

5.0 ALTERNATIVES

5.1 INTRODUCTION

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

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

- The discussion of alternatives shall focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly (15126.6[b]);
- The specific alternative of ‘no project’ shall also be evaluated along with its impact (15126.6[e][1]). The ‘no project’ analysis shall discuss the existing conditions at the time the Notice of Preparation is published, and at the time the environmental analysis is commenced, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (15126.6[e][2]);
- The range of alternatives required in an EIR is governed by the ‘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. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent) (15126.6[f]);
- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (15126.6[f][2][A]);
- If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR. For example, in some

cases there may be no feasible alternative locations for a geothermal plant or mining project which must be in close proximity to natural resources at a given location (15126.6[f][2][B]);

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

Pursuant to the guidelines stated above, a range of alternatives to the proposed project is considered and evaluated in this EIR. These alternatives were developed in the course of project planning and environmental review. The discussion in this section provides:

1. A description of the alternatives considered;
2. Comparative analysis of each alternative that focuses on the potentially significant unavoidable environmental impacts of the proposed project, e.g., air quality, global climate change, noise. The purpose of this analysis is to determine whether alternatives are capable of eliminating or reducing the significant environmental impacts of the project to a less than significant level;
3. Conclusions regarding the alternative's: (1) ability to avoid or substantially lessen the significant unavoidable impacts of the project; (2) ability to attain the project objectives (as stated below); and (3) merits of each alternative compared to the merits of the proposed project.

5.1.1 Project Objectives

As stated in Section 3.0, Project Description, the objectives set forth below have been established for the City of Newport Beach (City) City Hall and Development Plan project and will aid decision-makers in their review of the project and associated environmental impacts.

1. Implement the February 2008, voters' approval of Measure B for a new City Hall, including City Hall administration building, Community Room, Council Chambers, and a parking structure on City-owned property located between MacArthur Boulevard and Avocado Avenue.
2. Incorporate the proposed City Hall into an overall Civic Center Complex at the proposed project site, which would include a Library Expansion, a dedicated EOC, and a Civic Green. A park and a Pedestrian Overcrossing linking the park areas on the northern parcel with the park areas on the central and southern parcels should also be constructed.
3. Accommodate the relocation of all existing City Hall uses to the proposed project site, with the exception of the Fire Station.
4. Implement Policy R.1.9 of the City's General Plan by developing a passive park (a park without sports fields) that is integrated with the proposed Civic Center Complex.
5. Integrate the 3.24-acre parcel (northern parcel) located between MacArthur Boulevard and Avocado Avenue, and north of San Miguel Road, as a portion of the proposed public park and incorporate features that will encourage use of the proposed project site.
6. Provide adequate on-site parking and circulation for all City vehicles, employee vehicles, and visitors of the new Civic Center Complex uses.

7. Minimize costs to the City by developing the proposed Civic Center Complex on a site that does not require the condemnation of private property or result in excessive site acquisition costs to the City and that requires minimal demolition and tenant relocation.
8. Preserve and enhance the existing on-site wetlands.
9. Protect and enhance public views to the ocean and harbor from MacArthur Boulevard by maintaining the existing Sight Plane above the proposed project site and providing lookouts in the park plan.
10. Improve public infrastructure on and near the proposed project site, including adjacent roadways, to both serve on-site uses and to enhance operations in the vicinity of the project.
11. Incorporate sustainable features into the project via innovative design techniques to achieve energy savings, water efficiency, potable water use reduction, carbon dioxide emissions reduction, operational cost savings, and improved indoor environmental quality compared to conventional construction.
12. Construct a dedicated EOC to allow better and faster citywide and regional coordination of response to emergency events, including earthquakes, fires, floods, tsunamis, and air disasters.
13. Expand the capacity of the Newport Beach Central Library and create a distinct linkage between the Library and the Civic Green, the parking structure, the Community Room, and the City Hall administration building to promote use of the facilities and create a unified campus through design features, including a second entry into the Library, food concession, credit union, drop-off area, shared parking, and landscaping.

5.2 ALTERNATIVE SITES CONSIDERED

The following is a discussion of development alternatives considered during the environmental review process and the reasons they were or were not selected for detailed analysis in this EIR.

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant impacts of the project. The key question and first step in the analysis is whether any of the significant impacts of the project would be avoided or substantially lessened by relocating the project. Only locations that would avoid or substantially lessen any of the significant impacts of the project need be considered for inclusion in the EIR (State CEQA Guidelines, Section 15126.6[f][2][A]). Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, General Plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the applicant can reasonably acquire, control, or otherwise have access to the alternative site (State CEQA Guidelines, Section 15126.6[f][1]). If it is determined that no feasible alternative locations exist, the EIR must disclose the reasons for this conclusion (State CEQA Guidelines, Section 15126.6[f][2][B]).

The use of an alternative site as a project alternative is a choice that is typically characteristic of public agencies considering siting of new public facilities such as transportation systems, post offices, fire stations, public parking structures, storage yards, or government buildings. For these types of projects, the need for and development of the facility itself is the primary consideration, and the precise location, within certain parameters, is the secondary consideration.

For this reason, the City undertook an extensive site selection process. In 2006, the City Council adopted Resolution Nos. 2006-12 and 2006-13, establishing a City Hall Site Review Committee. The City Hall Site Review Committee reviewed 22 suggested locations for a new City Hall. These sites included the following:

1. Vacant site north of San Miguel Drive between MacArthur Boulevard/Avocado Avenue;
2. Art Museum (old Library site) in Newport Center;
3. Land Rover dealership/Police and Fire Station properties;
4. Vacant land/existing building in Corporate Plaza West on Pacific Coast Highway (PCH);
5. Newport Beach County Club parking lot;
6. Banning Ranch land in West Newport;
7. Newport Mesa Unified School District land adjacent to Banning Ranch;
8. Edler Building at Campus Drive/Dove Street;
9. Back Bay View Park at PCH/Jamboree Road;
10. The Newport Dunes Property;
11. Camelback Building adjacent to Self-storage/Temple Bat Yam;
12. Inland portion of Ardell Parcel;
13. Birch Street/Mesa corner property;
14. Existing City Hall site;
15. Coyote Canyon Landfill;
16. City parking lot at Mariner's Mile;
17. Northwest corner of PCH and Bayside Drive;
18. Rogers Gardens;
19. Lower Castaways;
20. Lawn Bowling Park off San Joaquin Drive, near San Miguel Drive;
21. Medical buildings on Dover Drive, between Cliff Drive and West 16th Street; and
22. Two buildings in San Joaquin Plaza (presently occupied by Pacific Life)

