

SECTION 5.0
UPDATE TO DEIR ALTERNATIVES

Draft EIR
Vista Verde Ranch – TTM 47449

5.1 Revised Design Project (Bridge Connection to San Dimas Alternative – Alternative 6.9.1 in the DEIR)

In the DEIR, a bridge alternative design was initially considered, at a time when real estate prices were lower than they are at the present time (2006). This increase in the real estate market allows the proposed units to be sold at higher prices than they could have been three to four years ago, thereby allowing the cost of the bridge construction to be absorbed and amortized over the project. Additionally, a 54-foot wide bridge was contemplated in the original DEIR, which was considered to be not feasible for the following reasons: 1) the estimated cost of construction would be approximately double the cost of constructing the proposed bridge of the revised design project; 2) the pads for the piers would be almost half an acre in size due to the increased weight of the bridge; and 3) a wider bridge would require five piers to support it. The larger pad sizes and the two additional piers that would be required would result in adverse impacts to the natural area, habitat and trees.

Under this alternative scenario with a narrower bridge, the site plan would be revised as a means to preserve additional oak trees and to reduce several of the other potential environmental impacts associated with the project as originally proposed. Under this revised design project, a total of 70-units would be constructed within the development site. The areas that would remain undeveloped, when compared to the proposed project, are those located in the westernmost portion of the site. The site plan for this alternative is shown in Exhibit 6-1.

All public access to the 70 single-family homes to be constructed on the site would be provided by the main entrance at San Dimas Avenue via a 700-foot long, steel-truss bridge accessing San Dimas Avenue to the east. In comparison with the Oak Tree Avoidance alternative described above, this alternative would save an additional 25-30 oak trees in the area between the project boundary and San Dimas Ave., depending on the placement of the bridge abutments. No encroachment into Walnut Creek would be required under this alternative.

The steel-frame bridge would be supported by two concrete abutments at each side of the proposed bridge and by three steel-frame piers constructed on concrete pads on the side of the canyon. Approximately 2,500 cubic yards of grading would be required to construct the bridge and the abutments. The existing emergency access connection to Calle Bandera would be retained and would remain gated.

This alternative would also eliminate the secondary public access through the existing Tzu Chi Foundation USA property. The internal circulation would continue to be provided by a long linear private roadway extending through the property. The construction-related impacts would be less than those anticipated for the originally-proposed project, since fewer units would be constructed. This alternative would also require less grading, resulting in a reduction in habitat loss and tree removal impacts.

The long-term impacts associated with the occupancy of the single-family homes would also be less than those anticipated under the project as originally proposed, since this alternative would involve the construction of only 70 residential units. The traffic generation and other demand-driven impacts would be approximately 20 percent less than those anticipated for the originally-proposed project (consisting of 92 residences). The impacts associated with this alternative scenario are characterized below:

- + **Geotechnical Impacts.** Some grading would be required to provide a level building area and to construct footing for the bridge, though the amount of grading and excavation would be less than that anticipated under the originally proposed project. Under this scenario, the westerly portion of the site, containing 167 trees, would not be impacted. Approximately 230,000 cubic yards of earth would be graded under this scenario, compared with the 580,000 cubic yards anticipated for the originally-proposed project.
- + **Hydrology Impacts.** This alternative would result in slightly less runoff because the amount of impervious surfaces created by the site's development would be reduced. No flood-related hazards would be anticipated.
- + **Water Quality Impacts.** This alternative would result in slightly less runoff due to the lower number of housing units (22 fewer units). Under this alternative, approximately 18 percent of the project site would be covered with impervious surfaces as a result of development of the site, as compared to approximately 30 percent coverage under the original proposal.
- + **Noise Impacts.** This scenario would result in short-term (construction) noise impacts. All traffic noise impacts would be confined to San Dimas Avenue. No access to Valley Center Avenue would be provided by this alternative. Noise levels on this roadway would increase by 0.45-0.56 dBA. Under this alternative, the project would be less dense and would require reduced construction activities; therefore, this alternative would have less impact on the overall increase in short-term noise levels than the original project. Furthermore, a reduction in the number of dwelling units would result in an associated reduction in long-term, occupancy-related noise levels.
- + **Biota/Tree Removal Impacts.** The tree removal impacts would be less than those anticipated for the originally-proposed project. Under this alternative, approximately 243 fewer trees would be removed. All of the 129 Oak trees that would be removed are located within the project boundaries. Under the original project proposal, 97 trees would have been removed in the area surrounding the subject property. Under this alternative, no oak trees would be removed in the area surrounding the project boundaries. Under the original proposal, 5.21 acres of habitat would have been impacted by development. Under this alternative, only 1.6 acres (or 4.15 fewer acres) would be impacted.

