

CHAPTER 6 Alternatives to the Proposed Project

The following discussion evaluates alternatives to the proposed project and examines the potential environmental impacts associated with each alternative. Through comparison of these alternatives to the proposed project, the relative environmental advantages and disadvantages of each are weighed and analyzed. The *California Environmental Quality Act* (CEQA) Guidelines require that the range of alternatives addressed in an EIR be governed by a rule of reason. Not every conceivable alternative must be addressed, nor do infeasible alternatives need to be considered (CEQA Guidelines Section 15126.6). Section 15126.6 of the CEQA Guidelines states that the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, other plans or regulatory limitations, and jurisdictional boundaries. The discussion of alternatives must focus on alternatives capable of either avoiding or substantially lessening any significant environmental effects of the project, even if the alternative would impede, to some degree, the attainment of the project objectives or would be more costly. The alternatives discussion should not consider alternatives whose implementation is remote or speculative, and the analysis need not be presented in the same level of detail as the assessment of the project.

Six comment letters associated with alternatives were received in response to the Initial Study/Notice of Preparation (IS/NOP) circulated for the proposed project.

6.1 ALTERNATIVES TO THE PROJECT

The alternatives that are evaluated in this section include the following:

- **Alternative 1: No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan**—Consistent with Section 15126.6(e)(3)(C) of the CEQA Guidelines, this alternative assumes the development level articulated in the City’s Master Plan of Recreation Uses for Central Park (Central Park Master Plan) (1999), which envisioned development of a portion of a “low intensity recreation area,” which would include family picnic shelters, barbeques, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.

Methodology for Selection of Alternative 1: Section 15126.6(e)(3)(C) of the CEQA Guidelines states that the lead agency should analyze the effects of the no project alternative by evaluating what could reasonably be expected to occur in the foreseeable future, based on current plans and consistent with available infrastructure and community services. Therefore, under Alternative 1, the impacts of the proposed project are compared to the impacts that could occur under the existing, adopted Central Park Master Plan. This alternative would result in substantially less development compared

to the proposed project, as no habitable structures other than the restrooms are proposed under this alternative.

- **Alternative 2: Reduced Project/Alternative Configuration**—This alternative assumes a reduced intensity and revised configuration of the project elements in the same project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 square feet [sf]), and would comprise a 30,000 sf structure, reoriented north/south and located at the southeastern corner of the project site.

Methodology for Selection of Alternative 2: This alternative was selected to reduce the project footprint and overall intensity of use to reduce construction and operational noise impacts, and to further reduce aesthetic impacts associated with the proposed project and maximize the remaining open space on the project site. To achieve this, the proposed senior center would be reduced in size (but would still be more than double the size of the existing senior center, to account for existing and anticipated program needs) and the site would be reconfigured. Screening vegetation separating the senior center from Goldenwest Street and from the disc golf course would be provided.

- **Alternative 3: Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)**—This alternative assumes development of 45,000 sf of recreational and associated public and administrative uses in Central Park. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study. Nevertheless, this alternative would maintain a similar flow of traffic to the proposed project.

Methodology for Selection of Alternative 3: This alternative assumes the same development allocation of 45,000 sf, which would be developed with recreational and associated public uses, as allowed under the existing General Plan and the Central Park Master Plan, which envisioned more intensive development, such as a semi-active recreation area that could include such uses as an aquatic park. This alternative is proposed for the purpose of reducing construction-related and operational noise impacts within the park by shifting development from the core of the park to the periphery, adjacent to a more developed environment. It would also preserve open space within the core area of the park and allow for subsequent improvement of the originally proposed project site with low-scale, low-intensity, and primarily passive recreational uses. This location was selected because of the favorable characteristics cited in the Huntington Beach Senior Center Feasibility Study (LPA 2006), the relatively centralized location of the site, and the accessibility provided by Goldenwest Street and Ellis Avenue (two major roadways) and an existing transit stop immediately south of the intersection on Goldenwest Street.

6.2 ALTERNATIVES REJECTED AS INFEASIBLE

During the scoping process, other alternatives were also considered, but were found to be infeasible, as described in the following sections.

■ The No Project/No Development Alternative

The No Project/No Development Alternative represents the status quo, or maintenance of the project site in its current state. The purpose of examining such an alternative is to allow decision-makers to compare the effects of approving the project with the effects of not approving the project. Currently the project site consists primarily of vacant land with disturbed or no vegetation occupying most of the site.

Because the 5-acre project site would not be developed under this alternative, these existing conditions on the property would remain.

In general, no new environmental effects would directly result from the selection of this alternative. Maintenance of the project site in its present state would avoid any environmental impacts identified for the proposed project. As such, no significant and adverse environmental impacts directly or cumulatively associated with the No Project/No Development Alternative would occur.

However, in terms of land use, the present state of the project site as a vacant and undeveloped parcel of land would not be consistent with the Central Park Master Plan, but would represent a continuation of the existing conditions at the site: the site would remain as an underused parcel of land adjacent to the Central Library and would provide no state-of-the-art improvements, in a central location, to meet current and projected needs for recreation and community services for senior citizens in the City. Implementation of the No Project/No Development Alternative would not meet any of the project objectives, as no new uses would be developed.