According to City Hall Site Review Committee notes, the sites fell into one or more of the following four categories:

1. Those that were geographically unsuitable (Table 5.A)
2. Those that were technically or practically infeasible (Table 5.B)
3. Those that were not presently or in the near term available because the owner or another party with a long-term position was not interested in selling or yielding its interest in the site within the foreseeable future, without other conditions (Table 5.C)
4. Those that merited further consideration

There were some sites that could be rejected for more than one reason, but they are only listed once in Tables 5.A through 5.C.

Table 5.A: Geographically Unsuitable Sites

Site No.	Site	Reason the Site was Rejected from Further Consideration
6	Banning Ranch land in West Newport	Too far removed from most of the population
7	Newport Mesa Unified School District land adjacent to Banning Ranch	Too far removed from most of the population
8	Edler Building at Campus Drive/Dover Drive	Too far removed from most of the population
13	Birch Street/Mesa corner property	Too far removed from most of the population
15	Coyote Canyon Landfill	Very little property that could support a structure and parking

Table 5.B: Technically or Practically Infeasible Sites

Site No.	Site	Reason the Site was Rejected from Further Consideration
1	Vacant site north of San Miguel Drive between MacArthur Boulevard/Avocado Avenue	Traffic congestion and site design constraints
9	Back Bay View Park	Existing use as a City Park, need for General Plan Amendment with likely Measure S vote, and need for California Coastal Commission approval
10	Newport Dunes	State restrictions regarding allowable uses of tidelands
11	Camelback Building	Problematic access issues
12	Inland portion of Ardell Site	Traffic congestion and incompatibility with contiguous residential uses
16	City parking lot at Mariner's Mile	Insufficient size
19	Lower Castaways	Poor access
20	Lawn Bowling Park	Existing use as a park, the need to relocate electricity lines, incompatibility with residential uses, and likely needed street improvements that would alter the character of adjacent roadways
21	Medical buildings on Dover Drive	Long-term leases of existing tenants, location near residential uses, site size, undesirable lease requirements
22	San Joaquin Plaza	Building sizes and configuration, noncontiguous location, and shared parking with an office complex

Table 5.C: Sites with other Ownership Interests

Site No.	Site	Reason the Site was Rejected from Further Consideration
2	Art Museum (old Library site) in Newport Center	Occupied; owner had no interest in selling
5	Newport Beach County Club	Complicated ownership issues related to land and golf course ownership
17	Northwest corner of Pacific Coast Highway (PCH) and Bayside Drive	Owner was working on development plans and would have considered City Hall use in connection with other uses, but timing was uncertain
18	Rogers Gardens	Occupied; owner had no interest in selling

After elimination of the sites listed above, three sites remained for further consideration, including the existing City Hall site, the Land Rover Dealership/Police/Fire Site and the Vacant Land/Corporate Plaza West site. For consideration and evaluation of the remaining three sites, the City Hall Site Committee developed a constraints and consideration matrix with the following criteria:

- Site availability
- Sufficient parcel size (able to accommodate 72,000 square feet [sf] and 300 parking spaces)
- Site configuration
- Centrally located
- Ease of travel
- Ease of ingress/egress
- Utilities/Public Services availability
- Physical constraints
- Environmental hazards
- General Plan/zoning designations
- Measure S¹ (Greenlight) vote required
- Approval of other agencies required
- Compliance with CEQA
- Timing of potential sale
- Private use restrictions
- Cost to acquire land
- Cost to improve site/retrofit building
- Timing to begin construction
- Relocation costs
- Adjacent uses compatibility

The City Hall Site Committee reviewed each of the three remaining sites against each of the criteria listed above. Following is a brief summary of its findings.

Land Rover Dealership/Police/Fire Site. The Land Rover Dealership/Police/Fire Station site is an approximately six acre site. Two acres are occupied by the Land Rover Dealership and existing Police (48,000 sf) and Fire Stations (13,000 sf) occupy four acres. The Irvine Company owns the parcel

¹ Measure S requires voter approval of certain amendments to the City General Plan.

occupied by the Land Rover Dealership and the dealership has a ground lease. A third party owns the building used by the dealership. The Committee removed the Land Rover portion of the site from consideration because the land owner was not interested in selling and limited their consideration to the existing Police and Fire Station area of the site. This site would require a joint-use parking structure that would serve existing on-site uses and the proposed City Hall. The site would also present special challenges related to the existing Police and Fire Stations, which would possibly need to be relocated to accommodate City Hall functions on site. In addition, the square footage that would need to be added to the site would require a Measure S vote. After further consideration, the Committee concluded that this site likely had too many issues to be resolved to be a feasible alternative in the near term.

Vacant Land/Corporate Plaza West Site. The Corporate Plaza West Site is a 10-acre site located at the intersection of East Coast Highway and Newport Center Drive. At the time the Committee considered the site there were two existing 40,000 sf buildings on site and a third 40,000 sf building had been entitled. The Committee identified the following issues with respect to this site: (1) the Irvine Company indicated that it does not typically sell its office properties in Newport Center, but rather leases the properties; the Irvine Company indicated that the site would be a suitable location for a City Hall and was open to discussions with the City about leasing the site; (2) the cost to acquire the land and building, if for sale, is unknown; (3) the cost to retrofit the existing buildings is unknown; (4) the timing of the project would be subject to execution of an agreement with the Irvine Company and processing (and receiving approval for) the project through the California Coastal Commission (CCC); and (5) the vacant portion of the site was entitled for an approximately 30,000 sf office building with required parking.