- + **Cultural Resources Impacts.** This development scenario would involve grading and excavation within the acreage that would be affected by the proposed development. Since less area would be disturbed under this scenario, the potential effects on cultural resources would be reduced.
- + **Paleontological Resources Impacts.** Under this alternative, more open space in the westerly portion of the site would remain; as a result, the potential impact would be less than that of the proposed project.
- + **Traffic and Access Impacts.** This scenario would result in 670 vehicle trips per day. Of this total, 52 trips would be generated during the morning peak hour and 71 trips would be generated during the evening peak hour. This represents a reduction of 23 vehicle trips per day in the morning peak hours and a reduction of 30 vehicle trips per day in the evening peak hours, as compared with the project as originally proposed. All of the project traffic would use a bridge and private roadway connecting to San Dimas Avenue for access.
- + **Visual and Aesthetic Impacts.** Limited grading in the westerly portion of the site is proposed under this alternative. This scenario would result in limited aesthetic impacts in the westerly and central portions of the project site. However, under this alternative, the placement of the bridge would result in aesthetic impacts to the Michael D. Antonovich Trail.
- + **Educational Services Impacts.** This alternative would result in the generation of approximately 44 additional students, 18 fewer students than the project as originally proposed.
- + **Library Services Impacts.** This alternative would result in fewer impacts on library services compared to the proposed project, since this alternative would result in an approximate 30% reduction in population growth as compared to the proposed project (a population increase of 231 people would be generated under this alternative, as compared to an increase of 329 people under the original proposal).
- + **Air Quality Impacts.** Air quality impacts were not quantified for the original proposal, as they were determined to be less than significant in the Initial Study done for the project as originally proposed. Under this alternative; however, both short- and long-term air quality impacts associated with project development would be reduced in comparison with the impacts that may be anticipated to have occurred under the project as originally proposed. Due to the reduction in dwelling units under this alternative, the construction period would be shortened and there would also be a reduction in emissions-generating vehicles and household appliances and materials (e.g. paints, solvents, cleaning products, etc.).

Table 5-1, below, compares the potential impacts of the individual project alternatives.

