still result in significant impacts from the development of new accessory agricultural uses on hydrology and water resources involving surface water quality and soil erosion. However, overall, hydrology and water quality impacts would be reduced under this alternative when compared to the proposed project.

4.3.2.6 Noise

The proposed project may directly or indirectly result in a substantial permanent increase in ambient noise levels or in a noise levels in excess of County standards and may result in significant impacts relative to noise receptors. Even with implementation of mitigation, these impacts would remain significant and unavoidable.

Compared to the proposed project, the Lot Size Use Restriction Alternative would result in the reduced implementation of the Agriculture Promotion Program and likely fewer new agricultural uses, which would reduce overall noise levels. Similarly, fewer new accessory agricultural uses and activities such as tourism, food stands, and markets and less traffic would result in fewer noise impacts. Further, this alternative would allow all proposed accessory agricultural uses to occur on properties large enough to accommodate those uses, thereby allowing for proper setbacks to reduce potential conflicts, including noise complaints, with adjacent non-agricultural uses. However, as with the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts to a level below significant. Therefore, the Lot Size Use Restriction Alternative could still result in significant impacts from the development of new accessory agricultural uses on

noise exposure and permanent or temporary increases in ambient noise. However, overall, noise impacts would be reduced under this alternative compared to the proposed project.

4.3.2.7 Transportation and Traffic

The proposed project would result in significant direct and cumulative unmitigated transportation and traffic impacts. Impacts on County roadways and State Highways would remain significant and unavoidable.

Compared to the proposed project, the Lot Size Use Restriction Alternative would result in the reduced implementation of the Agriculture Promotion Program and likely fewer new accessory agricultural uses and activities, which would result in fewer daily trips and less traffic. As such, this alternative would contribute fewer additional trips to impacted roadways, and impacts as a result of future new agricultural development and traffic would be reduced. However, the proposed Zoning Ordinance Amendment includes larger accessory uses that are likely to generate a larger amount of new daily trips, including Agricultural Tourism (Agricultural Homestay), Alcoholic Beverages (Microbrewery [small and large] and Winery [small, boutique, and wholesale]), and Horticulture Retail and Food Production (Creamery/Dairy, Agricultural Store [small and large]), that could induce increases in traffic. These uses would be allowed as part of this alternative for properties that are 4 acres or larger, and the impacts on larger lot properties would be similar to the proposed project. Properties that are less than 4 acres would have fewer associated traffic impacts under this alternative. As with the proposed project, this alternative assumes typical mitigation measures (i.e., payment of TIFs or specific roadway improvements) for future agriculture projects allowed under the proposed Zoning Ordinance Amendment, as applicable. However, similar to the proposed project, there is no guarantee on a project-specific level that mitigation measures would reduce impacts for the accessory uses on larger properties to a level below significant. Therefore, the Lot Size Use Restriction Alternative could still result in significant traffic impacts from the development of new accessory agricultural uses. However, overall, transportation and traffic impacts would be reduced under this alternative compared to the proposed project.

4.3.2.8 Water Supply and Groundwater

Accessory agricultural uses that are promoted by the proposed project could result in actual increases in water demand from accessory agricultural uses, with microbreweries on average being the most water intensive. Therefore, the proposed project would result in potentially significant impacts associated with water supply and groundwater supply, and impacts would remain significant and unmitigated.

The Lot Size Use Restriction Alternative would allow all proposed accessory agricultural uses to occur on properties large enough to accommodate those uses, such as agricultural microbreweries, cideries, and micro-distilleries, and wineries; however, there is no guarantee that adequate water supply would be available to accommodate the proposed uses, including the larger accessory uses, on the larger agricultural lots.

