

7. Alternatives to the Proposed Project

7.1 INTRODUCTION

7.1.1 Purpose and Scope

The California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) include a discussion of reasonable project alternatives that would “feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives” (CEQA Guidelines Section 15126.6). This chapter identifies potential alternatives to the Proposed Project and evaluates them, as required by CEQA.

Key provisions of the CEQA Guidelines on alternatives (Section 15126.6[a] through [f]) are summarized below to explain the foundation and legal requirements for the alternatives analysis in the EIR.

- “The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” (15126.6[b]).
- “The specific alternative of ‘no project’ shall also be evaluated along with its impact” (15126.6[e][1]).
- “The no project analysis shall discuss the existing conditions at the time the Notice of Preparation (NOP) is published, and at the time the environmental analysis is commenced, as well as what would reasonably be 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. If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives” (15126.6[e][2]).
- “The range of alternatives required in an EIR is governed by a ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project” (15126.6[f]).
- “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)” (15126.6[f][1]).

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- “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” (15126.6[f][2][A]).
- “An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative” (15126.6[f][3]).

For each development alternative, this analysis:

- Describes the alternative,
- Analyzes the impact of the alternative as compared to the Proposed Project,
- Identifies the impacts of the project that would be avoided or lessened by the alternative,
- Assesses whether the alternative would meet most of the basic project objectives, and
- Evaluates the comparative merits of the alternative and the project.

Per the CEQA Guidelines Section 15126.6(d), additional significant effects of the alternatives are discussed in less detail than the significant effects of the project as proposed.

7.1.2 Project Objectives

As described in Section 3.2, the below objectives have been established for the Proposed Project and will aid decision makers in their review of the project, the project alternatives, and associated environmental impacts.

The primary objective of the project is the MSJCCD's development of a self-contained, full-service community college campus of sufficient size to meet the needs of anticipated student growth within the southwestern portion of the MSJCCD's territorial boundaries, drawing students from the Riverside County, including the City of Wildomar.

The additional objectives of the I-15 Corridor Campus are to:

- Further the MSJCCD's mission to enhance access to higher education and lifelong learning for the growing population in southwestern Riverside County;
- Further the State's identified mission and function of a community college in an area where there is a marked demand for two-year degree programs, vocational training, and other educational opportunities for the community;
- Provide increased opportunities for education, create new jobs, and accommodate planned growth in the region;
- Create a campus that is compatible with surrounding land use and that provides both passive and active recreational opportunities for the community;
- Create a state-of-the-art, modern, full-service campus with an emphasis on science and technology, and

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- Conserve valuable biological resources on-site consistent with goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

7.1.3 Project-Related Significant and Unavoidable Impacts

Biological Resources

- **Impact 5.3-7:** The Proposed Project would not be consistent with one of the MSHCP objective for Group Cell L'.

The Proposed Project would conserve open space in the northern part of the site, which is most important for reserve assembly within Cell Group L' in particular for conservation of Linkage 8, and the Mt. San Jacinto Community College District (MSJCCD) will be subject to a Joint Powers Review (JPR) process, as described in Section 6.6.2 of the MSHCP. It should be noted that the Reserve Assembly process incorporates flexibility to enable new information and data to be incorporated as part of the long-term MSHCP implementation process. However, even with compliance with the applicable regulations and mitigation measures, the Proposed Project would result in conversion of open space to urban uses and decrease in conservation area target within Cell Group L' to below target level. Therefore, the Proposed Project would not be consistent with the MSHCP's Reserve Assembly objective.

The Proposed Project has been designed to preserve approximately 41.66 acres of the 80.32-acre site, representing 51.9 percent of the Project Site. In order to meet the MSHCP's target open space goal, MSJCCD can only develop 29.1 acres of the Project Site, which represents 36.2 percent of the Project Site. If MSJCCD implements only Phase I through Phase III of the Master Plan, and eliminate the proposed foot trails and pedestrian bridges, then the target 60 percent open space would be met. However, such mitigation would change the description of the project and would not meet the project's objectives of providing necessary recreational amenities. Therefore, there is no feasible mitigation measure to reduce the impacts to a less than significant level. Impact 5.3-7 would remain significant and unavoidable.

Land Use

- **Impact 5.8-2:** The Proposed Project would conflict with one objective of the Western Riverside County Multiple Species Habitat Conservation Plan.

The MSHCP consistency analysis determined that although the Proposed Project has been designed to preserve approximately 41.66 acres of the 80.32-acre site, representing 51.9 percent of the Project Site, approximately 9.54 additional acres will need to be preserved to maintain the MSHCP's objective for 60 percent conservation target. Therefore, the Proposed Project would not be consistent with the conservation target objective for Cell Group L'.

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trails and pedestrian bridges, then the target 60 percent open space would be met. However, such mitigation would change the description of the project and would not meet the project's objectives of providing necessary recreational amenities. Therefore, there is no feasible mitigation measure to reduce the impacts to a less than significant level. Impact 5.8-2 would remain significant and unavoidable.

Noise

- **Impact 5.9-2:** The Proposed Project would result in adverse traffic-related noise impacts at buildout.

