

5 ALTERNATIVES TO THE PROPOSED PROJECT

The Proposed General Plan and Focused Growth Plan were described and analyzed in the previous sections. The CEQA Guidelines also require the description and comparative analysis of a range of reasonable alternatives to the proposed projects that could feasibly attain the objectives of the projects while avoiding or reducing the associated impacts.

The following discussion is intended to inform the public and decision-makers about project alternatives that have been developed and the positive and negative aspects of those alternatives. In accordance with Section 15126.6 of the CEQA Guidelines and procedures, three project alternatives are discussed below. The first alternative discussed is the CEQA-required No Project Alternative, called the Existing General Plan Alternative from here forward. CEQA Guidelines also require that the environmentally superior alternative be identified. A discussion of this alternative is included at the end of this chapter.

Each of the three project alternatives would be somewhat similar to the proposed project and to each other in terms of the specific areas where alternative land use designations would be applied. The three alternatives presented and analyzed in this chapter are summarized below.

- ◆ **Existing General Plan (No Project Alternative).** This alternative would assume that growth would occur as envisioned in the current General Plan, adopted in 1981, as shown in Figure 5-1. The amendments and projects that have been approved since then would also be included in this alternative, including the Edgewater Communities Plan, The Preserve Specific Plan Amendment, College Park, and the SRG Chino South Industrial Park.
- ◆ **Mixed-Use Corridors Alternative.** This alternative would allow additional mixed-use development along the major corridors of Riverside Drive and Central Avenue, as shown in Figure 5-2. This scenario would allow the construction of additional multiple-family housing and office space, which would lead to a greater increase in the population and number of jobs in the City than the Proposed General Plan and Focused Growth Plan. The goals, objectives, policies, and actions in the Mixed-