Existing City Hall Site. The existing City Hall site is approximately 4.26 acres and is located at 3300 Newport Boulevard. The existing City Hall site is occupied by over 47,809 gross square feet (sf) of space in five buildings and five temporary buildings (trailers). The Committee identified the following issues with respect to this site: (1) it is small in size; (2) it is not centrally located; (3) ease of travel is an issue; (4) it lies within the Coastal Zone; (5) temporary relocation of City Hall functions to an off site location during construction would be costly; (6) rebuilding on this site would involve additional costs due to its size; and (7) the land could possibly be a source of revenue for the City if it were to sell and acquire cheaper land zoned and/or already developed for office uses.

After reviewing the three sites and evaluating each against the criteria listed above, the Committee recommended the following two sites to the City Council for further consideration:¹

1. Vacant Land/Corporate Plaza West site
2. The existing City Hall site

The City also reviewed an inventory of all City-owned parcels within the City that are 4.0 acres or larger. Based on the inventory provided above, no additional suitable sites have been identified.

¹ It was after the City Hall Site Committee had made its recommendations to the City Council that a proposal came forward to combine what is today known as the “north” and “central” parcels between MacArthur Boulevard and Avocado Avenue into one larger site.

5.3 ALTERNATIVES INITIALLY CONSIDERED BUT REJECTED FROM FURTHER CONSIDERATION

The following is a discussion of development alternatives considered during the environmental review process but not selected for detailed analysis in this EIR.

The alternatives considered but rejected from further consideration consist of the alternative sites described earlier in Section 5.2, with the exception of the Existing City Hall site and the Vacant Land/Corporate Plaza West site. The reasons that these alternative sites were not selected for detailed analysis in this EIR are described earlier in Section 5.2. In summary, these alternative sites were geographically unsuitable, technically infeasible, and/or were not available for purchase or lease to the City.

Measure B was approved by the voters and specifically identifies the proposed project site for the new City Hall and related improvements. Although none of the contemplated alternative sites are consistent with Measure B, two alternative sites are potentially feasible for other reasons and are further considered in the analysis below.

5.4 ALTERNATIVES UNDER CONSIDERATION

Section 21100 of the Public Resources Code and Section 15126 of the CEQA Guidelines require an EIR to identify and discuss a No Project Alternative and a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental impacts. Based on the criteria listed above, the following five alternatives have been determined to represent a reasonable range of alternatives that have the potential to feasibly attain most of the basic objectives of the project but that may avoid or substantially lessen any of the significant impacts of the project. Therefore, the alternatives considered in this EIR include the following:

1. No Project/Development Pursuant to Existing General Plan (Alternative 1)
2. Development Pursuant to Existing Zoning (All park on proposed project site and a new City Hall on the existing City Hall site) (Alternative 2)
3. Alternative Location at Vacant Land/Corporate Plaza West Site (Alternative 3)
4. Reduced Project (Alternative 4)
5. Modified Construction Schedule (Alternative 5)

Table 5.D provides a summary of the alternatives and the basis for selecting alternatives for further analysis.

Table 5.D: Summary of Project Alternatives

Alternative	Description	Basis for Selection and Summary Analysis
Proposed Project	<ul style="list-style-type: none"> • 20 acres • Zoned PC-27 with open space and public facility (Library) as the underlying land use designations • Designated Public Facility (PF) and Open Space (OS) in the City’s General Plan • Approximately 98,000-square-foot (sf) City Hall, including City Hall administration building, Community Room, and Council Chambers • Approximately 17,000 sf Library expansion • 4,300 sf subterranean Emergency Operations Center (EOC) • 450-space parking structure and 25 surface spaces (plus 20 surface spaces for the dog park) • 14.3-acre park with a 0.4-acre dog park • Improvements to San Miguel Drive • 320,000 cubic yards (cy) of grading (removal) • Assumed 32-mile (one-way) haul route to Prima Deshecha Landfill 	<ul style="list-style-type: none"> • Currently zoned PC-27; may require an amendment to PC-27 or an exemption Zone Change to allow development of Public Facilities • Potentially consistent with all Project Objectives • Refer to Chapters 3.0 and 4.0 • Results in significant unavoidable adverse impacts related to construction air quality and global climate change
Alternative 1: No Project/No Development	<ul style="list-style-type: none"> • No changes would occur to the proposed project or to the existing City Hall site. City Hall would remain at its existing location. 	<ul style="list-style-type: none"> • Required by CEQA • Does not require an amendment to PC-27 or an exemption • Potentially inconsistent with most Project Objectives • Potentially consistent with Project Objectives 8 and 9 • Would not result in significant unavoidable impacts related to construction air quality or to global climate change
Alternative 2: Existing Zoning	<ul style="list-style-type: none"> • Existing Zoning designations would remain. • A 16-acre passive park would be developed on the proposed project site. • No improvements to the existing Library • Either no changes would occur at the existing City Hall site or a new City Hall would be constructed at the existing City Hall site. 	<ul style="list-style-type: none"> • Does not require an amendment to PC-27 or an exemption • Potentially inconsistent with most Project Objectives • Potentially consistent with Project Objectives 4, 5, 8, and 9 • Less than significant impacts related to construction air quality and global climate change

Table 5.D: Summary of Project Alternatives

Alternative	Description	Basis for Selection and Summary Analysis
Alternative 3: Corporate Plaza West Site	<ul style="list-style-type: none"> • 10-acre site • Three existing 40,000 sf buildings on site • Property acquisition or land lease • Retrofit of existing on-site buildings • No changes to proposed project site. 	<ul style="list-style-type: none"> • Does not require an amendment to PC-27 or an exemption • Potentially inconsistent with most Project Objectives • Potentially consistent with Project Objectives 8 and 9
Alternative 4: Reduced Project	<ul style="list-style-type: none"> • 20 acres • Approximately 68,000 sf City Hall, including the City Hall administration building, Community Room, and Council Chambers • 220-space parking structure and 80 surface spaces • 14.3-acre park with a 0.4-acre dog park • Improvements to San Miguel Drive • 150,000 cy of grading (removal) • Assumed 32-mile haul route to Prima Deshecha Landfill 	<ul style="list-style-type: none"> • Currently zoned PC-27; may require an amendment to PC-27 or an exemption to allow development of Public Facilities • Potentially consistent with many Project Objectives. Potentially inconsistent with Project Objectives 12 and 13 • Results in a significant unavoidable adverse impact related to construction air quality, but the impact is less than the proposed project • Would result in significant unavoidable project and cumulative impacts related to global climate change.
Alternative 5: Modified Construction Schedule	<ul style="list-style-type: none"> • Project as proposed except: <ol style="list-style-type: none"> (1) The construction period is assumed to be 48 months (2) The haul route is assumed to be 16 miles (one-way) 	<ul style="list-style-type: none"> • Currently zoned PC-27; may require Zone Change to allow development of Public Facilities • Potentially consistent with all Project Objectives • Results in a significant unavoidable adverse impact related to construction air quality, but the impact is less than the proposed project

