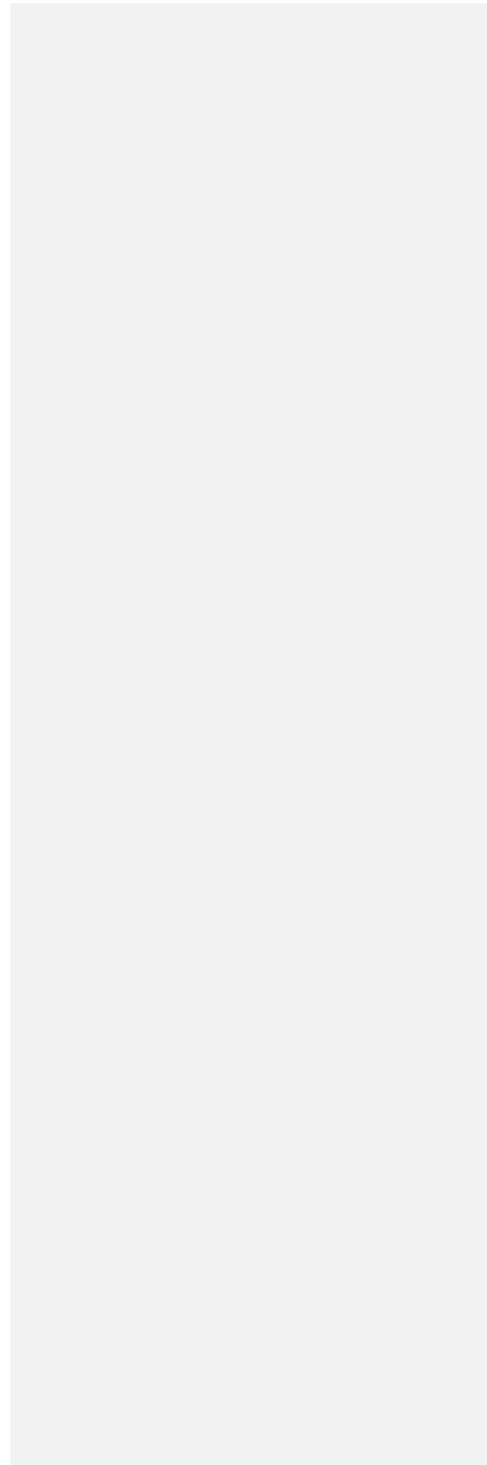
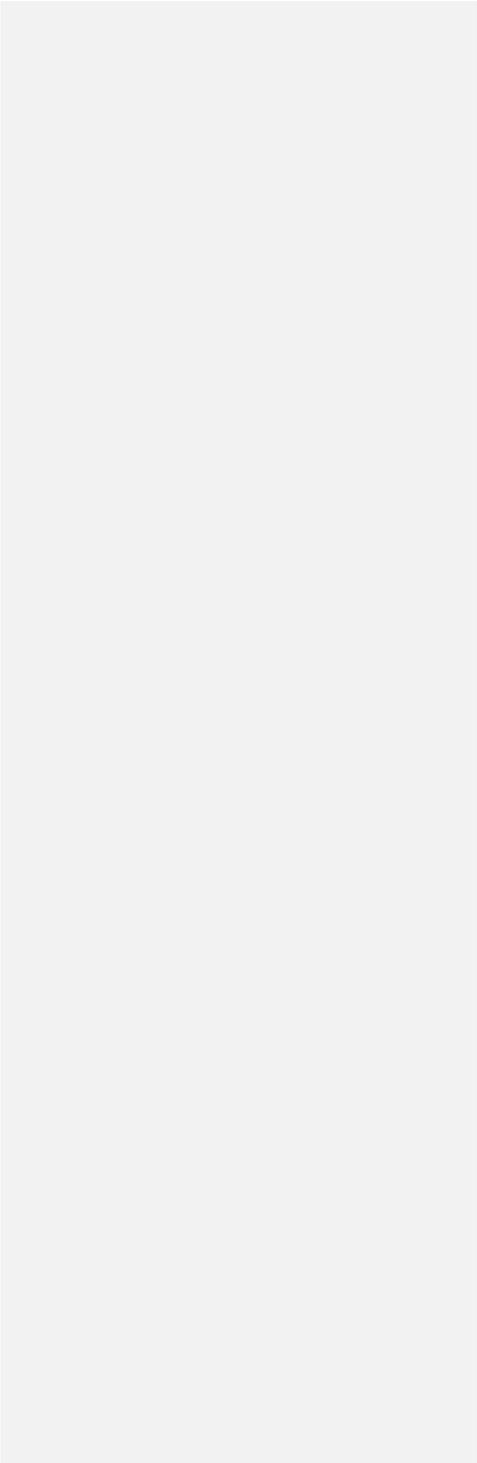


