Chapter 5
Alternatives Analysis

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Introduction and Overview

CEQA requires that an EIR describe a range of reasonable alternatives to the proposed project or to the location of the proposed project that could feasibly avoid or lessen any significant environmental impacts while attaining the basic objectives of the proposed project. An EIR should also evaluate the comparative merits of the alternatives. This chapter describes potential alternatives to the proposed project that were considered, identifies alternatives that were eliminated from further consideration and reasons for dismissal, and analyzes several alternatives to the proposed project by comparing potential environmental impacts.

Key provisions of the State CEQA Guidelines (Section 15126.6) pertaining to the alternatives analysis are summarized below.

- The discussion of alternatives will focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if those alternatives would impede to some degree the attainment of the project objectives or would be more costly.
- The "no project" alternative will be evaluated, along with its impacts. The no project analysis will discuss the existing conditions at the time the notice of preparation was published, 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.
- The range of alternatives required in an EIR is governed by a "rule of reason"; therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. Alternatives will be limited to ones that would avoid or substantially lessen any of the significant effects of the project.
- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

The range of feasible alternatives is selected and discussed in a manner that fosters meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Section 15126.6(f)(1)) are environmental impacts, site suitability, economic viability, social and political acceptability, technological capacity, availability of infrastructure, general plan consistency, regulatory limitations, jurisdictional boundaries, and whether the project proponent could reasonably acquire, control, or otherwise have access to the alternative site. An EIR need not consider an alternative whose effects could not be reasonably identified, whose implementation is remote or speculative, or that would not achieve the basic project objectives.

The following are the major objectives of the proposed project:

- provide active sports recreation facilities to benefit the entire community of Lake Forest;
- develop an active recreational facility providing amenities identified by the community as most desirable including sports fields with lights, a recreation center/clubhouse, trails, picnic areas, restrooms, concessions, and playgrounds;
- develop a park plan that addresses the planning issues identified by the community by minimizing both environmental impacts and cost;
- develop a park plan which utilizes the benefits identified by the community during community workshops including the ample size of the property, views of natural open space and Saddleback Mountains, and convenient local access on major arterials;
- provide a sports park for use by a variety of user groups such as baseball, softball, soccer, and basketball teams;
- provide convenient access and sufficient parking to accommodate simultaneous use of multiple fields;
- facilitate completion of Rancho Parkway and the widening of Portola Parkway;
- preserve the sensitive riparian areas of the site and provide viewing and interpretive opportunities as part of the overall park plan; and
- develop a park plan which creates a large and continuous park space and distributes areas and amenities with related parking for safe and convenient access to all facilities.

Alternatives Considered

During the preparation of this draft EIR, the City considered several alternatives for the proposed project. The goal for developing possible alternative scenarios under CEQA is to identify other means to attain the project objectives while lessening or avoiding potentially significant environmental impacts caused by the proposed project. The EIR identifies significant and unavoidable impacts to aesthetics, air quality, greenhouse gas emissions, and mineral resources after mitigation as a result of the proposed project. Therefore, the selection of alternatives attempts to reduce these impacts on the environment and achieve the project objectives in some manner. The following alternatives, including two No Project Alternative scenarios, were selected for consideration by the City in this EIR.

Alternative 1—No Project Alternatives

Section 15126.6 (e) of the State CEQA Guidelines requires the analysis of a no project alternative. This no project analysis must discuss the existing conditions as well as what would be reasonably expected to occur in the foreseeable future if the project was not approved. Because the proposed project is a development project, Section 15126.6(e)(3)(B) of the State CEQA Guidelines is directly applicable to the project:

> If the project is a development project on an identifiable property, the "no project" alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects that would occur if the project is approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed. In certain instances, the "no project" alternative means "no build" wherein the existing environmental setting is maintained. However, where failure to proceed with

the project will not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment.

In accordance with the State CEQA Guidelines, this EIR address two No Project alternative scenarios, which include both a discussion and analysis of a no build alternative, 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 site zoning as consistent with available infrastructure and community services.

Alternative 1a–No Project/No Build

Alternative 1a would include a continued combination of active and passive use on the Glass Creek property. The Glass Creek property would remain as regional park/open space and would be maintained for active use (hiking and biking trails) and passive uses. The Rados property would remain vacant and undeveloped land. The Baker Ranch property would continue to be mined until all the profitable sand aggregate is exhausted and then would be closed per the existing reclamation plan. No development of active park facilities or other amenities would occur under this alternative.

Alternative 1b—No Project/Reasonably Foreseeable Development

The failure to proceed with the project may not result in the preservation of existing environmental conditions as described under Alternative 1a. Alternative 1b describes the foreseeable future development that could occur in place of the No Project/No Build Alternative and the proposed project. In the City's General Plan, the Baker Ranch property is designated for Commercial use, the Rados property is designated as Business Park, and the Glass Creek property is designated as Regional Park/Open Space. As described below, a general plan public facilities overlay occurs on the Baker Ranch and Rados properties.

Alternative 7 for the OSA as described in the PEIR was adopted by the City, which identified the Baker Ranch property (Site 4) and the Rados property (Site 9) for development as an active sports park. Under Alternative 7, public facility uses were assumed for Sites 4 and 9, including up to 47 and 13 acres of sports park on Sites 4 and 9, respectively, and 3 acres for an approximately 30,000-square-foot community center on Site 4. As part of the Opportunities Study, the City created a general plan overlay on Sites 4 and 9 to indicate potential sites for future public facilities to accommodate the sports park use.

Alternative 1b would not include the development of the proposed project, but would include foreseeable commercial development on the Baker Ranch property, foreseeable Business Park development on the Rados property, and the foreseeable extension of Rancho Parkway to Portola Parkway. According to the existing General Plan, the business park development intensity on the 13-acre Rados property could include up to 168,000 square feet, and the commercial development intensity on the 18-acre Baker Ranch property could include up to 246,600 square feet. Rancho Parkway has been identified as a four-lane divided highway and is identified as a Primary Arterial in both the County's Master Plan of Arterial Highways (MPAH) and the *Lake Forest General Plan* Circulation Element. The City's Circulation Element indicates a 100-foot right-of-way and an expected average daily traffic (ADT) of 36,000 vehicles on Primary Arterials. This project is currently in Lake Forest's Capital Improvement Program (CIP) project design began during the 2009–2010 fiscal year and construction is anticipated during the 2010–2011 fiscal year. Therefore, the extension of Rancho Parkway is included under this alternative.

Alternative 2—Sports Park Development on Glass Creek and Baker Ranch Properties; Elimination of Rados Property

Alternative 2 would involve development of a sports park on the Glass Creek and Baker Ranch Properties, without development of the Rados property. While the precise layout and number of fields may be modified to fit within a smaller site, this alternative is expected to have a mix of baseball/softball fields, multi-use fields, soccer fields, restrooms, concessions, tot lot(s), basketball courts, a community recreation center, trail connections, interpretive trailhead, and parking facilities. Like the proposed project, nighttime field lighting is proposed for all fields under this alternative. Design studies would be undertaken to determine the best use/programming of the available property. Access would occur via an existing access easement from Portola Parkway, as well as a future access from the extension of Rancho Parkway. The extension of Rancho Parkway and widening of Portola Parkway at the intersection as described under the proposed project would be included under this alternative. For the purposes of this analysis, the Rados property would remain vacant, and would not be developed with business park uses into the foreseeable future.

Alternative 3— Sports Park Development on Glass Creek and Rados Properties; Elimination of Baker Ranch Property

Alternative 3 would involve the development of a sports park on the Glass Creek and Rados Properties, without the development of the Baker Ranch property. While the precise layout and number of fields may be modified to fit within a smaller site, this alternative is expected to have a mix of baseball/softball fields, multi-use fields, soccer fields, restrooms, concessions, tot lot(s), basketball courts, a community recreation center, trail connections, interpretive trailhead, and parking facilities. Like the proposed project, nighttime field lighting is proposed for all fields under this alternative. Design studies would be undertaken to determine the best use/programming of the available property. Access would be provided from the existing access easement to/from Portola Parkway, as well as a new access via Vista Terrace Drive. The extension of Rancho Parkway and widening of Portola Parkway at the intersection as described under the proposed project would be included under this alternative. For the purposes of this analysis, the Baker Ranch property would remain vacant, and would not be developed with commercial uses into the foreseeable future.

Alternative 4—Sports Park Development on Glass Creek Property Only; Elimination of Rados and Baker Ranch Properties

As discussed in the proposed project, if both the Rados and Baker Ranch properties do not become available, only the Glass Creek property would be developed with the sports park. Therefore, this alternative includes only development on the Glass Creek property. While the precise layout and number of fields may be modified to fit within a smaller site, this alternative is expected to have a mix of baseball/softball fields, multi-use fields, soccer fields, restrooms, concessions, tot lot(s), basketball courts, a community recreation center, trail connections, interpretive trailhead, and parking facilities. Like the proposed project, nighttime field lighting is proposed for all fields under this alternative. Design studies would be undertaken to determine the best use/programming of the available property. Access would occur via an existing access easement from Portola Parkway. The extension of Rancho Parkway and widening of Portola Parkway at the intersection as described under the proposed project would be included under this alternative. For the purposes of this

analysis, both the Rados and Baker Ranch properties would remain vacant, and would not be developed with business park or commercial uses into the foreseeable future.

Alternative 5–Sports Park Development on Rados and Expanded Baker Ranch Properties; Excludes Glass Creek Property

Under this alternative the Rados property and an expanded Baker Ranch property (approximately 50 acres) would be developed with sports park facilities for a total of approximately 63 gross acres. The Glass Creek property would remain undeveloped for passive and active use and the underlying land use designation as Regional Park/Open Space would remain on the site and the purchase of additional land on the Baker Ranch property would be required. While the precise layout and number of fields would be modified to fit within a smaller site, this alternative could have a mix of baseball/softball fields, multi-use fields, soccer fields, restrooms, concessions, tot lot(s), basketball courts, a community recreation center, trail connections, interpretive trailhead, and parking facilities. Like the proposed project, nighttime field lighting is proposed for all fields under this alternative. Design studies would be undertaken to determine the best use/programming of the available property. This alternative would not require a General Plan Amendment (GPA) to re-designate portions of the Glass Creek property to reflect the active and passive areas of the proposed sports park use. The extension of Rancho Parkway and widening of Portola Parkway at the intersection as described under the proposed project would be included under this alternative and would bisect the sports park site.

Alternative 6—Proposed Project Without Nighttime Field Lighting

Alternative 6 would include the development of all the amenities and access points as described under the proposed project. However, this alternative would not include lighting for any of the sports fields. The park would be open 7 days per week from dawn until dusk, and no nighttime activities would occur.

Alternative 7 – Reconfiguration of Fields and Facilities

This alternative involves development of the proposed project on the Baker Ranch, Rados, and Glass Creek properties with similar facilities to that described in Chapter 2, Project Description, including the development of Rancho Parkway. This alternative would involve reconfiguring the baseball/softball and soccer fields and other facilities as shown in Figure 5-1. This configuration is expected to introduce efficiencies in the programming of the site due to the shape of the property while (1) allowing the same uses shown in the Consensus Master Plan; (2) preserving the riparian areas along and within Glass Creek; and (3) minimizing or eliminating the use of retaining walls. In general, the proposed layout includes locating the more light and noise intensive baseball/softball fields and concourse to the north (further away from the surrounding residential uses), the Recreation Center in the center of the park, and the soccer fields at the south end of the park.

