CHAPTER 9
ALTERNATIVES

9.1 INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Environmental Impact Reports (EIRs) are required to "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives" (14 CCR 15126.6(a)). This EIR "must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation" (14 CCR 15126.6(a)). The alternatives discussion is required even if these alternatives "would impede to some degree the attainment of the project objectives, or would be more costly" (14 CCR 15126.6(b)).

The inclusion of an alternative in an EIR does not constitute definitive evidence that the alternative is in fact "feasible." The final decision regarding the feasibility of alternatives lies with the decision maker for a given project who must make the necessary findings addressing the potential feasibility of reducing the severity of significant environmental effects (California Public Resources Code, Section 21081; see also 14 CCR 15091).

9.2 PROJECT OBJECTIVES

In developing the alternatives to be addressed in this chapter, consideration was given to the ability to meet the basic objectives of the proposed project and eliminate or substantially reduce the identified significant environmental impacts. As stated in Chapter 3, Project Description, the project objectives are as follows:

- Ensure both visual and functional compatibility with the Mission San Luis Rey Historic District, the adjacent residential neighborhood(s), other nearby land uses, development, and natural features;
- Provide a range of housing types for varying resident and community needs that helps to meet current and future housing demands on a site located near transit, retail, recreational amenities, and schools;
- Design buildings, spaces, and uses that enhance and respect the historic character of the Mission area, create a sense of neighborhood, and complement the vision for the Mission area;
- Ensure the vision for site development is economically feasible;
- Create flexibility in the plan to accommodate possible changes in the demand for housing types, the local economy, and community needs during the development period;

- Provide a high quality, well planned development that will foster pride in the community the community and serve as an admirable example for future residential development;
- Create a walkable environment that promotes and enhances the pedestrian experience throughout the site, with safe, convenient, and attractive connections between community open space, parks, paseos, and other amenity areas; and
- Develop an infill project that creates a harmonious connection between surrounding land uses and the Mission San Luis Rey Historic District.

9.3 ALTERNATIVES CONSIDERED BUT REJECTED

As stated above from Section 15126(a) of the CEQA Guidelines, an EIR shall address a reasonable range of alternatives that would "feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." This EIR found that the proposed project would have less than significant impacts, with and without incorporation of mitigation measures, in all environmental issue areas; no impacts resulting from the proposed project would remain significant and unavoidable.

A current land use designation alternative was considered as part of the alternatives process. This alternative would entail development of the project site under the current land use designations of the City's General Plan: Single Family Detached - Residential (SFD-R) on the portion east of Academy Road and Private Institutional (PI) on the portion west of Academy Road. As described in Section 4.11, Population and Housing, under the current land use designation, the eastern portion of the project site would be permitted to develop an approximate maximum of 87 single family detached residential dwelling units, per the City's Zoning Ordinance. The PI land use designation on the western portion of the project site would allow for a wide range of uses, including schools, recreational facilities, hospitals, and lodging uses. While the eastern portion of the project site, if developed with its current land use designation, would generally meet most of the proposed project objectives, the development of the western portion under its current land use designation would fail to meet the basic objectives of developing a residential community with a range of housing types. For this reason, a current land use designation alternative was not further considered in this analysis.

9.4 ALTERNATIVES UNDER CONSIDERATION

As stated above, according to Section 15126(a) of the CEQA Guidelines, the objective of alternatives analysis in an EIR is to describe a range of alternatives that would meet most of the project objectives while reducing any significant effects on the environment. Additionally, as stated above, this EIR determined that the proposed project would not result in any significant and unavoidable impacts.

Therefore, two alternatives are under consideration:

1. Reduced Density Alternative
2. No Project Alternative

The No Project (No Build) Alternative is a required element of an EIR pursuant to Section 15126.6(e) of the CEQA Guidelines that examines the environmental effects that would occur if the project were not to proceed.