Introduction	1
Executive Summary	2
Project Description	3
Environmental Impact Analysis	4
Alternatives	5
Analysis of Long Term Effects	6
Effects Found Not to be Significant	7
Preparation Team	8
References	9



5	Alternatives
---	--------------



Purpose

Pursuant to Section 15126.6 of the CEQA Guidelines, this chapter discusses a range of reasonable alternatives to the proposed General Plan Amendments that would attain some or all of the main objectives of the General Plan Amendments while avoiding or substantially lessening one or more of the significant environmental effects that would occur with long-range implementation of the General Plan Amendments. An examination of such alternatives provides for informed decision-making and public participation in the examination of the project's environmental merits and disadvantages.

Rationale for Alternative Selection

An EIR is not required to consider alternatives that are infeasible, unreasonable, or overly speculative. There is no standard set forth in the CEQA Guidelines for the number of alternatives that must be addressed. Instead, the CEQA Guidelines require that an EIR describe a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. The range of alternatives is determined on a case-by-case basis depending on the unique characteristics of the project location, the project objectives, the environmental setting, and the potentially significant impacts that are associated with the Project. Accordingly, the specific criteria established by the CEQA Guidelines, and used in this Draft EIR, for the selection of a reasonable range of alternatives for the Project are whether it:

1. Accomplishes most or all of the General Plan Amendment's main objectives as listed in Section 3.0 (Project Description), which are to:
 - a) Replace the current General Plan Elements with updated elements that reflect the goals and aspirations of the community through 2035.
 - b) Accommodate increased development capacity at targeted sites to expand housing development opportunities for all income ranges, including lower-income households; allow for compact, walkable mixed-use environments; and increase capacity for jobs growth in areas where infrastructure, and roadway infrastructure in particular, can sufficiently support such growth.
 - c) Ensure the General Plan, as amended, achieves compliance with all applicable State laws and regulations.
 - d) Ensure that the development, use, and maintenance of public and private lands will always:
 - i. respect Costa Mesa's heritage and historic resources,
 - ii. protect Costa Mesa's traditional suburban development pattern and residential neighborhoods while accommodating new approaches to development that will accommodate expected future growth,
 - iii. provide opportunities for diverse businesses that generate revenue and employment, and
 - iv. promote high-quality design.
 - e) Accommodate circulation and mobility options beyond the automobile. In all infrastructure and development planning decisions, the City looks to:
 - i. provide for the integration of automobiles, transit, bicycles, and pedestrians within the established street network using the Complete Street system,
 - ii. provide greater connectivity and reduce congestion on the street network, and
 - iii. promote efficient and high-quality transit use, including bus routes serving Costa Mesa.
 - iv. Focus new development on major arterials, served by a variety of transportation modes.

5.0 Alternatives

2. Avoids or substantially reduces one or more of the significant environmental effects associated with the General Plan Amendments.
3. Proposes alternative development patterns where such alternatives are reasonable based upon current development trends within the Planning Area.
4. Proposes alternative development patterns which are feasible within the market constraints in which the community exists.

Alternatives Considered but not Selected for Analysis

In the course of selecting alternatives to be considered for analysis, the City focused on analyzing those alternatives which could potentially reduce the significant unavoidable effects related to the project and also achieve project objectives, including the key objective of providing incentives to revitalize sections of the Harbor and Newport Boulevard corridors. Because the Residential Incentive Overlay is proposed to achieve this key revitalization objective and because the Overlay has the potential to create new housing opportunities for lower-income households, not adopting the Residential Incentive Overlay was rejected as an alternative.

The City also considered an alternative that would allow for new residential development on key sites north of I-405. However, this alternative was also rejected from further consideration as it was considered during the public workshops held for preparation of the Draft General Plan Amendments and not selected as policy to pursue.