This alternative represents a refined park layout which assumes that all three properties are owned by the City and park development can proceed without regard to the existing interior property lines. The development of the contiguous park site without the restrictions of property lines allows for re-distribution of the park amenities to create a more integrated experience for park users. Under this scenario, it would be possible to circumnavigate the entire park site, through all of the various amenities without the need to cross a street, access drive, or parking lot. The Recreation Center would be located in

the middle of the site along the west edge where the grade rises. It could be designed to overlook the park site while being directly adjacent to the park amenities without requiring patrons to cross parking lots or driveways to access the park. This alternative also includes a potential walking path along the perimeter of the site and allows for connections to interpretive area(s). Vehicular access points remain as described in Chapter 2, Project Description and parking lots are distributed to relate the various sports fields under this alternative.

This alternative includes only two phases, where the entire site would be graded and all park facilities would be constructed in a single phase. Grading is expected to take approximately 9 months, and development of the park facilities would occur over an approximately 12-month schedule, with 2 months overlapping the grading phase. The Recreation Center would be constructed during a second phase as funding is available, and is expected to take approximately 9 months of construction. Based on preliminary grading calculations, the pad elevation would be higher than Grading Scenario 1, with elevations ranging from 785' to 805', and balancing the grading onsite. Total cut is estimated at 1,003,776 cubic yards, and total fill at 1,053,246 cubic yards.

Alternatives Eliminated from Further Consideration

As discussed at the beginning of this chapter, an EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are ostensibly feasible and therefore merit in-depth consideration, and which are infeasible. Alternatives that are remote or speculative, or the effects of which cannot be reasonably predicted, need not be considered (CEQA Guidelines, Section 15126[f][2]). Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid or substantially reduce any significant environmental effects (CEQA Guidelines, Section 15126.6[c]). The following alternatives were eliminated from further consideration. Several alternatives included in the Final OSA PEIR which included the development of the public facilities overlay in different locations were reviewed for possible inclusion in the alternative analysis of this Draft EIR.

Alternative Site A (Shea/Baker Site)

This alternative involves development of the sports park on the Shea Baker site as described in Alternative 2 of the approved OSA PEIR (Public Facilities on Site 1). This alternative would remove 408 residential units from the plan for the Shea/Baker Site (also known as Site 1 in the OSA PEIR) to allow development of a community center and sports park on a 45-acre portion in the northwestern portion of the site adjacent to the open space bordering the City of Irvine. The Shea/Baker Site would continue to be developed with 320,000 sf of commercial development, and a new net development of 2,407 dwelling units consisting of 1,102 multi-family residential units, 805 single-family units, and 500 rental units.

This Alternative was deemed to have fewer impacts than the OSA proposed project in six impact categories (agricultural resources, air quality, population and housing, public services, and utilities and service systems). However, it resulted in greater impacts in five impact categories than the OSA PEIR proposed project (aesthetics, hydrology and water quality, land use and planning, noise, and transportation/traffic).

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Figure 5-1
Alternative 7 Plan
City of Lake Forest Sports Park and Recreation Center

The City Council rejected Alternative 2 for the following reasons: (1) Alternative 2 would not achieve the OSA project objectives to the degree achievable under the proposed project; (2) Alternative 2 failed to reduce the significant impacts of the proposed project to a less than significant level, and would in fact result in greater Aesthetic, Water Quality, Noise and Traffic impacts; and (3) Alternative 2 would locate public facilities near the edge of the City, as opposed to a more centralized location. For these and other reasons described in the PEIR and elsewhere in the administrative record, the City Council found this alternative to be infeasible, and rejected it. Since Alternative 2 of the OSA PEIR was previously rejected from consideration due to the reasons stated above, it is eliminated from further consideration in this EIR.

Alternative Site B (Sites 1, 3, 4 of the OSA; Split Park)

This alternative involves development of sports park and community center facilities on three separate sites as described in Alternative 3 of the approved OSA PEIR. This alternative would involve development of approximately 18 acres of sports park facilities in the northwest portion of the Shea/Baker property (Site 1 in the OSA PEIR), approximately 20 acres of sports park facilities on the southern 20 acres of the Baker Ranch property (Site 4 in the OSA PEIR), as well as development of the community center (combined with the civic center) on approximately 7 acres of the IRWD/Lewis site (Site 3 in the OSA PEIR).

Alternative 3 of the OSA PEIR was deemed to have similar impacts to the OSA proposed project. It had fewer impacts than the OSA PEIR proposed project in five impact categories (agricultural resources, air quality, population and housing, public services, and utilities and service systems). However, it resulted in greater impacts in five impact categories than the OSA PEIR proposed project (aesthetics, hydrology and water quality, land use and planning, noise, and transportation/traffic).

The City Council rejected Alternative 3 for the following reasons: (1) Alternative 3 would not achieve the OSA project objectives to the degree achievable under the proposed project; (2) Alternative 3 failed to reduce the significant impacts of the proposed project to a less than significant level, and would in fact result in greater Aesthetic, Water Quality, Noise and Traffic impacts; and (3) Alternative 3 would spread out the facilities to multiple locations throughout the City, and would not provide for the economies of scale and efficient use of land that would occur with the concentration of athletic facilities in a single location. Thus, this alternative site would also spread out impacts associated with the proposed project to multiple locations throughout the City (i.e., aesthetics, air quality, traffic, etc.). For these and other reasons described in the PEIR and elsewhere in the administrative record, the City Council found this alternative to be infeasible, and rejected it. Since Alternative 3 of the OSA PEIR was already rejected based on the previously conducted alternative analysis, it is eliminated from further consideration.

Alternative Site C (Nakase)

This alternative involves development of sports park and community center facilities as described in Alternative 6 of the OSA PEIR, on an approximately 45-acre portion of the 121-acre Nakase Nursery Site (Site 7 in the OSA PEIR). This site is not feasible because the property is not available to the City. This alternative would also involve significant impacts to agricultural resources if the commercial nursery were to be displaced.

Analysis of Alternatives Considered

The following alternatives have been determined to represent a reasonable range of alternatives that have the potential to feasibly attain most of the basic objectives of the proposed project, but which may avoid or substantially lessen any of the significant impacts of the proposed project. The following alternatives are analyzed in detail:

- Alternative 1a—No-Project/No-Build Alternative;
- Alternative 1b—No-Project/Reasonably Foreseeable Development Alternative;
- Alternative 2—Sports Park Development on Glass Creek and Baker Ranch Properties; Elimination of Rados Property;
- Alternative 3— Sports Park Development on Glass Creek and Rados Properties; Elimination of Baker Ranch Property;
- Alternative 4—Sports Park Development on Glass Creek Property Only; Elimination of Baker Ranch and Rados Properties;
- Alternative 5–Sports Park Development on Rados and Expanded Baker Ranch Properties; Excludes Glass Creek Property;
- Alternative 6—Proposed Project Without Nighttime Field Lighting; and
- Alternative 7 – Reconfiguration of Fields and Facilities.

Table 5-1 provides a summary of each alternative, and Table 5-2 provides a summary side-by-side comparison of the potential impacts of the alternatives and the proposed project. A complete discussion of each alternative is provided below.

Table 5-1. Summary of Alternatives Considered

Alternative	Description	Acres	Summary of Conclusions
1a—No Project/No Build	Glass Creek would remain a regional park/open space; Rados property would remain vacant and undeveloped land; Baker Ranch property would be mined until sand aggregate is exhausted, and would be closed per the reclamation plan.	89.6	Required by CEQA; eliminates General Plan Amendment; avoids/reduces all impacts associated with development of the proposed project.
1b—No Project/Reasonably Foreseeable Development	168,000 square feet of business park uses on Rados property; 246,600 square feet of commercial use on Baker Ranch property; existing regional park passive open space of Glass Creek property.	89.6	Required by CEQA; eliminates General Plan Amendment; provides point of comparison of impacts associated with buildout of the project in accordance with existing plans and entitlements, reduces/eliminates significant and unavoidable aesthetic impacts related to nighttime lighting and changes in visual character.
2—Sports Park Development on Glass Creek and Baker Ranch Properties; Elimination of Rados Property	Sports park on the Glass Creek and Baker Ranch Properties; Rados property would remain vacant.	76.6	Eliminates/reduces impacts related to development of Rados property, including aesthetics, air quality, geology and soils, hydrology and water quality, noise, and traffic; eliminates significant and unavoidable impact related to loss of availability of mineral resources; provides reduced site analysis. Generally, reduced impacts related to reduced facilities. Results in park facilities separated by Rados property.
3— Sports Park Development on Glass Creek and Rados Properties; Elimination of Baker Ranch Property	Sports park on the Glass Creek and Rados Properties; Baker Ranch property would remain vacant.	71.6	Eliminates/reduces impacts related to development of Baker Ranch property, including aesthetics, air quality, hydrology and water quality, noise, and traffic; provides reduced site analysis. Generally, reduced impacts related to reduced facilities.
4—Sports Park Development on Glass Creek Property Only; Elimination of Rados and Baker Ranch Properties	Development of only the Glass Creek property with sports park facilities.	58.6	Eliminates/reduces impacts related to development of Baker Ranch and Rados properties, including aesthetics, air quality, geology and soils, hydrology and water quality, noise, and traffic; eliminates significant and unavoidable impact related to loss of availability of mineral resources; provides reduced site analysis. Generally, reduced impacts related to reduced facilities.
5–Sports Park Development on Rados and Expanded Baker Ranch Properties; Excludes Glass Creek Property	Rados property and expanded Baker Ranch property would be developed with sports park facilities; Glass Creek would remain a passive regional open space.	63	Eliminates General Plan Amendment; avoids/reduces impacts associated with development of Glass Creek property, including aesthetics, air quality, biology, cultural resources, geology and soils, hydrology and water quality, noise, and traffic; provides reduced site analysis. Generally, reduced impacts related to reduced facilities. Results in a park bisected by Rancho Parkway. Would require additional property purchase.
6—Proposed Project Without Nighttime Field Lighting	Development of the proposed project amenities without lighting for any of the sports fields.	89.6	Eliminates/reduces significant and unavoidable aesthetic impact related to nighttime lighting; eliminates nighttime use of the park and associated traffic and noise impacts after dusk.

7 – Reconfiguration of Fields and Facilities	Reconfigure the site to flip the baseball and soccer fields in the southern portion of the site, and develop as a single phase.	89.6	Introduces efficiencies in the programming of the site; allows the field layout to fit better within the site; reduces potential retaining wall height and preserves additional riparian areas along and within Glass Creek.