9.4.1 Reduced Density Alternative

The Reduced Density Alternative, shown in Figure 9-1, would result in the development of single family detached residential dwelling units across the entire project site. The Reduced Density Alternative would result the development of 147 single family detached residential units, 273 units less than the proposed project. This reduction in unit count would introduce fewer new residents in the City of Oceanside (City). As discussed in Section 4.11, Population and Housing, the proposed project would result in the introduction of an estimated 1,197 people. The Reduced Density Alternative would result in the introduction of an estimated 419 people, 778 people less than the proposed project. The Reduced Density Alternative would also require an amendment to the General Plan for the portion of the project site west of Academy Road in order to change the land use designation from its current PI designation to a SFD-R designation. The Reduced Density Alternative would further differ (beyond the land use type) from the proposed project in the following ways: Academy Road would not be widened, the proposed roundabout along Academy Road would not be developed, common recreation (including the one-acre Community Park) would not be built, and the Mission Avenue frontage improvements would not occur.

For this alternative, a General Plan Amendment would only be applicable to the western portion of the site, while the eastern portion would remain with its existing zoning. With a substantially reduced project, the justification (i.e. larger population and density) for the public benefits included with the proposed project would no longer apply. In addition to the items listed above, the significant entry monument, the large dedication of open space, and the implementation of Pedestrian Priority Project #19 would not be warranted as project justification under the reduced density alternative. In addition, the unit count would not trigger the signalization of Mission Avenue and Academy Road, and would significantly reduce the contribution to the improvements for Rancho del Oro Drive, Mission Avenue, and Mission Gate Drive.

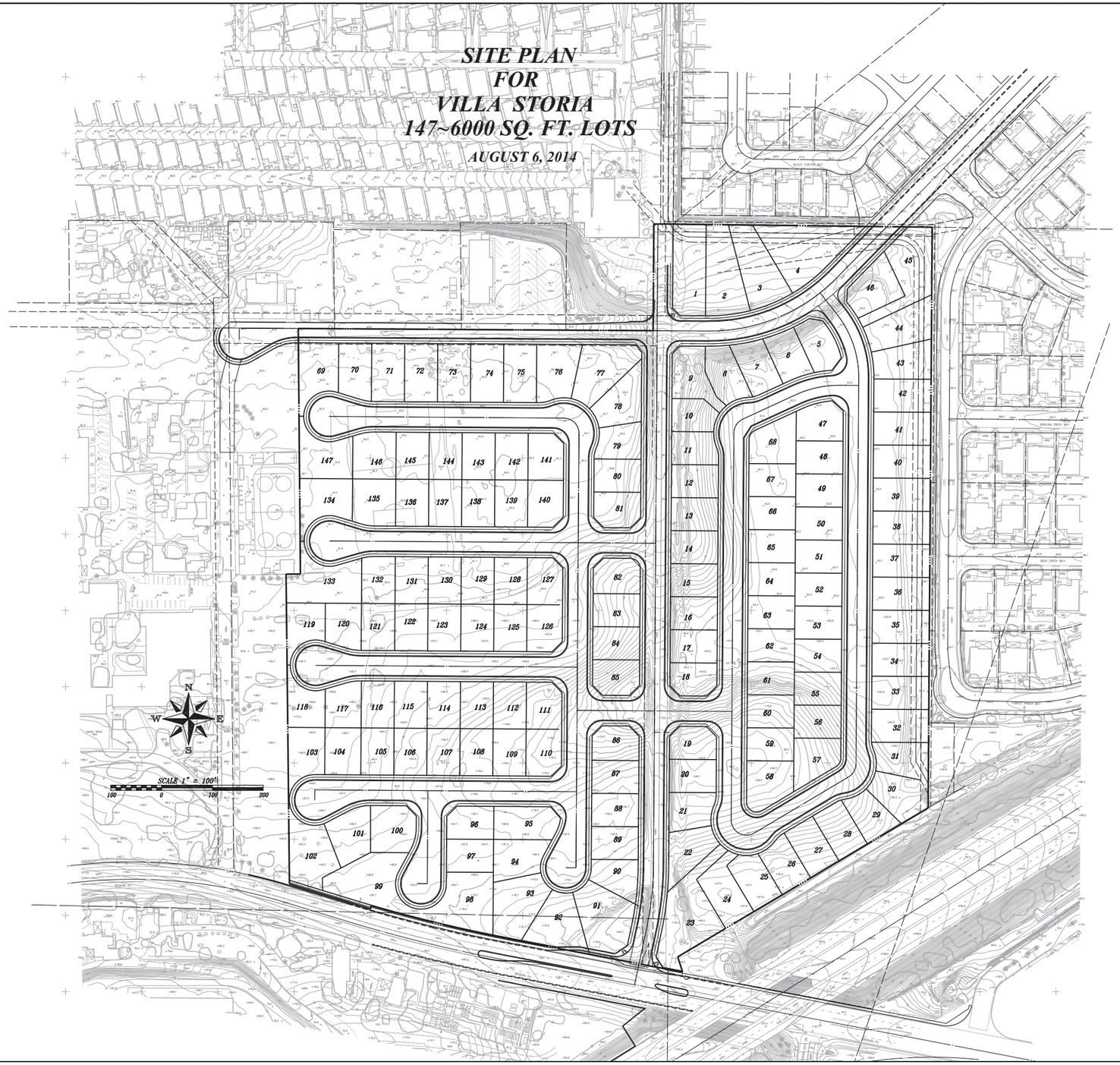
This alternative would follow the same Community Design Guidelines and policies as found in the proposed PD Plan. Under this alternative, the barriers preventing access to Frazee Road at Academy Road would be removed. This would allow for pedestrian and vehicular access along Frazee Road between Academy Road and Old Grove Road as described in the proposed project.