Alternatives Considered

Alternative 1: “No Project” Alternative

According to Section 15126.6(e)(2) of the CEQA Guidelines, the evaluation of alternatives in an EIR shall include a “no project” scenario, defined as “...what is reasonably expected to occur in the foreseeable future if the General Plan Amendments were not approved, based on current plans and consistent with available infrastructure and community services.” For the purpose of this EIR, this alternative assumes that the proposed General Plan Amendments would not be adopted and implemented. Instead, the planning area would continue to be developed according to the existing Land Use Plan and in accordance with current City policies. This alternative is considered to be feasible since it is currently in effect as the City’s legislatively adopted General Plan.

If the adopted policies were to remain in effect, no land use changes would be made with regard to the proposed Overlay designations and new Fairview land use designation, and no amended policies reflecting the desires of the community and City decision-makers identified during the public outreach process would be implemented. Table 5.4-1 (Comparison of Remaining Development Capacity versus Proposed Capacity) shows the ultimate build-out projections under both the existing General Plan buildout scenario and the proposed General Plan buildout scenario in year 2035 compared to existing conditions. Impact comparison discussions for each environmental topic are presented in Section 5.5.

Formatted: Normal

Table 5.3-1

Comparison of Remaining Development Capacity versus Proposed Capacity

	Existing Conditions (2015)	Existing General Plan Potential Capacity	Existing General Plan Remaining Capacity	Proposed Amended General Plan Capacity	Difference Between Existing General Plan and Amended General Plan Capacity
Residential (# of dwelling units)	42,623	48,859	6,236	51,894	3,035
Population	113,455	130,054	16,599	138,132	8,078
Commercial, Office, and Industrial Space	31,714 tsf	37,016 tsf	6,250	37,349 tsf	333 tsf

Source: City of Costa Mesa, California Department of Finance, Southern California Association of Governments.

As indicated in Table 5.3-1, existing General Plan land use policy provides capacity for growth relative to existing conditions, with the potential for an additional 6,236 dwelling units, 16,599 residents, and approximately 6.25 million additional square feet of commercial, office, and industrial space.

Because Alternative 1 represents a condition which is consistent with current growth projections in SCAG's RTP/SCS and thus is also consistent with the current Air Quality Management Plan, Alternative 1 best and most comprehensively addresses the reduction in air quality and greenhouse gas impacts associated with the proposed project.

Alternative 2: Fairview Developmental Center Site Maintains its Institutional Land Use Designation

The Fairview Development Center is a State-operated facility for persons with developmental and intellectual disabilities. The State's longer-range plans to restructure or close the facility would provide an opportunity for redevelopment and reuse. The General Plan Amendments would change the land use designation from Public/Institutional to Fairview and require a specific plan for repurposing of the property. The specific plan would keep the Public/Institutional designation on 50% the site while allowing up to 500 residences (300 at 25 units/acre and 200 units at 15 units/acre) on 25% of the site, and open spaces area on the remaining 25%.

Currently, the Fairview Developmental Center site is developed with State-owned and operated housing for individuals with developmental and intellectual disabilities. The State has no immediate plans to remove this housing and support facilities, although in 2015 the State Department of General Services began to conduct public meetings on future closure, and Governor Jerry Brown's budget plans call for closure by 2021. This alternative assumes that the Institutional designation remains and the facility remains in operation.

Alternative 3: Los Angeles Times Site Maintains an Industrial Land Use Designation

The Los Angeles Times Overlay applies to a site is north of I-405 and occupied by the former Los Angeles Times publishing plant and an adjacent property under the same ownership (Tribune Publishing). The site currently is designated Industrial Park, which does not allow retail and office uses. The proposed Commercial Center designation would expand the allowable use to allow retail at a maximum FAR of 0.54 and office development at 0.64 FAR

Formatted: Normal

maximum. Alternative 3 would keep the existing Industrial Park land use designation, which would preclude the retail and office uses and allow development at a range of 0.20 FAR for high traffic generating land uses to 0.75 for very low generating uses.

Alternative 4: Segerstrom Home Ranch Property Remains at Existing Land Use Intensity

The amended Land Use Element would revise the *North Costa Mesa Specific Plan* development standards for the 43.57-acre Segerstrom Home Ranch sub-area. The *North Costa Mesa Specific Plan* allows office and office-related uses. With the amendment, the Segerstrom Home Ranch site would have the maximum FAR increase from 0.40 to 0.64, which would require an amendment to *North Costa Mesa Specific Plan*. This alternative would keep the existing land use intensity at a 0.40 FAR.