A single segment of roadway (i.e., Salida Del Sol between La Estrella Street and Clinton Keith Road) was identified to experience substantial increases in traffic noise due to the implementation of the project. The segment of Salida Del Sol between La Estrella Street and Clinton Keith Road is the main roadway serving the campus and traffic flow noise would increase by 10.7 dB as a result of the campus development (at full build-out). No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise to less than significant levels along the Salida Del Sol segment adjacent to the campus. Thus, traffic noise impacts along the single segment of Salida Del Sol between La Estrella Street and Clinton Keith Road would be significant and unavoidable.

Transportation and Traffic

- **Impact 5.11-1:** Project-related trip generation would adversely impact levels of service for the traffic study area intersections and roadway segments.

Implementation of mitigation measures MM TRAN-1 through MM TRAN-5 through payment of fairshare would reduce impacts to traffic study area intersections and roadway segments under the Existing (Year 2016), Opening (Year 2022), Interim (Year 2024) Future (Year 2030), and Buildout (Year 2035) with project conditions. However, the ability to implement these mitigation measures is subject to the review and approval of City of Wildomar, and is thus dependent on factors beyond the control of MSJCCD. Therefore, MSJCCD cannot guarantee implementation of recommended improvements, and the intersections and roadways would remain deficient if mitigation measures cannot be implemented. Therefore, Impact 5.11-1 would remain significant and unavoidable.

- **Impact 5.11-2:** The Proposed Project would adversely impact freeway mainline segment designated by the Riverside County's Congestion Management Program.

The Proposed Project would result in significant impact at southbound I-15 North of Clinton Keith Road (AM peak hour) for Interim (Year 2024), Future (Year 2030) and Buildout (Year 2035) conditions.

Freeway mainlines are under the jurisdiction of the California Department of Transportation (Caltrans), and is beyond MSJCCD's discretionary power to implement improvements in the Caltrans' right-of-way without Caltrans' approval. Physical improvements on Caltrans' right-of-way to reduce impact would require substantial right-of-way acquisition and funding and result in a numerous impacts to adjacent properties, and land uses and would not be economically, socially, and technologically feasible. Therefore, MSJCCD

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determined freeway mainline impacts to have no feasible mitigation, and significant and unavoidable impact would remain.

7.2 ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING AND PROJECT PLANNING PROCESS

The following is a discussion of the land use alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in this Draft EIR (DEIR).

7.2.1 Alternative Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (Guidelines Sec. 15126[5][B][1]).

MSJCCD considered the following alternative locations to develop the proposed I-15 Corridor Campus but rejected as being infeasible:

- **Murrieta Education Center:** A location in the City of Murrieta near the I-15 and I-215 corridors was considered. This alternative location was introduced by a developer interested in constructing a campus and leasing the structure to MSJCCD. The campus would be comprised of 34,326 square feet and was to be leased to MSJCCD at an agreed amount of approximately \$1.18 million per year. However, this alternative site had insufficient land area to provide adequate parking to accommodate MSJCCD's needs and the required tenant improvements were in excess of \$1.5 million without a purchase option for MSJCCD. Therefore, this alternative was considered but rejected as infeasible.
- **Temecula Education Center:** A location in the City of Temecula near I-15 corridor was considered. This alternative location was introduced by a developer interested in constructing a campus and leasing the structure to MSJCCD. The campus would be comprised of 50,000 square feet and was to be leased to MSJCCD at an agreed amount of approximately 1.16 million per year. However, as with the Murrieta Education Center alternative, this alternative site had insufficient land area to provide adequate parking to accommodate MSJCCD's needs and the required tenant improvements were in excess of \$1.5 million without a purchase option for MSJCCD. Therefore, this alternative was considered but rejected as infeasible.
- **Lake Elsinore Campus:** A location east of I-15 off Nichols Road as part of a residential development in the City of Lake Elsinore was considered by MSJCCD. This undeveloped alternative site was comprised of two major parcels, with the northern portion in the City of Lake Elsinore and the southern portion in the unincorporated Riverside County. However, this alternative site location was not an ideal location for the target student population for MSJCCD. And this alternative site was bisected by the

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Stovepipe Creek streambed. Therefore, development of similar size and type of community college as the Proposed Project would have substantially the same environmental impact as the Proposed Project, while not serving the targeted student population, and potentially increasing vehicle miles traveled for students. Therefore, this alternative was considered but rejected for further consideration.

7.2.2 Alternative Site Design

In addition to the alternative development sites, MSJCCD evaluated various design options in an effort to reduce environmental impacts while accommodating necessary programs and meeting project objectives. MSJCCD reviewed a design alternative with three parking structures instead of surface parking lots and two baseball fields instead of a football field and track. This design alternative is shown in Figure 7-1, *Alternative Parking Design Alternative*. One of the designs considered by District in the early stage of planning included three multi-story parking structures. However, this alternative was determined as having greater impact due to the size of the buildings and grading amount. This design alternative would have substantially greater impacts on aesthetics, air quality, and noise. Therefore, this alternative was considered but rejected for further consideration.