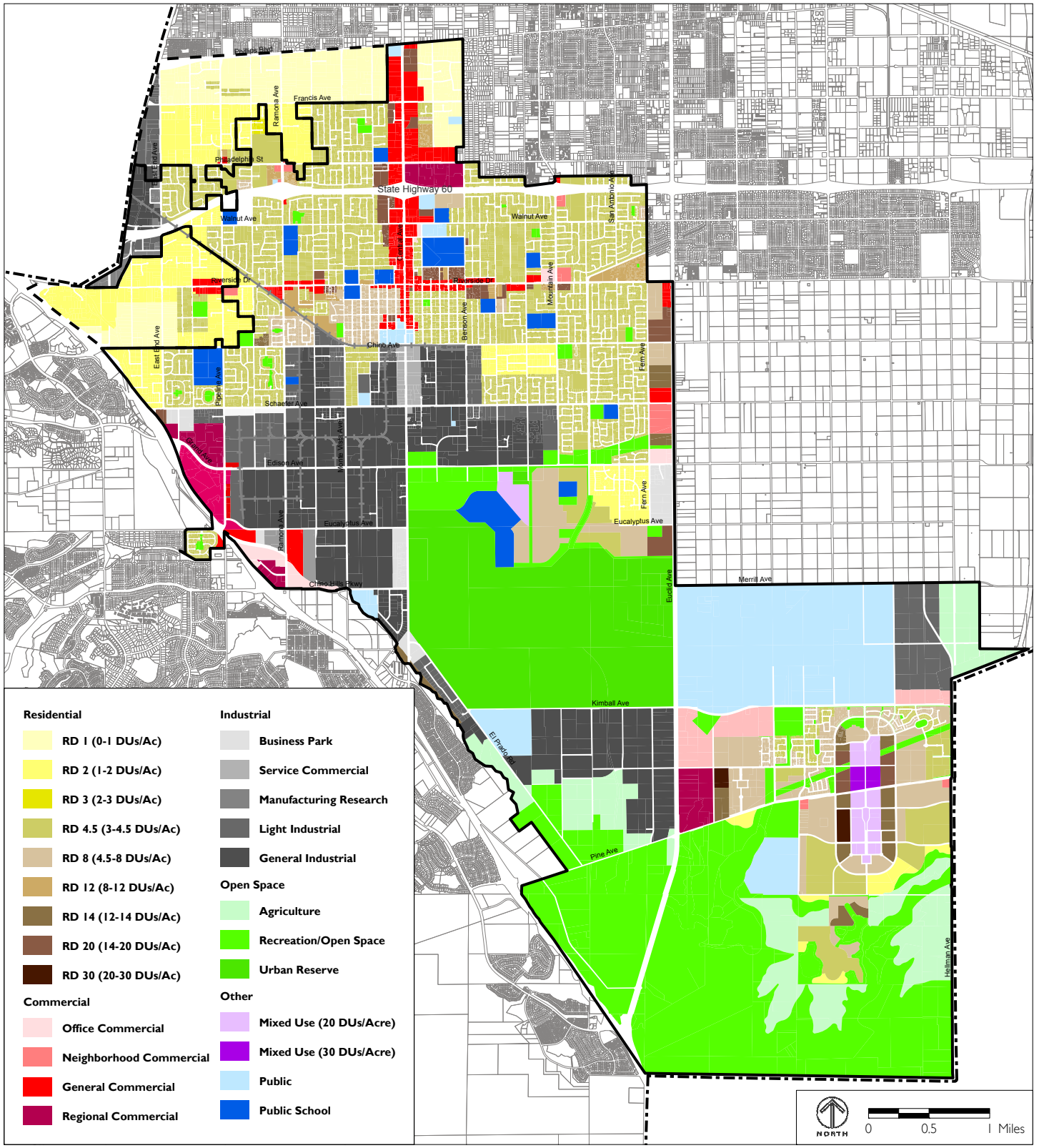


FIGURE 5-1
NO PROJECT ALTERNATIVE

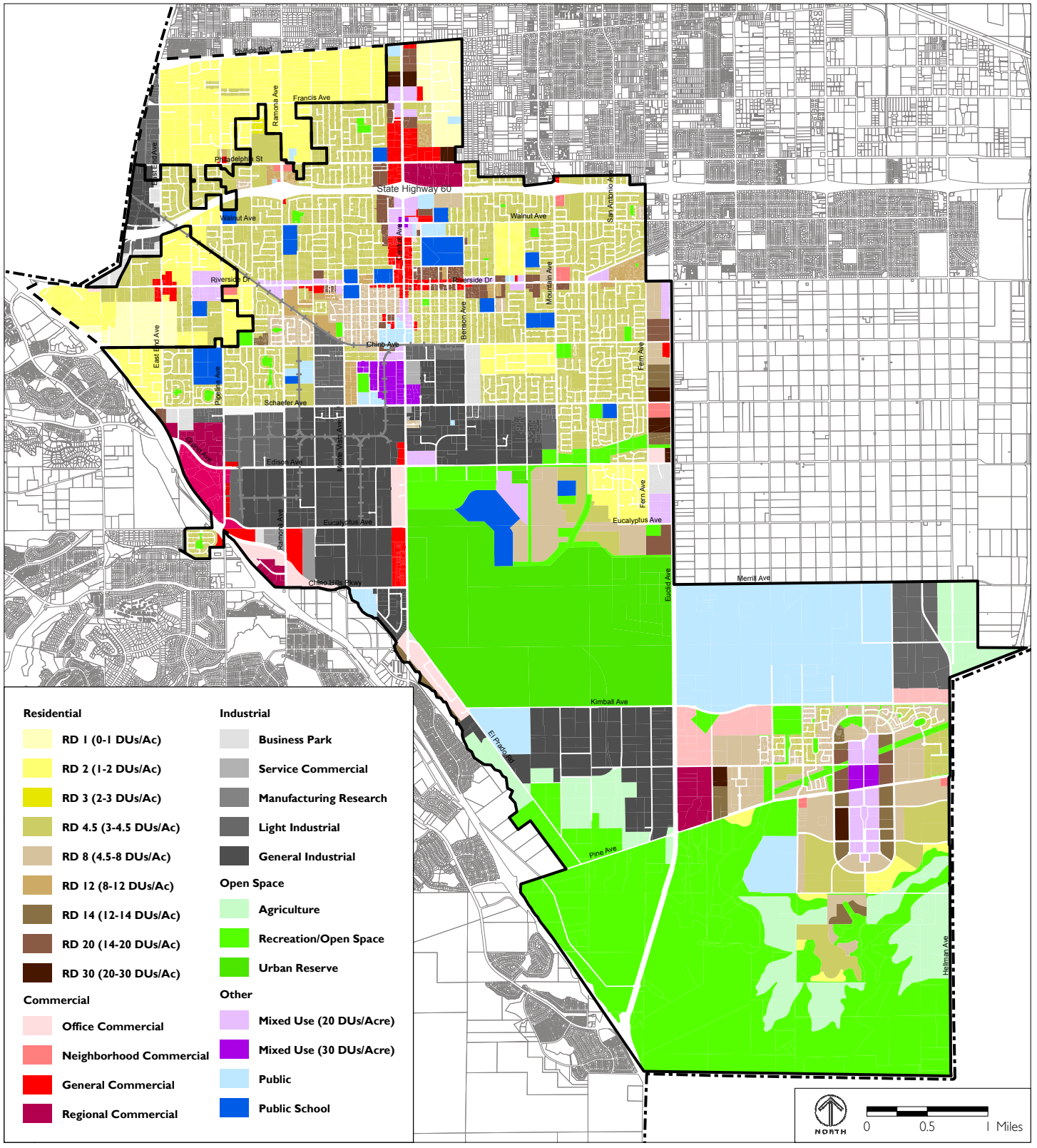


FIGURE 5-2
MIXED-USE CORRIDORS ALTERNATIVE

Use Corridors Alternative would be the same as the Proposed General Plan and Focused Growth Plan.

- ◆ **Neighborhood Centers Alternative.** This alternative would allow additional mixed-use development focused in and around distinct neighborhood centers, as shown in Figure 5-3. This scenario would allow the construction of additional multiple-family housing, which would lead to a greater increase in the population in the City than the Proposed General Plan and Focused Growth Plan. The increase in the number of jobs in the City would be similar to the increase in the Proposed General Plan and Focused Growth Plan. The goals, objectives, policies, and actions in the Neighborhood Centers Alternative would be the same as the Proposed General Plan and Focused Growth Plan.

Table 5-1, along with Figures 5-1, 5-2, and 5-3, summarizes the level of development and illustrates the likely land use pattern for each alternative. Tables 5-2 and 5-3 compare each alternative to the Proposed General Plan and Focused Growth Plan, respectively, according to whether they would have a mitigating or adverse effect for each of the impact factors considered. This analysis is presented in greater detail in the following sections.

A. Existing General Plan

This section compares the implementation of the Existing General Plan to the Proposed General Plan and Focused Growth Plan for each of the categories described below. In some sections the comparison to the Proposed General Plan and Focused Growth Plan are combined, and in some sections they are discussed individually.

1. Aesthetics

The urbanization of the remaining undeveloped areas in Chino would be the predominant aesthetic impact of the implementation of the Existing General Plan. The Existing General Plan allows a similar pattern of development as