Evaluation of Alternatives Impacts Relative to the Project

Impact Comparison

Aesthetics

The proposed General Plan Amendments would result in less than significant impacts relating to aesthetics, as it would not alter scenic vistas, result in the degradation of visual character or quality, or result in impacts relating to new sources of light or glare.

Continuation of the existing General Plan (Alternative 1) would mean that there would be no amendments to the current General Plan. This means that the Residential Incentive Overlay would not be proposed, which would encourage the redevelopment of vacant or underutilized sites along major arterials. Redevelopment of such properties could result in the improvement of visual character and quality at these sites, because new development would be required to be designed and reviewed for compatibility with surrounding structures. Thus, Alternative 1 is considered to have similar, less than significant impacts to the proposed project, but would also not provide the aesthetic benefits of the proposed General Plan Amendments.

Alternative 2 would eliminate the potential for new dwelling units to be constructed on the Fairview property by leaving the area designed Public/Institutional. This would not result in a significant change in the visual environment since no new development would occur. Alternative 2 is considered have similar or slightly reduced aesthetic impacts compared to the proposed project.

Alternative 3 would maintain the Industrial Park designation on a large property north of I-405. This would not result in a change in the visual quality of the immediate area since surrounding properties largely support industrial development. Relative to the office and retail uses that would be allowed by the proposed project, any new development would be subject to existing City architectural and design review processes to address any aesthetic and compatibility concerns. Thus, Alternative 3 is considered to have similar impacts to the proposed project.

Alternative 4 would maintain the current allowable maximum building density on the Segerstrom Home Ranch site of 0.40 FAR. This would mean that individual buildings would probably be of lower scale under Alternative 4 than under the proposed General Plan Amendments. However, given the City's rigorous design and architectural review process, combined with the fact that this area of Costa Mesa already supports urban-level multistory buildings, the relative aesthetic impact of Alternative 4 would be the same as that of the proposed project.

Agricultural and Forestry Resources

The proposed General Plan Amendments would result in less than significant impacts relating to loss of agricultural land and forestry resources.

Under all alternatives, including the No Project Alternative, the existing agricultural land on the Segerstrom Home Ranch and the Sakioka Lot 2 properties could be converted to urban uses. Thus, impacts of all of the alternatives would remain the same as those associated with the proposed General Plan Amendments.

Air Quality

The proposed General Plan Amendments would result in significant, unavoidable air quality impacts due to inconsistency with regional growth projections and thus inconsistency with the Air Quality Management Plan.

Alternative 1 would keep existing land use designations, which would be consistent with the projections associated with the current 2012 AQMP. Therefore, Alternative 1 would have reduced impacts compared to the General Plan Amendments, which are identified as significant and unavoidable. Given the consistency of Alternative 1 with the 2012 AQMP, impact would be reduced relative to the project. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Alternative 2, decreasing residential densities in the Fairview area, would slightly reduce the build-out population and would be consistent with the projections associated with the current 2012 AQMP. Therefore, Alternative 2 would have reduced impacts compared to the General Plan Amendments, which are identified as significant and unavoidable. Given the consistency of Alternative 2 with the 2012 AQMP, impact would be reduced relative to the project. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Alternative 3 would maintain the existing Industrial Park designation, which is accounted for in the current 2012 AQMP. Therefore, Alternative 3 would have reduced impacts compared to the General Plan Amendments, which are identified as significant and unavoidable. Given the consistency of Alternative 3 with the 2012 AQMP, impact would be reduced relative to the project. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Alternative 4 would maintain current development intensities on the Segerstrom Home Ranch property. Therefore, Alternative 4 would have reduced impacts compared to the General Plan Amendments, which are identified as significant and unavoidable. Given the consistency of Alternative 4 with the 2012 AQMP, impact would be reduced relative to the project. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Biological Resources

The proposed General Plan Amendments would result in less than significant impacts with mitigation relating to biological resources.

Continuation of the existing General Plan policies (Alternative 1) would mean that no updates would occur to current General Plan policies regarding the protection of biological resources. (Existing policies provide protections to biological resources; the proposed new policies would strengthen these.) Because both Alternative 1 and the proposed project will work to protect biological resources, the relative impacts are the same: less than significant with mitigation.