Aesthetics

As discussed in Section 4.1, Aesthetics, the proposed project would permanently change existing vacant land to residential development. However, the proposed project would be consistent with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and therefore would not significantly impact visual character. Scenic vistas from San Miguel Court and the Open Knoll would not be significantly impacted. Overall, the proposed project would result in less than significant impacts to aesthetics.

Compared to the proposed project, the Reduced Density Alternative would result in similar residential development, however the overall bulk and scale would be reduced as structures would not be clustered or exceed two-stories in height. This alternative would be subject to consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines in a similar fashion as the proposed project, and would therefore be required to comply with the historic architectural theme of the Historic Area. Because the Reduced Density Alternative would be located on the same site as the proposed project, it would also not impede views of Mission San Luis Rey from the Open Knoll or San Miguel Court. Due to the reduction of bulk and scale of development (i.e. no three-story or attached dwelling units), this alternative would have a slightly less substantial effect on visual character when compared to the surrounding development.

However, the development of the Reduced Density Alternative would result in different and potentially adverse aesthetic impacts as compared to the proposed project. The Mission Avenue frontage would no longer be improved as described under the proposed project (see the description of the alternative above). This alternative would not result in any visual improvements (such as the proposed landscaping plan) along Mission Avenue; rather, the north side of Mission Avenue would be lined with a perimeter wall separating private lots and the public right-of-way. Similarly, Academy Road frontages within the project site would be lined by walls, separating private yards from Academy Road. Because the Community Park would no longer be developed under this alternative, views toward the project site from the west and south would not be screened or softened by landscaping; instead, the southwest corner of the project site would be utilized for single family residential lots and would be lined with a perimeter wall along the outer boundaries similar to that described above. Additionally, the Reduced Density Alternative would still result in development of residential structures on currently vacant land. While this alternative would reduce the bulk and scale of development over the entire project site and result in a less substantial visual impact as compared to the proposed project, improvements to frontages that are intended to enhance the visual quality of the area would not occur, which would potentially result in new visual impacts. Therefore, overall impacts to aesthetics resulting from this alternative would be the same as the proposed project.



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SOURCE: BUCCOLA ENGINEERING, INC. 2014

FIGURE 9-1
Reduced Density Alternative

Villa Storia PD Plan Draft Environmental Impact Report

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Air Quality

As discussed in Section 4.2, Air Quality, the proposed project would not exceed any criteria pollutant emissions significance threshold during the construction or operational phases. Therefore, it would not contribute to severity of an existing air quality violation under the Clean Air Act. The proposed project would not result in any pollutant concentrations of Toxic Air Contaminants. Overall air quality impacts resulting from the proposed project would be less than significant.

