



6.0 ALTERNATIVES

6.1 INTRODUCTION

Sections 15126.6(a) and (b) of the State CEQA Guidelines (14 *California Code of Regulations* [CCR]) provide guidance on the scope of alternatives to a proposed project that must be evaluated. The CEQA Guidelines state:

- (a) Alternatives to the Proposed Project. An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives, which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.
- (b) Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code §21002.1), 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.

In selecting alternatives to the General Plan Update (proposed Project or Project), the City of Yorba Linda (City), as Lead Agency, is to consider alternatives that could feasibly attain most of the basic objectives of the Project and avoid or substantially lessen one or more of the significant effects.

Section 15126.6(f) of the State CEQA Guidelines (14 CCR) states:

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. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.

Therefore, factors that may be taken into account when addressing the feasibility of alternatives include but are not limited to 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). Although these factors do not present a strict limit on the scope of reasonable



alternatives to be considered, they help establish context in which “the rule of reason” is measured against when determining an appropriate range of alternatives sufficient to establish and foster meaningful public participation and informed decision-making.

6.1.1 The General Plan Process

It is important to discuss the General Plan Update process, as that process lead to the selection of the preferred General Plan Land Use Map. “Our Vision for Yorba Linda” was developed through a collaborative, community-based process of extensive community outreach, working sessions with City staff and department leaders, dialogue with the City Council, and meetings with the General Plan Advisory Committee. Comments, feedback, direction, and guidance from these public participation efforts informed the development of “Our Vision for Yorba Linda”.

Major components of the General Plan Update include:

- Update of existing conditions, with year 2016 serving as the baseline year.
- Communicate “Our Vision for Yorba Linda” through a Vision Statement to set the tone for the General Plan’s goals, policies, and actions, and establish a foundation based on community values and qualities unique to Yorba Linda.
- Update of General Plan development projections to buildout. Projections for population, residential, and non-residential development have been updated for the projected buildout.
- Communicate “Focus Areas” through a citywide Focus Area Map to more specifically identify those parts of Planning Area where potential change is anticipated or planned.
- Add to, delete, or modify the 1993 General Plan goals, policies, and programs.
- Amend the remaining General Plan Elements to reflect the components described above.

The Vision for Yorba Linda sets the tone for the General Plan’s goals, policies, and actions. The main points of the Vision for Yorba Linda are:

- Provides high quality open space, parks, and recreational facilities for all;
- Manages development and growth to preserve the City’s semi-rural/suburban characteristic;
- Supports an efficient circulation system;
- Values its heritage and strives to preserve historic buildings and neighborhoods;
- Embraces high aesthetic standards for new architecture and community design;
- Encourages growth in its tax base to support City services and ensure adequate infrastructure;
- Preserves natural resources to ensure long-term productivity of the environment;
- Encourages civic participation of all residents and stakeholders and reflects community values in official planning and decision-making; and
- Preserves its character by supporting community efforts dedicated to civic engagement, cultural activities, health and safety issues, and other aspects of improving the quality of life.



6.1.2 Project Objectives

As described in Section 1.3 of the Program EIR, the following objectives have been established for the Yorba Linda General Plan Update and Program EIR. Objectives for the General Plan Update and Program EIR are:

- Provide for continued conformance with State law;
- Ensure internal consistency amongst General Plan Elements;
- Respond to issues raised by City residents and stakeholders during the public participation process;
- Address gaps in the 1993 General Plan identified by the community;
- Align the General Plan’s policies to address major priorities and ensure that the City is in a position to respond to challenges and strategic opportunities;
- Comply with Section 21000 et seq. of CEQA, which requires that environmental impacts be addressed and mitigated.

6.1.3 Determination of Alternatives to be Analyzed

Key factors used to determine the range of feasible alternatives to the proposed General Plan Update include the objectives established for the Program EIR, along with the Vision for Yorba Linda. Based on the basic objectives of the General Plan Update and the Program EIR and the Vision for Yorba Linda, the following alternatives have been identified for detailed analysis in this section:

- No Project/Existing General Plan; and
- General Plan Update with Reduced Development

An EIR must identify an “environmentally superior” alternative and where the No Project Alternative is identified as the environmentally superior alternative, 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.