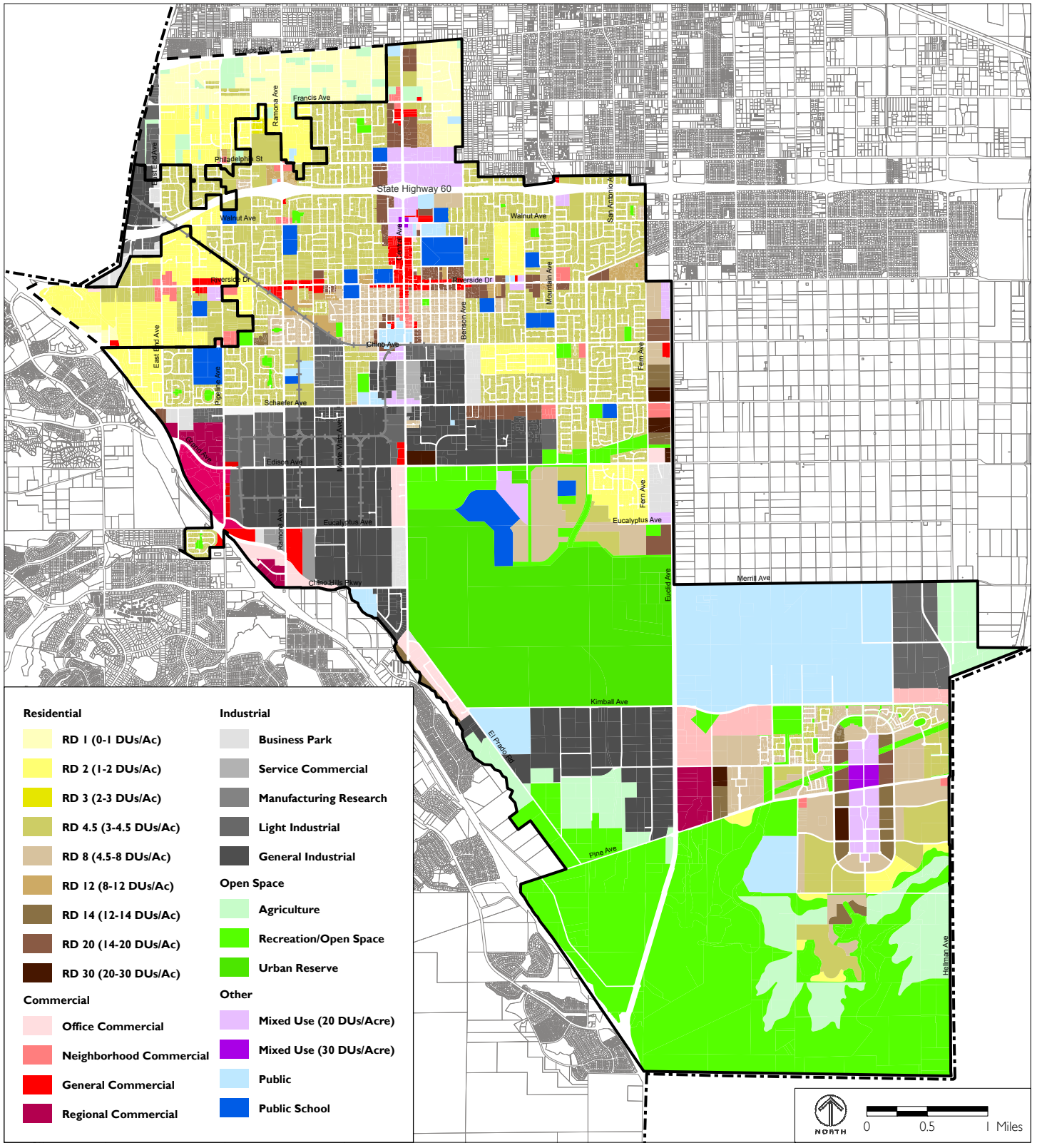


FIGURE 5-3
NEIGHBORHOOD CENTERS ALTERNATIVE

TABLE 5-1 **PROJECT ALTERNATIVES BUILDOUT SUMMARY**

| | Proposed General Plan | Focused Growth Plan | Existing General Plan (No Project) | Mixed-Use Corridors Alternative | Neighbor- hood Centers Alternative |
|------------------------|-----------------------------|---------------------------|--|---------------------------------------|---|
| Single-Family Units | 26,472 | 26,283 | 26,795 | 27,110 | 27,761 |
| Multi-Family Units | 12,343 | 13,499 | 11,854 | 19,741 | 21,138 |
| Total Units | 38,814 | 39,781 | 38,649 | 47,191 | 48,899 |
| Population | 141,067 | 143,556 | 140,864 | 165,071 | 170,021 |
| Retail Jobs | 12,065 | 10,949 | 12,897 | 12,897 | 12,897 |
| Non-Retail Jobs | 71,189 | 70,684 | 66,565 | 77,702 | 66,565 |
| Total Jobs | 83,255 | 81,633 | 79,462 | 90,599 | 79,462 |

the Proposed General Plan and Focused Growth Plan in these remaining undeveloped areas.

The Proposed General Plan and Focused Growth Plan include policies that would direct growth into the most appropriate locations, would encourage high quality design to support and enhance the aesthetic qualities of the City, and would achieve a balance between new development and preservation of Chino’s valued open spaces and scenic resources. The Existing General Plan includes regulations in the Land Use Element to implement the land use categories shown in the Existing General Plan Land Use Map. However, the Existing General Plan does not specifically contain policies to ensure the preservation of the aesthetic quality of Chino, and therefore the Existing General Plan would be an *insubstantial deterioration* as opposed to both the Proposed General Plan and Focused Growth Plan.

TABLE 5-2 **COMPARISON OF PROJECT ALTERNATIVES TO THE PROPOSED GENERAL PLAN**

| | Existing General Plan (No Project) | Mixed-Use Corridors Alternative | Neighborhood Centers Alternative |
|---|--|---------------------------------------|--|
| Aesthetics | - | + | + |
| Agricultural Resources | = | = | + |
| Air Quality and Greenhouse Gases | - | - | - |
| Biological Resources | = | = | = |
| Cultural and Paleontological Resources | = | = | = |
| Geology, Soils, and Seismicity | = | = | = |
| Hazards and Hazardous Materials | = | - | - |
| Hydrology and Water Quality | = | = | = |
| Land Use | = | - | - |
| Noise | = | - | - |
| Population, Employment, and Housing | = | - | - |
| Public Facilities | = | - | - |
| Transportation, Circulation and Parking | - | - | - |
| Utilities and Infrastructure | = | - | - |

Notes:

- ++ Substantial improvement compared to the proposed project.
 - + Insubstantial improvement compared to the proposed project.
 - = Same impact as proposed project.
 - Insubstantial deterioration compared to the proposed project.
 - Substantial deterioration compared to the proposed project.
- Competing aspects within some factors would create both improvement and deterioration simultaneously for a single alternative. These trade-offs are discussed in the text.

TABLE 5-3 **COMPARISON OF PROJECT ALTERNATIVES TO THE FOCUSED GROWTH PLAN**

| | Existing General Plan (No Project) | Mixed-Use Corridors Alternative | Neighborhood Centers Alternative |
|---|--|---------------------------------------|--|
| Aesthetics | - | + | + |
| Agricultural Resources | = | = | + |
| Air Quality and Greenhouse Gases | - | - | - |
| Biological Resources | = | = | = |
| Cultural and Paleontological Resources | = | = | = |
| Geology, Soils, and Seismicity | = | = | = |
| Hazards and Hazardous Materials | = | - | - |
| Hydrology and Water Quality | = | = | = |
| Land Use | = | - | - |
| Noise | + | - | - |
| Population, Employment, and Housing | = | - | - |
| Public Facilities | = | - | - |
| Transportation and Parking | - | - | - |
| Utilities and Infrastructure | = | - | - |

Notes:

- ++ Substantial improvement compared to the proposed project.
- + Insubstantial improvement compared to the proposed project.
- = Same impact as proposed project.
- Insubstantial deterioration compared to the proposed project.
- Substantial deterioration compared to the proposed project.