■ **Rodgers Senior Center**

This alternative would provide a new state-of-the-art senior center on the site of the existing Rodgers Senior Center. Presently, the existing Senior Center is undersized for the existing and projected level of use. The site is approximately 2 to 3 acres in size, which would present facility constraints. A new senior center on this site would require a multi-level structure in order to accommodate the necessary program amenities. In addition, due to the restricted parking on site, it is possible that an underground structure would be necessary to accommodate the required number of spaces. The required demolition of the existing structure and construction of the underground parking lot and multi-level structure would far exceed the City's available funds for construction of this rehabilitated amenity. Additionally, the substantial increase in land use intensity on site could pose compatibility issues with adjacent residential uses as well as an increase in traffic that may conflict with neighborhood uses—particularly if the senior center would permit additional community functions on weekends that could last until 12am. Further, this alternative may not be in compliance with the City Zoning Code, in terms of site coverage, building height and setbacks, and may require a variance. Consequently, due to the known site constraints, lack of available funding to accommodate a new development on this site, and because this would not provide a centrally-located senior center within the City, this alternative was rejected from further analysis.

■ **Satellite Senior Centers**

This alternative suggests development of multiple, smaller-scale senior centers throughout the City. Various locations were assumed to occur on at least two of the nine sites identified within the Huntington Beach Senior Center Feasibility Study, prepared by LPA, Inc. and TSMG, Inc. in 2006. Construction of small-scale centers could accommodate a limited number of facilities, available activities, and patrons at each site, and would also preclude a central focal point for seniors to meet within the City. Instead, most patrons would utilize the nearest facility; thereby reducing the important opportunities for larger social gatherings and networking. Each site location would have differing environmental constraints. Compared to the proposed project, multiple centers would not have the flexibility to provide for a wide variety of uses simply due to size constraints at each location. In addition, the construction

and operation of multiple centers would have a greater potential for cumulative environmental impacts. Further, the City does not own all of the nine sites evaluated in the Feasibility Study, which could lead to acquisition costs that the City would not be able to fund. Therefore, this alternative was rejected from further analysis.

6.3 ANALYSIS OF ALTERNATIVES TO THE PROPOSED PROJECT

This section provides an analysis of the environmental impacts of each of the project alternatives, summarized previously in Section 6.1, including a comparison of the potential impacts of the alternative to the proposed project, as well as the impacts that would result from implementation of the project alternatives themselves.

Three alternatives are analyzed in this section, including the No Project alternative. The No Project alternative must be analyzed pursuant to Section 15126.6(e) of the CEQA Guidelines to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The second alternative analyzes a reduced project, and the third alternative considers an alternative site. Each of the alternatives was selected because of their potential to avoid or substantially lessen one or more significant impacts of the project.

6.3.1 Alternative 1: No Project/Continuation of Uses Allowed By Existing General Plan and Central Park Master Plan

■ Description

This alternative assumes the development level articulated in the City's Central Park Master Plan (1999), which envisioned development of a portion of a "low intensity recreation area," which would include family picnic shelters, barbeques, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.

Similar to the proposed project, this alternative would include an access road that would extend from the western terminus of Talbert Avenue and sweep south to a 150-space parking lot, which would be located along the eastern portion of the site, adjacent to Goldenwest Street. Views onto this parking lot from Goldenwest Street would be buffered by trees and other landscaping provided along the eastern site boundary.

West of the parking lot, near its northern edge, would be a sand "tot lot," which would include playground equipment of a kind typically provided in public parks. South of the tot lot and west of the parking lot would be a public restroom building, which would include one men's restroom and one

women's restroom, each containing several stalls and sinks. The structure would be about 600 sf. and would include interior and exterior security lighting.

Extending from the parking lot and meandering around the project site would be a compacted earth pedestrian path, which would lead park-goers to six picnic shelters, distributed around the perimeter of the site for maximum separation and to allow maximum use of the open space on the site. Each shelter would be constructed on a concrete pad, would include lighting A/C power outlets, and would include several tables and benches. Four barbeques would be associated with each shelter.

Nighttime lighting in the parking lot would be provided consistent with other parking areas in Central Park. Additional security lighting would be provided at the tot lot and along the pedestrian pathway.

■ Potential Impacts

Aesthetics

This alternative would result in a low-intensity recreational development that would be assumed to conform to Zoning Code requirements, and would be assumed not to be visually unattractive. As with the proposed project, development of this alternative would represent a change in visual character to the site, though one that would generally be considered less intensive than the proposed project. Thus, the overall use would be potentially more aesthetically compatible due to the consistency of this alternative with the recreational uses currently present within the existing Central Park area. This alternative would comply with existing regulations for the site and would represent a less-than-significant impact. This impact would be less under this alternative than under the proposed project.

Based on the size of the structures that would be constructed under this alternative, building heights could be approximately 10 feet less than those under the proposed project. However, no building or structure would exceed 25 feet in height under this alternative. The structures under this alternative would be much smaller in overall size and massing than the proposed project and would be spaced for maximum separation and to allow maximum use of the open space on the site. Due to the smaller scale of structures under this alternative, shadows cast by these structures would not extend as far from the base of the structures as the proposed project. Further, no residential uses, which are typically perceived as being the most sensitive to shade/shadow impacts, are located in the immediate vicinity of the site. As such, the low-intensity recreational development would not be anticipated to cast shadows on adjacent light-sensitive uses for a duration of longer than three hours. Because the structures under this alternative would be smaller in mass and scale than under the proposed project, this impact would be less than the proposed project but remain less than significant.

The surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight, and night lighting. However, similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures will be included in the project to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the relatively small scale of the structures proposed under this alternative and the level of landscaping currently provided and proposed in the project area,

this alternative would result in an impact that is less than under the proposed project but still less than significant.

Air Quality

As implementation of this alternative would be consistent with the existing General Plan and the Central Park Master Plan for the City of Huntington Beach, this alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. Similar to the proposed project, this alternative proposes uses consistent with the uses prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. As such, this impact would be less than significant.

Like the proposed project, construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Compliance with the identified project requirements and implementation of identified mitigation measures, including those of the Central Park Master Plan, would reduce this impact to a less-than-significant level. As the level of construction necessary under this alternative would be less, impacts would be fewer than the proposed project.

Operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds. As the development would be less intense than the proposed project and would likely generate lesser traffic volumes, impacts would be less than the proposed project.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. As the development would be less intense than the proposed project and would likely generate lesser traffic volumes, impacts would be less than the proposed project.

Construction of this alternative would not expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Although construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), neither the amount of these emissions or the location of such emissions would result in substantial exposure for sensitive receptors in the project vicinity. This impact would be less than significant.

Construction activities associated with this alternative would not generate emissions that would result in an exceedance of localized significance thresholds established by the SCAQMD. This impact would be less than significant. As less development would take place under this alternative, impacts would be less than the proposed project.

Operation of this alternative would generate increased local traffic volumes but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase, the California Air Resources Board (ARB) has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and

localized CO emissions would not exceed applicable federal or State standards. Therefore, this impact would be less than significant.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. This impact would be less than significant.

Biological Resources

Although the implementation of this alternative would result in incrementally different land uses, similar ground clearing activities and installation of new landscaping would be required. As such, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less-than-significant levels, similar to the proposed project.

Cultural Resources

Although the type of use at the project site would change to a less intense recreational use, the amount of site coverage and extent of excavation would be similar to the proposed project. As such, impacts to potential cultural materials could still occur and be affected to the same extent under this alternative as the proposed project. Impacts could be mitigated to a less-than-significant level with incorporation of the identified mitigation measures.

Geology and Soils

This alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not be increased regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, the impact would be less than significant.

Although the site is bounded by slopes to the east and south, the potential for slope failure and/or general erosion is remote, similar to the proposed project. If the recompaction of slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH, CAL/OSHA) requirements for shoring and stabilization. Consequently, impacts associated with slope instability are considered less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan, which is part of the National Pollutant

Discharge Elimination System (NPDES) Municipal General Permit, would be prepared for development under this alternative. Compliance with the identified project requirements would ensure that this impact would remain less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the identified mitigation measures, including those of the Central Park Master Plan EIR, this impact would remain less than significant, similar to the proposed project.

Hazards and Hazardous Materials

Although the type of use at the project site would change, risks associated with hazards and hazardous materials would remain similar to the proposed project. Project construction could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of the identified mitigation measures would reduce this impact to a less-than-significant level, similar to the proposed project.

While it is anticipated that operation of the recreational uses would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, the use of and storage of common hazardous materials such as paints, solvents, and cleaning products, as well as landscaping chemicals and materials, could occur under this alternative. Although the use of these materials would not be considered significantly hazardous, the project site is located within a methane gas overlay district. However, the City has designated certain measures that can be taken to reduce potential exposure to hazards from accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new buildings located within methane districts. Compliance with the identified mitigation measure, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact is less than significant.

Hydrology and Water Quality

Less stormwater runoff would occur under this alternative compared to the proposed project as less impermeable surface area would be created for the recreational uses. The quantity and constituents of stormwater runoff would also be less than the proposed project due to the reduction in intensity of use. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology and water quality impacts would be reduced to a less-than-significant level, even less than the proposed project, due to the reduction in intensity of use.

Land Use

Implementation of this alternative would result in uses currently allowed under the City's existing General Plan. No General Plan amendment or zone change would be required. Implementation of this alternative would be consistent with applicable land use plans. The project site, as identified in the

Central Park Master Plan, is intended for low-intensity recreation. Compared to the proposed project, this alternative would be more consistent with the Central Park Master Plan's designation for the project site. As such, although compatibility of the proposed uses under this alternative would be less than significant like the proposed project, impacts would be less than the proposed project because this alternative is consistent with the existing Central Park Master Plan.

Noise

Similar to the proposed project, construction activities resulting from development of this alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of identified mitigation measures would reduce construction noise impacts, which would be temporary. Further, construction activities would not occur during recognized sleep hours, and would be consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Furthermore, operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. As such, impacts would be less than significant. Therefore, this impact would be less than significant and similar to the proposed project.

Similar to the proposed project, operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach. Compliance with the identified statutory requirements would ensure this impact remains less than significant. Construction activities associated with this alternative would not generate or expose persons or structures off site to excessive groundborne vibration. It should be noted that since this alternative would involve a less intensive recreational use, impacts would be less than under the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant, similar to the proposed project.

Recreation

Similar to the proposed project, this alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. Mitigation measures would be necessary to reduce potential impacts to less-than-significant levels during both construction and operation. However, due to the reduced intensity of this alternative, it is assumed that the potential impacts associated with its implementation would be less than the proposed project.

Transportation

Implementation of this alternative would potentially result in increased traffic volumes on the surrounding roadway network. Due to the type and level of potential development under this alternative, the amount of traffic would not exceed that of the proposed project. Therefore, this alternative would result in fewer impacts than the proposed project.

Utilities and Service Systems

The City's 2000 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. This alternative would result in fewer additional demands on water. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would generate less wastewater than the proposed project due to the reduced intensity of use. Because the existing facilities would adequately serve the project, this alternative, which has a lower wastewater generation, would also be adequately served and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements (as assumed for this alternative) would ensure that this impact would be less than significant. Due to the reduced intensity of this alternative compared to the proposed project, impacts would be less than the proposed project. As with all projects, this alternative would comply with all applicable federal, State, and local statutes and regulations related to solid waste. Compliance with the identified project requirement would ensure that this impact would remain less than significant.

■ **Attainment of Project Objectives**

Under this alternative, the senior center would not be constructed. Additionally, this alternative would not achieve any of the following proposed project objectives:

- Provide a centrally located senior recreation and human service facility within the City
- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area

While this alternative may result in a reduction of most environmental impacts, it would not necessarily reduce the significance of the impacts below those of the proposed project.