6.2 NO PROJECT/EXISTING GENERAL PLAN ALTERNATIVE

6.2.1 Description

Section 15126.6(e)(2) of the State CEQA Guidelines (14 CCR) specifies the following:

The “no project” analysis shall discuss the existing conditions at the time the Notice of Preparation [NOP] is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

The No Project/Existing General Plan Alternative describes buildout of the City of Yorba Linda in accordance with existing zoning and General Plan land use designations and policies of the current General Plan, which was adopted in 1993 (refer to Figure 3-3, 1993 General Plan Land Use Map). The No Project/Existing General Plan Alternative encompasses the same geographic area as the Yorba Linda



General Plan Update. **Table 6-1, No Project/Existing General Plan Alternative Compared to 2016 General Plan**, compares the buildout potential associated with the existing General Plan (1993) and the proposed 2016 General Plan Update.

Table 6-1 No Project/Existing General Plan Alternative Compared to 2016 General Plan		
Land Use Plan	Dwelling Units	Non-Residential (sf)
Existing General Plan (1993)	24,126	8,043,343
2016 General Plan Update	25,871	5,851,095
Change	1,745	-2,192,248

As indicated in the table, the No Project/Existing General Plan Alternative, when compared to the proposed 2016 General Plan Update, would allow for:

- 1,745 fewer dwelling units; and
- 2,192,248 more square feet of non-residential uses.

6.2.2 Impact Evaluation

Aesthetics

Both the No Project/Existing General Plan Alternative and the General Plan Update would allow for increased development within the Planning Area through the development of vacant land, infill development, and reuse of currently developed sites. Similar areas would be developed under the 1993 General Plan and the proposed General Plan Update. However, the proposed General Plan Update includes amendments to the Land Use Element to incorporate policies to improve and/or maintain the aesthetic quality of the Planning Area. The Conservation Element of the General Plan Update would include policies to preserve the Planning Area’s visual resources along existing and planned landscape corridors, as well as the natural resource areas of community and regional significance. Therefore, the proposed General Plan Update provides for greater protection of visual resources when compared to the No Project/Existing General Plan Alternative.

Agricultural and Forestry Resources

The California Department of Conservation has identified two areas of the Planning Area as agriculturally significant. The proposed General Plan Update does not change any land use designations previously established by the 1993 General Plan. Therefore, neither the proposed General Plan Update nor the No Project/Existing General Plan Alternative would result in significant impacts to agricultural or forestry resources.

Air Quality

Both the proposed General Plan Update and the No Project/Existing General Plan Alternative would allow for new development on existing vacant land and through the reuse of currently developed land. It is anticipated implementation of future development projects under the proposed General Plan Update would have similar air quality impacts to projects developed under the 1993 General Plan. Under both General Plans, significant unavoidable impacts would occur during construction and operation. Additionally, cumulative construction and operational impacts would be significant and unavoidable.



Biological Resources

The Planning Area is generally built out, with the exception of the Cielo/Esperanza Focus Area. Both the No Project/Existing General Plan Alternative and the General Plan Update would allow for the development in the Cielo/Esperanza Focus Area (referred to as the Murdock Property Area Plan C in the 1993 General Plan), and would have the same or similar impacts to biological resources.

Cultural Resources

The No Project/Existing General Plan Alternative and the General Plan Update would allow for new development on existing vacant land, infill development, and reuse of currently developed properties. Therefore, potential impacts to known or unknown historical, archaeological, or paleontological resources would be similar under the No Project/Existing General Plan Alternative scenario or with the General Plan Update. Potential impacts to cultural resources associated with the No Project/Existing General Plan Alternative and the General Plan Update would be less than significant by compliance with the goals and policies of the either the 1993 General Plan or General Plan Update, respectively and mitigation measures.