7.3 ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

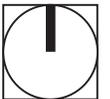
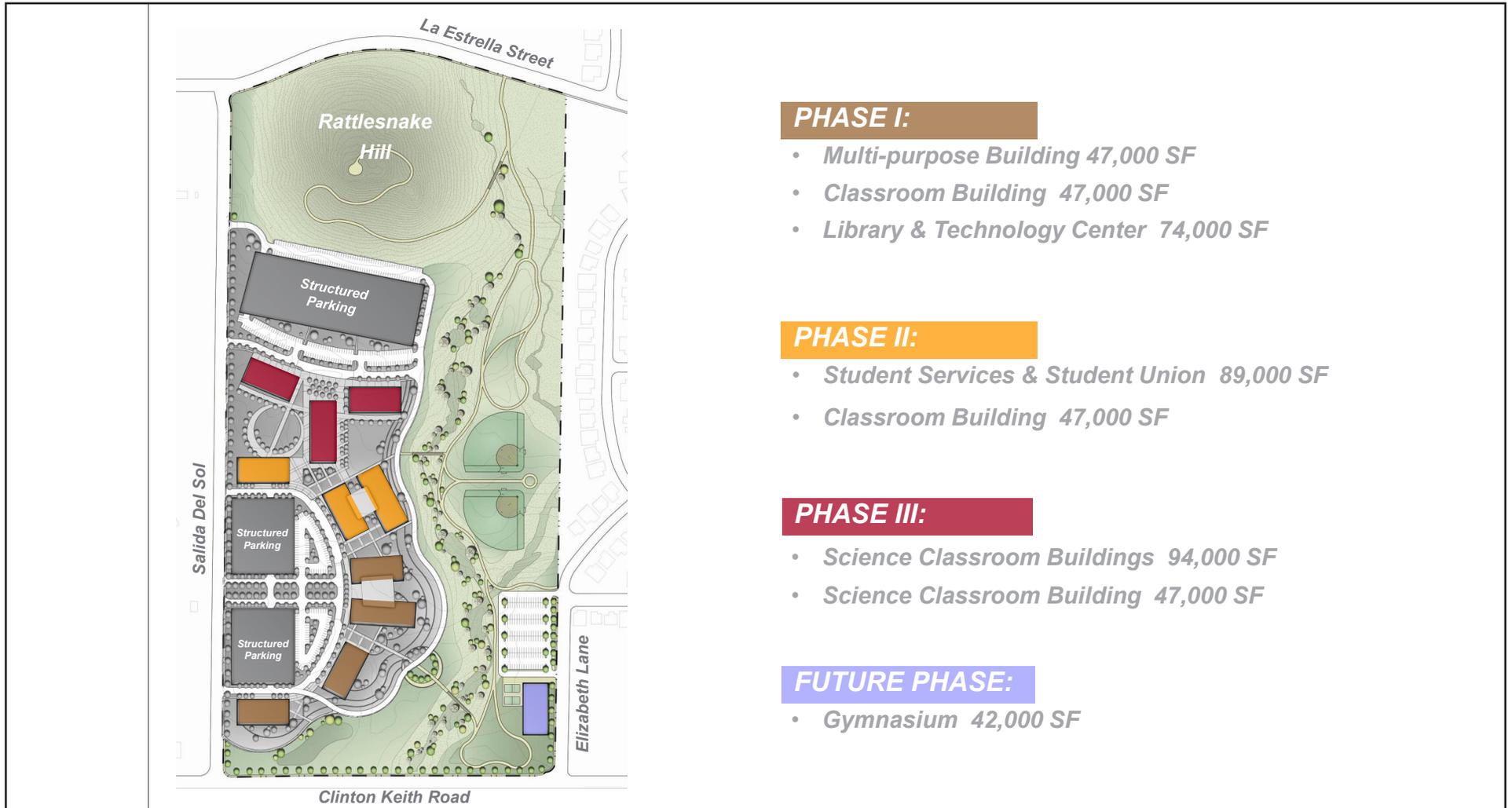
The following three alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the project, but which may avoid or substantially lessen any of the significant effects of the project. These alternatives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

- No Project/No Development
- Reduced Student Capacity Alternative
- No East Campus Development Alternative

An EIR must identify an “environmentally superior” alternative and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the Proposed Project and determined to be environmentally superior, neutral, or inferior. However, only those impacts found significant and unavoidable are used in making the final determination of whether an alternative is environmentally superior or inferior to the Proposed Project. Only the impacts involving air quality, noise, and traffic were found to be significant and unavoidable. Section 7.7 identifies the Environmentally Superior Alternative.

The Proposed Project is analyzed in detail in Chapter 5 of this Draft EIR.

Figure 7-1 - Alternative Parking Design
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7.4 ALTERNATIVE 1 – NO PROJECT/NO DEVELOPMENT ALTERNATIVE

Under the No Project/No Development alternative, the Project Site would remain as undeveloped. On-site conditions would remain as they are; that is undeveloped land with natural terrain and vegetation. No direct construction and operational environmental impacts would occur. However, this alternative would limit presence of MSJCCD to the areas with the largest student population in MSJCCD. Enrollment growth from the southwest region of the MSJCCD has outpaced all other regions in the MSJCCD's 1,700 mile boundary. This growth over the last two decades has resulted in the inability to increase course offerings at the Menifee Valley Campus with all classroom and lab facilities scheduled to capacity. Waitlists for students in this portion of MSJCCD are several thousand, and they would likely travel to Palomar College or Riverside Community College for access to the courses. Therefore, while this alternative would eliminate direct construction and operational impacts related to the Proposed Project, the community college educational demands from this region would need to be accommodated elsewhere.