**Table 5-1
 Comparison of Environmental Effects Among the Viable Project Alternatives**

| Geotechnical Impacts |
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| Revised Design Project (Bridge Connection to San Dimas Avenue). Some grading would be required to provide a level building area and to construct footing for the bridge, though the amount of grading and excavation would be less than that anticipated under the originally proposed project. Under this alternative, the westerly portion of the site, containing 167 trees, would not be impacted. Approximately 230,000 cubic yards of earth would be graded under this scenario, compared with the 580,000 cubic yards anticipated for the originally-proposed project. |
| No Project or Expansion of Walnut Creek Park. No excavation would occur under this scenario. No changes to the existing topography would result. |
| Previous Campus Use. The site would remain in its present condition, with minimal grading and/or excavation occurring. The existing buildings on-site would be used for educational and institutional purposes. This alternative is environmentally superior. |
| Site Design (Historic Avoidance) Some grading would be required to provide a level building area, though the amount of grading and excavation would be less than that anticipated under the originally-proposed project. Under this scenario, the majority of the building pads would be located in the westerly portion of the site, where the level mesa areas are located. Grading impacts would be confined to the westerly and central portions of the proposed project site. |
| Site Design (Reduced Oak Impact) Some grading would be required to provide a level building area, though the amount of grading and excavation would be less than that anticipated under the proposed project. The majority of the building pads would be located in the westerly portion of the site containing the level mesa areas. Grading impacts would be confined mostly to the westerly and central portions of the proposed project site. |
| Hydrology Impacts |
| Revised Design Project (Bridge Connection to San Dimas Avenue). This alternative would result in slightly less runoff than implementation of the original project proposal because the amount of impervious surfaces created by the site's development would be reduced. No flood-related hazards would be anticipated. |
| No Project or Expansion of Walnut Creek Park. No changes to the existing on-site hydrology would occur. Existing runoff and drainage characteristics would remain largely unchanged, since the topography and the amount of impervious surfaces would remain unchanged. |
| Previous Campus Use. No changes to the existing on-site hydrology would occur. Existing runoff and drainage characteristics would remain unchanged over existing conditions. This alternative is environmentally superior. |
| Site Design (Historic Avoidance). This alternative would result in increased runoff due to the site's development with impervious surfaces. Drainage and potential related surface water impacts would be confined to the westerly and central portion of the proposed project site. No flood-related hazards are anticipated |
| Site Design (Reduced Oak Impact) This alternative would result in slightly less runoff from impervious surfaces. No flood-related hazards are anticipated. |
| Water Quality Impacts |
| Revised Design Project (Bridge Connection to San Dimas Avenue). This alternative would result in slightly less runoff due to the lower number of housing units (22 fewer units). Under this alternative, approximately 18 percent of the project site would be covered with impervious surfaces as a result of development of the site, as compared to approximately 30 percent coverage under the original proposal. |
| No Project or Expansion of Walnut Creek Park. No changes would result to the existing on-site hydrology or to water quality. The existing ground cover and the limited amount of impervious surfaces would remain unchanged. |
| Previous Campus Use. No changes to the existing on-site hydrology would occur. Existing runoff and drainage characteristics would remain unchanged. Vehicles in the parking areas and roadways, and other human activities in the area, may contribute to an incremental release of pollutants into the local surface and groundwater resources. No significant changes in water quality would result. This alternative is environmentally superior. |
| Site Design (Historic Avoidance) This alternative would result in increased runoff due to the site's development with impervious surfaces. The impacts on water quality are not anticipated to be significant. |
| Site Design (Reduced Oak Impact) This alternative would result in slightly less impact runoff due to the fewer number of housing units (12 units less). The impacts on water quality are not anticipated to be significant. |
| Noise Impacts |
| Revised Design Project (Bridge Connection to San Dimas Avenue). Implementation of this alternative would result in short- |

**Table 5-1
 Comparison of Environmental Effects Among the Viable Project Alternatives**

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| <p>term (construction) noise impacts. All traffic noise impacts would be confined to San Dimas Avenue. No access to Valley Center Avenue would be provided by this alternative. Noise levels on this roadway would increase by 0.45-0.56 dBA. Under this alternative, the project would be less dense and would require reduced construction activities; therefore, this alternative would have less impact on the overall increase in short-term noise levels than the original project. Furthermore, a reduction in the number of dwelling units would result in an associated reduction in long-term, occupancy-related noise levels.</p> |
| <p>No Project or Expansion of Walnut Creek Park. The existing noise environment would remain unchanged, as no new noise sources would be introduced into the area. Traffic noise levels along San Dimas Avenue would remain unchanged.</p> |
| <p>Previous Campus Use. The existing noise environment would remain relatively unchanged. The use and occupancy of the existing facilities and buildings located within the project site would result in a reintroduction of potential noise sources into the area. Vehicles traveling to and from the campus facilities within the development site would continue to use the existing Valley Center Avenue access. Traffic noise levels along San Dimas Avenue would remain unchanged, since no access would be provided. This alternative is environmentally superior.</p> |
| <p>Site Design (Historic Avoidance). This scenario would result in short-term construction noise impacts. All traffic noise impacts would be confined to Valley Center Avenue and Avenida Loma Vista. Noise levels on these roadways would increase by 0.45-0.56 dBA. No access to San Dimas Avenue would be provided under this alternative.</p> |
| <p>Site Design (Reduced Oak Impact). This scenario would result in short-term construction noise impacts. All traffic noise impacts would be confined to San Dimas Avenue. No access to Valley Center Avenue would be provided under this alternative. Noise levels on this roadway would be similar to that of the proposed project.</p> |
| <p>Biota/Tree Removal Impacts</p> |
| <p>Revised Design Project (Bridge Connection to San Dimas Avenue). Under this alternative, tree removal impacts would be less than those anticipated for the originally-proposed project. Under this alternative, approximately 243 fewer trees would be removed. All of the 129 Oak trees that would be removed are located within the project boundaries. Under the original project proposal, 97 trees would have been removed in the area surrounding the subject property. Under this alternative, no oak trees would be removed in the area surrounding the project boundaries. Under the original proposal, 5.21 acres of habitat would have been impacted by development. Under this alternative, only 1.6 acres (or 4.15 fewer acres) would be impacted.</p> |
| <p>No Project or Expansion of Walnut Creek Park. The site would remain in its present condition. No tree removal or habitat impacts would be associated with this alternative, since no new development would occur on-site.</p> |
| <p>Previous Campus Use. Minimal tree removal or habitat impacts would occur, and some additional grading would occur, since the existing buildings on-site would remain unchanged there would be no impact. This alternative is environmentally superior.</p> |
| <p>Site Design (Historic Avoidance). Under this alternative, approximately 50 trees would be removed within the 7.9 acres of woodland impacted by future development in the westerly portion of the site.</p> |
| <p>Site Design (Reduced Oak Impact). The tree removal impact would be less than that anticipated for the proposed project. Under this alternative, 215 fewer trees would be removed.</p> |
| <p>Cultural Resources Impacts</p> |
| <p>Revised Design Project (Bridge Connection to San Dimas Avenue). This development scenario would involve grading and excavation within the acreage that would be affected by the proposed development. Under this alternative, less area would be disturbed; therefore, the potential effects on cultural resources would be reduced in comparison with the original project proposal.</p> |
| <p>No Project or Expansion of Walnut Creek Park. No man-made disturbance of subsurface resources would occur. In addition, the existing on-site campus buildings would not be demolished to accommodate development. However, the continued deterioration of these buildings would likely occur in the absence of any routine maintenance.</p> |
| <p>Previous Campus Use. The site, and the existing structures within the site, would remain in their present condition. No grading and excavation would occur under this alternative scenario. This alternative is environmentally superior.</p> |
| <p>Site Design (Historic Avoidance). Grading and excavation would occur within the 25 acres that would be affected by development under this scenario. Development would be concentrated in that portion of the site that was previously rough-graded and disturbed. As a result, the potential for impacting cultural resources is considered low.</p> |
| <p>Site Design (Reduced Oak Impact). This development scenario would involve grading and excavation of fewer acres than the proposed development envisions. Since less area would be disturbed under this scenario, the potential effects on cultural resources would be less.</p> |
| <p>Paleontological Resources Impacts</p> |
| <p>Revised Design Project (Bridge Connection to San Dimas Avenue). Under this alternative, more open space in the westerly</p> |