Geology and Soils

The No Project/Existing General Plan Alternative and the General Plan Update would allow for new development and the reuse of existing development sites. New development would be located throughout the Planning Area and would result in a larger number of structures/people potentially exposed to substantial adverse effects associated with severe ground shaking or ground failure. However, impacts related to geologic and seismic hazards associated with either the No Project/Existing General Plan Alternative or the General Plan Update would be less than significant through the compliance with federal, State, and local building codes and standards, and the goals and policies of the General Plan. The type and severity of potential impacts would be similar or the same.

Greenhouse Gas Emissions

As a part of a statewide plan, the City is to reduce GHG emissions to 1990 levels by 2020. Development pursuant to the No Project/Existing General Plan Alternative and the proposed General Plan Update would result in additional GHG emissions with future development. The General Plan Update policies correspond to the sustainability strategies identified in the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy to help implement AB 32 GHG reduction goals. The 1993 General Plan does not identify specific goals and policies to address GHG emissions reductions within the Planning Area. Although it is speculative to know whether the City would not meet its reduction targets of AB 32 under the No Project/Existing General Plan Alternative scenario, it should be recognized that the proposed General Plan Update includes goals and policies specific to the topic of climate change.

Hazards and Hazardous Materials

Impacts related to hazards and hazardous materials under the No Project/Existing General Plan Alternative would be similar to those under the General Plan Update. Development under the No Project/Existing General Plan Alternative could also expose people to hazardous substances that may be present in soil or groundwater. Demolition activities could expose workers and the environment to asbestos-containing materials and/or lead-based paint and residues. Future development under both General Plan scenarios require compliance with federal, State, and local regulations and policies for the protection humans and the environment from exposure to hazards. Implementation of existing



regulations to hazardous materials would reduce this impact to a less than significant level. Future development on any site containing contaminated materials or soils, appropriate remediation activities would be required before construction activities could be permitted.

Hydrology and Water Quality

The Conservation, Public Health and Safety and Public Services Elements in the proposed General Plan Update provides updated information regarding water resources, storm drainage, wastewater, and flooding in the Planning Area. Both the existing General Plan and proposed General Plan Update would result in an increased population that could be impacted by hydrology or drainage hazards. Growth forecasted under the existing General Plan Alternative would be similar.

Land Use and Planning

The proposed General Plan Update does not change any land use designations previously established in the 1993 General Plan. The General Plan Update revises the Land Use Element by updating the land use database and establishing Focus Areas for specialized land use policies. Most of the anticipated development in the Planning Area would take place within the seven Focus Areas. Therefore, under the No Project/Existing General Plan Alternative, the existing Land Use Element would provide information that may not reflect the current development conditions of the City.

Mineral Resources

There are active oil wells located within the Planning Area. However, the General Plan Update would not change land use designation of Oil Production Combining Zone (O). The aggregate resource areas lie along the Santa Ana River to the south of the Planning Area and contain sand, gravel, and crushed stone which can be used as construction materials. Although these areas are known to contain commercially-viable aggregate deposits, these areas are not used for mining production because the overlying areas are already developed. While the land use designation for these areas would not change as a part of the General Plan Update, the areas have already been developed with land uses which preclude aggregate extraction.

Noise

The No Project/Existing General Plan Alternative and the proposed General Plan Update would allow for new development on existing vacant land or through redevelopment of currently developed land. Development under either the No Project/Existing General Plan Alternative or the General Plan Update would result in additional noise from construction activities and the resulting increase in vehicular traffic noise associated with future development. Cumulatively, long-term operational noise impacts would be significant due to anticipated growth in the Planning Area, as well as long with cumulative growth outside the City. Under both development scenarios, it is anticipated that noise and vibration impacts would be mitigated to a less than significant level.

Population and Housing

One of the objectives of the General Plan Update is to update the City's environmental baseline conditions and to update the General Plan development projections to the year 2035. Development projections would include projections for dwelling units, non-residential square footage, and population. The No



Project/Existing General Plan Alternative does not reflect the most current population, and housing numbers or projections.