Construction of the Reduced Density Alternative would likely require a shorter period of time compared to the proposed project, due to the differences in the amount of structures that require construction. Therefore, this alternative would likely require fewer construction related trips. Both the proposed project and the Reduced Density Alternative would have emissions associated with daily operational vehicle trips; however, the Reduced Density Alternative would generate fewer daily vehicle trips than the proposed project due to the reduction in population and associate vehicle miles traveled. The Reduced Density Alternative would result in reduced impacts related to pollutant emissions resulting from construction and operational vehicle trips and would have reduced air quality impacts compared to the proposed project.

Biological Resources

As discussed in Section 4.3, Biological Resources, the proposed project would directly impact 0.08 acre of mulefat scrub located in Planning Area 2. The proposed project would also result in potentially significant impacts to nesting and migratory birds due to construction noise. Incorporation of mitigation measures would reduce these impacts to a level below significance.

Development of the Reduced Density Alternative would also result in direct impacts to the 0.08 acre patch of mulefat scrub, as the entire 35.59-acre site would still be developed. Additionally, construction of this alternative would result in the same potentially significant impacts to nesting and migratory birds that may utilize the surrounding trees and vegetation. This alternative would require the same or similar mitigation as the proposed project. Overall, the Reduced Density Alternative would result in the same impacts to biological resources as the proposed project.

Cultural Resources

As discussed in Section 4.4, Cultural Resources, a known culturally significant archeological site is partially located within the project site; however, the portions of significance lie outside the proposed project boundaries and would not be significantly impacted. Due to location away from the Mission San Luis Rey property and consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines, the proposed project would not directly or indirectly affect the historical significance of the Mission. However, due to the potential of encountering unknown cultural and paleontological resources, mitigation is provided. Overall,

with the incorporation of mitigation measures, the proposed project would result in less than significant impacts to cultural resources.

The Reduced Density Alternative would result in development of the same 35.59-acre site as the proposed project. Therefore, this alternative would have the same or similar potential of encountering significant unknown cultural and/or paleontological resources during excavation as the proposed project. As described above, the Reduced Density Alternative would be subject to consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and therefore would not indirectly affect the historical significance of the Mission. However, the identified cultural site CA-SDI-5422 would be impacted under this alternative because development would no longer avoid site in such a manner as the proposed project. Therefore, overall impacts to cultural resources resulting from the Reduced Density Alternative would be greater than the proposed project.

Geology and Soils

As discussed in Section 4.5, Geology and Soils, the proposed project would be subject to strong seismic ground shaking, erosion, and soil subsidence. During construction, SWPPs and BMPs would be implemented to ensure less than significant impacts occur as related to erosion. Adherence to California Building Code standards and incorporation of mitigation measures would reduce impacts related to exposure to potential geologic hazards to a less than significant level.

Development under the Reduced Density Alternative would have similar impacts and mitigation measures related to geology and soils due to utilization of the same project site. Therefore, the Reduced Density Alternative would result in similar impacts as the proposed project.

Greenhouse Gas Emissions

As discussed in Section 4.6, Greenhouse Gas Emissions, even with incorporation of greenhouse gas emission reduction features, the proposed project would achieve a 32.9 percent reduction when compared to the business-as-usual scenario and impacts would be less than significant. The Reduced Density Alternative would employ similar project design features as the proposed project to ensure reduction from a business-as-usual scenario. This alternative would result in less greenhouse gas emissions due to reduction in land use intensity, construction and operational vehicle trips, and other sources as compared to the proposed project. Overall, the Reduced Density Alternative would have reduced impacts related to climate change as compared to the proposed project.

Hazards and Hazardous Materials

As discussed in Section 4.7, Hazards and Hazardous Materials, the proposed project would handle, store, transport, and dispose of hazardous materials during both construction and operation. The project site does not contain any hazardous materials that would be released upon excavation and grading, as determined by the Phase I and limited Phase II environmental site assessment. Adherence to federal, state, and local regulations regarding handling, storage, transport, and disposal of hazardous materials would ensure that impacts are less than significant.

The Reduced Density Alternative would utilize hazardous materials during construction and operation in a similar fashion as the proposed project. Impacts related to transport, use, and disposal of hazardous materials would be similar to the project under this alternative because similar land uses are proposed. As with the proposed project, the connection of Frazee Road to Academy Road would generally allow for greater emergency access to and from the area. Overall, the Reduced Density Alternative would result in similar impacts related to use and transport of hazardous materials when compared to the proposed project.