6.3.2 Alternative 2: Reduced Project/Alternative Configuration

■ Description

This alternative assumes a reduced intensity and revised configuration of the project elements on the same project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 sf), and would comprise a 30,000 sf structure, reoriented north-south and located at the southeastern corner of the project site, as illustrated in Figure 6-1 (Reduced Project/Alternative Configuration). Although this alternative senior center would be reduced in size compared to the proposed project, it would still be more than double the size of the existing senior center to accommodate existing and anticipated program needs, and would be similar in massing and elevations to the proposed project. Screening vegetation separating the senior center from Goldenwest Street and from the disc golf course would be provided. Wide, paved walkways and patios would follow the northern and western perimeters of the center.

As with the proposed project, an access road would extend from the western terminus of Talbert Avenue at Goldenwest Street, and would include a landscaped median and a large-radius turnaround. Entry to the project site would occur at the northeast corner of the site, rather than at the north-central portion of the site. A designated drop-off location would be provided immediately in front of the building, at the southern end of the parking lot.

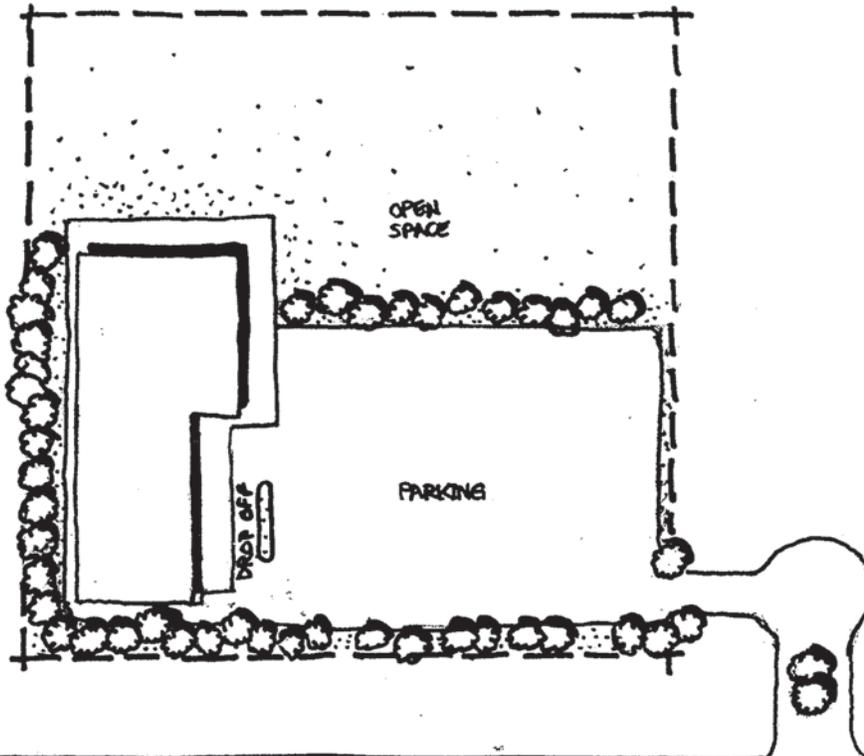
The structure would include multi-use rooms, a community hall, a kitchen, and a lobby and administrative area. As with the project site, the proposed structures would be one-story or up to approximately 30 feet in height, with architectural features extending as high as 46 feet. As with the proposed project, lighting would be provided in the parking areas and along the building exterior.

The hours of operation would be the same as under the proposed project: 8:30 A.M.–4:30 P.M. on weekdays, with classes and activities offered from 4:30 P.M.–10:00 P.M. on weekdays. Reservations would be accepted for special events in the rooms until 10:00 P.M. Sunday through Thursday, and until midnight on Fridays and Saturdays.

■ Potential Impacts

Aesthetics

This alternative would result in a smaller scale senior center that would be assumed to conform to Zoning Code requirements, and would be assumed to be visually attractive. As with the proposed project, development of this alternative would represent a change in visual character to the site, though one that would generally be considered less intensive than the proposed project, due to the reduction in scale. Thus, the overall use would be potentially more aesthetically compatible due to the consistency of this alternative with the recreational uses currently present within the existing Central Park area. This alternative would comply with existing regulations for the site and would represent a less-than-significant impact. Impacts to visual character would be less under this alternative than under the proposed project, but would still remain less than significant.



Source: EIP Associates, a Division of PBS&J, 2007.



FIGURE 6-1
Reduced Project/Alternative Configuration

A division of **PBS&J**

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Huntington Beach Senior Center EIR

Based on the size and type of the structure that would be constructed under this alternative, the average building height would be approximately 30 feet, with architectural projections that could reach up to 46 feet in height, similar to the proposed project. Therefore, shadows cast away from the senior center under this alternative could extend as far as those of the proposed project. Further, no residential uses, which are typically perceived as being the most sensitive to shade/shadow impacts, are located in the immediate vicinity of the site. As such, this alternative would not be anticipated to cast shadows on adjacent light-sensitive uses for a duration of longer than three hours. Due to the type of use proposed under this alternative, shade/shadow impacts would be similar to the proposed project and less than significant.

The surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight, and night lighting. However, similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures will be included in the project to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the level of landscaping currently provided and proposed in the project area, this alternative would result in impacts due to glare that are similar to the proposed project and less than significant.

Air Quality

As implementation of this alternative would be consistent with the existing General Plan and the Central Park Master Plan for the City of Huntington Beach, this alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. Similar to the proposed project, this alternative proposes uses consistent with the uses prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. As such, this impact would be less than significant.