Public Services

The No Project/Existing General Plan Alternative does not reflect the service demand based on current conditions in the Planning Area. Implementation of the General Plan Update would provide a comprehensive inventory of public services and the levels of service provided to the City. Growth associated with the General Plan Update would be similar to the growth anticipated with the No Project/Existing General Plan Alternative. Therefore, the level of service and demand for service would be similar with the No Project/Existing General Plan Alternative as with the proposed General Plan Update.

Recreation

The No Project/Existing General Plan Alternative does not reflect the current demand for recreational resources in the Planning Area. Implementation of the General Plan Update would provide a comprehensive inventory of existing parks and recreational facilities and services provided by the City and in the Planning Area. Growth associated with the No Project/Existing General Plan Alternative would exceed the growth anticipated with the General Plan Update. Therefore, the demand for parkland and recreational facilities would be less with the General Plan Update than the No Project/Existing General Plan Alternative.

Transportation and Traffic

As indicated in Section 5.16, Transportation and Traffic, all study intersections are currently operating at an acceptable level of service (LOS D or better) with the exception of Yorba Linda Boulevard at Savi Ranch Parkway. All roadway segments are operating at an acceptable level of service with the exception of six roadway segments. With implementation of the General Plan Update, four intersections and two roadway segments would operate at a deficient level of service based on the City's performance criteria. The 1993 General Plan does not reflect current traffic conditions in the City.

Utilities and Service Systems

The No Project/Existing General Plan Alternative does not reflect the current demand for services. Implementation of the General Plan Update would provide a comprehensive inventory of existing utilities and service systems and the levels of service provided to the Planning Area. Growth associated with the General Plan Update would be less than the growth anticipated with the No Project/Existing General Plan Alternative. Therefore, the level of service and demand for utilities would be incrementally greater with the No Project/Existing General Plan Alternative than the General Plan Update.

Conclusion

The No Project/Existing General Plan Alternative would result in similar environmental impacts as the General Plan Update. It is the intent of the General Plan Update to provide new information based on current conditions within the City and to provide goals, policies, and implementation measures that address current conditions and forecasted requirements for infrastructure, roadways, etc. Additionally, the No Project/Existing General Plan Alternative would not reflect the community's current vision for the Focus Areas and policy direction to achieve the objectives of the General Plan Update. Thus, this Alternative would not meet the goals of the General Plan Update.



6.3 GENERAL PLAN UPDATE WITH REDUCED DEVELOPMENT ALTERNATIVE

6.3.1 Description

The General Plan Update with Reduced Development Alternative assumes that the General Plan Update would be adopted, as proposed, with the development densities and intensities in the Planning Area, reduced by half. Because there are County-adopted projects within the Cielo/Esperanza Focus Area, the development assumptions for this Focus Area remain the same. This Alternative assumes a lower level of growth (residential and non-residential) associated with implementation of the General Plan Update. As a result, this Alternatives assumes the anticipated growth would be reduced when compared to the General Plan Update. **Table 6-2, General Plan Update with Reduced Development Alternative Compared to General Plan**, compares the buildout potential associated with the General Plan Update with reduced development and the General Plan Update.

Land Use Plan	Dwelling Units	Non-Residential (SF)
General Plan Update with Reduced Development	24,251	4,911,027
Proposed General Plan Update	25,871	5,851,095
Difference	-1,620	-940,068

As indicated in the table, the General Plan Update with Reduced Development Alternative would allow for the following when compared to the 2016 General Plan Update:

- 1,620 fewer dwelling units; and
- 940,068 fewer square feet of non-residential uses.