7.4.1 Aesthetics

No impacts to the visual characters of the Project Site and its surroundings would occur under alternative, as the Project Site would be undisturbed and undeveloped. Light and glare impacts would also be eliminated as no interior or exterior building lights, parking lights, walkway lights, or security lighting would be installed. No changes to visual quality of the Project Site and its surrounding area would occur. This alternative would result in less of an impact than the Proposed Project.

7.4.2 Air Quality

This alternative would eliminate criteria air pollutants generated during construction by construction equipment and worker trips. Direct operational mobile source emissions would also be eliminated. However, under this alternative, the potential student in the area would travel to Palomar College or Riverside Community College for access to the courses, therefore, creating indirect air quality impacts in other areas as the potential students would have to travel farther distance to attend courses. Therefore, this alternative would reduce direct construction emissions but likely increase long-term mobile source emissions. This alternative would result in less of an impact than the Proposed Project during construction, but greater impact during operation. Construction and operational air quality impacts are not significant unavoidable impacts of the Proposed Project.

7.4.3 Biological Resources

Biological resources impacts would be eliminated as the Project Site would remain undisturbed. Biological resources impact is a significant and unavoidable impact of the Proposed Project.

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7.4.4 Cultural Resources

This alternative would not involve ground disturbance, as the Project Site would not be cleared and graded. This alternative would eliminate any potential impact to cultural resources. Cultural impact is not a significant and unavoidable impact of the Proposed Project.

7.4.5 Greenhouse Gas Emissions

Under this alternative, the greenhouse gas (GHG) emissions from energy, water, and wastewater use during project operation would be eliminated. However, GHG from transportation source would likely be redistributed to other areas, as the students would have to travel to Palomar College or Riverside Community College for access to the courses. Palomar College is in the City of San Marcos and Riverside Community College District has campuses in the Cities of Moreno Valley, Norco, and Riverside. Therefore, under this alternative, the overall vehicle miles traveled (VMT) could be greater than the Proposed Project. The Proposed Project assumed the average length of the trip to be 4.51 miles. As the project's transportation contributes more than 50 percent of the GHG emission, increased VMTs would result in increased GHG emissions. This alternative would result in greater GHG emissions impacts compared to the Proposed Project. GHG emissions impact is not a significant and unavoidable impact of the Proposed Project.

7.4.6 Hazards and Hazardous Materials

Under this alternative, there would be no impact to adopted emergency response plan or emergency evacuation plan, because no development would occur. The Project Site is located in the high fire hazard area designated by the Riverside County General Plan. Therefore, this alternative would not change the existing conditions of the Project Site and would not contribute to increasing the urban-wildland interface areas by encroaching into wildland areas.

Impacts related to hazardous materials to be used on-site during construction and operation were determined to have less than significant impact and were addressed in the NOP/IS. This alternative would not involve use of hazardous materials for grading and construction on the Project Site. No hazardous materials impact would occur during operation of the community college for cleaning and maintenance purposes. This alternative would result in overall reduction to impacts related to hazards compared to the Proposed Project. Hazards and hazardous materials impact is not a significant and unavoidable impact of the Proposed Project.

7.4.7 Hydrology and Water Quality

In this alternative, no changes would be made to the drainage pattern or volumes on the Project Site, and no water pollutants would be introduced onto the Project Site by construction or operation. Hydrology and water quality impact is not a significant and unavoidable impact of the Proposed Project.

7.4.8 Land Use and Planning

Under this alternative, the existing open space would remain as undisturbed. Disturbance of plant and wildlife species and natural habitat would be adversely impacted. Therefore, the current 68 percent open

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space within Group Cell L' would not change and no conflict with Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) would occur. This alternative would result in less of an impact than the Proposed Project. Land use and planning is a significant and unavoidable impact of the Proposed Project.

7.4.9 Noise

This alternative would not create construction noise related to vehicle or equipment at the Project Site or along access roads. Additionally, significant traffic-related noise along a single segment of roadway (Salida Del Sol between La Estrella and Clinton Keith Road) would be eliminated. This alternative would result in less of an impact than the Proposed Project. Operational noise impact is a significant and unavoidable impact of the Proposed Project.

7.4.10 Public Services

The Project Site would remain undeveloped under this alternative, therefore, would not create any demands for public services. This alternative would result in less of an impact than the Proposed Project. Public services impact is not a significant and unavoidable impact of the Proposed Project.

7.4.11 Transportation and Traffic

This alternative would not generate vehicle, pedestrian, or bicycle trips; and it would not generate parking demand. Under this alternative, project-related delays at some of the intersections would not occur, including Caltrans facilities. Therefore, potentially significant traffic impacts would be eliminated. This alternative would result in less of an impact than the Proposed Project. Transportation and traffic impact is a significant and unavoidable impact of the Proposed Project.