The following discussion of project alternatives focuses on the significant adverse unavoidable impacts. The following is a summary of the impacts that are considered significant, adverse, and unavoidable after all mitigation is applied. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

- **Air Quality.** Construction emissions from the project would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds for nitrous oxide (NO_x) and reactive organic compounds (ROC), and resulting concentrations of particulate matter less than 10 microns in diameter (PM₁₀) that would exceed the local significance threshold

(LST) threshold. Mitigation measures would be required to reduce NO_x, ROC, and PM₁₀ emissions; however, even with implementation of all available mitigation measures, project and cumulative impacts related to construction emissions would remain significant, adverse and unavoidable.

- **Global Climate Change.** The proposed project would be designed to result in less greenhouse gases (GHG) emissions than conventional construction by meeting and exceeding Title 24 standards and by achieving Leadership in Energy and Environmental Design for New Construction (LEED-NC) Silver Certification. Mitigation measures would be implemented to further reduce energy consumption and vehicular emissions. The City will monitor the development of implementation requirements of Assembly Bill 32 (AB 32) as issued by State agencies and any subsequently adopted GHG emissions reduction procedures and technologies relevant to the proposed project.

The proposed project is consistent with and/or furthers the intent of numerous GHG reduction strategies and is consistent with the Climate Action Program strategies and the City's General Plan goals, which are designed to reduce energy consumption and GHG emissions. Although compliance with the reduction strategies implemented by the City would help to reduce the project's GHG emissions, the overall emissions attributable to the proposed project are expected to exceed 6,000 metric tons of CO₂e/year. Under the interim standards and analysis applied in this document by the City, it is assumed that the project could result in GHG emission levels that would potentially conflict with implementation of the GHG reduction goals under AB 32 or other State regulations. Therefore, the proposed project would result in a significant unavoidable project impact and significantly contribute to an unavoidable cumulative impact related to activities that may impede achievement of the State's goal for reducing GHG emissions to 1990 levels by 2020.

For the purpose of this analysis, it is assumed that all of the alternatives would comply with applicable federal, State, and local regulations, policies, and ordinances.

5.4.1 Alternative 1: No Project/No Development Alternative

Description. This alternative, which is required by CEQA, assumes that the proposed project site and the existing City Hall site would remain in the same condition as they were at the time the Notice of Preparation was published (April 2009). The setting of the site at the time the Notice of Preparation (NOP) was published is described throughout Chapter 4.0 of this EIR with respect to individual environmental issues and forms the baseline of the impact assessment of the proposed project. This alternative represents the environmental conditions that would exist if no new development of any kind were to occur on the project site. In addition, the No Project/No Development Alternative anticipates that the existing City Hall would continue to operate without new improvements to existing facilities.

A Space Utilization Assessment completed in 2002 found that the existing City Hall was smaller than the City Halls of comparable jurisdictions by between 11 and 25 percent and that space conditions are functionally and qualitatively below desirable levels.¹ After completion of the Space Utilization

¹ Griffin Advisors. Newport Beach Civic Center City Hall Facilities Needs Assessment. Report on Space Utilization Assessment. August 2002.

Study, the City added additional temporary buildings (portable buildings or trailers), but overall the facilities are still considered to be over capacity. On-site parking is also considered to be insufficient to meet demand. The City currently has no plans to expand staffing levels; however, the existing conditions related to insufficient space and parking for current staff and service levels would remain under this alternative.

The existing Library would also remain in its current condition. Due to the high demand for children's materials and the high numbers of patrons, the existing Children's Room at the Central Library does not adequately serve the existing community. The number of children in the City nearly doubled from 1990 to 2007. This figure includes the population of Newport Coast, which was annexed by the City in 2002. At the same time, the percentage of children's materials checked out by Library patrons rose. In 2008, children's materials accounted for 33 percent of all checkouts in the Newport Beach Public Library (NBPL) system and 30 percent of all checkouts at the Central Library. No changes to the existing Library or the Children's Room would occur under this alternative.

The existing General Plan designation for the proposed project site is Open Space (OS) and Public Facilities (PF), and for the existing City Hall site it is PF. The PF designation is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities. The OS designation is intended to provide areas for a range of public and private uses to protect, maintain, and enhance the community's natural resources.

The No Project/No Development Alternative would not further the intent of the PF General Plan designation, as no new public facilities would be constructed; however, this alternative would not conflict with the General Plan designation and would not require a General Plan Amendment or a Zone Change. Measure B was approved by the voters and specifically identifies the proposed project site for the new City Hall and related improvements. The No Project/No Development Alternative is not consistent with the provisions of Measure B because it does not locate a new City Hall at the proposed project site.

Environmental Analysis. The No Project/No Development Alternative assumes that the existing conditions on both the proposed project site and the existing City Hall site would remain unchanged. The proposed project site is currently vacant with the exception of the existing Library on the southern parcel. The existing City Hall site is occupied by over 47,809 gross square feet of space in five buildings and five temporary buildings (trailers). This alternative assumes that these facilities and land uses would continue into the future. While maintenance would occur, it is assumed that renovations and new construction would not occur at either site. The Library would remain unchanged (i.e., not expanded), the remainder of the proposed project site would remain vacant, and no changes or improvements, other than maintenance, would occur to the existing City Hall.