Competing aspects within some factors would create both improvement and deterioration simultaneously for a single alternative. These trade-offs are discussed in the text.

2. Agricultural Resources

Implementation of the Existing General Plan would involve the conversion of some existing farmland to urban uses. Some of this farmland is classified as significant by the California Department of Conservation (CDC), and some properties are in active Williamson Act contracts. However, the location of the urban uses would be the same in the Proposed General Plan, Focused Growth Plan, and Existing General Plan. While the intensity and types of development would be slightly different in these three plans, the loss of farmland would be identical. Therefore, the Existing General Plan would have the *same impact* as both the Proposed General Plan and Focused Growth Plan.

3. Air Quality and Greenhouse Gases

The Existing General Plan would allow the construction of a similar number of new houses in Chino, which would increase the traffic volumes within and to and from the City approximately the same amount as both the Proposed General Plan and Focused Growth Plan. However, the Proposed General Plan and Focused Growth Plan would allow more mixed-use development than the Existing General Plan. Mixed-use development allows residents to meet many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. Furthermore, the policies in the Existing General Plan do not seek to increase the use of alternative modes of transportation to the automobile, as they do in the Proposed General Plan and Focused Growth Plan. Therefore, the Existing General Plan would be an *insubstantial deterioration* over both the Proposed General Plan and Focused Growth Plan due to air quality and greenhouse gas emissions associated with traffic.

4. Biological Resources

The Existing General Plan would affect biological resources as land is developed that is currently vacant or used for agriculture. Most of this development would be located within the boundaries of The Preserve Specific Plan, and The Preserve Resource Management Plan has been adopted to mitigate the impacts of development to a less-than-significant level, as described in The Preserve Specific Plan EIR. Furthermore, the development that would occur

according to the Existing General Plan would be on the same parcels where development would occur under both the Proposed General Plan and Focused Growth Plan. For these reasons, the Existing General Plan would have approximately the *same impact* on biological resources as both the Proposed General Plan and the Focused Growth Plan.

5. Cultural and Paleontological Resources

Implementation of the Existing General Plan would result in a similar amount of new development within the City as the two proposed projects. As new development occurs in areas with existing buildings, historic resources could possibly be damaged or lost. However, the Existing General Plan contains policies that would protect any historic, archeological, and paleontological resources and human remains. Since the goals, objectives, policies, and actions protecting cultural and paleontological resources in the Existing General Plan are similar to the Proposed General Plan and Focused Growth Plan, the three plans would have the *same impact* on cultural and paleontological resources.

6. Geology, Soils, and Seismicity

The Existing General Plan would result in a similar increase in housing, population, and employment growth within Chino as compared to both the Proposed General Plan and Focused Growth Plan. The increase in population and jobs would expose approximately the same number of residents and workers to geologic and seismic hazards than would occur under the Proposed General Plan or Focused Growth Plan. In addition, the Existing General Plan, the Proposed General Plan, and the Focused Growth Plan include goals, objectives, policies, and actions to address these hazards. Also, all new development is subject to federal, State, and local regulations that would reduce the potential for geological or soils-related impacts to a less-than-significant level. For these reasons, the Existing General Plan would have approximately the *same impact* as both the Proposed General Plan and Focused Growth Plan.

7. Hazards and Hazardous Materials

The Existing General Plan would allow for a similar increase in residents and workers within the City as the Proposed General Plan and Focused Growth Plan. Policies in the Existing General Plan, as well as local, State, and federal regulations, would mitigate potential impacts associated with exposure to hazardous materials in Chino. For these reasons, the Existing General Plan would have the *same impact* as the Proposed General Plan and Focused Growth Plan.

8. Hydrology and Water Quality

Additional residential, commercial, and industrial development accommodated by the Existing General Plan could result in additional pollutants entering stormwater runoff. Additional traffic might also result in increased potential for oil, grease, and other contaminants. However, policies included in the Existing General Plan would be similar to the Proposed General Plan and Focused Growth Plan, and would mitigate these impacts to a less-than-significant level. Since the location of new development would be the same, and the goals, objectives, policies, and actions would be similar in the Proposed General Plan and Focused Growth Plan, the three plans would have the *same impact* on hydrology and water quality.

9. Land Use

Implementation of the Existing General Plan would convert agricultural and vacant properties into urbanized land uses. The areas that would be urbanized by implementing the Existing General Plan would be the same as the areas that would be urbanized by implementing both the Proposed General Plan and Focused Growth Plan.

a. Proposed General Plan

The land use designations in the Existing General Plan and the Proposed General Plan are predominantly the same. The only difference between the two plans is that the Proposed General Plan would allow some mixed-use development in the sphere of influence (SOI) where current commercial development exists. Since this part of the SOI is surrounded by residential de-

velopment, whether the existing commercial development is converted to mixed-use or not will not affect the division of an established community or the conflicts between land uses. Since the locations of urbanization are identical in the two plans, they would have the same impact on other land use plans. Therefore, the Existing General Plan would have the *same impact* as the Proposed General Plan with regards to land use.

b. Focused Growth Plan

The Existing General Plan would involve fewer changes in land use than the Focused Growth Plan, which would intensify mixed-use development in some areas with existing commercial and industrial land uses. However, the land use changes in the Focused Growth Plan would not cause conflicts in land use, would not divide an established community, and would not conflict with other land use plans, as described in Section 4.9, Land Use. Therefore, the Existing General Plan would have the *same impact* as the Focused Growth Plan with regards to land use.

10. Noise

The Existing General Plan would result in a similar amount of new houses, people, and jobs in the City as the Proposed General Plan and Focused Growth Plan. Though the types of development are slightly different in the three plans, they are likely to result in similar amounts of traffic generation. However, residential, commercial, and industrial development would be located in slightly different areas.

a. Proposed General Plan

The Existing General Plan would allow similar land uses and traffic generation patterns as the Proposed General Plan. Therefore, it would have the *same impact* on noise.

b. Focused Growth Plan

The Focused Growth Plan includes additional mixed-use development adjacent to industrial development. Policies in the Focused Growth Plan would mitigate the impacts of industrial noise generation on the residences within

this area through siting and building design. However, since the Existing General Plan would allow a smaller amount of residences in close proximity to industrial uses, it would be an *insubstantial improvement* over the Focused Growth Plan.