Table 5-2. Comparison of Alternatives (after Mitigation)

Environmental Resource	Proposed Project	1a—No-Project/ No-Build	1b—No-Project/ Reasonably Foreseeable Development	2—Sports Park on Glass Creek and Baker Ranch, No Rados	3— Sports Park on Glass Creek and Rados, No Baker Ranch	4—Sports Park on Glass Creek, No Baker Ranch or Rados	5—Sports Park on Rados and Expanded Baker Ranch, No Glass Creek	6—No Field Lighting	7—Reconfiguration of Fields and Facilities
Aesthetics	Significant and Unavoidable	Fewer; No Impact	Fewer; Less Than Significant	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Less Than Significant	Similar; Significant and Unavoidable
Air Quality	Significant and Unavoidable	Fewer; No Impact	Fewer; Less Than Significant	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Similar; Significant and Unavoidable
Biological Resources	Less Than Significant	Fewer; No Impact	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant
Cultural Resources	Less Than Significant	Fewer; No Impact	Fewer; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Geology and Soils	Less Than Significant	Fewer; No Impact	Fewer; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Greenhouse Gas Emissions	Less Than Significant	Fewer; No Impact	<u>Construction:</u> Fewer; Less Than Significant <u>Operations:</u> Greater; Less	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Fewer; Significant and Unavoidable	Similar; Significant and Unavoidable

Environmental Resource	Proposed Project	1a—No-Project/ No-Build	1b—No-Project/ Reasonably Foreseeable Development	2—Sports Park on Glass Creek and Baker Ranch, No Rados	3— Sports Park on Glass Creek and Rados, No Baker Ranch	4—Sports Park on Glass Creek, No Baker Ranch or Rados	5—Sports Park on Rados and Expanded Baker Ranch, No Glass Creek	6—No Field Lighting	7—Reconfiguration of Fields and Facilities
			Than Significant						
Hazards and Hazardous Materials	Less Than Significant	Fewer; No Impact	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Hydrology and Water Quality	Less Than Significant	Fewer; No Impact	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Land Use and Planning	Less Than Significant	Fewer; No Impact	Fewer; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Mineral Resources	Significant and Unavoidable	Fewer; No Impact	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Significant and Unavoidable	Fewer; Less Than Significant	Similar; Significant and Unavoidable	Similar; Significant and Unavoidable	Similar; Significant and Unavoidable
Noise	Less Than Significant	Fewer; No Impact	Greater; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant
Paleontological Resources	Less Than Significant	Fewer; No Impact	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant	Similar; Less Than Significant
Public Services & Utilities	Less Than Significant	Fewer; No Impact	Greater; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant
Transportation and Circulation	Less Than Significant	Fewer; No Impact	Greater; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Fewer; Less Than Significant	Similar; Less Than Significant

Alternative 1a—No-Project/No-Build Alternative

Alternative 1a would not involve any construction on the project site, and all of the properties would remain in their current condition. The Glass Creek property would continue to be used for active and passive recreation uses; the Rados property would remain vacant and undeveloped; and the Baker Ranch property would continue to be mined for the foreseeable future and would ultimately be closed and graded for future development per the existing reclamation plan.

Aesthetics

This alternative would result in fewer aesthetic impacts than the proposed project. Under this alternative, the landform alteration associated with grading of the largely natural appearance of the site would not occur. Additionally, this alternative would not involve installation of nighttime lighting onsite, and would therefore avoid sky glow associated with field lighting. Therefore, under this alternative significant and unavoidable impacts associated with the proposed project would not occur.

Air Quality

Alternative 1a would result in fewer air quality impacts than the proposed project. Under this alternative, construction activities that emit air pollutants would not occur, such as emissions from construction equipment and dust particles from earthmoving activities. Thus, significant and unavoidable impacts associated with exceedance of regional emissions thresholds and localized emissions thresholds for the proposed project would be avoided. Additionally, the project's contribution to cumulative impacts would be avoided. Operational emissions associated with mobile vehicles sources that would be generated from traffic generation to the site, as well as heating and energy use from buildings onsite, while less than significant for the proposed project, would be avoided under this alternative.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. Under this alternative, no biological habitat or species would be disturbed or removed. No construction would occur that could result in temporary impacts to species, and no habitat removal would occur that would result in significant impacts that would require mitigation. Additionally, no waters of the U.S. would be removed or altered that would require obtaining permits from the U.S. Army Corps of Engineers, California Department of Fish & Game, or the Regional Water Quality Control Board.

Cultural Resources

Alternative 1a would result in fewer impacts to cultural resources than the proposed project. This alternative would avoid impacts from construction on significant prehistoric archaeological sites that are expected to exist on the Glass Creek parcel, as well as potential discovery of unknown human remains.

Geology and Soils

This alternative would result in fewer impacts related to geology and soils than the proposed project. The project site contains existing geologic and seismically-induced hazards, including potential landsliding and unstable soils. Additionally, significant erosion could occur during construction grading and site preparation activities during the proposed project. Impacts would be avoided under this alternative, and mitigation measures required for the proposed project would not be required.

Greenhouse Gas Emissions

Alternative 1a would result in fewer greenhouse gas emissions than the proposed project. This alternative would not generate GHG emissions during construction since neither heavy-duty construction equipment nor offsite vehicle trips would occur. Additionally, this alternative would not generate GHG emissions during operations from vehicular trips nor energy consumption related to illumination, heating and cooling, and water conveyance and treatment. While it was determined that the proposed project's GHG emissions would not be sufficient to cause substantial climate change, the impacts from this alternative would be avoided altogether.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. The project site is not known to have a history of hazardous materials use, handling, or storage, and the proposed project was determined to have a less than significant impact relative to impacts from listed hazardous materials sites. This alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. No hazard impacts would occur under this alternative.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. This alternative would not involve construction activities that could alter the site hydrology by removing or filling drainages onsite that could result in erosion, siltation, increased runoff, or other impacts to water quality as described for the proposed project. Consequently, the mitigation measures that are identified for the proposed project would not be required under this alternative. This alternative would also not result in long-term changes in the drainage patterns of the site, nor increase runoff as a result of development of permeable surfaces. The stormwater retention facilities that are proposed under the proposed project to reduce impacts to hydrology and water quality would not be required for this alternative. The existing site hydrology would remain in its current condition, and no impacts would occur.

Land Use and Planning

Alternative 1a would result in fewer land use impacts than the proposed project. The proposed project would require a GPA to re-designate portions of the property to reflect the active and passive areas of the proposed Sports Park use. The GPA would not be required under this alternative. This alternative would not result in significant impacts on adjacent and surrounding land uses. Additionally, this alternative would not require mitigation for impacts to species covered under the NCCP/HCP as the proposed project would.

Mineral Resources

This alternative would result in fewer impacts to mineral resources than the proposed project. As discussed for the proposed project, completion of current mining operations on the Baker Ranch parcel would occur prior to construction of the project. Under this alternative, the Baker Ranch parcel would continue to be mined to completion, and there would be no loss of availability of a known mineral resource on the Baker Ranch parcel. However, as discussed under the proposed project, development of the sports park on the Rados property would make unavailable a known mineral resource of regional and local importance. This alternative would avoid impacts to the mineral resources on the Rados property. Therefore, significant and unavoidable impacts to mineral resources would be avoided with this alternative.

Noise

Alternative 1a would result in fewer noise impacts than the proposed project. This alternative would not generate noise from construction equipment, activities, or vehicles as no construction would occur. Operational impacts associated with the proposed project relative to vehicular noise and crowd noise at the ball fields would also be avoided under this alternative. While impacts associated with the proposed project were deemed to be less than significant, this alternative would avoid any increase in noise at the site and in the vicinity altogether.

Paleontological Resources

This alternative would result in fewer impacts to paleontological resources than the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. The proposed project was determined to result in potential damage or destruction of fossils as a result of earthwork during project construction. These impacts would be avoided with this alternative, and the mitigation measures identified for the proposed project would not be required.

Public Services and Utilities

Alternative 1a would result in fewer impacts to public services and utilities than the proposed project. This alternative would not generate any increase in water or wastewater treatment demand. Additionally, this alternative would not result in any increased demand for new public services, such as fire or police protection. While impacts of the proposed project were determined to be less than significant, this alternative would avoid impacts altogether.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. This alternative would not generate new vehicle trips to the existing transportation network. Therefore, the construction traffic impacts that were identified for the proposed project, as well as the increased congestion would not occur under this alternative. Additionally, potential neighborhood parking intrusion would also not occur under this alternative. Thus, the mitigation measures identified for the proposed project would not be required. However, Rancho Parkway would also not be extended with the implementation of this alternative, and would therefore not provide the benefits of completing the circulation system in accordance with the General Plan.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, paleontological resources, public services and utilities, and transportation and circulation. However, this alternative would not achieve any of the project objectives that were identified for the proposed project.

Alternative 1b—No Project/Reasonably Foreseeable Development

Alternative 1b would not include the development of a sports park on the project site, but would involve retaining Glass Creek in its current condition as a passive open space area, development of up to 168,000 square feet of business park uses on the Rados property, and up to 246,600 square feet of commercial uses on the Baker Ranch property. This alternative also involves the extension of Rancho Parkway as a four-lane divided highway between Lake Forest Drive and Portola Parkway.

Aesthetics

This alternative would result in fewer aesthetic impacts than the proposed project. Under this alternative, Glass Creek would remain in its natural condition, and only the Baker Ranch and Rados parcels would be developed. Since these parcels are already highly disturbed, the development of the sites would have a minimal aesthetic impact by removing development of the Glass Creek parcel. The development of business park uses on the Rados parcel would be adjacent to and consistent with existing business park uses along Vista Terrace and Rancho Parkway, and the commercial development on the Baker Ranch parcel would be consistent with the existing commercial development along Portola Parkway in the vicinity of the project site, and would be developed on an existing mining site. Additionally, while this alternative would involve lighting from the business park and commercial buildings and parking areas, this alternative would not involve installation of nighttime field lighting onsite. Thus, the significant sky glow associated with field lighting would not occur. Therefore, under this alternative significant and unavoidable impacts associated with the proposed project would not occur.

Air Quality

Alternative 1b would result in fewer air quality impacts than the proposed project for construction, but greater impacts during operation. Under this alternative, construction activities that emit air pollutants would be lessened as a result of less grading and site preparation activities, such as emissions from construction equipment and dust particles from earthmoving activities. However, emissions related to building construction would increase as result of this alternative. This alternative would likely avoid the significant and unavoidable impacts associated with exceedance of regional and localized emissions thresholds for the proposed project. Commercial and business park uses would generate more daily and peak hour traffic than the sports park use, and would result in greater operational emissions associated with an increase in mobile vehicles sources. Additionally, the increase in the number of buildings onsite would generate an increase in emissions from heating and energy use, as well as potential other operational sources from business park and commercial businesses.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. Under this alternative, no biological habitat or species would be disturbed or removed on the Glass Creek parcel. Both the Rados and Baker Ranch parcels have limited biological resources; however, development on these two sites would result in impacts to biological resources that would require similar mitigation, but to a lesser extent, than the proposed project.

Cultural Resources

Alternative 1b would result in fewer impacts to cultural resources than the proposed project. This alternative would avoid impacts from construction on significant prehistoric archaeological sites that are expected to exist on the Glass Creek parcel, as well as potential discovery of unknown human remains. Both the Rados and Baker Ranch parcels have been previously disturbed from grading activities and provide less opportunity for discovery of archaeological resources. Therefore, development of these two sites would result in fewer impacts to known archaeological resources or human remains. Mitigation measures would still be required to minimize potential impacts.