7.4.12 Utilities and Service Systems

No utilities and service systems impacts would occur in this alternative, as the Project Site would remain undeveloped. No increased demands for sewer and water offsite treatment systems would occur and no on-site improvements impact would occur. This alternative would result in less of an impact than the Proposed Project. Utilities and services systems impact is not a significant and unavoidable impact of the Proposed Project.

7.4.13 Energy

No energy resources impacts would occur in this alternative, as the Project Site would remain undeveloped. This alternative would result in less of an impact than the Proposed Project. Energy impact is not a significant and unavoidable impact of the Proposed Project.

7.4.14 Conclusion

This alternative would lessen environmental impacts in all areas except in GHG emissions and operational air quality, and would avoid all significant and unavoidable impacts (i.e., biological resources, land use, noise, and

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transportation and traffic). Therefore, this alternative is considered environmentally superior when compared to the Proposed Project.

7.5 ALTERNATIVE 2 – REDUCED STUDENT CAPACITY ALTERNATIVE

In this alternative, student capacity would be reduced by 30 percent to 7,000 FTE students instead of 10,000 FTE students. Therefore, under this alternative, the maximum student enrollment capacity would be reached in Phase III with 7,000 students. This reduced student capacity would also reduce the total building area by 47,000 square feet, from 495,000 square feet to 448,000 square feet, by eliminating the need to construct one general classroom building and the reduced student capacity would also reduce the required number of parking spaces. Phase IV development would include supporting facilities such as the maintenance & operations building and STEM building on the west main campus and athletic facilities on the east campus.

7.5.1 Aesthetics

Impacts to the visual character of the site and its surroundings would be similar to the Proposed Project. All of the structures proposed under the Proposed Project except for one classroom (47,000 square feet) would be developed under this alternative. All other development, including buildings, athletic facilities, parking lots, and landscaping features are assumed to be developed in the same scale and size as the Proposed Project. Additionally, visual impacts are subjective and reducing building area does not necessarily result in reduced visual impact. Similar security and building lighting would be installed as the Proposed Project. No athletic field lighting would be provided. Therefore, impacts to visual character and to nighttime lighting would be similar to the Proposed Project. Aesthetic impacts are not significant and unavoidable impacts of the Proposed Project.

7.5.2 Air Quality

This alternative would reduce construction duration and decrease construction emissions as the total building area would be reduced. Operational air quality impacts related to direct energy consumption would also be reduced as the number of students and the building area would be less than the Proposed Project. However, with the reduction in student capacity, the remaining future students would be distributed to other facilities in the region, having to drive farther distances. Therefore, greater mobile source emissions would be generated. This alternative would result in less of an impact than the Proposed Project during construction, but result in greater impacts than the Proposed Project during operation. Construction and operational air quality impacts are not significant unavoidable impacts of the Proposed Project.

7.5.3 Biological Resources

The area to be disturbed under this alternative could be slightly reduced due to elimination of one classroom building. Although a slight reduction in the amount of cleared vegetation or species would occur, the same mitigation measures will be required to reduce potential biological impacts. The slight increase in open space preservation area would not be enough to achieve the 60 percent target objective for Group Cell L' and the significant and unavoidable impacts related to conflict with Western Riverside County Multiple Species

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Habitat Conservation Plan (MSHCP) would remain. This alternative would result in less of an impact than the Proposed Project, but would not avoid the identified significant impact.

7.5.4 Cultural Resources

The area to be disturbed under this alternative could be slightly reduced due to elimination of one classroom building. However, the same mitigation measure for impacts to archaeological, paleontological, and tribal cultural resources would be required to reduce impacts to a less than significant level. Impact to cultural resources is considered similar to the Proposed Project. Cultural resources impacts are not significant and unavoidable impacts of the Proposed Project.

7.5.5 Greenhouse Gas Emissions

As with the Proposed Project, this alternative would contribute to global climate change through direct emissions of GHG from on-site area sources and vehicle trips generated. Indirect emissions from offsite energy production required for on-site activities, water use, and waste disposal would also occur. The reduction in student capacity would result in approximately 30 percent decrease in GHG emissions from 12,002 MTCO_{2e} per year to approximately 8,401.4 MTCO_{2e} per year. However, while direct vehicle trips generated from the Project Site would be reduced, future students would have to drive longer distances to take courses in other community colleges in the region, increasing the overall GHG emissions. This alternative would result in greater GHG emissions impacts compared to the Proposed Project. GHG emissions impact is not a significant and unavoidable impact of the Proposed Project.

7.5.6 Hazards and Hazardous Materials

Impacts of this alternative would be the same as those of the Proposed Project. No changes to the internal circulation would occur, including emergency vehicle access. And all emergency procedures would be followed as with the Proposed Project. The limits of development would not change and as with the Proposed Project, the campus development would be required comply with all applicable building and fire codes to protect against wildland fires. Impacts to hazard conditions would be similar to that of the Proposed Project. Hazards and hazardous materials impact is not significant and unavoidable impacts of the Proposed Project.