No additional vehicle trips would be generated by the site with the No Project/No Development Alternative. No new air pollutant emissions or GHG emissions would be generated by short-term construction emissions since no new construction is proposed. No short-term construction noise impacts or long-term operational noise impacts would occur to the surrounding area. The existing vegetation and wildlife on site would not be disturbed compared with existing conditions. Existing views of and from the site would not be altered. Unknown potential subsurface archaeological and

paleontological resources would remain undisturbed. No new sources of solid waste would be created by this alternative, and there would be no impacts related to geology, soils, and hazardous materials.

There would be no change to the proposed project site or to the City Hall site with regard to percentage of site that would remain pervious or the volume of runoff during a storm event under the No Project Alternative. Treatment best management practices (BMPs) that are included in the proposed project would not be implemented for the No Project Alternative. However, the implementation of treatment BMPs to reduce pollutant loading for the proposed project would result in water quality conditions that are comparable to those that would occur under the No Project Alternative.

This alternative would avoid the project's significant impacts related to construction air quality and global climate change.

Project Objectives. The No Project/No Development Alternative would partially achieve two (2) of the 13 project objectives. The No Project/No Development Alternative would preserve (but not enhance) the on-site wetlands because no changes would occur on site. In addition, the No Project/No Development Alternative would protect (but not enhance) views from MacArthur Boulevard by maintaining the existing view plane in the vicinity of the proposed project site. The No Project/No Development Alternative would not achieve or further any other project objectives.

Without the proposed project improvements, the City would not implement the requirements of Measure B, would not create a Civic Center that would incorporate City Hall, the central Library, an Emergency Operations Center, a Park, and a pedestrian overcrossing, and would not expand the capacity of the Library. The No Project/No Development Alternative would not accommodate existing demand for space, nor would it enhance access to City or Library services.

5.4.2 Alternative 2: Existing Zoning Alternative

Description. The City's Zoning Code, Title 20 of the Municipal Code, ensures consistency between the City's General Plan and proposed development. The Zoning Code identifies land use categories and development standards. The Existing Zoning Alternative functions as the Existing City Hall Site Alternative identified by the City Hall Site Committee. Under this Alternative, the Existing City Hall could continue as is, be renovated, or reconstructed on the existing site. The Existing Zoning Alternative would also involve the development of the proposed project site in a manner consistent with the existing PC-27 zoning.

The proposed project site is located within the Newport Village Planned Community (PC-27) zoning district. Within PC-27, land uses are assigned to specific parcels of land. The northern and central parcels of the proposed project are designated for Open Space uses, and the southern parcel, which is occupied by the existing Library, is designated for Government and Institutional uses. In contrast, the existing City Hall site is zoned for Retail and Service Commercial (RSC) uses. This zoning designation is intended to accommodate commercial development consistent with the General Plan that includes office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region. Government offices are a permitted use in the RSC zone.

The Existing Zoning Alternative would include improvement of the northern and central parcels for passive park uses and retention of the existing Library on the southern parcel. No changes/expansion would occur to the existing Library under this Alternative. In conformance with the land uses assigned to the project site under PC-27, the Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. A pedestrian bridge could be constructed to link the central and northern parcels, but it is unlikely that any public infrastructure improvements (e.g., Treatment and Structural BMPs or roadway improvements) would occur. The on-site wetlands could be preserved and enhanced under this alternative. Some water conservation measures may be incorporated into the park, but overall sustainability options would be limited.

For the purposes of this analysis it is also assumed that City Hall would continue to operate at the existing City Hall site. This alternative would not be consistent with the requirements of Measure B.

If City Hall were to remain on the existing City Hall site, it is anticipated that no changes would occur other than the City periodically adding or replacing temporary buildings (trailers) as needed and as space allows. It is also possible that in the long term, the City would eventually be required to undertake significant renovation or reconstruction to address existing space constraints. Full reconstruction of the existing City Hall facility is not included in the description of this alternative. The City may also eventually construct a parking structure to address parking needs at the existing City Hall site. Under such circumstances the City would also likely be required to temporarily relocate City services during construction. If the City were to consider renovation or reconstruction of existing structures, subsequent CEQA analysis would be required, and sustainable design features could be incorporated into the design of the building.

Environmental Analysis.

Land Use and Planning. The proposed project site is located between two existing roadways (MacArthur Boulevard and Avocado Avenue) and is surrounded on all sides by existing development. The proposed project would not disrupt or realign the existing roadway network or divide established communities in the project vicinity. The proposed project includes reuse of the existing City Hall site with other public facilities uses that would be consistent with both the existing General Plan designation and zoning designation for that site. The Civic Center use as included in the project would be developed on the area of the proposed project site designated for Public Facilities in the City's General Plan; the park included in the project would be developed on the areas of the proposed project site designated for Open Space uses in the City's General Plan. The proposed project site is located within the Newport Village Planned Community (PC-27) Zoning District. Within PC-27, land uses are assigned to specific areas of land called Planning Areas (PAs). The northern and central parcels of the proposed project are PAs assigned Open Space uses, and the southern parcel, which is occupied by the existing Library, is a PA assigned Government and Institutional uses. The proposed park and Library uses would be consistent with the existing zoning (PC-27) and assigned uses (Open Space and Government and Institutional) for the proposed project site. The proposed Civic Center would not be consistent with the Open Space land uses assigned to that area (PA 3) of the project site under PC-27. To implement the proposed project, the City would take action to either: (1) exempt the project from the provisions of its own Zoning Code and the Newport Village Planned Community

Development Plan (PC-27); or (2) amend PC-27 to assign Government and Institutional uses to the area of the central parcel proposed for development as the Civic Center and establish applicable development regulations to allow the project as proposed. Residential neighbors (sensitive receptors) located east of the project site may be irritated by noise and dust generated by construction activities. Therefore, potential short-term land use compatibility conflicts related to noise and air quality (dust) may result from construction activities on the proposed project site. This land use compatibility impact would be short term and would cease upon completion of project construction. Nevertheless, mitigation would be implemented to address the concerns of nearby residents. Mitigation Measure 4.1.1 requires designation of a construction relations officer to act as a community liaison concerning on-site construction activity and matters related to air quality emissions and noise. The designated community relations officer would explain project construction activities, provide additional information to area residents, and work with the construction contractor on a case-by-case basis to reduce irritations, as feasible, related to construction.

