
VI. ALTERNATIVES TO THE MASTER PLAN

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of a proposed project and the project alternatives, Section 15126.6 of the State CEQA Guidelines requires that an “environmentally superior” alternative be selected and the reasons for such a selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the fewest adverse impacts. However, Section 15126.6(e)(2) of the State CEQA Guidelines states if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

Based on the alternatives analysis provided above and in Table VI-1, the Renovated East Building Alternative would result in the fewest adverse impacts and, therefore, is considered to be the environmentally superior alternative.

Comparison of Environmentally Superior Alternative Impacts to Master Plan Impacts

Impacts Reduced as Compared to Master Plan

The Renovated East Building Alternative would result in reduced construction impacts related to Air Quality (construction), Hydrology and Water Quality (polluted runoff during construction), Noise (construction), and Neighborhood Effects (primarily those associated with air and noise impacts during construction), as this Alternative would provide primarily interior renovations and would not demolish the East Building, construct a new East Building, or construct a subterranean parking structure, as is proposed under the Master Plan.

Furthermore, the Renovated East Building Alternative would result in a reduction in operational impacts related to Hazards (accidental release of hazardous materials during operation) and Public Services (Police), because this Alternative would not provide a subterranean parking garage, as is proposed under the Master Plan. Furthermore, impacts related to Air Quality (operation), Hazards (use of hazardous materials during operation and emergency response), Noise (operation), Hydrology (water supplies), Public Services (police), Utilities, Transportation and Traffic (intersections, street segments, regional transportation, CMP consistency), and Neighborhood Effects (primarily with respect to air, noise, hazards, and traffic during operation) would be reduced because this Alternative would provide seven fewer classrooms, resulting in an approximate 23 percent reduction in the number of persons on the campus as any given time and associated vehicle trips to and from the Bundy Campus.

Impacts Increased as Compared to Master Plan

The Renovated East Building Alternative would result in increased impacts related to Aesthetics (visual character, post-project views, and lighting) because this Alternative would renovate the existing East Building but would not construct a new building closer to the West Building in the center of the campus and would not provide any subterranean parking. The Renovated East Building Alternative would also result in increased impacts related to Hydrology and Water Quality (drainage patterns, storm drain capacity, and polluted runoff during operation) because all parking would be provided in surface areas

under this Alternative, increasing the amount of stormwater and the potential for contaminated stormwater entering surrounding storm drains, as compared to the Master Plan.

Impacts Similar to Master Plan

Impacts related to Aesthetics (glare), Hazards (accidental releases during construction and airport hazards), Land Use, Public Services (Fire), and Transportation and Traffic (parking) would be the same under the Renovated East Building Alternative as under the Master Plan, because this Alternative would renovate the existing East Building, providing the same amount of overall building space occupying the Bundy Campus as would occur under the Master Plan.

Comparison of Environmentally Superior Alternative to Master Plan Objectives

The Renovated East Building Alternative would not satisfy the Master Plan objectives as fully as the Master Plan.

The Renovated East Building Alternative would renovate the East Building in its existing location; therefore, this Alternative would not cluster new development, including any new quad or open space areas, in proximity to the West Building. Therefore, the Renovated East Building Alternative would not meet the Master Plan objective that aims to create an organized and unified campus that maximizes both educational space and open space.

The Renovated East Building Alternative would require substantial renovations in order to modernize the existing infrastructure within the existing East Building, and to accommodate classrooms based on the existing column structure of the building. Therefore, the Renovated East Building Alternative would not meet the Master Plan objectives that aim to create a state-of-the-art satellite campus providing the best possible educational environment and to demonstrate the use of sustainable and energy efficient standards.

Overall, while the Renovated East Building Alternative would reduce some of the significant impacts of the Master Plan, the Renovated East Building Alternative would not reduce all of the Master Plan's significant impacts, and would increase impacts in some of the analyzed environmental issue areas. Furthermore, the Renovated East Building Alternative would not fully satisfy several of the Master Plan's objectives.

