

**THE AVENUE SPECIFIC PLAN AMENDMENT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

8.0 Alternatives

Pursuant to Sections 15126 (f) and 15126.6 of the State CEQA Guidelines, this section of the EIR discusses alternatives to the proposed action. Key factors of these Sections of the Guidelines regarding the discussion of alternatives are as follows:

- The EIR shall describe a range of reasonable alternatives to the project or its location, which avoid or substantially lessen any of the significant effects of the project and which would feasibly attain most of the basic objectives. An EIR need not consider every conceivable alternative to a project.
- The discussion of alternatives shall focus on alternatives capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede the attainment of the project objectives, or would be more costly.
- The specific alternative of “no project” shall also be evaluated to describe the existing environment condition, which is intended to provide decision-makers with an analysis for comparing impacts of approving the proposed project against not approving it, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

Based on State CEQA Guidelines, the “No Project” alternative and alternatives capable of feasibly attaining the Project objectives and avoiding or substantially lessening significant environmental effects are described in the following sections. Section 8.2 describes and evaluates whether each alternative can avoid or substantially lessen the Project’s significant impacts, and Section 8.3 presents conclusions as to which alternative is the “environmentally superior” alternative.

8.1 SUMMARY OF PROJECT OBJECTIVES

The Amendment to the Avenue Specific Plan does not propose any additional Project objectives above those stated in the previously certified FEIR. Those objectives are listed in the previous FEIR, Section 8.1.1.

8.2 ALTERNATIVES ANALYSIS

The goal for evaluating any alternatives is to identify ways to avoid or lessen the significant environmental effects resulting from implementation of the proposed Project, while attaining most of the Project objectives. Those alternatives that were discussed in the previously certified FEIR will be included in this discussion.

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Alternatives

December 22, 2008

8.2.1 No Project Alternative

The analysis of the No Project Alternative which was presented in the previously certified FEIR would not change with the addition of residential units and commercial space. The No Project Alternative would remain environmentally superior, but would not meet any Project objectives.

8.2.2 Reduced Residential Density Alternative

The Reduced Residential Density Alternative involves an approximate 11% reduction in residential development as stated in the previously certified FEIR. The addition of residential units and commercial space to the previously approved Project would not change the conclusions stated in the previous FEIR as air quality emissions would still be higher than SCAQMD thresholds and the Project would still result in loss of agricultural land. The Project would also still result in cumulative impacts due to water quality and solid waste consumption issues. Additionally, this alternative would meet some but not all Project objectives and would not substantially lessen environmental impacts.

8.2.3 Increased Residential Density and No Retail Alternative

The Increased Residential Density Alternative and No Retail Alternative eliminating the retail commercial portion of the Project and increasing residential density by approximately 9% as stated in the previously certified FEIR. While this alternative would result in an approximate 23% reduction in traffic due to the elimination of the retail component of the Project, the resulting reduction in air pollutant emissions would still result in significant air quality impacts. The Project would also still involve the loss of agricultural land and would still result in cumulative impacts due to water quality and solid waste consumption. Additionally, this alternative would generally meet Project objectives but would not meet the direction of the New Model Colony General Plan and would not substantially lessen environmental impacts.

8.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In compliance with CEQA Guidelines, Section 15126.6 (e) (2), this discussion identifies an Environmentally Superior Alternative. Of the alternatives presented above and in the previously certified FEIR, the No Project Alternative is Environmentally Superior since no development on the Project site would reduce impacts of the proposed Project. CEQA Guidelines state that the identification of another Environmentally Superior Alternative if the No Project Alternative is Environmentally Superior. The previously certified FEIR determined that the Environmentally Superior Alternative from the remaining alternatives is the Reduced Residential Density Alternative.