The proposed project site is located within the boundaries of the Central/Coastal Orange County Subregion Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The project is in an area identified as urbanized by the NCCP/HCP and is not located in the Reserve or other planned open space area. Therefore, the project would be consistent with the provisions of the plan, as it allows development of non-Reserve areas.

In summary, the proposed project would not conflict with the City's General Plan or the NCCP/HCP. In addition, the City will either exempt itself from the Zoning Code and PC-27 or amend PC-27 to assign Government and Institutional uses to the area of the Central Parcel proposed for development of the Civic Center. Prior to mitigation, the proposed project would result in a potentially significant short-term land use compatibility impact related to air quality (dust) and noise generated during construction. This impact would be less than significant after implementation of Mitigation Measure 4.1.1.

The Existing Zoning Alternative would include improvement of the northern and central parcels for passive park uses. In conformance with the land uses assigned to the project site under PC-27, the Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. The Existing Zoning Alternative is not consistent with the provisions of Measure B because it does not locate a new City Hall at the proposed project site.

The Existing Zoning Alternative would not disrupt or divide an established community. The Existing Zoning Alternative would also be consistent with the provisions of the NCCP/HCP. The Existing Zoning Alternative would be consistent with the existing General Plan and zoning designations for the site. Neither an exemption from the Zoning Code or PC-27 nor the amendment of PC-27 would be required for implementation of this alternative. In addition, the proposed land use (16-acre passive park) would be consistent with nearby existing land uses and the alternative would not include any architectural features that would exceed the Sight Plane. The grading activity would be reduced compared to the proposed project, so it would be unlikely that this alternative would result in a potentially significant land use conflict related to noise and

air quality (dust) during grading operation. As such, Mitigation Measure 4.1.1 would not be necessary to reduce land use compatibility impacts during construction.

In summary, the Existing Zoning Alternative would result in less than significant land use impacts. In addition, the Existing Zoning Alternative would result in reduced land use impacts compared to the proposed project because this alternative would not require mitigation to address a short-term land use compatibility impact during construction.

Traffic and Circulation. The following impacts would be less than significant for the proposed project: (1) project-related increase in traffic, (2) level of service (LOS) standards established by the County Congestion Management Agency (CMA), (3) inadequate emergency access, (4) inadequate parking capacity, and (5) conflict with adopted policies, plans, or programs supporting alternative transportation. The following traffic impacts were identified as potentially significant prior to mitigation for the proposed project: (1) potential impacts to the intersections of San Miguel Drive with Avocado Avenue and MacArthur Boulevard during construction, (2) cumulative increase in traffic, and (3) potential hazards. Traffic mitigation measures require (1) restriping the northbound Bayside Drive approach to the East Coast Highway intersection from two left-turn lanes and a shared left/through/right lane to two left turns, a shared left/through lane, and a right-turn lane; (2) implementation of a Construction Area Traffic Management Plan; and (3) a detailed sight distance analysis for the proposed project driveway along Avocado Avenue and the proposed pedestrian bridge over San Miguel Drive. After implementation of the mitigation measures listed above, all project traffic and circulation impacts would be less than significant.

The primary feature of the Existing Zoning Alternative is the construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. The Existing Zoning Alternative would not require a substantial amount of excavated material to be hauled off site, but would require grading of the same geographic area. Grading activities and park improvements would require delivery of grading equipment and landscaping materials to the site, which could lead to a potentially significant impact if San Miguel Drive were used as part of the construction route. Therefore, mitigation would be required to ensure that construction materials are not delivered via San Miguel Drive.

The Existing Zoning Alternative would generate approximately 36 trips per day based on Institute of Traffic Engineers (ITE) trip generation rates for parks. The proposed project would generate approximately 3,070 daily trips. Therefore, the Existing Zoning Alternative would generate substantially fewer new trips than the proposed project. Based on this information, it is anticipated that this alternative would not result in significant traffic impacts during operation and that restriping at the Bayside Drive/East Coast Highway intersection would not be necessary. Also, the potential sight distance hazard impacts at Avocado Avenue would not occur because there would be no project driveway at this location under this alternative. A sight distance analysis would still be required to verify the minimum height of the pedestrian bridge linking the northern and central parcels.

In summary, the Existing Zoning Alternative would result in a potentially significant impact related to the possible use of San Miguel Drive as part of the construction route and construction of the pedestrian bridge over San Miguel Drive (potential hazard). These impacts would be less than significant after implementation of mitigation. Other potential traffic-related impacts of this alternative would be less than significant. The Existing Zoning Alternative would avoid one of the potentially significant impacts of the proposed project.

Aesthetics. The proposed project would result in less than significant impacts related to scenic vistas, scenic resources, and the existing visual character or quality of the site and its surroundings. The proposed project would result in a minor exceedance of the Sight Plane that would be less than significant. The proposed project results in potentially significant impacts related to new sources of nighttime light, and mitigation measures require the City to prepare a lighting plan and photometric study, and conduct an inspection prior to occupancy. These measures are intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting impacts to residential areas. Implementation of these mitigation measures would reduce potential impacts of the proposed project related to new lighting to less than significant.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. Therefore, while this alternative would result in a change from the existing undeveloped condition characterized by scrub vegetation to a recontoured and landscaped passive park, no other visual changes would result. The changes would be substantially less than those associated with the proposed project, which includes expansion of the existing Library and construction of a Civic Center as well as a passive park. Therefore, the overall visual impacts of the Existing Zoning Alternative would be less than significant and less than the proposed project.

The Existing Zoning Alternative includes a passive park that would not be lit at night. Therefore, this alternative would not result in a potentially significant impact related to lighting, and no mitigation would be required.

In summary, the Existing Zoning Alternative would not result in any potentially significant impacts related to aesthetics. The Existing Zoning Alternative would reduce or avoid the potentially significant lighting impacts of the proposed project

Air Quality. The following air quality impacts of the proposed project are less than significant and do not require mitigation: (1) consistency with air quality plans, (2) operational emissions, and (3) objectionable odors. The following project and cumulative construction air quality impacts are considered potentially significant prior to mitigation: (1) NO_x emissions would exceed SCAQMD thresholds during the grading phase, (2) ROC emissions would exceed SCAQMD thresholds during the grading phase and during the application of architectural coating, and (3) PM₁₀ concentrations would exceed LST thresholds during grading.