Geology and Soils

This alternative would result in fewer impacts related to geology and soils than the proposed project. The project site contains existing geologic and seismically-induced hazards, including potential landsliding and unstable soils. The elimination of development of the Glass Creek property would avoid potential impacts associated with development on a portion of the site. However, the potential geologic hazards that exist on the remainder of the property would still be present, and significant erosion could occur during construction grading and site preparation activities on the remainder of the site. Therefore, this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 1b would result in fewer greenhouse gas emissions than the proposed project for construction, but greater impacts during operation. This alternative would generate GHG emissions during construction from heavy-duty construction equipment and offsite vehicle trips, albeit at a lesser scale than the proposed project. During operations, this alternative would generate greater GHG emissions from increased vehicular trips and increased energy consumption related to illumination, heating and cooling, and water conveyance and treatment. While impacts would be greater than the proposed project for operations, GHG emissions from this alternative would not be sufficient to cause substantial climate change, and would remain less than significant.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. The project site is not known to have a history of hazardous materials use, handling, or storage, and the proposed project was determined to have a less than significant impact relative to impacts from listed hazardous materials sites. This alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. While there is some potential that hazardous materials may be used, handled or stored at business

park and commercial land uses, they would be handled in accordance with safety regulations to prevent release of hazardous materials into the environment. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. This alternative would not involve construction activities on the Glass Creek parcel, which would avoid impacts to the ephemeral drainages that cross the parcel. This alternative would not require the development of water retention facilities adjacent to Glass Creek. However, the project would result in changes to the drainage patterns on the Rados and Baker Ranch properties from development of the sites. While the magnitude of impacts would be much smaller than the proposed project, this alternative would require preparation of a SWPPP to control runoff and pollutants during construction, and preparation of a WQMP to identify treatment control measures to minimize runoff and pollutants during long-term operations.

Land Use and Planning

Alternative 1b would result in fewer land use impacts than the proposed project. This alternative would be consistent with the underlying general plan goals and zoning for the property, relative to planned business park and commercial uses on the Rados and Baker Ranch parcels, as well as open space uses on the Glass Creek parcel. No GPA would be required, and the project would comply with goals and policies of the General Plan. Thus, this alternative would not result in conflicts with adjacent land uses, or create impacts that the conflict would preclude the use of the land as it was intended by the general plan. This alternative would not result in biological impacts that would require adherence to the provisions of the NCCP/HCP as would the proposed project.

Mineral Resources

This alternative would result in similar impacts to mineral resources as the proposed project. As discussed for the proposed project, completion of current mining operations on the Baker Ranch parcel would occur prior to construction of the project. Under this alternative, the Baker Ranch parcel would continue to be mined to completion, and there would be no loss of availability of a known mineral resource on the Baker Ranch parcel. However, as discussed under the proposed project, development of the sports park on the Rados property would make unavailable a known mineral resource of regional and local importance. This alternative would result in similar impacts to the mineral resources on the Rados property if the site is developed prior to the completion of mining for the site. Therefore, this alternative would result in significant and unavoidable impacts to mineral resources similar to the proposed project.

Noise

Alternative 1b would result in greater noise impacts than the proposed project. Like the proposed project, this alternative would generate noise from construction equipment, activities, and vehicles. Operational impacts associated with this alternative would result in greater noise from an increase in traffic generate to the site. Under the proposed project, impacts associated with crowd noise and traffic were deemed to be less than significant. This alternative would result in an increase in noise along area roadways, but are expected to remain at less than significant levels.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources than the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. While there is still some potential to uncover paleontological resources on the Rados and Baker Ranch parcels under this alternative, these parcels have been previously disturbed from grading activities. Therefore, the majority of the impacts would be expected on the Glass Creek parcel, which would not be disturbed as a result of this alternative. Thus, while the potential for impacts would be reduced, similar mitigation measures would be required with this alternative.

Public Services and Utilities

Alternative 1b would result in greater impacts to public services and utilities than the proposed project. This alternative would generate an increase in water and wastewater treatment demand from the business park and commercial operations compared to the proposed project. Additionally, this alternative would increase demand for new public services, such as fire and police protection, over the proposed project. However, the impacts from these land uses have previously been considered and analyzed as part of the General Plan and the OSA, and adequate services and utilities were determined to be available for these uses on the site. Therefore, impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in greater impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be similar under this alternative. This alternative would generate additional new vehicle trips to the existing transportation network, and includes the extension of Rancho Parkway in accordance with the existing general plan. The traffic generated from business park and commercial uses would be greater than traffic generated by the sports park. Therefore, this alternative could result in greater congestion on the roadway, and require additional mitigation. Because the land uses would be consistent with the general plan, mitigation measures from impacts related to this alternative are expected to be covered by the LFTM program. Thus, impacts are expected to remain less than significant with this alternative.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, and land use and planning; similar impacts compared to the proposed project for geology and soils, hazards and hazardous materials, mineral resources, and paleontological resources; and greater impacts compared to the proposed project for noise, public services and utilities, and transportation and circulation. This alternative would not achieve any of the project objectives that were identified for the proposed project.

Alternative 2—Sports Park Development on Glass Creek and Baker Ranch Properties; Elimination of Rados Property

Alternative 2 would involve development of a sports park on the Glass Creek and Baker Ranch Properties, without development of the Rados property.

Aesthetics

This alternative would result in fewer aesthetic impacts than the proposed project. Under this alternative, the Rados property would remain in its current vacant condition and would not be developed with any sports park facilities. Thus, this alternative would result in less landform alteration, and less nighttime lighting. While the magnitude of the aesthetic impacts would be lessened, impacts would still be significant and unavoidable under this alternative due to the modification of sensitive views and sky glow associated with field lighting.

Air Quality

Alternative 2 would result in fewer air quality impacts than the proposed project. Under this alternative, grading and construction activities associated with the Rados property would be eliminated, and would therefore result in fewer overall emissions. However, this alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional and localized emissions thresholds for the proposed project. With the elimination of construction on the Rados Property, emissions of NO_x are still estimated to be 227 pounds under Grading Plan 1, and 415 pounds under Grading Plan 2, which are associated with the heaviest day of construction on the Glass Creek Property and the construction of Rancho Parkway/Portola Parkway Widening during Phase 1. This alternative would reduce emissions during Phase 2 below thresholds by eliminating up to 22 pounds per day of ROC, 217 pounds of NO_x, 97 pounds of CO, less than 1 pound of SO_x, 20 pounds of PM_{10}, and 10 pounds of $PM_{2.5}$ (under Grading Plan 2). This alternative would result in fewer operational emissions. The elimination of the Rados property would result in approximately 14% fewer mobile and area source emissions as a result of the generation of less vehicular traffic to the site and less energy demands due to the smaller developable area for the active park facilities compared to the proposed project. Thus, during operations this alternative is estimated to generate approximately 25 pounds per day of ROC, 25 pounds of NO_x, 195 pounds of CO, less than 1 pound of SO_x, 49 pounds of PM_{10}, and 9 pounds of $PM_{2.5}$. Operational emissions associated with the proposed project were determined to be less than significant; therefore, operational emissions from this alternative would continue to be less than significant.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. Under this alternative, no biological habitat or species would be disturbed on the Rados property. However, the biological resources on the Glass Creek property, which contains the majority of the biological resources across the site, would be impacted in a similar manner as the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce biological resources impacts to less than significant levels for this alternative.

Cultural Resources

Alternative 2 would result in similar impacts to cultural resources than the proposed project. This alternative would avoid potential impacts on significant prehistoric archaeological resources that may exist on the Rados property. However, the known sites that are expected to exist on the Glass Creek parcel, which is expected to contain the highest potential for discovering cultural resources, would still be impacted in a similar manner as identified for the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The removal of the Rados property would avoid potential impacts associated with development on a portion of the site. However, the potential geologic hazards that exist on the remainder of the property would still be present, and significant erosion could occur during construction grading and site preparation activities on the remainder of the site. Therefore, this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 2 would result in approximately 14% fewer greenhouse gas emissions during construction and operation than the proposed project due to the smaller site. This alternative would generate GHG emissions during construction from heavy-duty construction equipment and offsite vehicle trips, albeit at a lesser scale than the proposed project as a result of a smaller site. During operations, this alternative would also generate fewer GHG emissions as a result of a decrease in vehicular trips and energy consumption related to fewer recreational facilities on the smaller site. Overall, this alternative is estimated to generate approximately 6,15 and 6,226 metric tons of CO_2e for Grading Plan 1 and Grading Plan 2, respectively. Similar to the proposed project, the emissions from this alternative have the potential to contribute to substantial climate change as previously identified for the larger OSA program, and would remain significant and unavoidable.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. The removal of the Rados property would not change the listed status of the site. Similar to the proposed project, this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. The removal of the Rados property would have little effect on the significant hydrological modifications that would be required for the proposed project. The majority of the drainages that would be impacted occur on the Glass Creek parcel, and this alternative would result in similar modifications to the drainage of the site. This alternative would result in substantial impacts from construction and operation, and would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 2 would result in similar land use impacts as the proposed project. This alternative would require a GPA like the proposed project to re-designate portions of the property to reflect the active and passive areas of the proposed Sports Park use. This alternative would be consistent with the underlying general plan goals and zoning for the property, relative to the Public Facilities Overlay on the Baker Ranch parcel and the open space uses on the Glass Creek parcel. The removal of the Rados parcel under this alternative would not result in conflicts with adjacent land uses, or

create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan. This alternative would adhere to the provisions of the NCCP/HCP as would the proposed project.

Mineral Resources

This alternative would result in fewer impacts to mineral resources than the proposed project. As discussed for the proposed project, completion of current mining operations on the Baker Ranch parcel would occur prior to construction of the project. Under this alternative, the Baker Ranch parcel would continue to be mined to completion, and there would be no loss of availability of a known mineral resource on the Baker Ranch parcel. This alternative would also leave available the mineral resource that currently exists on the Rados parcel. The underlying mineral resources would remain available for extraction prior to development of the site in the future. Therefore, this alternative would avoid significant and unavoidable impacts to mineral resources compared to the proposed project.

Noise

Alternative 2 would result in fewer noise impacts than the proposed project. This alternative would generate less noise as a result of lower magnitude of construction activities. Operational impacts associated with this alternative would also result in less noise due to less traffic that would be generated to the site, and a lower overall amount of crowd noise that could occur onsite as a result of fewer sports park facilities. However, the noise impacts nearest the sensitive residential receptors would remain largely unchanged because the Rados property is on the opposite side of the site relative to the location of these receptors. Impacts associated with construction and operational crowd noise and traffic were deemed to be less than significant, and therefore, impacts from this alternative would remain less than significant.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. Thus, impacts to paleontological resources would occur with this alternative, and similar mitigation measures would be required with this alternative.

Public Services and Utilities

Alternative 2 would result in fewer impacts to public services and utilities as the proposed project. The site would accommodate a fewer number of visitors as a result of the smaller site and fewer expected facilities. This alternative would generate less increase in water and wastewater treatment demand from the sports park than the proposed project. Additionally, this alternative would decrease demand for new public services, such as fire and police protection compared to the proposed project. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be reduced under this alternative as a result of a smaller site and fewer facilities. The project site would be smaller and would have fewer facilities, therefore resulting in less traffic generation than the proposed project. This alternative is estimated to reduce traffic by approximately 524 trips per day, including 72 peak hour trips. This alternative would also eliminate potential access from Vista Terrace Drive. Similar to the proposed project, this alternative could still result in increased congestion on the roadway, and require similar mitigation as the proposed project. Thus, with mitigation, impacts are expected to remain less than significant with this alternative.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, mineral resources, noise, public services and utilities, and transportation and circulation; and similar impacts compared to the proposed project for cultural resources, geology and soils, hazards and hazardous materials, land use and planning, and paleontological resources. This alternative would achieve each of the project objectives, but to a lesser degree than the proposed project as a result of a smaller site and fewer amenities. This alternative would not satisfy the project objectives of creating a large and continuous park space that maximizes the benefits of its ample size of the combined properties. Elimination of the Rados Property provides an inefficient park plan due to the configuration of the Baker Property, and would result in the Rados Property being bordered on three sides by the proposed park. Additionally, the northwest corner of the park would be isolated from much of the amenities due to its location north of the Rados Property, and one of the proposed access locations would be eliminated.