Like the proposed project, construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Compliance with the identified project requirements and implementation of identified mitigation measures, including those of the Central Park Master Plan, would reduce this impact to a less-than-significant level. As the footprint of development would be smaller, impacts would be less than the proposed project.

Similar to the proposed project, operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds. As the development would be less intense than the proposed project and would likely generate lesser traffic volumes, impacts would be less than the proposed project.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or State ambient air quality standards. As the development would be less intense than the proposed project and would likely generate lesser traffic volumes, impacts would be less than the proposed project.

Construction of this alternative would not expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Although construction activities typically generate emissions of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), neither the amount of these emissions or the location of such emissions would result in substantial exposure for sensitive receptors in the project vicinity. This impact would be less than significant.

Construction activities associated with this alternative would not generate emissions that would result in an exceedance of localized significance thresholds established by the SCAQMD. This impact would be less than significant. As less development would take place under this alternative, impacts would be less than under the proposed project.

Operation of this alternative would generate increased local traffic volumes but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. This impact would be less than significant.

Biological Resources

Similar ground clearing activities and installation of new landscaping would be required under this alternative. As such, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less-than-significant levels, similar to the proposed project.

Cultural Resources

Although the scale of the senior center would be reduced, the amount of site coverage and extent of excavation would be similar to the proposed project. As such, impacts to potential cultural resources could still occur and be affected to the same extent under this alternative as under the proposed project. Impacts could be mitigated to a less-than-significant level with incorporation of the identified mitigation measures.

Geology and Soils

Similar to the proposed project, this alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, State, and

local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not be increased regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, impacts due to seismic activity would be less than significant.

Although the site is bounded by slopes to the east and south, the potential for slope failure and/or general erosion is remote, similar to the proposed project. If the recompaction of slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH, CAL/OSHA) requirements for shoring and stabilization. Consequently, impacts associated with slope instability are considered less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan, which is part of the NPDES Municipal General Permit, would be prepared for development under this alternative. Compliance with the identified project requirements would ensure that this impact remain less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the identified mitigation measures, including those of the Central Park Master Plan EIR, impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

Although the intensity of recreational uses at the project site would be reduced, risks associated with hazards and hazardous materials would be similar to the proposed project. Project construction could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of the identified mitigation measures would reduce this impact to a less-than-significant level, similar to the proposed project.

While it is anticipated that operation of the recreational uses would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, the use and storage of common hazardous materials such as paints, solvents, and cleaning products, as well as landscaping chemicals and materials, could occur under this alternative. Although the use of these materials on-site would not be considered significant, the project site is located within a methane gas overlay district, similar to the proposed project. However, the City has designated certain measures that can be taken to reduce the hazards presented from accumulations of methane gas by requiring the appropriate testing and mitigation measures for all new buildings within the methane districts. Compliance with the identified mitigation measure, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remain less than significant, similar to the proposed project.

Hydrology and Water Quality

Less stormwater runoff would occur under this alternative compared to the proposed project as less impermeable surface area would be created for the smaller senior center. The quantity and constituents of stormwater runoff would also be less than the proposed project due to the reduction in intensity of use. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology and water quality impacts would be reduced to a less-than-significant level and less than the proposed project.

Land Use

The project site, as identified in the Central Park Master Plan, is intended for low-intensity recreation. Similar to the proposed project, this alternative would require a Conditional Use Permit (CUP). As such, compatibility of the proposed uses under this alternative would be less than significant similar to the proposed project, and impacts would be equal to the proposed project.

Noise

Similar to the proposed project, construction activities resulting from development of this alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of identified mitigation measures would reduce construction noise impacts, which would be temporary. Further, construction activities would not occur during recognized sleep hours, and are consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Construction activities associated with this alternative would not generate or expose persons or structures off site to excessive groundborne vibration. Therefore, this impact would be less than significant and similar to the proposed project.

Similar to the proposed project, operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach. Compliance with the identified project requirements would ensure that this impact remains less than significant. Operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. It should be noted that as this alternative would involve a less intensive recreational use, impacts would be less than the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection could be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel from this alternative would not be substantial. The ratio of population to police officers would remain the same, and this alternative does not include any unique

uses or features requiring substantial police service. Impacts on police protection would be less than significant, similar to the proposed project.

Recreation

Similar to the proposed project, this alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. Mitigation measures would be necessary to reduce potential impacts to less than significant during both construction and operation. However, due to the reduced intensity of this alternative, it is assumed that the potential impacts associated with its implementation would be less than the proposed project.

Transportation/Traffic

Similar to the proposed project, this alternative would result in increased traffic volumes on the surrounding roadway network. This alternative would generate approximately 2,264 daily weekday trips, or 1,131 fewer trips than the proposed project. Therefore, the amount of traffic would not exceed that of the proposed project. Further, the mitigation required under the proposed project would not be necessary in order to maintain acceptable levels of service under this alternative. As such, impacts would remain less than significant under this alternative but would be less than the proposed project.

Utilities and Service Systems

The City's 2000 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. This alternative would result in approximately two-thirds of the demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would generate less wastewater than the proposed project due to the reduced intensity of use. Because the existing facilities would adequately serve the project, this alternative, which has a lower wastewater generation, would also be adequately served and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements (as assumed for this alternative) would ensure that this impact is less than significant. Due to the reduced intensity of this alternative compared to the proposed project, impacts would be less than the proposed project. As with all projects, this alternative would comply with all applicable federal, State, and local statutes and regulations related to solid waste. Compliance with the identified statutory requirements would ensure that this impact remains less than significant.