Implementation of the standard conditions and mitigation measures would reduce the construction impacts to the extent feasible, but the project and cumulative construction air quality adverse impacts would remain significant and unavoidable after mitigation. Specifically, construction emissions from the project after mitigation would exceed the SCAQMD daily emissions thresholds for NO_x and ROC and would result in concentrations of PM₁₀ that would exceed the LST threshold.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. The Existing Zoning Alternative would not require a substantial amount of excavated material to be hauled off site, but would require grading of the same geographic area. Therefore, construction activity for the Existing Zoning Alternative would include substantially reduced grading compared to that required for the proposed project and construction would be limited to that needed for park improvements such as the pedestrian bridge over San Miguel Drive. The air emissions from such activity would be substantially less than that which would result from the proposed project. It is anticipated that these emissions would not exceed the SCAQMD daily thresholds and would be considered less than significant.

Operational emissions would also be substantially less than the proposed project, as the passive park would result in fewer vehicular trips than the proposed Civic Center Complex and passive park (36 trips for the alternative versus 3,070 trips for the proposed project), and no stationary source emissions, as operational energy use would be limited to that needed for landscape irrigation.

In summary, the Existing Zoning Alternative would result in less than significant air quality impacts. The air emissions from the Existing Zoning Alternative would be substantially less than that of the proposed project. The Existing Zoning Alternative would reduce or avoid significant unavoidable air quality impacts of the proposed project.

Biological Resources. Implementation of the proposed 20-acre project would result in the direct loss of 11.68 acres of native plant communities. The proposed project also includes the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. Potentially significant adverse impacts to Coulter's saltbush, native plant communities, jurisdictional areas, wildlife and wildlife habitat, and nesting birds would be potentially significant prior to implementation of the proposed Project Design Features (PDFs) and mitigation measures. The PDFs and mitigation measures require removal of invasive exotic plants, use of some native plant species, translocation of the Coulter's saltbush population, preconstruction nesting bird surveys, wetland/riparian habitat enhancement, and compliance with the terms and conditions of the Orange County Central and Coastal Subregion Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) Implementation Agreement and construction minimization measures therein. Potential impacts to biological resources from the proposed project would be less than significant with implementation of mitigation measures.

The Existing Zoning Alternative would require recontouring of the existing site to create a passive park. Although the overall volume of grading and earth movement would be less than with the proposed project, the overall impact to existing vegetation would be essentially the same because the alternative would require ground disturbance of the same geographical area as the proposed project. Therefore, it is anticipated that this alternative would also result in the direct loss of 11.68 acres of native plant communities and include the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site.

In summary, this alternative would result in potential significant impacts to biological resources. These potentially significant impacts would be less than significant with implementation of mitigation. The potential biological impacts of the Existing Zoning Alternative would be comparable to those associated with the proposed project, and the same mitigation measures would be required, in conformance with the NCCP/HCP Implementation Agreement and City of Newport Beach General Plan policies.

Cultural Resources. The proposed project would not have a significant impact on known historical resources, paleontological resources, or human remains on or near the proposed project. Prior to mitigation, the project has the potential to result in the following impacts: (1) a substantial adverse impact to the significance of unknown (buried) prehistoric or historical archaeological sites within the project site; (2) a substantial adverse impact to the significance of a known archaeological resource; (3) a substantial adverse impact to the significance of buried paleontological resources within the project site; and (4) disturbance of unknown (buried) human remains interred outside of formal cemeteries. Mitigation measures require archaeological and Native American monitoring, preparation of an Archaeological Monitoring Plan, avoidance of archaeological sites, preparation of a Paleontological Resources Impact Mitigation Program, and notification of the County Coroner should any human remains be encountered. Mitigation Measures 4.6.1 through 4.6.5 would reduce potential impacts to archaeological resources, paleontological resources, and human remains to a less than significant level.

The Existing Zoning Alternative would require recontouring of the existing site to create a passive park. Although the overall volume of grading and earth movement would be less than with the proposed project, there would still be the potential to encounter archaeological resources and paleontological resources.

In summary, the Existing Zoning Alternative would result in potentially significant impacts related to cultural resources and paleontological resources, and mitigation measures would be required in conformance with General Plan policies. The Existing Zoning Alternative would result in potential impacts to cultural and paleontological resources that would be comparable to those of the proposed project.

Geology and Soils. The proposed project would not result in any impacts related to on- or off-site landslides. Potential impacts related to surface fault rupture, liquefaction, subsidence, and ground settlement are less than significant, and no mitigation is required. Impacts related to strong seismic ground shaking, erosion, slope stability, unsuitable (corrosive) soils, and expansive soils

are considered potentially significant, and mitigation is required. The mitigation measures require incorporation of and compliance with the recommendations in the Geotechnical Study, compliance with the California Building Code, including seismic standards therein, implementation of corrosion protection measures, and additional expansion index tests, if warranted. With implementation of the mitigation measures identified above, all potentially significant impacts related to soils and geology would be less than significant.

The Existing Zoning Alternative would require grading of the existing site to create a passive park. The overall volume of grading and earth movement would be less than with the proposed project. During construction, the Existing Zoning Alternative could result in potentially significant impacts related to erosion due to soil exposure during grading. The Existing Zoning Alternative includes construction of a proposed pedestrian bridge over San Miguel Drive. The design and construction of this structure would result in potentially significant impacts related to strong seismic ground shaking and corrosive soils. Mitigation would be necessary.

In summary, the Existing Zoning Alternative would result in less than significant impacts related to surface fault rupture, liquefaction, subsidence, ground settlement, slope stability, and expansive soils. The Existing Zoning Alternative would result in potentially significant impacts related to strong seismic ground shaking, erosion, and unsuitable soils. With implementation of mitigation measures, these potentially significant impacts would be less than significant. Therefore, the Existing Zoning Alternative would result in fewer potentially significant impacts related to geology and soils than the proposed project.

Global Climate Change. The proposed project would be designed to result in less GHG emissions than conventional construction by meeting and exceeding Title 24 standards and by achieving LEED-NC Silver Certification. The project would implement mitigation measures to further reduce energy consumption and vehicular emissions. The City will monitor the development of implementation requirements of AB 32 as issued by State agencies and any subsequently adopted GHG emissions reduction procedures and technologies relevant to the proposed project.