5.0 Alternatives

Alternative 2 would mean that the Fairview Development Center would remain in its current condition. Because no sensitive biological resources have been identified on the properties, impacts relative to the proposed project would be the same: less than significant with mitigation.

Alternative 3 would maintain industrial uses on the Los Angeles Times properties. Because no sensitive biological resources have been identified on the properties, impacts relative to the proposed project would be the same: less than significant with mitigation.

Alternative 4 would maintain the current allowable building density on the Segerstrom Home Ranch site rather than increase the density. This would not result in a significant change in impacts on biological resources, as any new development would be subject to site review to determine potential for presence of sensitive biological resources. Impacts relative to the proposed project would be the same: less than significant with mitigation.

Cultural Resources

The proposed General Plan Amendments would result in less than significant impacts relating to prehistorical, historical, and paleontological resources.

Continuation of the existing General Plan policies (Alternative 1) would mean that no updates of the current General Plan policies would be made regarding the protection of historical and cultural resources. (Existing policies provide protections to cultural resources; the proposed new policies would strengthen these.) Generally, the aim remains the same, which is to provide protections for prehistorical, historical, and cultural resources. Impacts relative to the proposed project would be the same: less than significant.

Alternative 2 would keep the Fairview Developmental Center in place. No assessment has been made regarding the potential historical significance of the buildings on site (circa late-1950s), as no plan has been put forward for reuse of the facility. If the buildings remain, no impact to any potential historical resource would occur. In this regard, if the buildings are deemed to be historical, no impact would occur under Alternative 2. Alternative 2 would thereby have reduced impact relative to the proposed project, which assumes the ultimate reuse of the property.

Alternative 3 would provide for continued use of the Los Angeles Times properties with industrial uses. This would not result in a change in plan impacts on cultural resources since any new development would be subject to review to determine potential for presence of sensitive cultural resources. Impacts relative to the proposed project would be the same.

Alternative 4 would maintain the current allowable building intensity on the Segerstrom Home Ranch property rather than increase the allowable intensity on this site. Because both Alternative 4 and the proposed project assume redevelopment of this site, impacts on existing historical resources on the property would be the same. Per the requirements of the *North Costa Mesa Specific Plan*, existing historical buildings must be protected via density transfers or other mechanisms. Impacts relative to the proposed project would be the same.

Geology and Soils

The proposed General Plan Amendments would result in less than significant impacts relating to geology and soils.

Alternatives 1, 2, 3, and 4 would not have different impacts from the proposed General Plan Amendments because the same areas are proposed for development, although at varying uses and intensities. Development pursuant to each alternative would generally rely on existing regulations and measures to address any potential impacts relative to geology and soils. Impacts relative to the alternatives and the proposed project would be the same.

Greenhouse Gas Emissions and Climate Change

The proposed General Plan Amendments would result in significant, unavoidable impacts relating to climate change due to inconsistencies with the Air Quality Management Plan.

Alternative 1 would not result in new City policies relative to reducing greenhouse gas emissions. The proposed General Plan Amendments provide new policies on energy conservation that would limit greenhouse gases, as well as referencing implementation of current greenhouse gas reduction regulations. However, Alternative 1 would keep the existing land use designations, for which the population capacity of the existing land use designations would be consistent with the anticipated growth by SCAG. The proposed project would result in an inconsistency with the 2012 SCAG RTP/SCS. Therefore, Alternative 1 would have reduced impacts compared to the General Plan Amendments and would have the potential to eliminate the significant, unavoidable effects due to consistency with the RTP/SCS.

Alternative 2 would maintain the Public/Institutional designation for the Fairview site and assumes the continued presence of the Fairview Developmental Center. Because no change in existing conditions would occur, relative to the proposed project, impacts would be reduced. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Alternative 3 would provide for less development than the proposed project, which would mean fewer vehicle trips and lower potential vehicle emissions. In this regard, relative to the proposed project, impacts would be reduced. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Alternative 4 would maintain the current allowable building intensity on the Segerstrom Home Ranch property, which is lower than that proposed by the General Plan Amendments. In this regard, relative to the proposed project, impacts would be reduced. However, because all other areas proposed for land use change would not be affected, impact would remain significant and unavoidable.

Hazards and Hazardous Materials

The proposed General Plan Amendments would result in less than significant impacts relating to hazards and hazardous materials.