■ Attainment of Project Objectives

Under this alternative, the senior center would be constructed on a smaller scale within the same project area. This alternative would not achieve the following proposed project objectives to the extent of the proposed project:

- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area

While this alternative may result in a reduction of most environmental impacts, it would not necessarily reduce the significance of the impacts below those of the proposed project.

6.3.3 Alternative 3: Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)

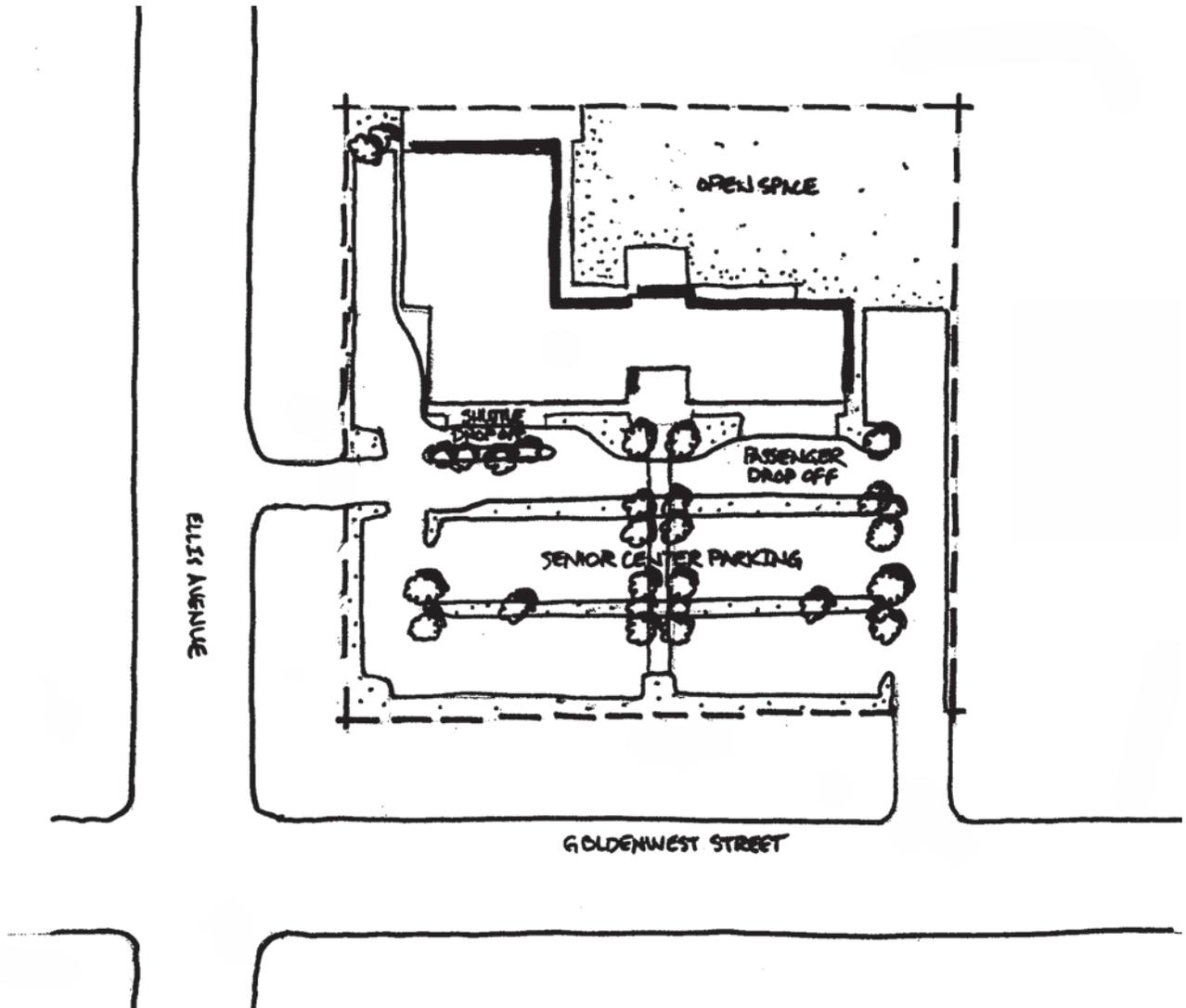
■ Description

This alternative assumes development of the proposed senior center at an alternate site located at the northwest corner of Goldenwest Street and Ellis Avenue, approximately 1,200 feet south of the proposed project site. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study. Nevertheless, this alternative would maintain a similar flow of traffic as the proposed project. The setback from Goldenwest Street would be the same as under the proposed project, and additionally, a setback from Ellis Avenue would be provided and would be identical to the setback from Goldenwest Street. In all other physical and operational respects, this alternative would remain the same as under the proposed project. Although presently undeveloped, because the alternative site is occasionally used by the equestrian center for larger shows and storage throughout the year, development of this alternative would reduce the existing recreational opportunities that are present. The conceptual site layout is illustrated in Figure 6-2 (Alternative Site).

■ Potential Impacts

Aesthetics

This alternative would result in the construction of the senior center at the southern edge of the Central Park Master Plan, adjacent to the existing equestrian center. This alternative would conform to Zoning Code requirements and would be visually attractive. As with the proposed project, development of this alternative would represent a change in visual character to the site. Thus, the overall use would be potentially more aesthetically compatible due to the consistency of this alternative with the recreational uses currently present within the existing Central Park area. However, because the alternative site is at-grade with the adjacent roadways, the structure would be more prominent and could appear greater in massing than the proposed project, which is located below-grade of Goldenwest Street. This alternative would comply with existing regulations for the site and would represent a less-than-significant impact. Impacts to visual character under this alternative would be similar to the proposed project and be less than significant.



NORTH
NOT TO SCALE

Source: EIP Associates, a Division of PBS&J, 2007.