7.5.7 Hydrology and Water Quality

Drainage impacts would be slightly less than the Proposed Project in this alternative. A slightly reduced size of impervious area could occur under this alternative compared to the Proposed Project due to elimination of one 47,000 square feet classroom building pad and less parking necessary for 7,000 students instead of 10,000 students. Therefore, the required detention basins would be somewhat smaller for this alternative. Although volume of the stormwater from the Project Site would be reduced due to increased pervious area, the greater stormwater volume does not represent adverse hydrology and water quality impact. However, all other best management practices and water quality control measures under this alternative would be similar to that of the Proposed Project. Therefore, impacts to hydrology and water quality under this alternative would

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be similar to the Proposed Project. Hydrology and water quality impact is not a significant and unavoidable impact of the Proposed Project.

7.5.8 Land Use and Planning

Although reduced in capacity, the land use under this alternative remains the same. The open space acreage would remain the same as the Proposed Project. Therefore, the MSHCP target objective for Group Cell L' would not be achieved and this alternative would conflict with the MSHCP. Impacts to land use and planning would be similar to the Proposed Project. Land use and planning impact is a significant and unavoidable impact of the Proposed Project.

7.5.9 Noise

Construction noise impacts would be reduced in this alternative due elimination of a classroom building and reduced parking area. Significant traffic-related noise at buildout operation would also be reduced. With a reduced intensity of enrollment and the related community college activities, noise from day-to-day operations of the school would be reduced as compared to the Proposed Project. However, considering that the mobile source noise contribution from the Proposed Project is modeled at 10.7 dB, and the threshold for significant impact is a noise level increase of 3 dB, the significant mobile source noise impact would not be avoided even with a reduction of 30 percent in average daily traffic (ADT). Noise impacts during both construction and operation would be reduced, and impacts would be less than the Proposed Project. Noise impact is a significant and unavoidable impact of the Proposed Project.

7.5.10 Public Services

Demands for fire protection and police protection would be somewhat reduced in this alternative compared to the Proposed Project due to the reduced capacity of this alternative. Neither this alternative nor the Proposed Project would create demands for schools, parks, or libraries, each of which are proportional to the population of the facilities' service areas. Overall, public services impacts would be less than the Proposed Project. Public services impacts are not significant and unavoidable impacts of the Proposed Project.

7.5.11 Transportation and Traffic

This alternative would slightly reduce construction traffic by result in fewer construction-related trips due to elimination of one classroom building and related parking. In this alternative, traffic impacts would also be reduced during operation as the number of FTE students would be reduced from 10,000 to 7,000 by 30 percent, and the maximum enrollment would occur during Phase III. The Proposed Project would result in significant traffic study area intersection and roadway segment impacts even under all traffic year conditions, since the mitigation measure implementation would require City of Wildomar's approval. Under the Proposed Project, the freeway mainline segment of southbound I-15 north of Clinton Keith Road during AM peak hour would result in significant impact in Phase II, Phase III, and Phase IV. Therefore, even if the student capacity is reduced to 7,000 FTE students, which is the projected enrollment for Phase III, the significant freeway mainline impact would remain. There is no feasible mitigation measure to reduce traffic

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impacts to Caltrans facilities. Therefore, although the transportation and traffic impacts under this alternative would be less than the Proposed Project during construction and operation, the significant traffic impacts to both local and state roadway facilities would remain as significant and unavoidable. However, this alternative would result in less of an impact than the Proposed Project. Transportation and traffic impact is a significant and unavoidable impact of the Proposed Project.

7.5.12 Utilities and Service Systems

Impacts of this alternative to water and wastewater systems would be reduced compared to those of the Proposed Project due to the reduced student capacity. It is anticipated that a 30 percent decrease in student enrollment capacity would result in water demand reduction of 30 percent, from approximately 1.25 million gallons per day (mgd) with the Proposed Project to approximately 0.88 mgd. The associated wastewater demand would also decrease by 30 percent from 1.22 mgd to 0.85 mgd. Therefore, utility demands for this alternative would be less than the Proposed Project. Utilities and service systems impacts are not significant and unavoidable impacts of the Proposed Project.

7.5.13 Energy

A 30 percent decrease in student capacity would result in decreased electricity, natural gas, and transportation energy impacts. Energy impacts under this alternative would be less than the Proposed Project. Energy impacts are not significant and unavoidable impacts of the Proposed Project.

7.5.14 Conclusion

This alternative would lessen environmental impacts in the areas of construction air quality, biological resources, noise, public services, transportation and traffic, utilities and service system, and energy. Impacts in the areas of aesthetics, cultural resources, hazards, hydrology and water quality, and land use and planning would be similar to the Proposed Project. Long-term operational air quality and GHG emissions impact would be greater than the Proposed Project. This alternative would lessened environmental impacts in the areas of biological resources, land use and planning, noise, and transportation and traffic, but impacts would remain as significant and unavoidable. The same mitigation measures would be required as the Proposed Project. This alternative is considered environmentally superior compared to the Proposed Project but would not eliminate any of the significant and unavoidable impacts.

7.6 ALTERNATIVE 3 – NO EAST CAMPUS DEVELOPMENT ALTERNATIVE

In this alternative, only the core campus on the west side of the Project Site would be developed and the east side would remain undisturbed to reduce biological resources impact and to increase open space percentage within the Project Site. The area to be disturbed would be limited to 29.1 acres and the student capacity would remain at 10,000 FTE students at buildout. Therefore, under this alternative, the football field and track, gymnasium, two tennis courts, community parking, pedestrian bridges and foot hiking trails on the east side of the campus would not be developed. This alternative would reduce the total building area by 42,000 square feet, from 495,000 square feet to 453,000 square feet, by eliminating the gymnasium.