Under both Alternative 1 and the proposed project, existing federal, State, and local regulations would apply to the handling and transport of hazardous materials or the disposition of hazards. In this regard, relative to the proposed project, impacts would be equivalent (less than significant).

Alternative 2 would result in the continued presence of the Fairview Developmental Center. As neither this use nor the residential, open space, and institutional uses associated with the General Plan Amendments are anticipated to be generators or transporters of hazardous waste materials, impacts would be equivalent (less than significant).

Alternative 3 would maintain the Industrial Park designation on the Los Angeles Times site. Such a designation would have a higher potential to produce hazardous materials relative to the retail and office uses associated with the proposed General Plan Amendments. However, all such materials would be subject to existing federal, State, and local regulations regarding the handling and transport of hazardous materials or the disposition of hazards. In this regard, relative to the proposed project, impacts would be equivalent (less than significant).

Alternative 4, like the proposed project, would maintain the current allowable office land uses on the Segerstrom Home Ranch property. Such uses are not considered generators of unusual or large amounts of hazardous materials. In this regard, relative to the proposed project, impacts would be equivalent (less than significant).

Hydrology and Water Quality

The proposed General Plan Amendments would result in less than significant impacts relating to hydrology and water quality.

All of the alternatives generally would allow development to occur in a manner similar to the proposed General Plan Amendments within a highly urbanized environment, where flood control and water quality protection measures are well established and enforced. This variation in intensity and land use designation changes would not substantially alter impacts from or to flooding, water quality, or on groundwater supplies because existing federal, State, and local regulations would apply to guard against flood hazards, water quality contamination, or impact on groundwater supplies. All relevant policies addressing these potential impacts in the proposed Safety Element would remain, as would any relevant standard regulations pertaining to hydrology and water quality. Impact for each alternative, like the proposed project, would be less than significant.

Land Use and Planning

The proposed General Plan Amendments would result in less than significant land use and planning impacts.

Alternative 1 would retain the existing land use designations throughout the planning area. No Residential or Mixed Use Overlays would be applied, and existing policies applicable to the Fairview Developmental Center, Los Angeles Times, Segerstrom Home Ranch, and Sakioka Lot 2 sites would remain. Like the proposed project, all future development proposals would be reviewed against adopted land use policies for consistency and to ensure compatibility with surrounding uses. In this regard, impacts for Alternative 1, like the proposed project, would be less than significant.

Alternative 2 assumes that the Fairview Developmental Center continues to operate. As this is a current use on the property, no impact relative to land use compatibility would be anticipated. With regard to the new proposed land use designation, any future development plans will require preparation of a specific plan, through which compatibility concerns can be addressed. In this regard, Alternative 1, like the proposed project, would not have an adverse impact.

Alternative 3 would maintain the Industrial Park designation on the Los Angeles Times site, which is consistent with designations on surrounding properties. Like the proposed project, all future development proposals would be reviewed against adopted land use policies for consistency and to ensure compatibility with surrounding uses. In this regard, impact for Alternative 2, like the proposed project, would be less than significant.

Alternative 4, like the proposed project, would maintain the current allowable office land uses on the Segerstrom Home Ranch property. Development intensity on any individual development site would be reduced relative to the proposed project. Like the proposed project, all future development proposals would be reviewed against adopted land use policies for consistency and to ensure compatibility with surrounding uses. In this regard, impact for Alternative 4, like the proposed project, would be less than significant.

None of the alternatives or the proposed General Plan Amendments would result in the division of an established community since they retain similar development patterns and road networks.

Mineral Resources

The proposed General Plan Amendments would result in less than significant impacts relating mineral resources.

All of the alternatives, like the proposed General Plan Amendments, accommodate development generally in the same areas, and these areas are either already urbanized or in agricultural production. Given that no mineral resources would be impacted by the proposed project, impacts associated with each of the alternatives would be the same: less than significant.

Noise

The proposed General Plan Amendments would result in less than significant noise impacts.

As shown in the traffic report (Tables 3-5 and 3-6 in Appendix D), the existing General Plan (Alternative 1) would result in less traffic growth (difference of 15,015 trips citywide) and thus a lesser degree of associated traffic noise. However, the noise study (Appendix E) concludes that the General Plan Amendments would not result in significant noise impacts. Thus, impacts of Alternative 1 would be comparable to the proposed project.