11. Population, Employment, and Housing

The Existing General Plan would allow a similar change in population, employment and housing as the Proposed General Plan and Focused Growth Plan. Specifically, as shown in Table 5-1, the Existing General Plan would allow slightly less new housing than both projects, would allow slightly less population increase than both projects, and would allow the creation of slightly fewer jobs than both projects. Similar to the Proposed General Plan and Focused Growth Plan, the Existing General Plan would allow substantial population growth in the City, but the growth would be expected, would be planned for, and would have adequate infrastructure and public services.

Since most of the population and employment increases would be due to development of currently undeveloped land, the Existing General Plan would not displace substantial numbers of existing housing, or displace substantial numbers of people. Furthermore, the Existing General Plan would not result in a jobs-housing balance that is substantially different from the jobs-housing balance that would occur under the Proposed General Plan or Focused Growth Plan since the three plans would propose similar ratios of jobs and housing. As a result, the Existing General Plan would have approximately the *same impact* as both the Proposed General Plan and Focused Growth Plan.

12. Public Facilities

Population and job increases associated with implementation of the Existing General Plan would be similar to the population and job increases that would result from implementation of the Proposed General Plan and Focused Growth Plan. Therefore, the Existing General Plan would have approximately *the same* impacts on public facilities as both the Proposed General Plan and Focused Growth Plan.

13. Transportation and Parking

The Existing General Plan would allow the construction of a similar number of new houses in Chino, which would increase the traffic volumes within and to and from the City approximately the same amount as both the Proposed General Plan and Focused Growth Plan. However, the Proposed General Plan and Focused Growth Plan would allow more mixed-use development than the Existing General Plan. Mixed-use development allows residents to meet many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. Furthermore, the policies in the Existing General Plan do not seek to increase the use of alternative modes of transportation to the automobile. Therefore, the Existing General Plan would be an *insubstantial deterioration* over both the Proposed General Plan and Focused Growth Plan.

14. Utilities and Infrastructure

Population and job increases associated with implementation of the Existing General Plan would be similar to the population and job increases that would result from implementation of the Proposed General Plan and Focused Growth Plan. Therefore, the Existing General Plan would have approximately *the same* impacts on utilities as both the Proposed General Plan and Focused Growth Plan.

B. Mixed-Use Corridors Alternative

This section compares the implementation of the Mixed-Use Corridors Alternative to the Proposed General Plan and Focused Growth Plan for each of the categories described below. In some sections the comparison to the Proposed General Plan and Focused Growth Plan are combined, and in some sections they are discussed individually.

1. Aesthetics

The urbanization of the remaining undeveloped areas in Chino, and conversion of existing commercial development into intensified mixed-use development along the major corridors would be the predominant aesthetic impacts

of the implementation of the Mixed-Use Corridors Alternative. The Mixed-Use Corridors Alternative would allow more intensified development than the Proposed General Plan and a similar pattern of development as the Focused Growth Plan in both the remaining undeveloped areas and along the major corridors.

a. Proposed General Plan

The Mixed-Use Corridors Alternative would allow an equivalent amount of urbanization in currently undeveloped areas in Chino as the Proposed General Plan. However, the Mixed-Use Corridors Alternative would also allow more intensified mixed-use development than the Proposed General Plan along Central Avenue and Riverside Drive. The redevelopment of these areas would focus new development in the already-developed areas in Chino. With the adherence to the goals and policies in the Land Use Element that would require quality aesthetic design of buildings and outdoor spaces, the intensification of mixed-use development in along these corridors would likely improve the aesthetic quality of the City. Therefore, the Mixed-Use Corridors Alternative would be an *insubstantial improvement* over the Proposed General Plan in terms of aesthetics.

b. Focused Growth Plan

Both the Mixed-Use Corridors Alternative and the Focused Growth Plan would allow a similar pattern of urbanization in remaining undeveloped areas, and intensification of mixed-use development along major corridors within the City. However, the extent of the intensification of mixed-use development in the Mixed-Use Corridors Alternative is slightly greater along the western portion of Riverside Drive and along Central Avenue south of the Civic Center, as compared to the Focused Growth Plan. As stated above, the policies in the Mixed-Use Corridors Alternative would require high-quality aesthetic design in these areas, and the intensification of the development in these areas would likely improve the aesthetic quality of the City. Therefore, the Mixed-Use Corridors Alternative would have a *insubstantial improvement* to aesthetics.

2. Agricultural Resources

Implementation of the Mixed-Use Corridors Alternative would involve the conversion of some existing farmland to urban uses. Some of this farmland is classified as significant by the California Department of Conservation (CDC), and some properties are in active Williamson Act contracts. However, the location of the urban uses would be the same in the Proposed General Plan, Focused Growth Plan, and Mixed-Use Corridors Alternative. While the intensity and types of development would be slightly different in these three plans, the loss of farmland would be identical. Therefore, the Mixed-Use Corridors Alternative would have the *same impact* as both the Proposed General Plan and Focused Growth Plan.

3. Air Quality and Greenhouse Gases

The Mixed-Use Corridors Alternative would allow an increased number of new houses and jobs in Chino, which would increase the traffic volumes within and to and from the City. Increased traffic volumes would increase air pollution and greenhouse gas emissions. However, much of increased development in the Mixed-Use Corridors Alternative would be mixed-use development along major corridors, which would allow increased access to public transportation. Mixed-use development would also allow new residents to meet many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. While the mixed-use development may not produce as much traffic as other development, the increased population and workers within the City would create an *insubstantial deterioration* compared to both the Proposed General Plan and Focused Growth Plan.

4. Biological Resources

Implementation of the Mixed-Use Corridors Alternative would affect biological resources as land is developed that is currently vacant or used for agriculture. Most of this development would be located within the boundaries of The Preserve Specific Plan, and The Preserve Resource Management Plan has been adopted to mitigate the impacts of development to a less-than-significant level, as described in The Preserve Specific Plan EIR. Furthermore, the de-

velopment that would occur according to the Mixed-Use Corridors Alternative would be on the same parcels where development would occur under both the Proposed General Plan and Focused Growth Plan. For these reasons, the Mixed-Use Corridors Alternative would have approximately the *same impact* on biological resources as both the Proposed General Plan and the Focused Growth Plan.