Alternative 3— Sports Park Development on Glass Creek and Rados Properties; Elimination of Baker Ranch Property

Alternative 3 would involve the development of a sports park on the Glass Creek and Rados Properties, without the development of the Baker Ranch property.

Aesthetics

This alternative would result in fewer aesthetic impacts than the proposed project. Under this alternative, the Baker Ranch property would remain in its current condition and would not be developed with any sports park facilities. Because this site is the most disturbed of all of the properties, elimination of this site from development would have little overall effect on reducing aesthetic impacts of the project, other than reducing the overall footprint of the proposed park. This alternative would result in less nighttime lighting than the proposed project. While the magnitude of the aesthetic impacts would be lessened, impacts would still be significant and unavoidable under this alternative due to the modification of sensitive views and sky glow associated with field lighting.

Air Quality

Alternative 3 would result in fewer air quality impacts than the proposed project. Under this alternative, grading and construction activities associated with the Baker Ranch property would be eliminated, and would therefore result in fewer overall emissions. However, this alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional and localized emissions thresholds for the proposed project. With the elimination of construction on the Baker Ranch Property, emissions of NO_x are still estimated to be 227 and 415 pounds for Grading Plan 1 and Grading Plan 2, respectively, which are associated with the heaviest day of construction on the Glass Creek Property and the construction of Rancho Parkway/Portola Parkway Widening during Phase 1. This alternative would reduce emissions during Phase 3 by eliminating up to 11 pounds per day of ROC, 98 pounds of NO_x, 47 pounds of CO, less than 1 pound of SO_x, 14 pounds of PM_{10}, and 6 pounds of $PM_{2.5}$ (under Grading Plan 2). This alternative would result in fewer operational emissions. The elimination of the Baker Ranch property would result in approximately 20% fewer mobile and area source emissions as a result of the generation of less vehicular traffic to the site and less energy demands due to fewer sports park facilities being included compared to the proposed project. Thus, during operations this alternative is estimated to generate approximately 23 pounds per day of ROC, 23 pounds of NO_x, 182 pounds of CO, less than 1 pound of SO_x, 46 pounds of PM_{10}, and 9 pounds of $PM_{2.5}$. Operational emissions associated with the proposed project were determined to be less than significant; therefore, operational emissions from this alternative would continue to be less than significant.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. The Baker Ranch property contains limited biological resources, and therefore elimination of this property would have substantially fewer effects on biological resources. The biological resources on the Glass Creek property, which contains the majority of the biological resources across the site, would be impacted in a similar manner as the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce biological resources impacts to less than significant levels for this alternative.

Cultural Resources

Alternative 3 would result in similar impacts to cultural resources as the proposed project. This alternative would continue to result in potential impacts on significant prehistoric archaeological resources that exist on the site. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The removal of the Baker Ranch property would avoid potential impacts associated with development on a portion of the site. However, the potential geologic hazards that exist on the remainder of the property would still be present, and significant erosion could occur during construction grading and site preparation activities on the remainder of the site. Therefore, this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 3 would result in approximately 20% fewer greenhouse gas emissions during construction and operation than the proposed project due to the smaller site. This alternative would generate GHG emissions during construction from heavy-duty construction equipment and offsite vehicle trips, albeit at a lesser scale than the proposed project as a result of a smaller site. During operations, this alternative would also generate fewer GHG emissions as a result of a decrease in vehicular trips and energy consumption related to fewer recreational facilities on the smaller site. Overall, this alternative is estimated to generate approximately 5,721 and 5,792 metric tons of CO_2e for Grading Plan 1 and Grading Plan 2, respectively. Similar to the proposed project, the emissions from this alternative have the potential to contribute to substantial climate change as previously identified for the larger OSA program, and would remain significant and unavoidable.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. The removal of the Baker Ranch property would not change the listed status of the site. Similar to the proposed project, this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. The removal of the Baker Ranch property would have a modest effect on the significant hydrological modifications that would be required for the proposed project. The majority of the drainages that would be impacted occur on the Glass Creek parcel, and this alternative would result in similar modifications to the drainage of the site. This alternative would result in substantial impacts from construction and operation, and would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 3 would result in similar land use impacts as the proposed project. This alternative would be consistent with the underlying general plan goals and zoning for the property, relative to the Public Facilities Overlay on the Rados parcel and the open space uses on the Glass Creek parcel. However, a GPA would be required for this alternative similar to the proposed project. The removal of the Baker Ranch parcel under this alternative would not result in conflicts with adjacent land uses, or create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan. This alternative would adhere to the provisions of the NCCP/HCP as would the proposed project.

Mineral Resources

This alternative would result in similar impacts to mineral resources as the proposed project. The Baker Ranch parcel would continue to be mined to completion regardless of whether it is part of the sports park, and there would be no loss of availability of a known mineral resource on the Baker Ranch parcel. However, as discussed under the proposed project, development of the sports park on the Rados property would make unavailable a known mineral resource of regional and local

importance. This alternative would result in similar impacts to the mineral resources on the Rados property if the site is developed prior to the completion of mining for the site. Therefore, this alternative would result in significant and unavoidable impacts to mineral resources similar to the proposed project.

Noise

Alternative 3 would result in fewer noise impacts than the proposed project. This alternative would generate less noise as a result of lower magnitude of construction activities. Operational impacts associated with this alternative would also result in less noise due to less traffic that would be generated to the site, and a lower overall amount of crowd noise that could occur onsite as a result of fewer sports park facilities. However, the noise impacts nearest the sensitive residential receptors would remain largely unchanged because the Baker Ranch property is on the opposite side of the site relative to the location of these receptors. Impacts associated with construction and operational crowd noise and traffic were deemed to be less than significant, and therefore, impacts from this alternative would remain less than significant.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. Thus, impacts to paleontological resources would occur with this alternative, and similar mitigation measures would be required with this alternative.

Public Services and Utilities

Alternative 3 would result in fewer impacts to public services and utilities than the proposed project. The site would accommodate a fewer number of visitors as a result of the smaller site and fewer expected facilities. This alternative would generate a decrease in water and wastewater treatment demand from the sports park compared to the proposed project. Additionally, this alternative would decrease demand for new public services, such as fire and police protection, compared to the proposed project. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be reduced under this alternative as a result of a smaller site and fewer facilities. This alternative would generate fewer vehicle trips to the existing transportation network compared to the proposed project. This alternative is estimated to reduce traffic by approximately 728 trips per day, including 100 peak hour trips. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, greenhouse gas emissions, hydrology and water quality, noise, public services

and utilities, and transportation and circulation; and similar impacts compared to the proposed project for biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, and paleontological resources. This alternative would achieve most of the project objectives, but to a lesser degree than the proposed project as a result of a smaller site and fewer amenities. This alternative would not satisfy the project objectives of creating a large and continuous park space that maximizes the benefits of its ample size of the combined properties.

Alternative 4—Sports Park Development on Glass Creek Property Only; Elimination of Baker Ranch and Rados Properties

Alternative 4 involves development of a sports park on the Glass Creek property, without development on the Baker Ranch and Rados properties.

Aesthetics

This alternative would result in fewer aesthetic impacts than the proposed project. Under this alternative, both the Baker Ranch and Rados properties would remain in their current condition and would not be developed with any sports park facilities. Because these parcels are highly disturbed compared to the Glass Creek parcel, elimination of these sites from development would have a relatively small overall effect on reducing aesthetic impacts of the project, other than reducing the overall footprint of the proposed park. This alternative would result in less nighttime lighting than the proposed project as a result of a smaller site and fewer athletic fields. While the magnitude of the aesthetic impacts would be lessened, impacts would still be significant and unavoidable under this alternative due to the modification of sensitive views and sky glow associated with field lighting.

Air Quality

Alternative 4 would result in fewer air quality impacts than the proposed project. Under this alternative, grading and construction activities associated with the Baker Ranch and Rados properties would be eliminated, and would therefore result in fewer overall emissions. However, this alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional or localized emissions thresholds for the proposed project. With the elimination of construction on the Baker Ranch and Rados Properties, emissions of NO_x are still estimated to be 227 pounds under Grading Plan 1, and 415 pounds under Grading Plan 2, which are associated with the heaviest day of construction on the Glass Creek Property and the construction of Rancho Parkway/Portola Parkway Widening during Phase 1. This alternative would reduce emissions during Phase 2 by eliminating up to 22 pounds per day of ROC, 217 pounds of NO_x, 97 pounds of CO, less than 1 pound of SO_x, 20 pounds of PM_{10}, and 10 pounds of $PM_{2.5}$; and would reduce emissions during Phase 3 by eliminating up to 11 pounds per day of ROC, 98 pounds of NO_x, 47 pounds of CO, less than 1 pound of SO_x, 14 pounds of PM_{10}, and 6 pounds of $PM_{2.5}$ (under Grading Plan 2). This alternative would result in fewer operational emissions. The elimination of the Baker Ranch and Rados properties would result in approximately 34% fewer mobile and area source emissions as a result of the generation of less vehicular traffic to the site and less energy demands due to fewer sports park facilities being included compared to the proposed project. Thus, this alternative is estimated to generate approximately 19 pounds per day of ROC, 19 pounds of NO_x, 150 pounds of CO, less than 1 pound of SO_x, 38 pounds of PM_{10}, and 7 pounds of $PM_{2.5}$. Operational emissions

associated with the proposed project were determined to be less than significant; therefore, operational emissions from this alternative would continue to be less than significant.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. The Baker Ranch and Rados properties contain relatively minimal biological resources, and therefore elimination of these properties would have a minimal effect on reducing impacts to biological resources. The biological resources on the Glass Creek property, which contains the majority of the biological resources across the site, would be impacted in a similar manner as the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce biological resources impacts to less than significant levels for this alternative.

Cultural Resources

Alternative 4 would result in similar impacts to cultural resources as the proposed project. This alternative would avoid potential impacts on significant prehistoric archaeological resources that may exist on the Baker Ranch and Rados properties. However, the known sites that are expected to exist on the Glass Creek parcel, which is expected to contain the highest potential for discovering cultural resources, would still be impacted in a similar manner as identified for the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The removal of the Baker Ranch and Rados properties would avoid potential impacts associated with development on a portion of the site. However, the potential geologic hazards that exist on the Glass Creek portion of the property would still be present, and significant erosion could occur during construction grading and site preparation activities on the remainder of the site. Therefore, this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 4 would result in approximately 34% fewer greenhouse gas emissions during construction and operation than the proposed project due to the smaller site. This alternative would generate GHG emissions during construction from heavy-duty construction equipment and offsite vehicle trips, albeit at a lesser scale than the proposed project as a result of a smaller site. During operations, this alternative would also generate fewer GHG emissions as a result of a decrease in vehicular trips and energy consumption related to fewer recreational facilities on the smaller site. Overall, this alternative is estimated to generate approximately 4,720 and 4,778 metric tons of CO_2e for Grading Plan 1 and Grading Plan 2, respectively. Similar to the proposed project, the emissions from this alternative have the potential to contribute to substantial climate change as previously identified for the larger OSA program, and would remain significant and unavoidable.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. The removal of the Baker Ranch and Rados properties would not change the listed status of the site. Similar to the proposed project, this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. The removal of the Baker Ranch and Rados properties would have a modest effect on the significant hydrological modifications that would be required for the proposed project. The majority of the drainages that would be impacted occur on the Glass Creek parcel, and this alternative would result in similar modifications to the drainage of the site. This alternative would result in substantial impacts from construction and operation, and would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 4 would result in similar land use impacts as the proposed project. This alternative would require a GPA like the proposed project to re-designate portions of the property to reflect the active and passive areas of the proposed Sports Park use. This alternative would be consistent with the general plan goals and zoning for the property, relative to open space uses on the Glass Creek parcel. The removal of the Baker Ranch and Rados parcels under this alternative would not result in conflicts with adjacent land uses, or create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan. This alternative would adhere to the provisions of the NCCP/HCP as would the proposed project.