6.3.2 Impact Evaluation

Aesthetics

Both the General Plan Update with Reduced Development Alternative and the General Plan Update would allow for increased development within the Planning Area through the development of vacant land, infill development, and redevelopment of currently developed sites. Similar to the General Plan Update, the General Plan Update with Reduced Development Alternative identifies Focus Areas for targeted policies. Overall, development of the Focus Areas as envisioned by the General Plan Update with Reduced Development Alternative would change the current character or sense of place beyond the existing conditions, similar to the General Plan Update. This Alternative would provide the vision and policy framework for future community-based planning efforts in key areas in the Planning Area. The goals and policies would address the visual character and future development within the Focus Areas. Similar to the General Plan Update, General Plan Update with Reduced Development Alternative would provide goals and policies that provide for compatibility of design and uses and sense of place in order to ensure alterations to the existing environment would not degrade the existing visual character/quality of the respective development sites and their surroundings.



Agricultural Resources

The California Department of Conservation has identified two areas of the Planning Area as agriculturally significant. The proposed General Plan Update does not change any land use designations previously established by the 1993 General Plan. Therefore, neither the proposed General Plan Update nor this Alternative would result in significant impacts to agricultural or forestry resources.

Air Quality

The General Plan Update with Reduced Development Alternative would allow for new development on existing vacant land or through redevelopment of currently developed land, similar to the General Plan Update. Although new development under the General Plan Update with Reduced Development Alternative would be reduced when compared to the General Plan Update, significant unavoidable impacts related to construction emissions, regional operational emissions, consistency with applicable air quality plans, and cumulative construction and operational emission impacts would continue to occur. All other air quality impacts associated with the General Plan Update and this Alternative can be mitigated to less than significant levels. Although the General Plan Update with Reduced Development Alternative would incrementally reduce construction-related emissions and regional operational emissions when compared to the General Plan Update, the significant unavoidable impact would not be eliminated.

Biological Resources

The Planning Area is generally built out, with the exception of the Cielo/Esperanza Focus Area. Both the General Plan Update with Reduced Development Alternative and the proposed General Plan Update would allow for the development in the Cielo/Esperanza Focus Area and would have the same or similar impacts to biological resources.

Cultural Resources

The General Plan Update with Reduced Development Alternative and the General Plan Update would allow for new development on existing vacant land, infill development, and redevelopment of currently developed properties. Therefore, potential impacts to known or unknown historical, archaeological, or paleontological resources would be similar under the General Plan Update with Reduced Development Alternative or the General Plan Update development scenarios. Potential impacts to cultural resources associated with the this Alternative and the General Plan Update would be less than significant by compliance with the goals and policies and mitigation measures.

Geology and Soils

Both this Alternative and the proposed General Plan Update would allow for new development and the reuse of existing development sites. The General Plan Update with Reduced Development Alternative would allow for the development of fewer residential units and non-residential development when compared to the General Plan Update. New development would be located throughout the Planning Area and would result in additional structures/people potentially exposed to substantial adverse effects associated with severe ground shaking or ground failure. However, impacts related to geologic and seismic hazards associated with development under either scenario would be less than significant through the compliance with federal, State, and local building codes and standards, and the goals and policies of the General Plan. Therefore, the potential impacts associated with the number of people or structures



potentially exposed to seismic hazards would be less with this Alternative. However, the type and severity of potential impacts would be similar or the same.

Greenhouse Gas Emissions

As a part of a statewide plan, the City is to reduce GHG emissions to 1990 levels by 2020. Development pursuant to the General Plan Update with Reduced Development Alternative and the proposed General Plan Update would both result in additional GHG emissions. The General Plan Update policies correspond to the sustainability strategies identified in the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy to help implement AB 32 GHG reduction goals. Therefore, similar to the General Plan Update, the General Plan Update with Reduced Development Alternative would be consistent with the reduction targets of AB 32, resulting in a less than significant impact.

Hazards and Hazardous Materials

Implementation of the General Plan Update with Reduced Development Alternative or the General Plan Update would result in the expansion or development of facilities that could impact the health and safety of Yorba Linda residents and employees. However, development under both the General Plan Update with Reduced Development Alternative and the General Plan Update would be required to comply with federal, State, and local regulations and policies protection humans and the environment from exposure to hazards. Implementation of existing regulations to hazardous materials and fire danger would reduce this impact to a less than significant level. For future development on hazardous materials sites, appropriate remediation activities would be required before construction activities could be permitted.

