

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

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

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

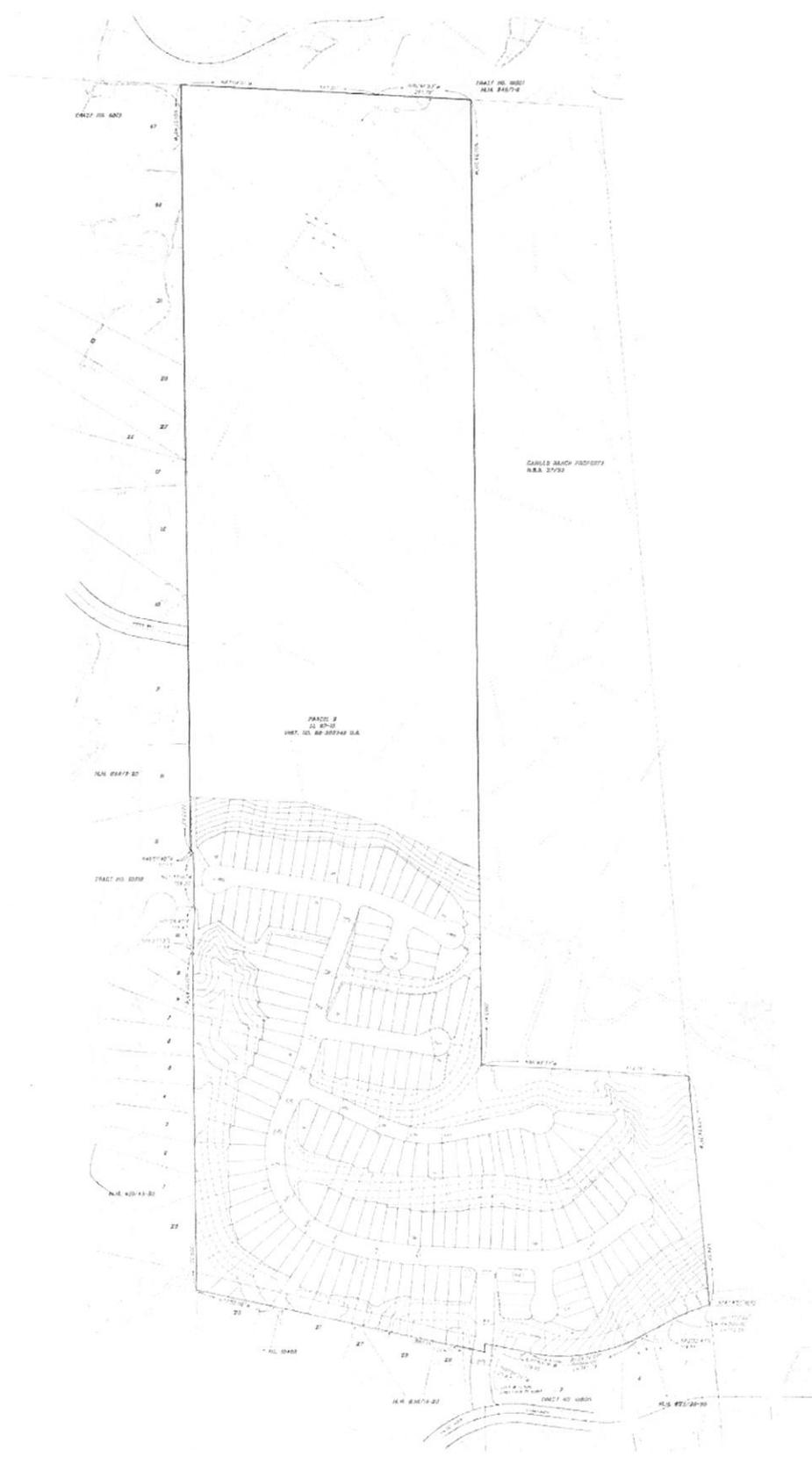
Planning Area 2 under this Alternative and the Project would be same. Regarding Planning Area 1, this Alternative and the Project would both have 95 lots and a minimum lot size of 7,500 square feet. Thus, the total number of residences and minimum lot size would be same under this Alternative and the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

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

1. OBJECTIVES OF THE PROPOSED PROJECT

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

1. Implement a land plan at a density compatible with adjacent single family residential neighborhoods and provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities.
2. Provide for 36 acres of contiguous open space which can be offered for dedication to a public agency or to be maintained as private open space.
3. Ensure that the provision of contiguous open space accommodates jurisdictional planning for local parks to the extent appropriate for the topography, as well as trail connections.
4. Provide a single family residential project with a sufficient number of units allowing for necessary infrastructure and open space in separate but related planning areas so that the property cannot be further subdivided.
5. Create two planning areas that are responsive to the site's topography and that are consistent with adjacent single family neighborhoods.
6. Create an aesthetically pleasing and distinctive residential neighborhood identity through design concepts to be developed by an experienced merchant builder(s).