FIGURE 6-2
Alternative Site

A division of **PBS&J**

D21314.00

Based on the size and type of the structure that would be constructed under this alternative, building heights would be similar to the proposed project (overall 30 feet) and architectural projections could reach up to 46 feet in height, as permitted in the City Zoning Code. Shadows cast away from the senior center under this alternative could extend as far as, if not farther than, those of the proposed project due to the location of this alternative site at the same grade as Goldenwest Street, as opposed to the proposed project, which is located below the level of Goldenwest Street. There are residential uses, which are typically perceived as being the most sensitive to shade/shadow impacts, located across Goldenwest Street to the east and Ellis Avenue to the south. Due to the relatively low overall height of the proposed senior center and the distance between the proposed structure and the nearby uses, including setbacks and street widths, the senior center at this location is not likely to cast shadows on adjacent light-sensitive uses for a duration of longer than three hours. Therefore shade/shadow impacts under this alternative would be similar to the proposed project and less than significant.

The surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight, and night lighting. However, also similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures would be included in the project to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the level of landscaping currently provided and proposed in the project area, this alternative would result in impacts due to glare that are similar to the proposed project and less than significant.

Air Quality

As implementation of this alternative would be consistent with the existing General Plan and the Central Park Master Plan for the City of Huntington Beach, this alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. This alternative proposes uses consistent with those prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. As such, this impact would be less than significant, but would be slightly less than the proposed project as it proposed a more intensive land use than what is presently identified within the Central Park Master Plan EIR.

Like the proposed project, construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Compliance with the identified statutory requirements and implementation of identified mitigation measures, including those of the Central Park Master Plan EIR, would reduce this impact to a less-than-significant level.

Similar to the proposed project, operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds. As the development would be of similar intensity to the proposed project, impacts would be similar to the proposed project.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. As

the development would be similar to the proposed project it would likely generate similar traffic volumes, and impacts would be comparable to the proposed project.

Construction of this alternative would potentially expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), and due to the location of such emissions in close proximity to residential uses (located south and east of the alternative site), construction activities would result in the potential exposure of sensitive receptors to substantial pollutant concentrations. Because the significance of this impact can be determined using standardized rate tables developed by SCAQMD for sites that are 5 acres or less in size and since the proposed senior center under this alternative would be of the same scale and massing as the proposed project, impacts would be similar to the proposed project and less than significant.

Operation of this alternative would generate increased local traffic volumes but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. This impact would be less than significant.

Biological Resources

Similar ground clearing activities and installation of new landscaping would be required at the alternative site as would be required at the proposed project site. As such and based on the relative proximity to and uniformity of habitat type with the project site, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less-than-significant levels, similar to the proposed project.

Cultural Resources

Based on the relative proximity of the alternative site to the proposed project, the anticipated level of subsurface cultural resources would be similar. As such, impacts to potential cultural resources could occur and would likely be affected to the same extent under this alternative as under the proposed project. Impacts could be mitigated to a less-than-significant level with incorporation of the identified mitigation measures.

Geology and Soils

Due to the proximity of the alternative site to the proposed project site, impacts with respect to geology and soils would be largely similar under this alternative as under the proposed project. More specifically, this alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not increase regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, impacts due to seismic activity would be less than significant.

The majority of the alternative site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote, similar to the proposed project. If the construction of temporary or permanent slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH, CAL/OSHA) requirements for shoring and stabilization. Consequently, impacts associated with constructed-slope instability are considered less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan, which is part of the NPDES Municipal General Permit, would be prepared for development under this alternative. Compliance with the identified project requirements would ensure that this impact remains less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the identified mitigation measures, including those of the Central Park Master Plan EIR, impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

Although the intensity of recreational uses at the project site would be reduced, risks associated with hazards and hazardous materials would remain and be similar to the proposed project. Project construction could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. An oil drilling area is located approximately 500 feet west of the site. However, remediation of contaminated soil (from petroleum hydrocarbon/crude oil) was completed onsite in 2000. Therefore, it is unlikely that additional contamination would be present. Similar to the proposed project, implementation of identified mitigation measures would ensure this impact would remain less than significant; and would be similar to the proposed project.

Like the proposed project, the alternative site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new

buildings within the methane districts. Compliance with the identified mitigation measures, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

Hydrology and Water Quality

Under this alternative, the potential increase in stormwater runoff that would occur would be similar to the proposed project as the senior center would be identical in size under both. Impermeable surface area would therefore also be similar under both. The quantity and constituents of stormwater runoff would also be the same as the proposed project. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology and water quality impacts would be reduced to a less-than-significant level and be similar to the proposed project.

Land Use

As identified in the Central Park Master Plan, the alternative site is identified as a Semi-Active Recreation Area and is intended to be used for a therapeutic riding center, parking lot, tot lot, restroom, and an aquatic center. In all, 5.1 acres of the alternative site was intended to be developed, as opposed to the proposed project site, which was identified for low-intensity uses. Similar to the proposed project, implementation of this alternative would require an amendment to the City's Central Park Master Plan (from semi-active/medium intensity to high-intensity use) to maintain consistency with applicable land use plans. Like the proposed project, development of this alternative would require a Conditional Use Permit (CUP). Development on the alternative site would also provide a senior center that is in closer proximity to existing residences. Impacts regarding compatibility of the proposed uses under this alternative would be less than significant, although less than the proposed project due to the intended level of development prescribed in the Central Park Master Plan.