5. Cultural and Paleontological Resources

Implementation of the Mixed-Use Corridors Alternative would result in a similar amount of new development within the City. As new development occurs in areas with existing buildings, historic resources could possibly be damaged or lost. However, the policies in the Mixed-Use Corridors Alternative would protect any historic, archeological, and paleontological resources and human remains. Since the goals, objectives, policies, and actions are identical in the Proposed General Plan, Focused Growth Plan, and Mixed-Use Corridors Alternative, the three plans would have the *same impact* on cultural and paleontological resources.

6. Geology, Soils, and Seismicity

The Mixed-Use Corridors Alternative would result in additional housing, population, and employment within Chino. These increases would expose more people to geologic and seismic hazards than would occur under the Proposed General Plan or Focused Growth Plan. However, the Mixed-Use Corridors Alternative would include the same goals, objectives, policies, and actions to address these hazards as the Proposed General Plan and Focused Growth Plan. Also, new development under the Mixed-Use Corridors Alternative would be subject to federal, State, and local regulations that would reduce the potential for geological or soils-related impacts to a less-than-significant level. For these reasons, the Mixed-Use Corridors Alternative would have approximately the *same impact* as both the Proposed General Plan and Focused Growth Plan.

7. Hazards and Hazardous Materials

The Mixed-Use Corridors Alternative would allow for a greater increase in population and workers within the City which potentially could expose more people to hazards and hazardous materials than the Proposed General Plan or Focused Growth Plan. In addition, the Mixed-Use Corridors Alternative would allow the development of residential units on land that is currently used for industrial activities. The policies in the Mixed-Use Corridors Alternative would mitigate any potential impacts associated with exposure to hazardous materials on land that has been used for industrial purposes. For these reasons, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

8. Hydrology and Water Quality

Additional residential, commercial, and industrial development accommodated by the Mixed-Use Corridors Alternative could result in additional pollutants entering stormwater runoff. Additional traffic might also result in increased potential for oil, grease, and other contaminants. However, policies in the Mixed-Use Corridors Alternative would be identical to the Proposed General Plan and Focused Growth Plan, and would mitigate these impacts to a less-than-significant level. Since the location of new development, and the goals, objectives, policies, and actions in the Mixed-Use Corridors Alternative are identical to those of the Proposed General Plan and Focused Growth Plan, the three plans would have the *same impact* on hydrology and water quality.

9. Land Use

The Mixed-Use Corridors Alternative would allow the conversion of additional commercial and industrial land uses into mixed-use development as compared to both the Proposed General Plan and Focused Growth Plan.

a. Proposed General Plan

The land use changes allowed by the Mixed-Use Corridors Alternatives would be similar to the Proposed General Plan except for the intensification

of mixed-use development along Central Avenue and Riverside Drive. Some of this intensification would be on or adjacent to parcels with existing industrial uses. The policies in the Mixed-Use Corridors Alternative would largely alleviate any potential land use conflicts between residential and industrial development, such as noise, odors, groundbourne vibration, and truck traffic. These conflicts would be diminished through building design and siting techniques. However, as the amount of residential development adjacent to industrial development would increase, the Mixed-Use Corridors Alternative would have an *insubstantial deterioration* in terms of land use as compared to the Proposed General Plan.

b. Focused Growth Plan

The Mixed-Use Corridors Alternative would involve similar but more intense changes in land use as compared to the Focused Growth Plan. While the land use changes in the Focused Growth Plan would not cause conflicts in land use, would not divide an established community, and would not conflict with other land use plans, as described in Section 4.9, Land Use, the intensification and conversion of land use would be more severe in the Mixed-Use Corridors Alternative. Therefore, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* in terms of land use as compared to the Focused Growth Plan.

10. Noise

The Mixed-Use Corridors Alternative would allow a greater increase in jobs and residents within the City, which would increase vehicle trips. Additionally, the Mixed-Use Corridors Alternative would allow the construction of additional residences adjacent to industrial operations. While the policies in the Mixed-Use Corridors Alternative would mitigate the impacts of noise due to traffic and industrial operations for all sensitive receptors, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

11. Population, Employment, and Housing

The Mixed-Use Corridors Alternative would allow a greater change in population, employment, and housing than both the Proposed General Plan and Focused Growth Plan. Specifically, as shown in Table 5-1, the Mixed-Use Corridors Alternative would allow approximately 8,377 more units, 29,004 more people, and 7,344 more jobs than the Proposed General Plan, and 7,410 more units, 21,515 more people, and 8,966 more jobs than the Focused Growth Plan. This increase in the housing, population, and jobs would be due to increased development intensity allowed in the designation of land uses along the major corridors within the City. However, similar to the Proposed General Plan and Focused Growth Plan, the growth resulting from implementation of the Mixed-Use Corridors Alternative would be expected, would be planned for, and would have adequate infrastructure and public services.

Most of the new housing and job development would either occur on existing undeveloped land, or on existing industrial and commercial properties along the major corridors of Central Avenue, Riverside Drive, and Euclid Avenue. Since almost no intensified development would be permitted on existing residential parcels, the Mixed-Use Corridors Alternative would not displace substantial numbers of existing housing, or displace substantial numbers of people. Furthermore, the Mixed-Use Corridors Alternative would not result in a jobs-housing balance that is substantially different from the jobs-housing balance that would occur under the Proposed General Plan or Focused Growth Plan since the three plans would propose similar ratios of jobs and housing. However, since the Mixed-Use Corridors Alternative would result in increased housing, population, and employment in the City, it would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

12. Public Facilities

The Mixed-Use Corridors Alternative would allow a greater increase in population and workers within Chino than both the Proposed General Plan and Focused Growth Plan. The Public Facilities and Services Element contains goals, objectives, policies, and actions to accommodate the growth anti-

pated. However, since the Mixed-Use Corridors Alternative would allow a greater increase in population, it would have a greater impact on the police, fire, school, library, and park facilities within the City. For this reason, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

13. Transportation and Parking

The Mixed-Use Corridors Alternative would allow an increased number of new houses and jobs in Chino, which would increase the traffic volumes within and to and from the City. However, much of increased development in the Mixed-Use Corridors Alternative would be mixed-use development along major corridors, which would allow increased access to public transportation. Mixed-use development would also allow new residents to meet many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. While the mixed-use development may not produce as much traffic as other development, the increased population and workers within the City would create an *insubstantial deterioration* over both the Proposed General Plan and Focused Growth Plan.