Mineral Resources

This alternative would result in fewer impacts to mineral resources than the proposed project. Completion of current mining operations on the Baker Ranch parcel would occur even without this site being part of the project. The mineral resources on the Rados parcel would not be affected by this alternative. The underlying mineral resources would remain available for extraction into the foreseeable future. Therefore, this alternative would avoid significant and unavoidable impacts to mineral resources compared to the proposed project.

Noise

Alternative 4 would result in fewer noise impacts than the proposed project. This alternative would generate less noise as a result of lower magnitude of construction activities. Operational impacts associated with this alternative would also result in less noise due to less traffic that would be generated to the site, and a lower overall amount of crowd noise that could occur onsite as a result of fewer sports park facilities. However, the noise impacts nearest the sensitive residential receptors would remain largely unchanged because the Rados and Baker Ranch properties are on the opposite side of the site relative to the location of these receptors. Impacts associated with construction and operational crowd noise and traffic were deemed to be less than significant, and therefore, impacts from this alternative would remain less than significant.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. While the impacts on the Baker Ranch and Rados parcels would be avoided, impacts are still expected to occur on the Glass Creek parcel. Thus, impacts to paleontological resources would occur with this alternative, and similar mitigation measures would be required with this alternative.

Public Services and Utilities

Alternative 4 would result in fewer impacts to public services and utilities than the proposed project due to the smaller site. This alternative would generate less increase in water and wastewater treatment demand than the proposed project. Additionally, this alternative would decrease demand for new public services, such as fire and police protection, compared to the proposed project. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be reduced under this alternative as a result of a smaller site and fewer facilities. This alternative would generate fewer new vehicle trips to the existing transportation network than the proposed project. This alternative is estimated to reduce traffic by approximately 1,238 trips per day, including 171 peak hour trips. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, mineral resources, noise, public services and utilities, and transportation and circulation; and similar impacts compared to the proposed project for cultural resources, geology and soils, hazards and hazardous materials, land use and planning, and paleontological resources. This alternative would achieve most of the project objectives, but to a lesser degree than the proposed project as a result of a smaller site and fewer amenities. This alternative would not satisfy the project objectives of creating a large and continuous park space that maximizes the benefits of its ample size of the combined properties.

Alternative 5–Sports Park Development on Rados and Expanded Baker Ranch Properties; Excludes Glass Creek Property

Alternative 5 involves development of a sports park on the Rados property and an expanded Baker Ranch property (approximately 50 acres), with the Glass Creek property remaining undeveloped for passive recreational use. This alternative would require the purchase of more than 30 acres for park use and would result in a park which is bisected by Rancho Parkway.

Aesthetics

This alternative would result in substantially fewer aesthetic impacts than the proposed project. Under this alternative, the Glass Creek property would not be developed, and the sports park facilities would be developed on largely disturbed land. Because the Rados and Baker Ranch parcels are highly disturbed compared to the Glass Creek parcel, development on these sites would avoid the significant and unavoidable aesthetic impacts to scenic views that would occur under the proposed project. However, this alternative would result in similar levels of nighttime lighting as the proposed project, and would therefore continue to result in significant impacts from sky glow.

Air Quality

Alternative 5 would result in fewer air quality impacts than the proposed project. Under this alternative, grading and construction activities associated with the Glass Creek property would be eliminated. The Baker Ranch parcel would be nearly completely graded prior to construction of the sports park due to the ongoing mining activities, thereby avoiding the majority of emissions associated with grading of this property. However, this alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional or localized emissions thresholds for the proposed project. With the elimination of construction on the Glass Creek Property, emissions of NO_x are still estimated to be 153 pounds under Grading Plan 1, and 217 pounds under Grading Plan 2 for the heaviest day of construction on the Rados Property, which exceed the NO_x threshold of 100 pounds per day. Additionally, the expanded Baker Ranch property would result in approximately 64% higher emissions than identified for the parcel under the proposed project. This alternative would reduce emissions associated with Phase 1 on the Glass Creek site by eliminating up to 31 pounds per day of ROC, 324 pounds of NO_x, 145 pounds of CO, less than 1 pound of SO_x, 28 pounds of PM_{10}, and 15 pounds of $PM_{2.5}$ (under Grading Plan 2). This alternative would result in fewer operational emissions. With the expanded Baker Ranch property, the overall site would still be smaller than the proposed project (63 acres compared to 90 acres), and would therefore result in fewer mobile and area source emissions as a result of the generation of less vehicular traffic to the site and less energy demands. Thus, this alternative is estimated to generate approximately 20 pounds per day of ROC, 20 pounds of NO_x, 160 pounds of CO, less than 1 pound of SO_x, 40 pounds of PM_{10}, and 8 pounds of $PM_{2.5}$. Operational emissions associated with the proposed project were determined to be less than significant; therefore, operational emissions from this alternative would continue to be less than significant.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. The Baker Ranch and Rados properties contain relatively minor biological resources, and therefore concentrating the development on these properties would reduce impacts to biological resources. However, development on these two sites would result in impacts to biological resources that would require similar mitigation, but to a lesser extent, than the proposed project. The impacts to biological resources on the Glass Creek property, which contains the majority of the biological resources across the site, would be avoided with this alternative.

Cultural Resources

Alternative 5 would result in fewer impacts to cultural resources than the proposed project. This alternative would avoid potential impacts on significant prehistoric archaeological resources

that may exist on the Glass Creek property. Because the Glass Creek parcel is expected to contain the highest potential for discovering cultural resources, the magnitude of potential impacts would be reduced compared to the proposed project. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The removal of the Glass Creek property would avoid potential impacts associated with development on a portion of the site. However, the potential geologic hazards that exist on the Baker Ranch and Rados portions of the site would still be present, and significant erosion could occur during construction grading and site preparation activities on the remainder of the site. Therefore, this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 5 would result in approximately 30% fewer greenhouse gas emissions during construction and operation than the proposed project due to the smaller site. This alternative would generate GHG emissions during construction from heavy-duty construction equipment and offsite vehicle trips, albeit at a lesser scale than the proposed project as a result of a smaller site. During operations, this alternative would also generate fewer GHG emissions as a result of a decrease in vehicular trips and energy consumption related to fewer recreational facilities on the smaller site. Overall, this alternative is estimated to generate approximately 5,006 and 5,068 metric tons of CO_2e for Grading Plan 1 and Grading Plan 2, respectively. Similar to the proposed project, the emissions from this alternative have the potential to contribute to substantial climate change as previously identified for the larger OSA program, and would remain significant and unavoidable.

Hazards and Hazardous Materials

It is expected that this alternative would result in similar impacts as the proposed project relative to hazardous materials, however a Phase I Environmental Site Assessment has not been performed for 30 acres of the Baker Ranch property that would be used with this alternative. The removal of the Glass Creek property would not change the listed status of the site. Similar to the proposed project, it is expected that this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Different from the proposed project, this alternative may result in hazards due to design features because it is bisected by Rancho Parkway.

Hydrology and Water Quality

This alternative would result in fewer hydrology and water quality impacts than the proposed project. The removal of the Glass Creek property would substantially reduce the significant hydrological modifications that would be required for the proposed project because the majority of the drainages that would be impacted occur on the Glass Creek parcel. This alternative would result in some similar impacts from construction and operation, and would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 5 would result in similar land use impacts as the proposed project. This alternative would be consistent with the general plan goals and zoning for the property, relative to open space uses on the Glass Creek parcel. The removal of the Glass Creek parcel under this alternative would not result in conflicts with adjacent land uses, or create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan. This alternative would adhere to the provisions of the NCCP/HCP as would the proposed project.

This alternative results in a park which is bisected by Rancho Parkway, a four-lane divided arterial and places approximately 30 acres of active recreation facilities adjacent to the SR-241. The location of facilities adjacent to two major transportation facilities under Alternative 5 would be less compatible than the location of the proposed project and may result in land use compatibility impacts related to traffic noise from the roadways.

Mineral Resources

This alternative would result in similar impacts to mineral resources as the proposed project. Completion of current mining operations on the Baker Ranch parcel would occur even without this site being part of the project. However, as discussed under the proposed project, development of the sports park on the Rados property would make unavailable a known mineral resource of regional and local importance. This alternative would result in similar impacts to the mineral resources on the Rados property if the site is developed prior to the completion of mining for the site. Therefore, this alternative would result in significant and unavoidable impacts to mineral resources similar to the proposed project.

Noise

Alternative 4 would result in fewer noise impacts than the proposed project. This alternative would generate less noise as a result of lower magnitude of construction activities. This alternative would eliminate construction activities on the Glass Creek Property, which is the closest to residential sensitive receptors. Operational impacts associated with this alternative would also result in less noise due to less traffic that would be generated to the site, and a lower overall amount of crowd noise that could occur onsite as a result of fewer sports park facilities. Additionally, crowd noise would not occur on the Glass Creek Property nearest the residential receptors. Impacts associated with crowd noise and traffic were deemed to be less than significant for the proposed project, and therefore, impacts from this alternative would remain less than significant.

This alternative results in a park which is bisected by Rancho Parkway, a four-lane divided arterial and places approximately 30 acres of active recreation facilities adjacent to the SR-241. The location of park between two major roadways may result in significant impacts from traffic noise.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources, with the potential for significant fossils to be present in the project area. Impacts to paleontological resources would occur with this alternative, and similar mitigation measures would be required with this alternative.

Public Services and Utilities

Alternative 5 would result in fewer impacts to public services and utilities than the proposed project due to the smaller site. This alternative would generate less increase in water and wastewater treatment demand than the proposed project. Additionally, this alternative would decrease demand for new public services, such as fire and police protection, compared to the proposed project due to its smaller size. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be reduced under this alternative as a result of a smaller site and fewer facilities. This alternative would generate fewer new vehicle trips to the existing transportation network than the proposed project. This alternative is estimated to reduce traffic by approximately 1,092 trips per day, including 151 peak hour trips. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, noise, public services and utilities, and transportation and circulation; and similar impacts compared to the proposed project for cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, and paleontological resources. This alternative would achieve many of the project objectives to a lesser degree than the proposed project as a result of a smaller site and fewer amenities. Additionally, this alternative would result in a park that is bisected by the future extension of Rancho Parkway. This would result in a less desirable park site and could introduce safety hazards for park patrons who need to cross Rancho Parkway to visit park facilities. This alternative would therefore conflict with the project objective regarding providing a large and continuous park space. Furthermore, this alternative would reduce the overall project site by approximately one-third (from 90 acres to 63 acres), and would not meet the project objective of maximizing the benefits provided by the ample size of the proposed project site.