Hydrology and Water Quality

As discussed in Section 4.8, Hydrology and Water Quality, a Storm Water Mitigation Plan (SWMP) was prepared for the proposed project; the SWMP outlines designs for drainage management facilities, low impact development, and best management practices for construction and operation of the proposed project. Adhering to the designs proposed by the SWMP and implementation of a construction Storm Water Pollution Prevention Plan (SWPPP), the proposed project would have less than significant impacts related to water quality, erosion, siltation, and runoff. The proposed project would place housing in a 100-year flood hazard zone and dam inundation zone; however, with the proposed grading plan, all structures would be effectively raised out of the flood hazard zone; impacts would therefore be less than significant.

The Reduced Density Alternative would involve similar development as the proposed project. This alternative would have similar impacts related to water quality and hydrology, such as increased peak runoff flow, erosion, and siltation, which would be reduced through implementation of a SWPPP and BMPs. This alternative would also place housing in a 100-year flood hazard zone and dam inundation zone, and proposed grading would also effectively raise structures out of the flood hazard zone. Overall, the Reduced Density Alternative would result in similar impacts to hydrology and water quality as the proposed project.

Land Use

As discussed in Section 4.9, Land Use and Planning, while the project proposes amendments to the General Plan and Zoning Ordinance, the proposed development would be consistent with

applicable goals, policies, and objectives of the General Plan and Mission San Luis Rey Historic Area Development Program and Design Guidelines. Therefore, the proposed project would result in less than significant impacts.

The Reduced Density Alternative would require amendments to change the portion of the project site west of Academy Road from its current land use designation of PI to a designation of SFD-R. The lack of amending the designation of the eastern portion of the project site and developing this portion with the currently permitted uses does not, in and of itself, result in reduced impacts when compared to the proposed project; the design, plan, and overall proposal of a Reduced Density Alternative would still be subject to consistency with the goals, policies, and objectives of the General Plan. Similarly, this alternative would be subject to consideration of consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines. As discussed in Section 4.1, Aesthetics, and Section 4.9, Land Use and Planning, the proposed project would be consistent with the City's General Plan and the Mission San Luis Rey Historic Area Development Program and Design Guidelines because the overall architectural style, community design guidelines, and development regulations of the proposed PD Plan are intended to implement such policies which would ensure that the proposed project does not detract from the existing community character. Therefore, the Reduced Density Alternative would result in similar impacts to land use as the proposed project.

Noise

As discussed in Section 4.10, Noise, the proposed project would generate noise during both the construction and operational phases. During construction, the proposed project would result in less than significant impacts. However, due to the permanent increase in traffic resulting from development in the general vicinity (the traffic noise resulting from buildout of the proposed project would not be considerable in the long term), mitigation is required to ensure that interior noise levels are below the threshold of significance. With incorporation of mitigation measures, the impacts related to noise would be less than significant.

The Reduced Density Alternative would result in similar construction noise impacts. However, due to development of fewer structures under this alternative, it is likely construction noise would occur for a shorter period of time when compared to the proposed project. While the need for mitigating traffic noise impacts was not due to proposed project generated traffic, fewer dwelling units under the Reduced Density Alternative would result in less traffic noise in the long term. Overall, the Reduced Density Alternative would result in reduced impacts related to noise when compared to the proposed project.

Population and Housing

As discussed in Section 4.11, Population and Housing, the proposed project would result in the introduction of 1,197 people to the area. Due to the proposed amendment to the General Plan, this introduction would exceed planned growth; however, this population growth would not be considered substantial and impacts would be less than significant.

The Reduced Density Alternative would result in the development of 147 single family residential units and 419 people. Because this alternative would require a General Plan amendment, it would also exceed planned growth. However, because it 778 fewer people would be introduced to the area, the Reduced Density Alternative would result in reduced impacts to population and housing when compared to the proposed project.