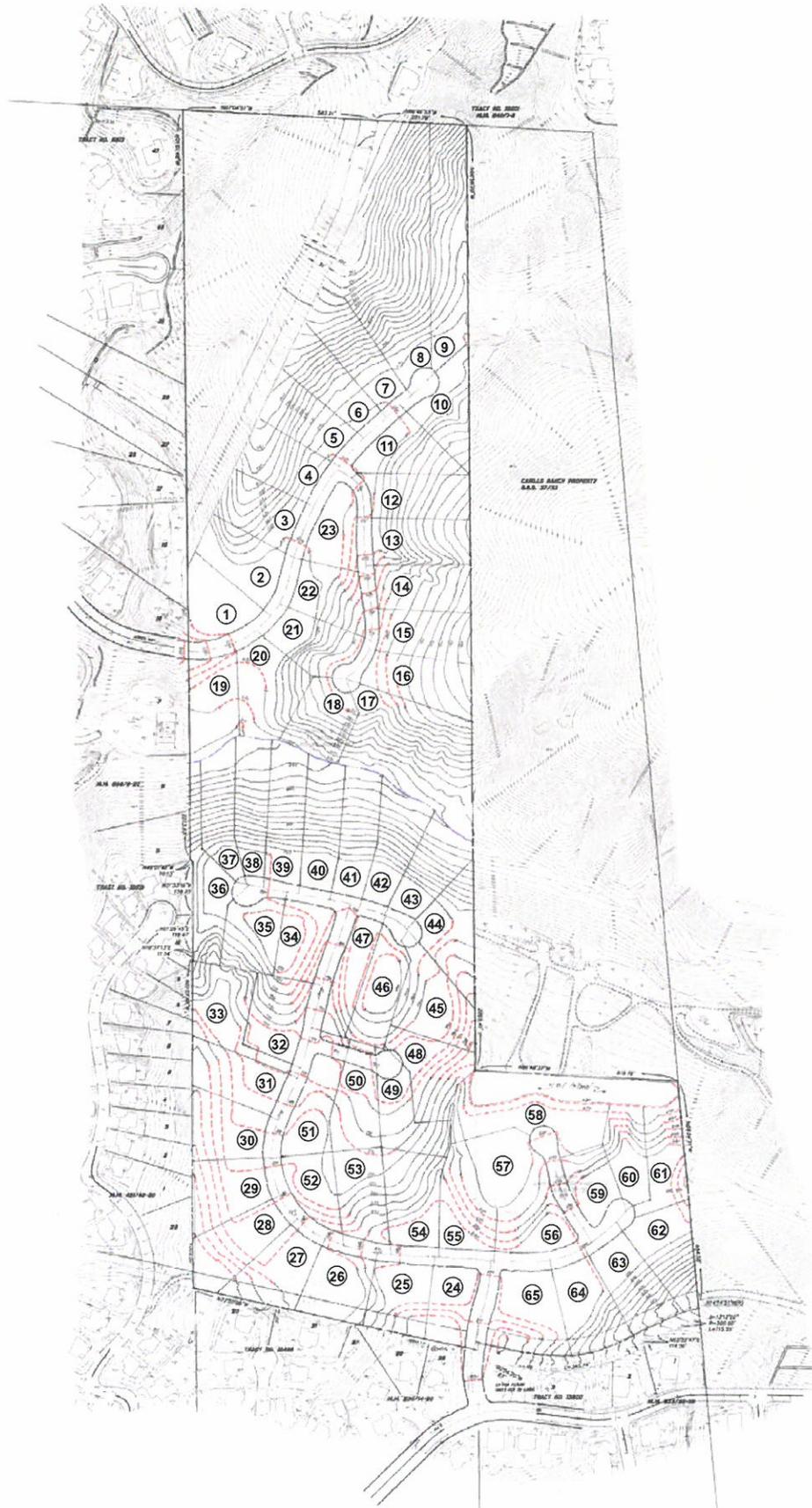


N
No scale

Planning Area 1 Only Alternative Site Plan

Cielo Vista Project
Source: Sage Community Group, Inc., 2013.

FIGURE
5-1



N
No scale

Large Lot-Reduced Grading Alternative Site Plan

Cielo Vista Project
Source: Sage Community Group, Inc., 2013.

FIGURE

5-2

568/B-20 H

CARILLO RANCH PROPERTY
R.S.B. 37/33

DORINDA ROAD

TRACT
10519

M.M. 451/48-50

CARILLO
PROPERTY
37/33

Lot F

M.M. 623/25-30

LEGEND

PROPOSED	DESCRIPTION	SYMBOL	DESCRIPTION	
BVC	BEGIN VERTICAL CURVE	—	CATCH BASIN	
DWC	DOMESTIC WATER	—	STORM DRAIN	
ENDV	END VERTICAL CURVE	—	SD JUNCTION STRUCTURE	
EX	EXISTING	—	MH	SEWER MANHOLE
PH	FIRE HYDRANT	—	LOT NO.	PAD ELEV.
OP	GARAGE PAD	—	—	—
MH	MANHOLE	—	—	—
PROP	PROPOSED	—	—	—
R	RADIUS	—	—	—
SS	SANITARY SEWER	—	—	—
TF	TOP OF FLOORING	—	—	—
TS	TOP OF STEP	—	—	—
TK	TOP OF WALL	—	—	—
VC	VERTICAL CURVE	—	—	—
WQB	WATER QUALITY BASIN	—	—	—
—	STREET CENTER LINE	—	—	—
—	LOT LINE	—	—	—
—	TRACT BOUNDARY	—	—	—

TRACT 13800

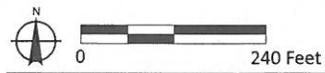
M.M. 535/14-20

M.M. 623/25-30

95 Lots
Minimum pad 55ft.x100ft.

STONEHAVEN

VIA DEL AGUA



Contested Easement Alternative Site Plan

FIGURE

5-3

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