Finally, this alternative would not be economically viable as the City does not own the expanded Baker Ranch Property. Purchase of approximately 30 acres of additional land would be expected to cost in excess of $30 million and would impact the City's ability to fund and construct the recreational facilities.

Alternative 6—Proposed Project Without Nighttime Field Lighting

Alternative 6 would include the development of the sports park as shown in the conceptual master plan without nighttime field lighting.

Aesthetics

This alternative would result in substantially fewer aesthetic impacts than the proposed project relative to the elimination of nighttime lighting. The landform alteration and impacts to scenic views would continue to occur similar to the proposed project. However, the lighting poles and

luminaries would not be part of this alternative that would contribute to adverse views from KOPs. Additionally, this alternative would eliminate all spill light, glare, and sky glow, including significant and unavoidable impacts identified under the proposed project.

Air Quality

Alternative 6 would result in fewer air quality impacts than the proposed project. Construction impacts would be similar to the proposed project, however, impacts may be slighting reduced with the elimination of lighting installation. This alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional emissions thresholds for the proposed project's low-pad grading plan, and exceedance of localized emissions thresholds for both grading plan options. With the elimination of nighttime lighting, the park would be operational only during daylight hours, and the hours of operation on a daily basis would be reduced. Thus, this alternative would also result in fewer daily vehicle trips to the site, thereby reducing the number of mobile source emissions. Additionally, this alternative would generate fewer energy demands from the elimination of lighting, thereby resulting in fewer operational emissions compared to the proposed project.

Biological Resources

This alternative would result in fewer impacts to biological resources than the proposed project. Direct impacts to habitat onsite would not change under this alternative. However, the elimination of the nighttime lighting would result in fewer indirect effects on surrounding habitat during nighttime hours. Similar mitigation measures as identified for the proposed project would be required to reduce biological resources impacts to less than significant levels for this alternative.

Cultural Resources

Alternative 6 would result in similar impacts to cultural resources as the proposed project. This alternative would not change the impacts identified for the proposed project that could occur to prehistoric archaeological resources and the potential for discovering human remains. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The existing geologic hazards that occur onsite would continue to result in potential impacts on the project, and this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 6 would result in fewer greenhouse gas emissions than the proposed project. This alternative would generate similar GHG emissions as the proposed project during construction from heavy-duty construction equipment and offsite vehicle trips. During operations, this alternative would also generate fewer GHG emissions as a result of a decrease in daily vehicular trips as a result of shorter operational hours, as well as reduced energy consumption related to the eliminating of lighting. Like the proposed project, the emissions from this alternative would continue to have the potential to contribute to substantial climate change, and would remain significant and unavoidable.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. This alternative would not change the listed status of the site, and this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in similar impacts to hydrology and water quality as the proposed project. No changes would occur relative to the modification of drainage patterns, filling of drainages, and runoff characteristics compared to the proposed project. This alternative would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 6 would result in fewer land use impacts than the proposed project. This alternative would be consistent with the general plan goals and zoning for the property, relative to open space uses on the Glass Creek parcel, and the Public Facilities overlay for the Baker Ranch and Rados parcels. However, this alternative would require a GPA to redesignate portions of the site for active recreation, similar to the proposed project. Similar to the proposed project, this alternative would not result in conflicts with adjacent land uses, or create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan. However, the potential nuisance to surrounding uses caused by nighttime sports field lighting would be eliminated under this alternative, thereby resulting in fewer land use impacts

Mineral Resources

This alternative would result in similar impacts to mineral resources as the proposed project. Similar to the proposed project, this alternative would preclude future mining of the mineral resources on the 13 acre Rados property. Therefore, this alternative would continue to result in significant and unavoidable impacts to mineral resources like the proposed project.

Noise

Alternative 6 would result in fewer noise impacts than the proposed project. The noise associated with crowd cheering during nighttime events that would occur under the proposed project would not occur under this alternative. While project impacts were determined to be less than significant, this alternative would further reduce operational noise impacts. Construction impacts would be similar to those identified under the proposed project and would require similar mitigation measures.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources. This alternative would not change the impacts to potential sensitive paleontological resources that could potentially be damaged from construction of the site. Thus, impacts to paleontological resources would require similar mitigation measures under this alternative to minimize impacts to paleontological resources.

Public Services and Utilities

Alternative 6 would result in fewer impacts to public services and utilities than the proposed project. The reduction in operational hours under this alternative would generate less increase in water and wastewater treatment demand than the proposed project. Additionally, the reduced hours and elimination of nighttime events under this alternative would decrease demand for new public services, such as fire and police protection, compared to the proposed project. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in fewer impacts to transportation and circulation than the proposed project. The construction traffic impacts that were identified for the proposed project would be similar under this alternative. This alternative would generate fewer new daily and PM Peak Hour vehicle trips to the existing transportation network than the proposed project as a result of the reduced operational hours. However, it is unknown whether the reduction in vehicle trips would result in the avoidance of mitigation for the Rancho Parkway and Lake Forest Drive intersection.

Conclusion and Relationship to Project Objectives

This alternative would result in fewer impacts compared the proposed project with respect to aesthetics, air quality, biological resources, greenhouse gas emissions, land use and planning, noise, public services and utilities, and transportation and circulation; and similar impacts compared to the proposed project for cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, and paleontological resources. This alternative would achieve most of the project objectives, but to a lesser degree than the proposed project as a result of eliminating nighttime use of the park, thereby reducing the overall capacity of active use of the park. This alternative would not achieve the project objective of developing an active recreational facility providing amenities identified by the community as most desirable, including lighted sports fields.

Alternative 7 – Reconfiguration of Fields and Facilities

Alternative 7 involves development of the proposed project, with reconfiguration and refinement of the site plan. This alternative assumes that all three properties are owned by the City and park development can proceed without regard to the existing interior property lines.

Aesthetics

Alternative 7 would result in similar aesthetic impacts as the proposed project. The reconfiguration of the fields would not result in substantial changes to the visual conditions of the site and would not be noticeable to the average viewer. However, the pad elevations under this alternative would be higher than Grading Scenario 1, with elevations ranging from 785 feet to 805 feet (compared to 765 to 795). This difference would make the project features more visible from offsite areas as they would be less visually obstructed by the riparian vegetation. Aesthetic impacts were previously determined to be significant and unavoidable for the proposed project for both grading scenarios, and would continue to remain significant and unavoidable with this alternative. The configuration of the lighting would change based upon the location of baseball fields and soccer fields, however,

spill light impacts would remain below thresholds and would not be significant. Figure 5-2 depicts the spill light produced under this alternative. Sky glow impacts from nighttime lighting would remain significant and unavoidable, as would the impacts related to alteration of the landscape that would affect the visual quality of the site.

Air Quality

Alternative 7 would result in similar air quality impacts as the proposed project. Operational impacts would be the same as the proposed project due similar traffic generation and operational energy demands. Under this alternative, the grading would occur under one phase, as opposed to split among 3 phases, and would involve greater amounts of cut and fill activity within a shorter duration. The construction emissions associated with this alternative are presented in Table 5-3 below, and the detailed emissions calculations worksheets are included in Appendix B. As presented in the table, construction-related daily (short-term) emissions would exceed the SCAQMD regional significance threshold for NO_X and the localized significance thresholds for PM_{10} and $PM_{2.5}$ under this alternative. Thus, construction emissions would result in a significant short-term air quality impact, and mitigation measures are necessary for construction impacts. It may be noted that emissions associated with this alternative are greater than those for Grading Plan 1, but slightly less than emissions for Grading Plan 2. This alternative would not avoid the significant and unavoidable impacts associated with exceedance of regional emissions thresholds nor exceedance of localized emissions thresholds for construction of both grading plan options.

Table 5-3. Estimate of Construction Emissions for Alternative 7 (pounds per day)

	ROC	NO_X	CO	SO_X	PM_{10}[a]	$PM_{2.5}$
Regional Emissions						
Site Grading	14	128	63	<1	66	18
Building Erection/Finishing	44	166	226	<1	10	8
Rancho Parkway and Portola Widening	11	91	64	<1	17	7
Maximum Concurrent	43	370	343	<1	92	31
Maximum Regional Emissions	44	370	343	<1	92	31
Regional Significance Threshold	75	100	550	150	150	55
Exceed Threshold?	No	**Yes**	No	No	No	No
Localized On-Site Emissions						
Site Grading	14	128	59	<1	66	18
Building Erection/Finishing	30	35	22	<1	3	3
Maximum Concurrent	18	149	73	<1	68	19
Maximum On-Site Emissions	30	149	73	<1	68	19
Localized Significance Threshold	N/A	197	1,830	N/A	12	8
Exceed Threshold?	No	No	No	No	**Yes**	**Yes**

Notes:
Construction emission calculation worksheets are included in Appendix B.
[a] PM_{10} emissions estimates take into account compliance with SCAQMD Rule 403 requirements for fugitive dust suppression, which require that no visible dust be present beyond the site boundaries.
Source: ICF 2010.

Like the proposed project, this alternative would require the incorporation of Mitigation Measures AQ-1 through AQ-6. Implementation of Mitigation Measures AQ-1 and AQ-2 will result in average reductions of NO_X emissions by 62%, ROG emissions by 77%, and PM_{10} and $PM_{2.5}$ emissions by 54% for all onsite construction equipment. Mitigated emissions for Alternative 7 are provided in Table 5-4. As shown therein, regional emissions of NO_X would remain above the SCAQMD Regional Significance Threshold, and localized emissions of PM_{10} and $PM_{2.5}$ would remain above the Localized Significance Threshold. As such, impacts are significant and unavoidable.

Table 5-4. Estimate of Mitigated Construction Emissions for Alternative 7 (pounds per day)

	ROC	NO_X	CO	SO_X	PM_{10}[a]	$PM_{2.5}$
Regional Emissions						
Site Grading	4	49	63	<1	63	15
Building Erection/Finishing	40	144	226	<1	8	7
Rancho Parkway and Portola Widening	4	57	64	<1	15	4
Maximum Concurrent	22	243	343	<1	86	25
Maximum Regional Emissions	40	243	343	<1	86	25
Regional Significance Threshold	75	100	550	150	150	55
Exceed Threshold?	No	**Yes**	No	No	No	No
Localized On-Site Emissions						
Site Grading	3	49	59	<1	63	15
Building Erection/Finishing	26	14	22	<1	1	1
Maximum Concurrent	4	57	73	<1	64	15
Maximum On-Site Emissions	26	57	73	<1	64	15
Localized Significance Threshold	N/A	197	1,830	N/A	12	8
Exceed Threshold?	No	No	No	No	**Yes**	**Yes**

Notes:
Construction emission calculation worksheets are included in Appendix B.
[a] PM_{10} emissions estimates take into account compliance with SCAQMD Rule 403 requirements for fugitive dust suppression, which require that no visible dust be present beyond the site boundaries.
Source: ICF 2010.

Biological Resources

This alternative would result in similar impacts to biological resources as the proposed project. The reconfiguration of the fields would not result in changes to the overall grading footprint that would modify impacts to biological habitat. Similar mitigation measures as identified for the proposed project would be required to reduce biological resources impacts to less than significant levels for this alternative.