Public Services, Recreation, and Utilities and Service Systems

As discussed in Section 4.12, Public Services, Section 4.13, Recreation, and Section 4.15, Utilities and Services Systems, the proposed project would result in an incremental demand increase for fire protection, police protection, schools, parks and recreation, water supply, water facilities, wastewater systems, and landfill storage. The required developer impacts fees would ensure that public services and utilities are not significantly impacted. Additionally, the proposed water system infrastructure improvements and existing sewer conveyance facilities would be adequate to serve the project. The proposed project would also not be approved without confirmation of water supply availability. Therefore, impacts to public services, recreation, and utilities would be less than significant.

As with the proposed project, the Reduced Density Alternative would result in an incremental demand increase to public services, recreation, and utilities. The proposed Community Park in the southwest corner of the project site and all other community recreation spaces (e.g. tot lot and community pool) would no longer be developed. Therefore, due to the lack of proposed common park and recreation space, this alternative would have greater impacts to recreation as compared to the proposed project.

With respect to all other public services and utilities, this alternative would introduce a smaller population as compared to the proposed project, resulting in a smaller increase in demand. Therefore, overall impacts to fire protection, police protection, schools, water supply, water facilities, wastewater systems, and landfill storage would be reduced.

Traffic and Circulation

As discussed in Section 4.14, Traffic and Circulation, the project proposes various improvements to the immediate circulation network, including Academy Road, Frazee Road, Mission Avenue,

and Chapter Lane. Project generated traffic would result in significant impacts to various intersections and roadway segments; provided mitigation would reduce these impacts to a less than significant level.

The Reduced Density Alternative would include some circulation network improvements as the proposed project including, Chapter Lane improvements and the connection of Frazee Road Academy Road. This alternative would not include the widening of Academy Road or the proposed roundabout near the center of the project site. As this alternative would develop fewer residential units, fewer trips would be generated; utilizing a trip generation rate of ten daily trips per dwelling unit (see the Traffic Impact Analysis found in Appendix J), this alternative would produce 1,470 average daily traffic (ADT) compared to the proposed project's conservative estimate of 3,640 ADT. This alternative would likely result in different and/or reduced impacts to intersections and roadway segments. However, as noted in Section, 4.14, the Mission Avenue/Mission Gate Drive intersection would be significantly impacted prior to addition of project generated traffic. Therefore, this intersection would also warrant signalization under this alternative. Construction of this alternative would also require a Construction Traffic Control Plan to ensure that adequate access is available at all times. Overall, the Reduced Density Alternative would result in reduced impacts to traffic and circulation when compared to the proposed project.

Relationship to Project Objectives

The Reduced Density Alternative would result in residential development at the project site. Because this alternative would follow the same Community Design Guidelines and policies found in the proposed PD Plan, it would meet most of the project objectives. These include designing residential development to complement the historic significance and theme of Mission San Luis Rey, a walkable environment, and development of an infill site. It would not, however, meet the fundamental objectives to provide a range of housing types or provide for flexibility in the plan to accommodate possible changes in the demand for housing types. ~~development that is economically feasible~~.

9.4.2 No Project Alternative

CEQA Guidelines Section 15126.6 requires the inclusion of a No Project Alternative to be analyzed. Per CEQA, a No Project Alternative would entail analysis of no build and no development beyond the existing conditions of the project site.

Under the No Project Alternative, the 35.59-acre site would remain undeveloped. Proposed improvements to Academy Road, Mission Avenue frontage, Chapter Lane, and the connection of Frazee Road to Academy Road would not occur.

Aesthetics

The project site would no longer be developed and views from San Miguel Court, Mission Avenue, SR-76, and surrounding land uses would no longer be altered. New sources of lighting would not be introduced. No aesthetic impacts would occur.

Air Quality

This alternative would not result in construction activities or operational traffic trips that would act as sources for pollutant emissions. Because an amendment to the General Plan would not be required, this alternative is within the growth projections of the RAQS and SIP. No air quality impacts would occur.

Biological Resources

The No Project Alternative would not result in any impacts to the 0.08 acre patch of mulefat scrub and would not result in potentially significant impacts to nesting and migratory birds during construction. No biological impacts would occur.

Cultural Resources

This alternative would not require any excavation or grading; therefore, this alternative would not encounter potentially significant cultural, archaeological, or paleontological resources. No cultural impacts would occur.