14. Utilities and Infrastructure

The Mixed-Use Corridors Alternative would allow a greater increase in population and workers within Chino than both the Proposed General Plan and Focused Growth Plan. The Public Facilities and Services Element contains goals, objectives, policies, and actions to accommodate the growth anticipated. However, since the Mixed-Use Corridors Alternative would allow a greater increase in population, it would have a greater impact on the water supply, wastewater, solid waste, and stormwater infrastructure within the City. For this reason, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

C. Neighborhood Centers Alternative

This section compares the implementation of the Neighborhood Centers Alternative to the Proposed General Plan and Focused Growth Plan for each of the categories described below. In some sections the comparison to the Proposed General Plan and Focused Growth Plan are combined, and in some sections they are discussed individually.

1. Aesthetics

The urbanization of the remaining undeveloped areas in Chino, the conversion of existing commercial development into intensified mixed-use development in the neighborhood centers, and the conversion of some industrial land uses into residential development would be the predominant aesthetic impacts of the implementation of the Neighborhood Centers Alternative. The Neighborhood Centers Alternative would allow more intensified development than the Proposed General Plan and a similar pattern of development as the Focused Growth Plan in both the remaining undeveloped areas and the neighborhood centers.

a. Proposed General Plan

The Neighborhood Centers Alternative would allow an equivalent amount of urbanization in currently undeveloped areas in Chino as the Proposed General Plan. However, the Neighborhood Centers Alternative would also allow more intensified mixed-use development than the Proposed General Plan at the intersection of Philadelphia Street and Central Avenue, and the conversion of industrial development to residential uses along Schaeffer Avenue. The redevelopment of these areas would focus new development in the already-developed areas in Chino. With the adherence to the goals and policies in the Land Use Element that would require quality aesthetic design of buildings and outdoor spaces, the intensification of mixed-use development along these corridors would likely improve the aesthetic quality of the City. Therefore, the Neighborhood Centers Alternative would be an *insubstantial improvement* over the Proposed General Plan in terms of aesthetics.

b. Focused Growth Plan

Both the Neighborhood Centers Alternative and the Focused Growth Plan would allow a similar pattern of urbanization in remaining undeveloped areas and intensification of mixed-use and residential development in neighborhood centers within the City. However, the Focused Growth Plan would allow more intensified mixed-use development while the Neighborhood Centers Alternative would allow additional conversion of industrial uses to residential. As stated above, the policies in the Neighborhood Centers Alternative would require high-quality aesthetic design in these areas, and the intensification of the development in neighborhood centers and conversion of some industrial uses into residential development would likely improve the aesthetic quality of the City. Therefore, the Neighborhood Centers Alternative would result in an *insubstantial improvement* to aesthetics.

2. Agricultural Resources

Implementation of the Neighborhood Centers Alternative would involve the conversion of some existing farmland to urban uses and the preservation of agricultural lands in the SOI. Some of the farmland that would be lost is classified as significant by the California Department of Conservation (CDC), and some properties are in active Williamson Act contracts. However, outside the SOI, the location of the urban uses would be the same in the Neighborhood Centers Alternative as the Proposed General Plan and Focused Growth Plan. While the intensity and types of development would be slightly different in these three plans, the loss of farmland outside the SOI would be identical. Within the SOI, the Neighborhood Centers Alternative would designate all vacant and agricultural parcels for agricultural use, and would not allow the conversion of these parcels to residential development. The existing farmland in the SOI would be preserved. Therefore, the Neighborhood Centers Alternative would be an *insubstantial improvement* to both the Proposed General Plan and Focused Growth Plan.

3. Air Quality and Greenhouse Gases

The Neighborhood Centers Alternative would allow an increased number of new houses in Chino, which would increase the traffic volumes within and to

and from the City. Increased traffic volumes would cause increased air pollution and greenhouse gas emissions. However, much of increased development in the Neighborhood Centers Alternative would be mixed-use development focused in neighborhood centers, which would allow increased access to public transportation. Mixed-use development would also allow new residents to meet many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. While the focused mixed-use development may not produce as much traffic as other development, the increased population within the City would create an *insubstantial deterioration* over both the Proposed General Plan and Focused Growth Plan.

4. Biological Resources

Implementation of the Neighborhood Centers Alternative would affect biological resources as land is developed that is currently vacant or used for agriculture. Most of this development would be located within the boundaries of The Preserve Specific Plan, and The Preserve Resource Management Plan has been adopted to mitigate the impacts of development to a less-than-significant level, as described in The Preserve Specific Plan EIR. Furthermore, the development that would occur according to the Neighborhood Centers Alternative would be on the same parcels where development would occur under both the Proposed General Plan and Focused Growth Plan. For these reasons, the Neighborhood Centers Alternative would have approximately the *same impact* on biological resources as both the Proposed General Plan and the Focused Growth Plan.

5. Cultural and Paleontological Resources

Implementation of the Neighborhood Centers Alternative would result in a similar amount of new development within the City. As new development occurs in areas with existing buildings, historic resources could possibly be damaged or lost. However, the policies in the Neighborhood Centers Alternative would protect any historic, archeological, and paleontological resources and human remains. Since the goals, objectives, policies, and actions are identical in the Proposed General Plan, Focused Growth Plan, and

Neighborhood Centers Alternative, the three plans would have the *same impact* on cultural and paleontological resources.

6. Geology, Soils, and Seismicity

The Neighborhood Centers Alternative would result in additional housing and population, and decreased employment within Chino as compared to both the Proposed General Plan and Focused Growth Plan. The increase in population would expose more people to geologic and seismic hazards than would occur under the Proposed General Plan or Focused Growth Plan. However, the Neighborhood Centers Alternative would include the same goals, objectives, policies, and actions to address these hazards as the Proposed General Plan and Focused Growth Plan. Also, new development under the Neighborhood Centers Alternative would be subject to federal, State, and local regulations that would reduce the potential for geological or soils-related impacts to a less-than-significant level. For these reasons, the Neighborhood Centers Alternative would have approximately the *same impact* as both the Proposed General Plan and Focused Growth Plan.