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7.6.1 Aesthetics

Visual impacts are subjective and reducing building area and elimination of recreational facilities do not necessarily result in reduced visual impacts. However, leaving the east side in its natural state as in existing conditions would be considered environmentally superior impact compared to the proposed urban development. No athletic field lighting was proposed under the Proposed Project and but the elimination of community parking and security lighting at the southeast corner would result in reduced light and glare impact. Therefore, impacts to visual character and to nighttime lighting would be less than the Proposed Project. Aesthetic impacts are not significant and unavoidable impacts of the Proposed Project.

7.6.2 Air Quality

This alternative would result in reduced construction air quality impacts due to decreased volume of grading and building area. However, no reduction in enrollment capacity would occur and operational air quality impacts would be similar to the Proposed Project. Air quality impacts of this alternative would be less than the Proposed Project. Air quality impact is not a significant and unavoidable impact of the Proposed Project.

7.6.3 Biological Resources

The area to be disturbed under this alternative would be reduced to 36.2 percent instead of the proposed 48.2 percent. Therefore, Project Site east of the campus core would remain undeveloped, reducing impacts to ephemeral wash, willow riparian woodland, willow riparian scrub, and mulefat scrub. Under this alternative, the target open space conservation goal of minimum 60 percent for Group Cell L' would not be exceeded with mitigation. Therefore, this alternative would eliminate significant and unavoidable biological resources impact related to conflict with the MSHCP. Biological resources impact is a significant and unavoidable impact of the Proposed Project.

7.6.4 Cultural Resources

The area to be disturbed and graded under this alternative would decrease as the east side of the Project Site would remain undeveloped. The same mitigation measure for impacts to archaeological, paleontological, and tribal cultural resources would be required to reduce impacts to a less than significant level. This alternative would result in less of an impact than the Proposed Project related to cultural resources. Cultural resources impacts are not significant and unavoidable impacts of the Proposed Project.

7.6.5 Greenhouse Gas Emissions

As with the Proposed Project, this alternative would contribute to global climate change through direct emissions of GHG from on-site area sources and vehicle trips generated. Indirect emissions from offsite energy production required for on-site activities, water use, and waste disposal would also occur. Because there is no change in student capacity, the same GHG emissions from on-site area sources, vehicle trips, and VMT would occur. Elimination of the gymnasium, community parking, and football field and track would result in slightly reduced energy production GHG emissions compared to the Proposed Project. This

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alternative would result in less of an impact than the Proposed Project. GHG emissions are not a significant and unavoidable impact of the Proposed Project.

7.6.6 Hazards and Hazardous Materials

Impacts of this alternative would be the same as those of the Proposed Project. No changes to the internal circulation on the west side campus would occur, including emergency vehicle access. And all emergency procedures would be followed as with the Proposed Project. The limits of development would not change and as with the Proposed Project, the campus development would be required to comply with all applicable building and fire codes to protect against wildland fires. Impacts to hazard conditions would be similar to that of the Proposed Project. Hazards and hazardous materials impact is not significant and unavoidable impacts of the Proposed Project.

7.6.7 Hydrology and Water Quality

Drainage impacts would be slightly less than the Proposed Project in this alternative. This alternative would disturb approximately 36.2 percent of the Project Site, instead of 48.2 percent. Therefore, this alternative would reduce the proposed impervious area and also reduce impacts to natural drainage on the east side of the campus. Although volume of the stormwater from the Project Site would be reduced due to increased pervious area, the greater stormwater volume does not represent adverse hydrology and water quality impact. Similar best management practices and water quality control measures would be provided under this alternative as the Proposed Project. Impacts to hydrology and water quality under this alternative would be less than the Proposed Project. Hydrology and water quality impact is not a significant and unavoidable impact of the Proposed Project.

7.6.8 Land Use and Planning

This alternative would result in maintenance of minimum of 60 percent open space conservation target within MSHCP's Group Cell L'. Therefore, significant and unavoidable impact to the MSHCP's target objective would be eliminated. Impacts to land use and planning would be less than the Proposed Project. Land use and planning impact is a significant and unavoidable impact of the Proposed Project.

7.6.9 Noise

Construction noise impacts would be reduced in this alternative due elimination of development on the east side of the Project Site. Noise impacts during construction would be reduced. As the student enrollment capacity would not be reduced, the significant traffic-related noise at buildout operation would not improve. Therefore, the day-to-day operational noise impact would not be reduced along Salida Del Sol and the significant and unavoidable operational noise impact would not be eliminated. However, noise impacts related to athletic facilities on the east side would be reduced. This alternative would result in an overall reduction in construction and operational noise impacts, although significant and unavoidable mobile source noise impact would not be eliminated. Noise impact is a significant and unavoidable impact of the Proposed Project.