Compared to the proposed project, the Lot Size Use Restriction Alternative would allow for reduced implementation of the Agriculture Promotion Program, benefiting properties that are 4 acres and larger within the unincorporated County area. Projects could occur within the SDCWA boundary, where water supply comes from one of the water districts that distribute water from surface reservoirs or other imported water sources, or within groundwater-dependent areas, as with the

proposed project. The restriction posed by this alternative is related to the size of the property and not to water supply boundary areas. For projects within the SDCWA boundary, confirmation would be required that potable water demand from future agricultural projects would not exceed projected supply, or mitigation measures would be required to reduce impacts. For projects within groundwater-dependent areas that are smaller than 4 acres, the process would not change from current requirements, and property owners proposing new accessory agricultural uses would need to submit applications and obtain discretionary approvals in accordance with existing regulations and permitting requirements for uses currently allowed in agricultural areas, thereby maintaining the same level of discretionary review. As such, under this alternative the approval process for projects proposed on properties 4 acres or larger would be the same as for the proposed project. However, determining available groundwater supply and potential effects from increased use of groundwater from existing wells cannot be easily confirmed as information on groundwater is limited and not always readily available for County review. Therefore, as for the proposed project, potential impacts on groundwater supply would remain significant regardless of the size of the property.

The number and location of new or expanded agricultural operations that would rely on groundwater for their primary water source is unknown, and as with the proposed project, this alternative may contribute to the depletion of groundwater supplies where supplies are limited and/or yields are low. Nevertheless, the Lot Size Use Restriction Alternative would allow for reduced implementation of the Agriculture Promotion Program, and less water use from construction and operation of new accessory agricultural uses would occur. Further, this alternative would reduce impacts on water supply by eliminating the promotion of new accessory agricultural uses in unincorporated County areas that are smaller than 4 acres, and by reducing the development potential provided by the proposed Zoning Ordinance Amendment. Therefore, with respect to water supplies, this alternative would result in fewer impacts. The County could require CEQA review and a determination of adequate water supply before project approval for any project on a lot smaller than 4 acres, and appropriate project-specific mitigation measures may be identified or enforced to reduce any impacts on groundwater and water supply. However, there is no guarantee on a project-specific level that mitigation measures would reduce impacts for the accessory uses on larger properties to a level below significant. Overall, water supplies and groundwater impacts would be reduced under this alternative compared to the proposed project.

4.4 Analysis of the No Project Alternative

4.4.1 No Project Alternative Description and Setting

Under the No Project Alternative, the Zoning Ordinance related to accessory agricultural uses and approval and permitting requirements would remain as it is today. The No Project Alternative would maintain the existing regulations and permitting requirements for uses currently allowed in agricultural zones and continue the permitting process for uses not currently addressed or included in the zoning code. The amendment would not result in the revision of the permitting requirements for agriculture-related accessory uses, including microbreweries, cheese-making and dairy operations, onsite food production, mobile butchering, packing and processing, onsite retail horticulture sales, animal raising, roadside sales of agricultural products, agricultural tourism, and agricultural homestays, on agriculturally zoned lands throughout the County. The proposed project would apply primarily to properties that are zoned *Agriculture (A70 and A72)*, *Specific Plan (S88)*,

Holding Area (S90), and General Rural (S92); however, other zones with agricultural uses would also be affected.¹ The No Project Alternative would not include amendments to the Animal Regulations that would apply to the keeping of animals in all zones with the affected designators. Additionally, this alternative would not allow small, boutique, and wholesale limited winery uses in the S92 zone. Under the No Project Alternative, definitions and development parameters for review and permitting of accessory agricultural uses contained in the Zoning Ordinance would remain the same.

*As stated in Chapter 2, *Environmental Effects of the Proposed Project*, significant impacts were identified for air quality and greenhouse gases, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, transportation/traffic, and water and groundwater supply for which measures were available to avoid adverse effects, but which lacked any enforcement mechanism, and impacts would remain significant and unavoidable. A discretionary permit is the vehicle used to make mitigation measures enforceable through conditions of the permit. Absent a discretionary permit, there is no means to demonstrate that the mitigation measures would be enforceable. As stated previously, the No Project Alternative would retain the existing regulations, and the encouragement of agricultural uses through new allowances in the Zoning Ordinance would not occur. With the proposed project, additional accessory agricultural uses would add an intensity of development that may not exist without the changes proposed in the Agriculture Promotion Program. Therefore, impacts related to the addition of accessory agricultural uses on agricultural lands would be avoided.*

4.4.2 Comparison of the Effects of the No Project Alternative to the Proposed Project

This analysis focuses only on the environmental issue areas for which significant impacts were identified for the proposed project.