7. Hazards and Hazardous Materials

The Neighborhood Centers Alternative would allow for a greater increase in population and smaller increase in the amount of workers within the City. The increase in population could potentially expose more people to hazards and hazardous materials than the Proposed General Plan or Focused Growth Plan. In addition, the Neighborhood Centers Alternative would allow the development of residential units on land that is currently used for industrial activities. The policies in the Neighborhood Centers Alternative would mitigate potential impacts associated with exposure to hazardous materials on land that has been used for industrial purposes. For these reasons, the Mixed-Use Corridors Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

8. Hydrology and Water Quality

Additional residential, commercial, and industrial development accommodated by the Neighborhood Centers Alternative could result in additional

pollutants entering stormwater runoff. Additional traffic might also result in increased potential for oil, grease, and other contaminants. However, policies in the Neighborhood Centers Alternative would be identical to the Proposed General Plan and Focused Growth Plan, and would mitigate these impacts to a less-than-significant level. Since the location of new development, and the goals, objectives, policies, and actions in the Neighborhood Centers Alternative are identical to the Proposed General Plan and Focused Growth Alternative, the three plans would have the *same impact* on hydrology and water quality.

9. Land Use

The Neighborhood Centers Alternative would allow the conversion of additional commercial and industrial land uses into mixed-use development as compared to both the Proposed General Plan and Focused Growth Plan.

a. Proposed General Plan

The land use changes allowed by the Neighborhood Centers Alternative would be similar to the Proposed General Plan except for the intensification of mixed-use and residential development in the neighborhood center areas. Some of this intensification would be on or adjacent to parcels with existing industrial uses. The policies in the Neighborhood Centers Alternative would largely alleviate any potential land use conflicts between residential and industrial development, such as noise, odors, groundborne vibration, and truck traffic. These conflicts would be diminished through building design and siting techniques. However, as the amount of residential development adjacent to industrial development would increase, the Neighborhood Centers Alternative would have an *insubstantial deterioration* in terms of land use as compared to the Proposed General Plan.

b. Focused Growth Plan

The Neighborhood Centers Alternative would involve similar but more intense changes in land use as compared to the Focused Growth Plan. While the land use changes in the Focused Growth Plan would not cause conflicts in land use, would not divide an established community, and would not conflict

with other land use plans, as described in Section 4.9, Land Use, the intensification and conversion of land use would be more severe in the Neighborhood Centers Alternative. Therefore, the Neighborhood Centers Alternative would be an *insubstantial deterioration* in terms of land use as compared the Focused Growth Plan.

10. Noise

The Neighborhood Centers Alternative would allow a greater increase in residents within the City, which would increase the number of vehicle trips. Additionally, the Neighborhood Centers Alternative would allow the construction of additional residences adjacent to industrial operations. While the policies in the Neighborhood Centers Alternative would mitigate the impacts of noise due to traffic and industrial operations for all sensitive receptors, the Neighborhood Centers Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

11. Population, Employment, and Housing

The Neighborhood Centers Alternative would allow a greater change in population and housing than both the Proposed General Plan and Focused Growth Plan, and a smaller change in employment than both the Proposed General Plan and Focused Growth Plan. Specifically, as shown in Table 5-1, the Neighborhood Centers Alternative would allow approximately 10,085 more units, 28,954 more people, and 3,793 fewer jobs than the Proposed General Plan, and 9,118 more units, 26,465 more people, and 2,171 fewer jobs than the Focused Growth Plan.

This increase in the housing and population would be due to increased development intensity allowed in neighborhood centers. Similar to the Proposed General Plan and Focused Growth Plan, the growth resulting from implementation of the Neighborhood Centers Alternative would be expected, would be planned for, and would have adequate infrastructure and public services.

Most of the new housing and job development would either occur on existing undeveloped land, or on existing industrial and commercial properties. Since almost no intensified development would be permitted on existing residential parcels, the Neighborhood Centers Alternative would not displace substantial numbers of existing housing, or displace substantial numbers of people.

The Neighborhood Centers Alternative would result in a jobs-housing balance that has slightly fewer jobs per household than would occur under the Proposed General Plan or Focused Growth Plan since the Neighborhood Centers Alternative would allow increased housing but fewer jobs than both the Proposed General Plan and Focused Growth Plan. Since the Neighborhood Centers Alternative would result in increased housing and population, and decreased employment generation in the City, it would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

12. Public Facilities

The Neighborhood Centers Alternative would allow a greater increase in population within Chino than both the Proposed General Plan and Focused Growth Plan. The Public Facilities and Services Element contains goals, objectives, policies, and actions to accommodate the growth anticipated. However, since the Neighborhood Centers Alternative would allow a greater increase in population, it would have a greater impact on the police, fire, school, library, and park facilities within the City. For this reason, the Neighborhood Centers Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

13. Transportation and Parking

The Neighborhood Centers Alternative would allow an increased number of new houses in Chino, which would increase the traffic volumes within and to and from the City. However, much of increased development in the Neighborhood Centers Alternative would be mixed-use development focused in neighborhood centers, which would allow increased access to public transportation. Mixed-use development would also allow new residents to meet

many daily needs in close proximity to their home and would allow an increased percentage of daily trips to be completed on foot or on bicycle. While the focused mixed-use development may not produce as much traffic as other development, the increased population within the City would create an *insubstantial deterioration* over both the Proposed General Plan and Focused Growth Plan.

14. Utilities and Infrastructure

The Neighborhood Centers Alternative would allow a greater increase in population within Chino than both the Proposed General Plan and Focused Growth Plan. The Public Facilities and Services Element contains goals, objectives, policies, and actions to accommodate the growth anticipated. However, since the Neighborhood Centers Alternative would allow a greater increase in population, it would have a greater impact on the water supply, wastewater, solid waste, and stormwater infrastructure within the City. For this reason, the Neighborhood Centers Alternative would be an *insubstantial deterioration* as compared to both the Proposed General Plan and Focused Growth Plan.

D. Environmentally Superior Alternative

CEQA requires the identification of the environmentally superior alternative in an EIR. Based on the above analysis, summarized in Table 5-2 and Table 5-3, the environmentally superior alternative is the Proposed General Plan.

The Existing General Plan (No Project) alternative is very similar in impacts to the Proposed General Plan because the land use maps are very similar. However, it lacks the policy statements that would be included in the Proposed General Plan that would reduce the impacts associated with air quality, greenhouse gases, and traffic.

The Neighborhood Centers and Mixed Use Corridors Alternatives would both result in additional housing units beyond those envisioned by the Proposed General Plan. Although they would include more smart growth prin-

principles, the overall impact of the additional development associated with these alternatives results in a finding of environmental superiority for the Proposed General Plan.