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7.6.10 Public Services

Demands for fire protection and police protection would be somewhat reduced in this alternative compared to the Proposed Project due to the removal of the community recreational facilities on the east side. Neither this alternative nor the Proposed Project would create demands for schools, parks, or libraries, each of which are proportional to the population of the facilities' service areas. Overall, this alternative would result in less of an impact than the Proposed Project. Public services impacts are not significant and unavoidable impacts of the Proposed Project.

7.6.11 Transportation and Traffic

This alternative would slightly reduce construction traffic by resulting in fewer construction-related trips due to elimination of recreational facilities on the east side. In this alternative, the maximum enrollment capacity would not change, therefore, student-related traffic impacts would not be reduced during operation. A slight reduction in traffic related to use of the athletic facilities is anticipated. Therefore, this alternative would result in an overall reduction in transportation and traffic impacts compared to the Proposed Project. This alternative would result in less of an impact than the Proposed Project but the significant and unavoidable impacts to local and Caltrans' roadway facilities would remain. Transportation and traffic impact is a significant and unavoidable impact of the Proposed Project.

7.6.12 Utilities and Service Systems

Impacts of this alternative to water and wastewater systems would not be reduced significantly from the Proposed Project as the student capacity would not change. The water and waste water utility systems have been designed to accommodate 10,000 FTE students and 400 staff. Therefore, elimination of recreational facilities on the east side would not substantially modify the proposed utility systems demand. Under this alternative, approximately 1.25 mgd of water and 1.22 mgd of wastewater demands are anticipated. Therefore, utility demands for this alternative would be similar to the Proposed Project. This alternative would result in similar impacts to the Proposed Project. Utilities and service systems impacts are not significant and unavoidable impacts of the Proposed Project.

7.6.13 Energy

No decrease in student capacity would occur, therefore, the demands for electricity, natural gas, and transportation energy impacts would be similar to the Proposed Project. Energy impacts under this alternative would be similar to the Proposed Project. This alternative would result in similar impacts to the Proposed Project. Energy impacts are not significant and unavoidable impacts of the Proposed Project.

7.6.14 Conclusion

This alternative would lessen environmental impacts in the areas of aesthetics, air quality, biological resources, cultural resources, GHG emissions, hydrology and water quality, land use and planning, noise, public services, and transportation and traffic. Impacts in the areas of hazards, utilities and service system, and energy would be similar to the Proposed Project. However, the same mitigation measures as the Proposed Project would be

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required to reduce potential impacts. This alternative would eliminate significant and unavoidable impacts related to biological resources and land use and planning but significant impacts in the areas of operational noise and transportation and traffic would remain. This alternative would eliminate two of the four significant and unavoidable impacts, and would be considered environmentally superior.

7.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires a lead agency to identify the “environmentally superior alternative” and, in cases where the “No Project” Alternative is environmentally superior to the Proposed Project, the environmentally superior development alternative must be identified. Table 7-1 summarizes the comparison of alternatives to the Proposed Project.

Table 7-1 Comparison of Alternatives to the Proposed Project

Environmental Topic	Alternative 1 No Project/ No Development Alternative	Alternative 2 Reduced Student Capacity Alternative	Alternative 3 No East Campus Development Alternative
Aesthetics	Less	Similar	Less
Air Quality (Construction)	Less	Less	Less
Air Quality (Operation)	Greater	Greater	Less
Biological Resources	Less	Less**	Less
Cultural Resources	Less	Similar	Less
GHG Emissions	Greater	Greater	Less
Hazards and Hazardous Materials	Less	Similar	Similar
Hydrology and Water Quality	Less	Similar	Less
Land Use and Planning	Less	Similar**	Less
Noise	Less	Less**	Less**
Public Services	Less	Less	Less
Transportation and Traffic	Less	Less**	Less**
Utilities and Service System	Less	Less	Similar
Energy	Less	Less	Similar

Bold: Environmental topics identified as having a significant and unavoidable impact under the Proposed Project.

**Environmental topics that would remain as significant and unavoidable.

As shown, all three alternatives would result in less environmental impacts compared to the Proposed Project. However, No East Campus Development Alternative has been identified as “environmentally superior” to the Proposed Project as it would avoid the significant impacts in the areas of biological resources and land use and planning. Although Reduced Student Capacity Alternative would also reduce impacts, no significant impacts would be avoided.

- No East Campus Development Alternative

The No East Campus Development Alternative would lessen impacts associated with aesthetics, air quality, biological resources, cultural resources, GHG emissions, hydrology and water quality, land use and planning, noise, public services, and transportation and traffic. Impacts in the areas of hazards, utilities and service system, and energy would be similar to the Proposed Project. This alternative would avoid significant impacts

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in the areas of biological resources and land use and planning, but significant impacts in noise and traffic would remain.

This alternative would meet some of the project objectives, such as enhancing access to and providing opportunities for higher education and lifelong learning for the growing population in southwestern Riverside County. However, it would not be able to create a full-service campus with both active and passive athletic and recreational opportunities for the students as well as the community. This alternative would mainly conserve valuable biological resources on-site consistent with goals and objectives of the MSHCP while limiting the opportunities for responsible growth and protecting the most valuable open space area for preservation. Significant impacts related to noise and traffic are unlikely to be avoided. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts” (Guidelines Sec. 15126.6[c]).