Hydrology and Water Quality

The General Plan Update with Reduced Development Alternative and the General Plan Update would allow for new development on existing vacant and underutilized land, or intensification of currently developed land, potentially resulting in increased population and development that could result in hydrology, drainage, or water quality impacts. The Conservation, Public Health and Safety, and Public Services Elements includes goals and policies that address stormwater management and water quality to ensure that potential impacts would be reduced, which would be applicable to this Alternative. Since the General Plan Update with Reduced Development Alternative would involve the development of fewer residential and non-residential uses than the General Plan Update, potential hydrology, drainage, or water quality impacts may be reduced with this Alternative. However, under this development scenario, residential and non-residential uses could be constructed on the same amount of land area but at decreased densities and intensities, respectively. Therefore, impacts would be less or similar to the proposed General Plan Update.

Land Use and Planning

As with the General Plan Update, the General Plan Update with Reduced Development Alternative revises and updates the existing Land Use Element, including establishing Focus Areas for special policies that reflect the future vision and priorities of the City. Like the General Plan Update, the General Plan Update with Reduced Development Alternative provides updated land use information for the City and establishes the policy foundation to address current and anticipated buildout conditions through 2035. Both the General Plan Update with Reduced Development Alternative and the General Plan Update would address current planning issues, providing for better consistency with regional plans and programs.



Mineral Resources

There are active oil wells located within the Planning Area. However, the General Plan Update with Reduced Development Alternative and the General Plan Update would not change land use designation of Oil Production Combining Zone (O). The aggregate resource areas lie along the Santa Ana River to the south of the City and contain sand, gravel, and crushed stone which can be used as construction materials. Although these areas are known to contain commercially-viable aggregate deposits, these areas are not used for mining production because the overlying areas are already developed. While the land use designation for these areas would not change as a part of the General Plan Update with Reduced Development Alternative or the General Plan Update, the areas have already been developed with land uses which preclude aggregate extraction.

Noise

The General Plan Update with Reduced Development Alternative would allow for new development on existing vacant land or through redevelopment of currently developed land, similar to the General Plan Update. Development under either the General Plan Update with Reduced Development Alternative or the General Plan Update would result in additional noise from both construction activities and the resulting increases in traffic associated with future development. Although the General Plan Update with Reduced Development Alternative would result in incrementally less development when compared to the proposed General Plan Update, it is anticipated that noise impacts associated with future project-specific development can be mitigated to less than significant levels.

Population and Housing

The General Plan Update with Reduced Development Alternative would update the City's environmental baseline conditions and update development projections to the year 2035, similar to the General Plan Update. Development forecasts include projections for dwelling units, non-residential square footage, population and employment. This Alternative would provide the most current population, housing, and employment numbers or projections, and quantitative population, employment, and housing projections for future years.

Public Services

Similar to the General Plan Update, implementation of the General Plan Update with Reduced Development Alternative would provide a comprehensive inventory of existing public services and levels of service provided by the City. Growth associated with both the General Plan Update with Reduced Development Alternative and the General Plan Update would result in increased demand for public services beyond existing conditions. Goals and policies in the General Plan Update would reduce potential impacts to a less than significant level. However, the General Plan Update with Reduced Development Alternative would allow for the development of fewer residential and non-residential uses when compared to the General Plan Update. This would result in less demand on public services. However, no significant impacts are anticipated under either development scenario.

Recreation

Similar to the General Plan Update, implementation of the General Plan Update with Reduced Development Alternative would provide a comprehensive inventory of existing parks and recreational facilities and services provided by the City. Growth associated with both the General Plan Update with



Reduced Development Alternative and the General Plan Update would result in increased demand for parks and recreational facilities beyond existing conditions. Goals and policies in the General Plan Update would reduce potential impacts to a less than significant level. However, the General Plan Update with Reduced Development Alternative would allow for the development of fewer residential and non-residential uses when compared to the General Plan Update. This would result in less demand on parks and recreational facilities. However, no significant impacts are anticipated under either development scenario.