Alternative 2 would not change existing conditions on the Fairview Developmental Center site and thus would not create any new noise sources or expose new populations to new noise sources. However, because the General Plan Amendments would not result in significant noise impacts, impacts of Alternative 2 would be comparable to the project.

Alternative 3 would maintain industrial land uses on the Los Angeles Times site. As this is the current condition and surrounding land uses consist of industrial operations, no new noise impacts would be created. Like the proposed project, noise impacts associated with Alternative 3 would be less than significant.

Alternative 4 would provide for reduced development within the Segerstrom Home Ranch area. While the uses would be similar, the reduced development level would result in less traffic growth and thus a lesser degree of associated traffic noise. However, the noise study (Appendix E) concludes that the General Plan Amendments would not result in significant noise impacts. Thus, impacts of Alternative 4 would be comparable to the proposed project.

Population and Housing

The proposed General Plan Amendments would result in less than significant impacts relating to population and housing.

Alternative 1 would accommodate population growth via land use policies that support residential development, as demanded by the market, including housing at densities that would encourage affordable housing development. Similar to the proposed project, Alternative 1 would not induce substantial population directly or indirectly since growth has been planned to match infrastructure capacity. Also, Alternative 1 would not result in the displacement of housing or persons, as land use policies do not provide for any wholesale changes to existing land use patterns. With regard to any motels used as de facto housing, current policies and land use regulations allow for residential development along Newport Boulevard, where many motels are located, at a maximum density of 17.3 units per acre. No such policies/regulations apply to Harbor Boulevard. In this regard, the conversion of commercial properties to residential uses would not be incentivized in a manner that could result in potential displacement of de facto housing. However, given that existing land use and zoning regulations allow for residential densities within the *North Costa Mesa Specific Plan* area of 25-35 units per acre (and up to 125 units per acre in the Lakes subarea), opportunities would be available for affordable housing development. Similar to the proposed project, impact would be less than significant.

Alternative 2 assumes that the Fairview Developmental Center would remain. Compared to the proposed project, Alternative 2 would result in a reduced capacity for new housing and thus would not induce population growth nor displace housing or persons. Similar to the proposed project, impact would be less than significant.

5.0 Alternatives

Alternative 3 eliminates the Los Angeles Times ~~Overlay~~, which would not accommodate housing. Retaining the existing Industrial Park similarly would not affect housing since housing is not allowed. Similar to the proposed project, impact would be less than significant.

Alternative 4 addresses the Segerstrom Home Ranch site which, under both existing and proposed land use policy, would not accommodate housing development. Similar to the proposed project, impact would be less than significant.

Public Services

The proposed General Plan Amendments would result in less than significant impacts relating to public services.

Alternative 1, the existing General Plan, was adopted by the City as a balanced plan, with planned development capable of being supported by existing and planned public services. Similarly, the proposed General Plan Amendments have been crafted to achieve balance. Thus, similar to the proposed project, impact would be less than significant.

Alternatives 2, 3, and 4 involve modifications to land use policies in specific areas: at the Fairview Developmental Center, on the Los Angeles Times site, and on the Segerstrom Home Ranch site. In all cases, the existing General Plan land use designations would remain. As cited directly above, the City has established land use policy in a balanced manner, with uses planned in accordance with the ability of public services to meet anticipated needs. Thus, similar to the proposed project, impact associated with Alternatives 2, 3, and 4 would be less than significant.

Recreation

The proposed General Plan Amendments will result in less than significant impacts with mitigation relating to recreation resources and facilities.

Alternative 1, like the proposed project, would result in a demand for additional parkland, particularly in neighborhoods that are underserved. The existing General Plan does not include targeted policies to address these deficiencies, whereas the proposed General Plan Amendments do. However, Alternative 1 would result in lower population growth and thus reduced demand for park facilities. It should be noted that the City is currently preparing an updated Parks and Recreation Master Plan to address parks needs issues citywide over the long term. Because park demand would be reduced by Alternative 1, impacts would be reduced relative to the project.

Alternatives 2, 3, and 4 involve modifications to land use policy in specific areas: at the Fairview Developmental Center, on the Los Angeles Times site, and on the Segerstrom Home Ranch site. Alternative 2 would result in a net reduction in housing development potential relative to the proposed project; fewer housing units and fewer new residents would mean less demand for park space over the long term. Alternatives 3 and 4 would not involve development of any new housing and thus also would reduce long-term demand for park space. In these regards, impact of Alternatives 2, 3, and 4 would be reduced relative to the proposed project.