| Table 5-1 Comparison of Environmental Effects Among the Viable Project Alternatives | |
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| | portion of the site would remain; as a result, the potential impact would be less than that of the proposed project. |
| No Project or Expansion of Walnut Creek Wilderness Park. | No grading and excavation would occur and no paleontological resources would be affected by the site's development. Any exposure of fossil materials would be due to natural weathering processes. |
| Previous Campus Use. | The site would largely remain in its present condition. No grading and excavation would occur, since no new development would take place, so no paleontological resources would be affected by the site's development. Any exposure of fossil materials would be the result of natural weathering. This alternative is environmentally superior. |
| Site Design (Historic Avoidance) | Under this alternative, only the 25 acres located in the westerly portion of the site would be affected by future development; as a result, fewer paleontological resource impacts may be anticipated. |
| Site Design (Reduced of Oak Impact). | Under this alternative, more open space in the westerly portion of the site would remain; as a result, the potential impacts would be less than that of the proposed project. |
| Traffic and Access Impacts | |
| Revised Design Project (Bridge Connection to San Dimas Avenue). | Under this alternative, 670 vehicle trips per day would be generated by the project. Of this total, 52 trips would be generated during the morning peak hour and 71 trips would be generated during the evening peak hour. This represents a reduction of 23 vehicle trips per day in the morning peak hours and a reduction of 30 vehicle trips per day in the evening peak hours, as compared with the project as originally proposed. All of the project traffic would use a bridge and private roadway connecting to San Dimas Avenue for access. |
| No Project or Expansion of Walnut Creek Wilderness Park. | No additional traffic would be generated, and the configuration of existing roadways in the area would remain unchanged. |
| Previous Campus Use. | Less traffic would be generated under this scenario than under the proposed project. Improvement of the existing roadway would be provided for under this alternative. Access to and from the buildings within the site would continue to use existing roadways within the campus that ultimately connect to Valley Center Avenue. No connection to San Dimas Avenue would be provided. This alternative is environmentally superior. |
| Site Design (Historic Design) | This scenario would result in an additional 480 vehicle trips. Of this total, 35 trips would be generated during the morning peak hour and 55 trips would be generated during the evening peak hour. All project traffic would use a private roadway connecting to Valley Center Avenue for access. |
| Site Design (Reduction of Oak Tree removal). | This scenario would result in an 845 vehicle trips. Of this total, 66 trips would be generated during the morning peak hour and 91 trips would be generated during the evening peak hour. All project traffic would use a private roadway connecting to San Dimas Avenue for access. |
| Visual and Aesthetic Impacts | |
| Revised Design Project (Bridge Connection to San Dimas Avenue). | Limited grading in the westerly portion of the site is proposed under this alternative. This alternative would result in limited aesthetic impacts in the westerly and central portions of the project site. However, under this alternative, the placement of the bridge would result in aesthetic impacts to the Michael D. Antonovich Trail. |
| No Project or Expansion of Walnut Creek Wilderness Park. | No changes to the existing views in the area would occur |
| Previous Campus Use. | No grading and/or excavation would occur. Views would not be modified, since the existing campus buildings would be used once again for educational and/or institutional uses. This alternative is environmentally superior. |
| Site Design (Historic Avoidance) | This scenario would result in limited aesthetic impacts in the westerly and central portions of the project site. No grading in the easterly portion of the site is proposed under this alternative, since no development would occur in this area. |
| Site Design (Reduction of Oak Tree removal). | This scenario would result in limited aesthetic impacts in the westerly and central portions of the project site. Limited grading in the westerly portion of the site is proposed under this alternative. |
| Educational Services Impacts | |
| Revised Design Project (Bridge Connection to San Dimas Avenue). | This alternative would result in the generation of approximately 44 additional students, 18 fewer students than the project as originally proposed. |
| No Project or Expansion of Walnut Creek Wilderness Park. | No student generation would occur. |
| Previous Campus Use. | No student generation would occur, since no residential development is anticipated. The existing campus buildings previously served as maintenance shops, married student housing, and day care facilities, and these uses would be continued indefinitely. This alternative is environmentally superior. |