Noise

Similar to the proposed project, construction activities resulting from development of this alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of identified mitigation measures would reduce this impact, and construction noise impacts would be temporary. Further, construction activities would not occur during recognized sleep hours, and are consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Therefore, this impact would be less than significant. Construction activities associated with this alternative could generate or expose persons or structures off site to excessive groundborne vibration. Due to the presence of residential structures across Goldenwest Street and Ellis Avenue, which are in closer proximity to the alternative site than the proposed project, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such,

this impact, although temporary, would be considered potentially significant and greater than the proposed project.

Operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant. Operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. As such, impacts would be less than significant, similar to the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection could be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel from this alternative would not be substantial. The ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Impacts on police protection would be less than significant, similar to the proposed project.

Recreation

Similar to the proposed project, this alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. The implementation of this alternative would have environmental impacts as described herein. Like the proposed project, mitigation measures would be necessary to reduce potential impacts during both construction and operation. However, because residential structures are located in closer proximity to the alternative site than the proposed project, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project. As such, potential impacts to recreation under this alternative could be greater than the proposed project.

Further, development of the proposed senior center on the alternative site would replace certain intended recreational uses that may not be able to be relocated to other areas of Central Park. For example, at the alternative site, the Central Park Master Plan intends for the development of a therapeutic riding center, tot lot, overflow parking for the equestrian center, and an alternative location for an aquatics complex. According to the Central Park Master Plan, the 10-acre alternative site is required to conserve approximately 2 acres. The 5-acre senior center would reduce the available land for remaining development to approximately 3 acres. The tot-lot and therapeutic riding center may be accommodated at the alternative site with the proposed senior center, but additional design considerations for parking and access would need to be made. It is assumed that the therapeutic riding center would comprise approximately 2.5 acres. Under this alternative, the aquatics complex could not be included; although, this is no longer considered a priority project for the City. Additionally, it is unclear whether the overflow parking area could be accommodated, as there would be only 0.5 acre remaining for the tot lot (and the potential accommodation of overflow parking). Thus, this analysis assumes that the overflow parking

area would not be accommodated under this alternative because the number of spaces would likely be limited given the overall uses that are assumed to occur.

In addition to use of the site as an overflow parking area, the equestrian center also uses the area from time to time on a permit basis to place temporary horse stalls when they conduct large horse shows (approximately six per year). If the senior center were developed on this alternative site, they would no longer be able to use the area for that purpose. Therefore, since existing uses of the site would be displaced and certain intended recreational uses may not be constructed under this alternative, potential impacts to recreational resources would be greater than the proposed project.

Transportation/Traffic

Under Alternative 3, the number of trips generated by construction of the senior center would be identical to the proposed project. Further, as the proposed project and the alternative site are located in such close proximity, the potential traffic impacts, including the intersections impacted, would be largely similar. Therefore, impacts under this alternative are anticipated to be less than significant and similar to the proposed project.

Utilities and Service Systems

The City's 2000 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. This alternative would result in a similar demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would result in the same amount of wastewater generated as the proposed project. Because the existing facilities would adequately serve the project, the facilities under this alternative would also be adequately served, and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements (as assumed for this alternative) would ensure that this impact is less than significant. As with all projects, this alternative would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Compliance with the identified project requirement would ensure that this impact remains less than significant.

■ Attainment of Project Objectives

Under this alternative, the senior center would be constructed on a site at Goldenwest Street and Ellis Avenue. This alternative would not achieve the following proposed project objective to the extent of the proposed project:

- Mitigate environmental impacts to the greatest extent possible

While this alternative would result in impacts that are largely similar to the proposed project, it may result in a greater number of potentially significant impacts, including impacts to noise and recreation.

6.4 COMPARISON OF ALTERNATIVES

Impacts of each of the alternatives are compared to the proposed project in Table 6-1. Impacts to a particular resource that would be greater than the proposed project are indicated with a plus (+) sign, and impacts to a particular resource that would be less than the proposed project are indicated with a minus (-) sign. Impacts to resources that would be roughly equivalent to the proposed project are indicated with an equals (=) sign in the table below.

<i>Environmental Issue Area</i>	<i>No Project/ Reasonably Foreseeable Development Alternative</i>	<i>Reduced Project Alternative</i>	<i>Alternative Site</i>
Aesthetics	-	-	=
Air Quality	-	-	=
Biological Resources	=	=	=
Cultural Resources	=	=	=
Geology and Soils	=	=	=
Hazards and Hazardous Materials	=	=	=
Hydrology and Water Quality	-	-	=
Land Use	-	=	-
Noise	-	-	+
Public Services	=	=	=
Recreation	-	-	+
Transportation	-	-	=
Utilities	-	-	=

(-) = Impacts considered to be **less** when compared with the proposed project.
 (+) = Impacts considered to be **greater** when compared with the proposed project.
 (=) = Impacts considered to be **equal or similar** to the proposed project.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

A comparison of the proposed project with the alternatives analyzed in this section provides the basis for determination of the environmentally superior alternative. Table 6-1 indicates that the No Project/Reasonably Foreseeable Development Alternative and the Reduced Project Alternative would primarily result in impacts similar to the proposed project, but would also result in some impacts that would be less than the proposed project. The No Project/Reasonably Foreseeable Development Alternative would be the environmentally superior alternative of the two. In terms of the Alternative Site Alternative, this alternative would result in potentially greater impacts to noise and recreation. It is possible that these impacts at the alternative site to noise and recreation could be significant and unavoidable, and as such, this alternative would not be considered the environmentally superior alternative.

Although the No Project/ Reasonably Foreseeable Development Alternative would reduce many of the impacts of the proposed project, it would not necessarily reduce the significance of the impacts, as detailed above. In addition, this alternative would not achieve many of the project objectives. Nevertheless, because of its reduced intensity, the No Project/ Reasonably Foreseeable Development Alternative is considered to be the environmentally superior alternative.