4.4.2.1 Air Quality and Greenhouse Gases

The proposed project would result in significant and unavoidable impacts related to construction and operational criteria pollutant and GHG emissions, as well as odors, even with implementation of mitigation measures. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses, which would involve less ground disturbance and construction, fewer operational activities, including those that cause odors, and less traffic. The reduction in these activities would result in fewer air quality and GHG emissions and reduced impacts. The No Project Alternative would maintain the existing condition, and no development would be encouraged by the Agriculture Promotion Program. As a result, no impacts would occur associated with the proposed project. However, accessory agricultural uses could continue to be developed pursuant to existing regulations. As there would be less development without an evaluation of impacts or a discretionary approval, this alternative would result in fewer impacts involving air quality or GHG emissions or odors. Where future projects would require a discretionary permit, impacts would be evaluated by the County through the existing review process and then mitigated to reduce impacts, as applicable, if thresholds were exceeded. Similar to the proposed project, future new accessory uses that are larger in scale could potentially exceed screening-level thresholds and therefore could potentially result in impacts related to conformance

¹ Some of the proposed changes would affect or change the currently permitted agricultural uses within industrial, commercial, and special use zones.

to federal and state air quality and GHG standards and nonattainment criteria pollutants. Implementation of this alternative would not allow the development of these uses without County review, and it will be the County's discretion to require a full evaluation of impacts, require mitigation to reduce impacts, and/or disprove the project. With less development potential, the No Project Alternative would not result in a significant impact related to construction and operational criteria pollutant and GHG emissions, sensitive receptors, or objectionable odors. Overall, air quality and GHG impacts would be reduced under this alternative when compared to the proposed project.

4.4.2.2 Biological Resources

The proposed project would result in potentially significant impacts associated with biological resources, including special-status species, riparian and other sensitive natural communities, federally protected wetlands, and wildlife movement corridors, even with implementation of mitigation measures. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses that involve less ground disturbance and construction and fewer operational activities. The No Project Alternative would maintain the existing condition and would not significantly impact sensitive species or other biological resources. With less development potential, the No Project Alternative would result in fewer impacts related to temporary and permanent ground disturbance. New accessory uses would follow existing regulations and be evaluated for environmental impacts on biological resources by the County through the existing review process, and mitigation would be implemented to reduce impacts. Overall, biological resources impacts would be reduced under this alternative when compared to the proposed project.

4.4.2.3 Cultural Resources

The proposed project would result in potentially significant impacts associated with cultural resources, including historical resources, archaeological resources, paleontological resources, and human remains, even with implementation of mitigation measures. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses and would involve less construction and operation of accessory agricultural uses, and less ground disturbance and/or demolition of existing structures for construction of new accessory agricultural uses. The No Project Alternative would maintain the existing condition and would lessen impacts on historical resources, archaeological resources, human remains, and paleontological resources. With less development potential, the No Project Alternative would result in fewer impacts on cultural resources related to ground disturbance and the potential destruction of cultural resources. New accessory uses would be evaluated for environmental impacts by the County through the existing review process, and mitigation would be implemented to reduce impacts. Overall, cultural resources impacts would be reduced under this alternative when compared to the proposed project.

4.4.2.4 Hazards and Hazardous Materials

The proposed project would result in potentially significant impacts related to wildland fires as a result of accessory agricultural development in rural areas or in areas of dense vegetation, even with implementation of mitigation. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses, which would involve less construction and operation of accessory agricultural uses in High or Very High fire hazard severity areas. The No Project Alternative would maintain the existing condition and would lessen impacts relative to wildfires. With less development potential, the No Project Alternative would result in fewer impacts

related to the potential for new development in High or Very High fire hazard severity areas. New accessory agricultural use would be evaluated for environmental impacts relative to wildfires by the County through the existing review process, and compliance with existing regulations would reduce impacts related to wildland fires and mitigation would be implemented, as applicable. Overall, wildland fire impacts would be reduced under this alternative when compared to the proposed project.

4.4.2.5 Hydrology and Water Quality

The proposed project would result in potentially significant impacts associated with hydrology and water resources involving water quality, including surface water quality and soil erosion, even with implementation of best management practices and mitigation to reduce impacts. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses, which would involve less ground and soil disturbance for construction of new accessory agricultural uses and less runoff from agricultural activities. The No Project Alternative would maintain the existing condition and would not significantly impact water quality from runoff and soil erosion. With less development potential, the No Project Alternative would result in fewer impacts related to ground disturbance and runoff. New accessory agricultural uses would be evaluated for environmental impacts on surface water and soil erosion by the County through the existing review process, and mitigation would be implemented to reduce impacts, as applicable. Overall, hydrology and water quality impacts would be reduced under this alternative when compared to the proposed project.