**Table 5-1
 Comparison of Environmental Effects Among the Viable Project Alternatives**

Site Design (Historic Avoidance). This alternative would result in the generation of approximately 51 additional students.

Site Design (Reduction of Oak Tree removal) This alternative would result in the generation of approximately 55 additional students.

Library Services Impacts

Revised Design Project (Bridge Connection to San Dimas Avenue). Under this alternative, a population increase of 231 people would be generated, as compared to an increase of 329 people under the original proposal (an approximate 30% reduction in population growth). Therefore, this alternative would result in fewer impacts on library services compared to the project as originally proposed.

No Project Site or Expansion of Walnut Creel Wilderness Park. No student generation would occur.

Previous Campus Use. No impacts on library services are expected, since students attending the college would most likely use existing facilities within the campus. This alternative is environmentally superior.

Site Design (Historic Avoidance) Fewer impacts on library services would result compared to the proposed project, since the alternative would result in only approximately 50% of the units contemplated under the proposed project.

Site Design (Reduced Oak Impact) This alternative would result in fewer impacts on library services, since approximately 12% less population growth would occur as compared with the proposed project.

Air Quality Impacts

Revised Design Project (Bridge Connection to San Dimas Avenue). Under this alternative, less short-term and long-term air quality impacts are anticipated due to the reduction in housing units and population growth, as compared to the project as originally proposed.

No Project Site or Expansion of Walnut Creel Wilderness Park. Little or no additional air quality impacts would be expected to occur.

Previous Campus Use. Impacts on air quality under this alternative are not known; however, it may be anticipated that air quality impacts would be greater in comparison with the proposed project, as more traffic would likely be generated by student travel to and from the site than would be generated by the project.

Site Design (Historic Avoidance) Fewer impacts on air quality would result compared to the proposed project, since the alternative would result in only approximately 50% of the units contemplated under the proposed project.

Site Design (Reduced Oak Impact) Under this alternative, less short-term and long-term air quality impacts would be expected due to the reduction in housing units and population growth, as compared to the project as originally proposed.

Sources:

1. Azeka De Almelda, Inc. *Environmental Impact Report for the Hidden Ridge Estates. San Dimas California.*
2. David Evans and Associates, Inc. *Draft Environmental Impact Report for Specific Plan 26.*
3. Dentec, Inc.

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