Geology and Soils

The No Project Alternative would not result in the development of habitable structures on the project site. Therefore, this alternative would not expose people to any potential geologic hazards. This alternative would not increase potential for erosion because ground breaking activities would not occur. No impacts to geology and soils would occur.

Greenhouse Gas Emissions

The No Project Alternative would not require construction or an increase in land use intensity. This alternative would not result in release of greenhouse gas emissions. No greenhouse gas emissions would occur.

Hazards and Hazardous Materials

Since construction and operation of the proposed project would no longer occur, this alternative would not require the transport, use, storage, or disposal of hazardous materials.

However, access to the area would remain as it currently exists; Frazee Road would remain barricaded at Academy Road. Impacts would be reduced compared to the proposed project.

Hydrology and Water Quality

The No Project Alternative would not increase the impervious area of the project site, increase peak runoff flow, or introduce new sources of stormwater pollution. Drainage of the project site would remain as it currently exists. Additionally, this alternative would not place housing in a 100-year flood hazard zone or dam inundation zone. No impacts to hydrology and water quality would occur.

Land Use

The No Project Alternative would not require an amendment to land use designations of the project site. This alternative would be consistent with the General Plan and Zoning Ordinance. No impacts to land use would occur.

Noise

This alternative would not require use of noise and vibration generating construction equipment. Because the No Project Alternative would not result in trip generation, traffic noise would not increase as a result of this alternative. No noise impacts would occur.

Population and Housing

The No Project Alternative would not introduce a new population to the area and would be consistent with regional growth forecasts. No population impacts would occur.

Public Services, Recreation, and Utilities and Service Systems

The No Project Alternative would not introduce a new population that would result in an incremental increase in demand for public services, recreation, and utilities. Public services and utilities would not be impacted by this alternative.

Traffic and Circulation

The No Project Alternative would not result in the introduction of new trips to the circulation network. However, this alternative would not result in the roadway and intersection improvements related to Academy Road, Frazee Road (including the connection to Academy Road), Mission Avenue, and Chapter Lane. The Mission Avenue/Mission Gate Drive intersection would still warrant signalization at Buildout (Year 2030) under this alternative. Impacts would be reduced compared to the proposed project.

Relationship to Project Objectives

The No Project Alternative would not meet any of the project objectives.

9.5 ALTERNATIVES IMPACT SUMMARY

Table 9-1 displays a summary of proposed project impacts and a comparison to the potential impacts of the Reduced Density Alternative and No Project Alternative.

Table 9-1
Alternatives Impact Summary

Environmental Issue	Proposed Project Impacts Prior to Mitigation	Proposed Project Impacts with Mitigation	Reduced Density Alternative	No Project Alternative
Aesthetics	LTS	LTS	—	▼
Air Quality	LTS	LTS	▼	▼
Biological Resources	S	LTS	—	▼
Cultural Resources	S	LTS	▲	▼
Geology and Soils	S	LTS	—	▼
Greenhouse Gas Emissions	S	LTS	▼	▼
Hazards and Hazardous Materials	LTS	LTS	—	▼
Hydrology and Water Quality	LTS	LTS	—	▼
Land Use and Planning	LTS	LTS	—	▼
Noise	S	LTS	▼	▼
Population and Housing	LTS	LTS	▼—	▼
Public Services	LTS	LTS	▼	▼
Recreation	LTS	LTS	▲—	▼
Traffic and Circulation	S	LTS	▼	▼
Utilities and Service Systems	LTS	LTS	▼	▼
Meet Project Objectives	Yes	Yes	Yes	No

▲ Alternative is likely to result in greater impacts to issue when compared to proposed project.
— Alternative is likely to result in similar impacts to issue when compared to proposed project.
▼ Alternative is likely to result in reduced impacts to issue when compared to proposed project.

LTS = Less than significant impact.
S = Significant impact.

9.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project Alternative would result in the least environmental impacts and would be the environmentally superior alternative. However, Section 15126.6(e)(2) of the CEQA Guidelines states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. In this case, the environmentally superior alternative is the Reduced Density Alternative. The Reduced Density Alternative meets most of the proposed project objectives, while reducing impacts resulting from greater population growth of the proposed project.

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