4.4.2.6 Noise

The proposed project would result in potentially significant impacts associated with a substantial permanent increase in ambient noise levels or noise levels in excess of County standards relative to noise receptors, even with implementation of mitigation. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses, which would involve less construction, fewer operational activities, and less traffic. The reduction in these activities would result in less noise and reduced impacts. The No Project Alternative would maintain the existing condition, and no development would be encouraged by the Agriculture Promotion Program. As there would be less development without an evaluation of impacts or a discretionary approval, it is anticipated that this alternative would result in fewer impacts involving noise. Where future projects would require a discretionary permit, impacts would be evaluated and then mitigated if thresholds were exceeded. Similar to the proposed project, future new accessory uses that are larger in scale and other accessory agricultural uses that increase traffic could potentially exceed the County's noise thresholds, and therefore could potentially result in noise impacts perceived by sensitive receptors. However, as stated previously, these uses would be evaluated for environmental impacts on noise by the County through the existing review process with the No Project Alternative, and impacts would be mitigated. Overall, noise impacts would be reduced under this alternative compared to the proposed project.

4.4.2.7 Transportation and Traffic

The proposed project would result in significant direct and cumulative unmitigated transportation and traffic impacts, and impacts on County roadways and State Highways would remain significant and unavoidable. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses, which would result in fewer daily trips and less traffic. The

proposed Zoning Ordinance Amendment includes larger accessory uses that are likely to generate a larger amount of new daily trips, including Agricultural Tourism (Agricultural Homestay); Alcoholic Beverages (Microbrewery [small and large] and Winery [small, boutique, and wholesale]); and, Horticulture Retail and Food Production (Creamery/Dairy, Agricultural Store [small and large]), that could induce increases in traffic. The No Project Alternative would maintain the existing condition, and no development would be encouraged by the Agriculture Promotion Program. The reduction in these activities in comparison to the proposed project would result in less traffic and contribute fewer additional trips to impacted roadways, and impacts as a result of future new agricultural development and traffic would be reduced. As there would be less development without an evaluation of impacts or a discretionary approval, it is anticipated that this alternative would result in fewer impacts involving traffic. Where future projects would require a discretionary permit, impacts would be evaluated and then mitigated if the County's significance determination thresholds were exceeded. As with implementation of the proposed project, this alternative assumes typical mitigation measures (i.e., payment of TIFs or specific roadway improvements) for future agriculture projects allowed under the existing Zoning Ordinance, as applicable. Overall, transportation and traffic impacts would be reduced under this alternative compared to the proposed project.

4.4.2.8 Water Supply and Groundwater

The proposed project would result in potentially significant impacts associated with water supply and groundwater supply related to actual increases in water demand from accessory agricultural uses, and impacts remain significant and unmitigated. Compared to the proposed project, the No Project Alternative would result in fewer new accessory agricultural uses and less water use from construction and operation of new accessory agricultural uses, which would contribute less to the depletion of groundwater, surface water, and imported water supplies. Like the proposed project, future agricultural uses under this alternative may contribute to the depletion of groundwater and surface water supplies where supplies are limited and/or yields are low. The process for reviewing if adequate water supplies are available would not change from current requirements. For projects within the SDCWA boundary, confirmation would be required that potable water demand from future agricultural projects would not exceed projected supply, or mitigation measures would be required to reduce impacts. For projects within groundwater-dependent areas, property owners proposing new accessory agricultural uses would need to submit applications and obtain discretionary approvals in accordance with existing regulations and permitting requirements for uses currently allowed in agricultural areas, thereby maintaining the same level of discretionary review. This would allow the County to require CEQA review and a determination of adequate water supply before project approval, and appropriate project-specific mitigation measures may be identified or enforced to reduce any impacts on groundwater and water supply. This alternative would reduce impacts on water supply by eliminating the promotion of new accessory agricultural uses in unincorporated County areas, and by reducing the development potential provided by the proposed Zoning Ordinance Amendment. Therefore, with respect to water and groundwater supplies, potential impacts on groundwater supply would be less than significant. Overall, water supplies and groundwater impacts would be reduced under this alternative compared to the proposed project.