Transportation and Traffic

As indicated in Section 5.16, Transportation and Traffic, all study intersections are currently operating at an acceptable level of service (LOS D or better) with the exception of Yorba Linda Boulevard at Savi Ranch Parkway. The General Plan Update with Reduced Development Alternative would allow for the new development on existing vacant land or through redevelopment of currently developed land, similar to the General Plan Update. However, the General Plan Update with Reduced Development Alternative would result in less development when compared to the General Plan Update. Therefore, this Alternative would generate less vehicular traffic. Under the General Plan Update, several study intersections and roadway segments would operate at deficient level of service assuming complete buildout of the Focus Areas. While the General Plan Update with Reduced Development Alternative would generate fewer vehicle trips than the General Plan Update, the Yorba Linda Boulevard at Savi Ranch Parkway intersection would operate at an unacceptable level of service.

Utilities and Service Systems

Similar to the General Plan Update, implementation of the General Plan Update with Reduced Development Alternative would provide a comprehensive inventory of existing utilities and service systems and levels of service provided by the City. Growth associated with both the General Plan Update with Reduced Development Alternative and the General Plan Update would result in increased demand for utilities beyond existing conditions. Goals and policies in the General Plan Update would reduce potential impacts to a less than significant level. However, the General Plan Update with Reduced Development Alternative would allow for the development of fewer residential and non-residential uses when compared to the General Plan Update. This would result in less demand on utilities and service systems. However, no significant impacts are anticipated under either development scenario.

Conclusion

The General Plan Update with Reduced Development Alternative would result in similar environmental impacts as the General Plan Update. Because the Alternative would allow for less development than is assumed in the proposed General Plan Update, the Alternative would have incremental reduction in impacts where a numerical increase corresponds to a change in the impact level. For example, higher levels of development would be expected to result in greater traffic generation, air quality and GHG emissions, and need for services. It is the intent of the General Plan Update to provide new information based on current conditions within the City and to provide goals, policies, and implementation measures that address current conditions. The General Plan Update with Reduced Development Alternative would also provide updated environmental data and goals, policies, and implementation measures that address current and future conditions, similar to the General Plan Update. This Alternative would generally meet the goals of the General Plan Update.



6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires that an Environmentally Superior Alternative be identified; that is an alternative that would result in the fewest or least significant environmental impacts.

As it is the intent of the General Plan Update to provide new information based on current conditions within the City, the existing General Plan, evaluated under the No Project/Existing General Plan Alternative, would not serve the City as adequately as the General Plan Update. Overall, the No Project/Existing General Plan Alternative and the proposed General Plan Update would result in similar environmental impacts. However, the existing 1993 General Plan does not meet the stated objectives of the General Plan Update and Program EIR to include strategies and implementation measures to ensure long-term development throughout the City.

The General Plan Update with Reduced Development Alternative would meet the stated objectives of the General Plan Update and Program EIR. Both the General Plan Update with Reduced Development Alternative would provide new and updated information based on current conditions and would provide updated goals, policies, and implementation measures to direct future growth within the City. Although it would generally meet the growth objectives identified by the General Plan Update, this Alternative would provide for less residential and non-residential development. Further, the vision for the Community Core, Eastern Gateway, and Western Gateway Focus Areas would not be achieved with reduced development.

The General Plan Update with Reduced Development Alternative would result in similar or incrementally reduced environmental impacts when compared to the proposed General Plan Update. Additionally, this Alternative would not eliminate significant unavoidable impacts identified for Air Quality and for Transportation and Traffic. However, when compared to the General Plan Update, the General Plan Update with Reduced Development Alternative would reduce the severity of these significant unavoidable impacts. Although the General Plan Update with Reduced Development Alternative would generally meet the goals and objectives of the General Plan Update and would incrementally reduce impacts due to the reduction in growth, it would not accommodate the 2035 growth projections. Although the General Plan Update with Reduced Development Alternative may be an environmentally superior alternative, it does not fully meet the objectives of the City.