**Table VI-1
Alternatives Comparison Matrix**

Impact Area	Master Plan	No Project Alternative (1)	No Project Alternative (2)	No Project Alternative (3)	Renovated East Building Alternative	Access Alternatives
Aesthetics						
Post-Project Views	LTS	LTS (Increased)	SU (Increased)	SU (Increased)	LTS (Increased)	N/A
Visual Character	LTS	LTS (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	
Light	LTS(M)	NI (Reduced)	LTS (M) (Increased)	SU (Increased)	LTS (M) (Increased)	
Glare	LTS(M)	NI (Reduced)	LTS (M) (Increased)	LTS (M) (Increased)	LTS (M) (Similar)	
Air Quality						
Construction	LTS (M)	NI (Reduced)	SU (Increased)	SU (Increased)	LTS(M) (Reduced)	N/A
Operation	LTS	NI (Reduced)	LTS (Increased)	SU (Reduced)	LTS (Reduced)	
Hazards/Hazardous Materials						
Hazardous Materials Use	LTS	NI (Reduced)	LTS (Increased)	LTS (Increased)	LTS (Reduced)	N/A
Accidental Release (Const/Oper)	LTS (M)	NI (Reduced/Reduced)	LTS(M) (Similar/Similar)	LTS(M)(Similar/Similar)	LTS(M) (Similar/Reduced)	
Airport Hazards	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)	
Emergency Response	LTS	NI (Reduced)	LTS (Increased)	LTS (Reduced)	LTS (Reduced)	
Hydrology and Water Quality						
Groundwater Supplies	LTS	NI (Reduced)	LTS (Increased)	LTS (Increased)	LTS (Reduced)	N/A
Drainage Patterns	LTS	LTS(M) (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	
Storm Drain Capacity	LTS (M)	LTS (M) (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	LTS(M) (Increased)	
Polluted Runoff (Const/Oper)	LTS (M)	NI (Reduced/Reduced)	LTS(M) (Increased/Increased)	LTS(M) (Increased/Increased)	LTS(M) (Reduced/Increased)	
Land Use and Planning						
Land Use Plans/Zoning	LTS	LTS (Similar)	LTS (Increased)	LTS (Increased)	LTS (Similar)	N/A
Land Use Consistency	LTS	LTS (Similar)	SU (Increased)	LTS (Increased)	LTS (Similar)	
Noise						
Construction	SU	NI (Reduced)	SU (Increased)	SU (Increased)	LTS(M) (Reduced)	N/A
Operation	LTS (M)	NI (Reduced)	LTS(M) (Increased)	LTS(M) (Reduced)	LTS(M) (Reduced)	
Utilities						
Sewer	LTS	NI (Reduced)	LTS(M) (Increased)	LTS(M) (Increased)	LTS (Reduced)	N/A
Water	LTS	NI (Reduced)	LTS(M) (Increased)	LTS(M) (Increased)	LTS (Reduced)	
Energy	LTS	NI (Reduced)	LTS(M) (Increased)	LTS(M) (Increased)	LTS (Reduced)	
Public Services						
Police Protection	LTS	LTS (Reduced)	LTS (Increased)	LTS (Increased)	LTS (Reduced)	N/A
Fire Protection	LTS	LTS (Reduced)	LTS (Increased)	LTS (Increased)	LTS (Similar)	

Table VI-1 (Continued)
Alternatives Comparison Matrix

Impact Area	Master Plan	No Project Alternative (1)	No Project Alternative (2)	No Project Alternative (3)	Renovated East Building Alternative	Access Alternatives
Transportation and Traffic						
Intersections	SU	NI (Reduced)	SU (Increased)	SU (Increased)	SU (Reduced)	N/A
Street Segments	SU	NI (Reduced)	SU (Increased)	SU (Increased)	SU (Reduced)	
Regional Transportation System	LTS	NI (Reduced)	LTS (Increased)	LTS (Reduced)	LTS (Reduced)	
Parking	LTS	NI (Reduced)	LTS (Increased)	LTS (Increased)	LTS (Similar)	
Neighborhood Effects	SU	SU (Reduced)	SU (Increased)	SU (Increased)	SU (Reduced)	N/A
<p><i>N/A: Any of the Access Alternatives could be paired with the Master Plan or any one of the Project Alternatives, including the No Project Alternative (1), No Project Alternative (2), No Project Alternative (3), or the Renovated East Building Alternative. See Section IV.J (Transportation and Traffic) of this Draft EIR for a comparative analysis of each of the Access Alternatives.</i></p> <p><i>NI: No Impact</i></p> <p><i>LTS: Less Than Significant Impact.</i></p> <p><i>LTS (M): Less Than Significant Impact After Mitigation.</i></p> <p><i>SU: Significant and Unavoidable Impact.</i></p> <p><i>(Reduced) Impacts are reduced as compared to the Master Plan.</i></p> <p><i>(Similar) Impacts are similar as compared to the Master Plan.</i></p> <p><i>(Increased): Impacts are increased as compared to the Master Plan.</i></p> <p><i>Source: Christopher A. Joseph & Associates, September 2006.</i></p>						