4.5 Environmentally Superior Project

As compared to the proposed project, the Reduced Project Area Alternative, Lot Size Use Restriction Alternative, and No Project Alternative would result in reduced environmental impacts, as shown in Table 4-1. Significant impacts relative to the proposed project were identified for air quality and greenhouse gas emissions, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, transportation/traffic, and water and groundwater supply for which measures were not available to avoid adverse effects. Because the details of future projects are not known and there would be no discretionary review of future development and operation of some future accessory agricultural uses under the proposed project, impacts would remain significant as there is no guarantee on a project-specific level that mitigation measures would reduce impacts to a level below significant.

The No Project Alternative would decrease environmental impacts to less-than-significant levels by continuing to require discretionary review for accessory agricultural uses within the project area and allowing the County to evaluate and mitigate any known impacts; however, this alternative would not meet any of the project objectives. None of the remaining alternatives would reduce all significant impacts of the proposed project to less than significant. Although the Reduced Project Area Alternative and Lot Size Use Restriction Alternative would lessen environmental impacts as compared to the proposed project, many of the same impacts would remain significant and unavoidable. The Lot Size Use Restriction Alternative would apply only to those properties within the unincorporated County that are 4 acres or larger. The purpose of this alternative would directly reduce potential impacts related to adjacency with other land uses (such as the nuisance impact from odors and localized groundwater availability) and avoid some traffic impacts. The Reduced Project Area Alternative would apply only to those areas that are in the SDCWA boundary and likely to be served by existing municipal water resources, which account for approximately 25 percent of the unincorporated County area. Water districts within the SDCWA distribute water from surface reservoirs or other imported water sources subject to existing agreements with providers. The Reduced Project Area Alternative reduced and avoided significant groundwater impacts and also reduced other significant impacts associated with the project by geographically constraining the development potential by 75 percent of the total proposed project area, even though some of these impacts could still be significant. As indicated in Table 4-1, the Reduced Project Area Alternative would lessen one more impact than the Lot Size Use Restriction Alternative (related to groundwater supply); therefore, the Reduced Project Area Alternative is the Environmentally Superior Alternative.

Table 4-1. Summary of Analysis for Alternatives to the Proposed Project

Environmental Issue	Proposed Project	Reduced Project Area Alternative	Lot Size Use Restriction Alternative	No Project
Air Quality/Greenhouse Gases				
Violate Air Quality Standards	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Objectionable Odors	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Generate Substantial GHG Emissions	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Consistency with GHG Plans, Policies, and Regulations	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Biological Resources				
Candidate, Sensitive, or Special-Status Species	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Riparian Habitat or Sensitive Natural Community	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Federally Protected Wetlands	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Wildlife Movement	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Cultural Resources				
Historical Resources	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Archaeological Resources	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Paleontological Resources	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Human Remains	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Hazards and Hazardous Materials				
Wildland Fires	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation

Environmental Issue	Proposed Project	Reduced Project Area Alternative	Lot Size Use Restriction Alternative	No Project
Hydrology and Water Quality				
Surface Water Quality	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Soil Erosion	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Noise				
Excessive Noise Levels	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Permanent Increase in Ambient Noise Levels	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Transportation and Traffic				
Conflict with a Plan, Policy, or Ordinance	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Water Supply and Groundwater				
Water Supply	Significant Unavoidable with Mitigation	Reduced, but Remains Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Groundwater Supply	Significant Unavoidable with Mitigation	Reduced, Less than Significant	Reduced, but Remains Significant	Less than Significant with Mitigation
Meet All Project Objectives?	Yes	No¹	No¹	No²
<p>¹ Even though the Reduced Project Area Alternative and Lot Size Use Restriction Alternative would encourage growth of the local agricultural industry and encourage property owners in the County to maintain agricultural lands in production, they would not fully streamline and clarify the approval process for all agricultural zones in the County. Both alternatives limit the full application of the Agriculture Promotion Program.</p> <p>² The No Project Alternative would not meet any of the project objectives, including Objectives 1 through 7 provided in Section 4.1, <i>Rationale for Alternative Selection</i>, above.</p>				