Transportation and Traffic

The proposed General Plan Amendments would result in less than significant impacts relating to transportation and traffic.

Similar to the proposed General Plan Amendments, each of the alternatives would accommodate growth. The traffic impacts of Alternative 1, the existing General Plan, were examined in detail in the traffic study prepared by Stantec, Inc. (see Appendix D). Analysis for Alternative 1 buildout year 2035 was conducted for both a constrained condition

(which assumes only those improvements committed for construction through the City's Capital Improvements Program and OCTA Measure M2 Program) and an unconstrained condition (which assumes more extensive improvements, such as widening 17th Street to four lanes). As shown in Table 3-9 (2035 Constrained Highway Network ADT volumes and V/C Ratios) in the traffic study in Appendix D, fewer than 20 of the more than 150 roadway segments examined would experience increases in ADT and ADT V/C when comparing the existing General Plan to the proposed project. While various roadways and intersections throughout the City are forecast to exceed their theoretical maximum ADT capacities in year 2035, all road segments and intersections are forecast to operate at acceptable levels of service with planned and budgeted road improvements. Thus, similar to the proposed project, impact associated with Alternative 1 would be less than significant.

Alternatives 2, 3 and 4 assume the existing General Plan designations. Thus, traffic generation would fall between the projections shown in the traffic study for the existing General Plan (Alternative 1) and the proposed project (General Plan Amendments). Thus, similar to the proposed project, impact associated with Alternatives 2, 3, and 4 would be less than significant.

Utilities and Service Systems

The proposed General Plan Amendments would result in less than significant impacts relating to utilities and service systems.

Alternative 1 would accommodate less potential development than the General Plan Amendments and would thus have a lesser impact on utilities and service systems compared to the proposed General Plan Amendments. In both cases, impact would be less than significant.

Alternatives 2, 3, and 4 would have modestly reduced levels of development relative to the proposed General Plan Amendments; therefore, utility and service system impacts would be similar to that associated with the proposed General Plan Amendments: less than significant.

Environmentally Superior Alternative

Table 5.0-1 compares the relative impacts to each of the four alternatives to the proposed General Plan Amendments.

Alternative 1 (the "no project" alternative) has the potential to eliminate the significant, unavoidable impacts associated with the project with regard to air quality and greenhouse gas emissions (due to inconsistency with the RTP/SCS and Air Quality Management Plan). Per Section 15266.6.c of the State CEQA Guidelines, if the no project alternative is the environmentally superior alternative, an environmentally superior among the other alternatives must be identified.

Alternative 2 (retaining the Public/Institutional designation on the Fairview Developmental Center site) reduces impacts in the most categories compared to the proposed General Plan Amendments. However, impacts relative to air quality and greenhouse gas emissions would likely remain significant and unavoidable under Alternative 2 due to development on other properties citywide.

Table 5.0-1

Formatted Table

Impact Comparison Summary Matrix

Impacts	Proposed General Plan Amendments: Level of Impact	Alt 1	Alt 2	Alt 3	Alt 4
Aesthetics	NO/L	=	<	=	=
Agricultural Resources	NO/L	=	=	=	=
Air Quality	SU	<	<	<	<
Biological Resources	S/M	=	=	=	=
Cultural Resources	S/M	=	<	=	=
Geology and Soils	NO/L	=	=	=	=
GHG and Climate Change	SU	<	<	<	<
Hazards and Hazardous Materials	S/M	=	=	=	=
Hydrology and Water Quality	NO/L	=	=	=	=
Land Use and Planning	NO/L	=	=	=	=
Mineral Resources	NO/L	=	=	=	=
Noise	S/L	=	=	=	=
Population and Housing	NO/L	=	=	=	=
Public Services	NO/L	=	=	=	=
Recreation	S/M	<	<	<	<
Transportation and Traffic	NO/L	=	=	=	=
Utilities and Service Systems	NO/L	<	=	=	=
Key: SU Significant and unavoidable impacts S/M Less than significant impacts with mitigation incorporated NO/L No impact or less than significant impact > Impacts are greater than proposed project = Impacts are similar to proposed project < Impacts are less than proposed project					