Cultural Resources

Alternative 7 would result in similar impacts to cultural resources as the proposed project. This alternative would impact the same footprint and would not change the impacts identified for the proposed project that could occur to prehistoric archaeological resources and the potential for

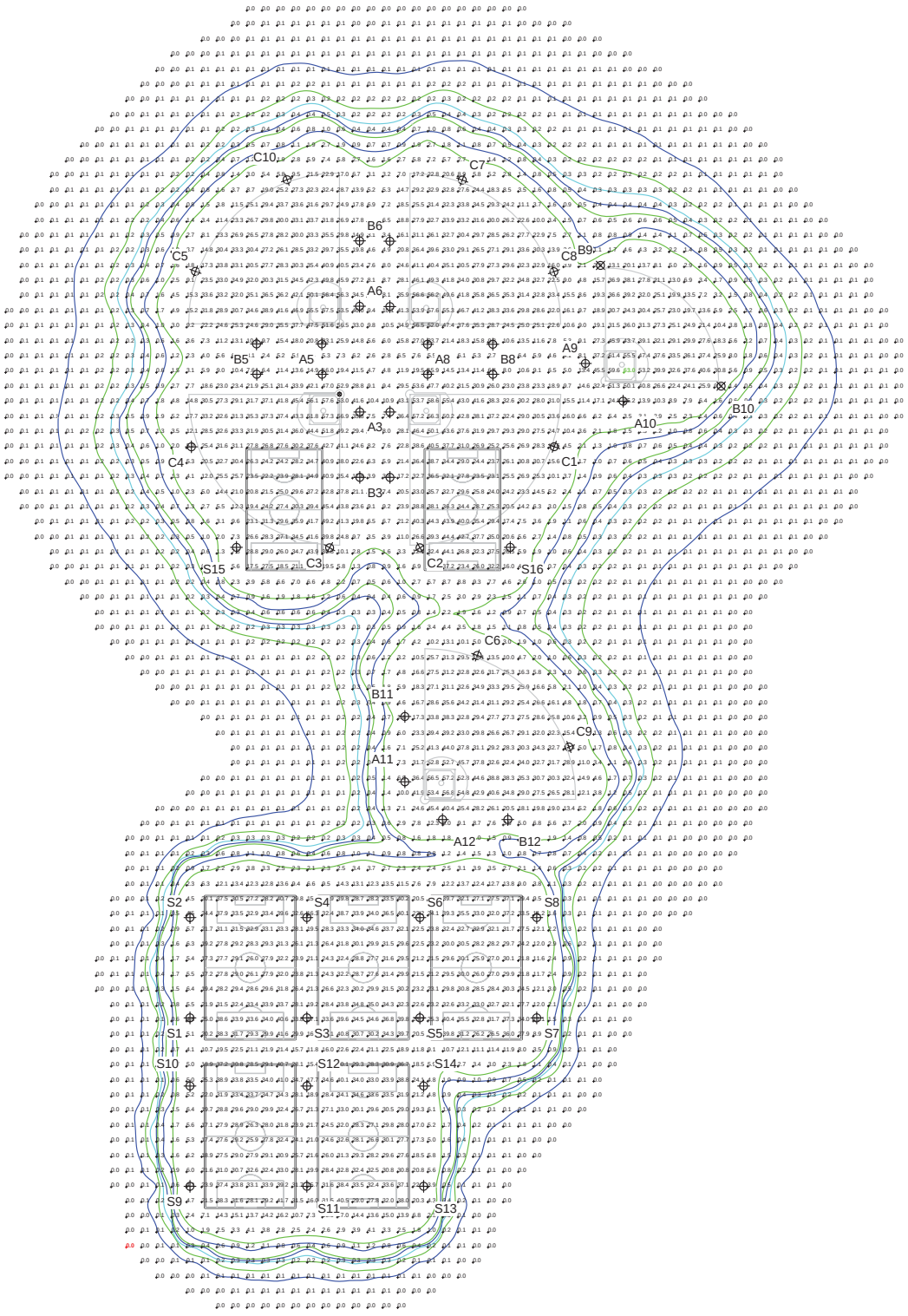

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Figure 5-2
Alternative 7 Lighting
City of Lake Forest Sports Park and Recreation Center

discovering human remains. Similar mitigation measures as identified for the proposed project would be required to reduce cultural resources impacts to less than significant levels for this alternative.

Geology and Soils

This alternative would result in similar impacts related to geology and soils as the proposed project. The existing geologic hazards that occur onsite would continue to result in potential impacts on the project, and this alternative would require similar mitigation as the proposed project to reduce geology and soils impacts to less than significant levels.

Greenhouse Gas Emissions

Alternative 7 would result in similar greenhouse gas emissions as the proposed project. Grading would occur under a single phase as opposed to multiple phases, and would increase the quantities of cut and fill within a shorter timeframe. Table 5-5 presents an estimate of GHG emissions of CO_2, CH_4, and N_2O, expressed in terms of CO_2e for Alternative 7, which are estimated to be 7,269 metric tons CO_2e.

Table 5-5. Estimate of Greenhouse Gas Emissions for Alternative 7

Proposed Project Emissions	Annual CO_2e (metric tons)
Construction Emissions (9,436 metric tons total)	328
Operations-Period Emissions	
Mobile Sources	4,239
Natural Gas Combustion	154
Electricity Demand	339
Water Consumption	231
Total Operations-Period Emissions	6,941
Total GHG Emissions [a]	7,269

[a] Includes total operational emissions plus construction period emissions amortized over 30 years.
Source: ICF 2010. URBEMIS 2007 outputs and GHG calculation sheets are provided in Appendix B.

Implementation of Mitigation Measures GHG-1 through GHG-10 would reduce the incremental GHG emissions associated with implementation of the proposed project, although the precise degree of the reduction is not quantifiable and therefore not known. However, similar to the proposed project, the emissions from this alternative have the potential to contribute to substantial climate change impacts as identified for the OSA program, and would remain significant and unavoidable.

Hazards and Hazardous Materials

This alternative would result in similar impacts as the proposed project relative to hazardous materials. This alternative would not change the listed status of the site, and this alternative would not result in disturbance of any existing hazardous materials, nor the use, handling, or storage of any hazardous materials. Thus, hazard impacts would be less than significant under this alternative.

Hydrology and Water Quality

This alternative would result in similar impacts to hydrology and water quality as the proposed project. No changes would occur relative to the modification of drainage patterns, filling of drainages, and runoff characteristics compared to the proposed project. This alternative would require similar mitigation as identified for the proposed project.

Land Use and Planning

Alternative 7 would result in similar land use impacts as the proposed project. This alternative would be consistent with the general plan goals and zoning for the property, relative to open space uses on the Glass Creek parcel, and the Public Facilities overlay for the Baker Ranch and Rados parcels. However, this alternative would require a GPA to redesignate portions of the site for active recreation, similar to the proposed project. Similar to the proposed project, this alternative would not result in conflicts with adjacent land uses, or create impacts to such a magnitude that the conflict would preclude the use of the land as it was intended by the general plan.

Mineral Resources

This alternative would result in similar impacts to mineral resources as the proposed project. Similar to the proposed project, this alternative would preclude future mining of the mineral resources on the 13 acre Rados property. Therefore, this alternative would continue to result in significant and unavoidable impacts to mineral resources like the proposed project.

Noise

This alternative would result in similar impacts to noise as the proposed project. In general, the proposed layout includes locating the more light and noise intensive baseball/softball fields and concourse to the north (further away from the surrounding residential uses), the Recreation Center in the center of the park, and the soccer fields at the south end of the park. Pad elevation would be higher than Grading Scenario 1, with elevations ranging from 785' to 805'. Source-receiver distance and elevation data was used in the same manner as for the proposed project design, and noise attenuation with distance and terrain/structural shielding was calculated for this alternative and compared with that of the proposed project design options (with Grading Scenarios 1 and 2). The results show that resultant noise levels during construction and operation with Alternative 7 would be very similar (typically 1 decibel or less difference) and would provide somewhat better noise reduction than Grading Scenario 1 for near- and average-distance sources during the operations phase. Because impacts were previously determined to be less than significant for the proposed project, and were well below thresholds, this alternative would also result in less than significant impacts.

Paleontological Resources

This alternative would result in similar impacts to paleontological resources as the proposed project. The project site was determined to be sensitive for paleontological resources. This alternative would not change the impacts to potential sensitive paleontological resources that could potentially be damaged from construction of the site. Thus, impacts to paleontological resources would require similar mitigation measures under this alternative to minimize impacts to paleontological resources.

Public Services and Utilities

Alternative 7 would result in similar impacts to public services and utilities as the proposed project. This alternative would not result in changes to the demand for water and wastewater treatment, or the demand for public services, such as fire and police protection, compared to the proposed project. Impacts of the proposed project were determined to be less than significant, and therefore impacts from this alternative are expected to remain less than significant.

Transportation and Circulation

This alternative would result in similar impacts to transportation and circulation as the proposed project. The construction traffic impacts that were identified for the proposed project would be similar under this alternative. This alternative would generate the same number of vehicular trips to the site as the proposed project, and would require the same mitigation measures. Parking would be provided at the same ratio as the proposed project.

Conclusion and Relationship to Project Objectives

This alternative represents a refinement to the proposed Consensus Master Plan which introduces efficiencies to the programming of the site assuming that all of the properties are owned by the City and can be developed without respect to the current interior property lines. This alternative would result in similar impacts compared the proposed project with respect to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, paleontological resources, public services and utilities, and transportation and circulation. As discussed above, there would be minor changes to aesthetics, air quality, greenhouse gas emissions, and noise; however, impacts would remain similar to the proposed project. This alternative would achieve all of the project objectives, similar to the proposed project.

Environmentally Superior Alternative

An EIR must identify the environmentally superior alternative to the proposed project. Alternative 1a, the No-Project/No Build Alternative, would be environmentally superior to the proposed project on the basis of its minimization or avoidance of physical environmental impacts. Section 15126.6(e)(2) of the State CEQA Guidelines states that if the No-Project Alternative is found to be environmentally superior, "the EIR shall also identify an environmentally superior alternative among the other alternatives."

As presented in the comparative analysis above, and as shown in Table 5-1, the environmentally superior alternative would be Alternative 5, Sports Park on Expanded Baker Ranch and Rados Properties, Excludes Glass Creek Property. While this alternative would not avoid the significant and unavoidable impacts related to loss of mineral resources, or aesthetic impacts from nighttime lighting, the placement of the park facilities on 50 acres of the Baker Ranch property and the 13-acre Rados Property would result in fewer or less severe impacts on the following environmental resources:

- **Aesthetics:** avoids visual impacts of grading and developing the Glass Creek Property and places the facility on existing disturbed sites;

- **Air Quality:** reduces emissions from grading and construction, as well as operation from fewer vehicles to a smaller site;
- **Biological Resources:** avoids the most sensitive habitat and wildlife/vegetation species, as well as the majority of jurisdictional water features;
- **Cultural Resources:** avoids the most sensitive known archaeological and paleontological features on the Glass Creek Property;
- **Greenhouse Gas Emissions:** reduces construction and operational GHGs from less grading and fewer vehicle trips due to the smaller project site;
- **Hydrology and Water Quality:** eliminates impacts to the majority of drainages into Glass Creek;
- **Noise:** places the active park facilities further away from sensitive residential noise receptors and reduces the size of the project; and
- **Transportation and Circulation:** reduces vehicle trips to the proposed park as a result of a smaller overall site.

However, it should be noted that this alternative would not be economically viable as the City does not own the expanded Baker Ranch Property. Purchase of approximately 30 acres of additional land would be expected to cost in excess of $30 million and would impact the City's ability to fund and construct the recreational facilities.