The proposed project is consistent with and/or furthers the intent of numerous GHG reduction strategies and is consistent with the Climate Action Program strategies and the City's General Plan goals, which are designed to reduce energy consumption and GHG emissions. Although compliance with the reduction strategies implemented by the City would help to reduce the project's GHG emissions, the overall emissions attributable to the proposed project are expected to exceed 6,000 metric tons of CO₂e/year. Under the interim standards and analysis applied in this document by the City, it is assumed that the project could result in GHG emission levels that would potentially conflict with implementation of the GHG reduction goals under AB 32 or other State regulations. Therefore, the proposed project would result in a significant unavoidable project impact and result in a cumulatively considerable contribution to a significant unavoidable cumulative impact related to activities that may impede achievement of the State's goal for reducing GHG emissions to 1990 levels by 2020.

The Existing Zoning Alternative would result in construction GHG emission from operation of grading equipment. The Existing Zoning Alternative would require recontouring of the existing

site to create a passive park. The overall volume of grading and earth movement would be less than with the proposed project, and no buildings would be constructed. Construction emissions of GHGs would be less than significant.

The Existing Zoning Alternative would result in 36 daily trips, and the associated vehicular emissions of GHGs would be less than the proposed project and less than significant. The Existing Zoning Alternative does not include any stationary source emitters because operational energy use would be limited to that needed for landscape irrigation. Therefore, operational GHG emissions would also be less than significant. The GHG emissions associated with the Existing Zoning Alternative are limited to those associated with the operation of grading equipment and a small amount of energy required for park maintenance. These low levels of emissions would be less than the proposed project and are anticipated to be less than the 1,600-metric-ton screening threshold identified in Section 4.8 of this EIR.

In summary, the Existing Zoning Alternative would result in less than significant project and cumulative impacts related to GHG emissions. The Existing Zoning Alternative would reduce or avoid a significant unavoidable impact of the proposed project.

Hazards and Hazardous Materials. The proposed project may result in a significant impact related to the possible discovery of unknown waste or suspect materials on the project site during demolition, grading, or construction activities. In addition, the presence of asbestos containing materials (ACMs), lead-based paint (LBPs), and polychlorinated biphenyls (PCBs) in the Library cannot be ruled out. In addition, because the proposed project includes a backup generator for the EOC and a fuel storage tank for the generator, the City must comply with Fire Department Guideline E.02–Generator Sub-Base Fuel Storage Tanks. Based on a letter received from the ALUC, dated April 27, 2009, a small portion of the northern parcel is located within the 20,000 ft Federal Aviation Regulation (FAR) Part 77 Notification Area for John Wayne Airport (JWA). Although there are no permanent structures proposed for this parcel, the FAA is requiring the FAR Part 77 review to consider trees or any other improvement that achieves some height. Because control of trees or other improvements can be enacted after the project is approved, but implemented prior to issuance of building permits, this FAR Part 77 would be commenced after project approval in compliance with Mitigation Measure 4.9.4, discussed below.

Implementation of Mitigation Measure 4.9.1 reduces potential project impacts related to the discovery of unknown wastes or suspect materials during construction activities to a less than significant level. Implementation of Mitigation Measure 4.9.2 reduces potential project impacts related to the possibility of encountering ACMs, LBPs, and PCB-containing materials during demolition for the Library expansion to a less than significant level. Implementation of Mitigation Measure 4.9.3 would reduce potential project impacts related to the proposed on-site generator and fuel storage tank to a less than significant level. Implementation of Mitigation Measure 4.9.4 reduces potential impacts to people working in the project area (resulting from the project's proximity to JWA) to a less than significant level.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. The Existing Zoning Alternative would require recontouring of the existing site to create a passive park. The overall volume of grading and earth

movement would be less than with the proposed project, and no buildings would be constructed. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. Because grading would still occur on the proposed project site as part of this alternative, mitigation requiring the preparation of a Contingency Plan to address the potential to encounter on-site unknown hazards or hazardous substances during construction activities would still be applicable. The Existing Zoning Alternative would result in less than significant impacts related to ACMs, LBPs, and PCB-containing materials because there would be no demolition or expansion of the Library. Similarly, because the EOC would not be constructed and there would be no need for an on-site generator and fuel storage tank, no potential impacts would occur related to on-site fuel storage.

The Existing Zoning Alternative does include construction of a passive park and could include landscaping in the portion of the project site located within the 20,000 foot (ft) FAR Part 77 Notification Area for JWA. Although there are no permanent structures proposed for this parcel as part of this alternative, the FAA would require FAR Part 77 review to consider trees or any other improvement that achieves some height. For this reason, mitigation would be required to ensure that a determination of no hazard is received prior to construction of the park.

In summary, this alternative would result in less than significant impacts related to ACMs, LBPs, PCB-containing materials, and on-site fuel storage. The Existing Zoning Alternative would result in potentially significant impacts related to the discovery of unknown hazards or hazardous substances and proximity to JWA. Therefore, the Existing Zoning Alternative would result in fewer potentially significant impacts related to hazards and hazardous materials than the proposed project.

Hydrology and Water Quality. The proposed project would implement a comprehensive Water Quality Management Plan (WQMP) and BMPs to address pollutants of concern and to ensure protection of beneficial uses of receiving waters. In addition, the proposed project includes drainage infrastructure and BMPs to minimize development impacts to the site hydrology. Hydrology and water quality impacts of the proposed project would be less than significant upon compliance with existing plans, programs, and policies and implementation of PDFs.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. Under the Existing Zoning Alternative, a majority of the site would remain pervious; therefore, the volume of runoff during a storm event would be expected to be less compared to the proposed project. It is unlikely that development of the Existing Zoning Alternative would be considered a "Priority Project," as defined in the Orange County Drainage Area Management Plan (DAMP). Therefore, treatment BMPs would most likely not be included as part of the passive park. The water quality impacts of the proposed project with BMPs would be comparable to those of the existing Zoning Alternative.

In summary, it is anticipated that the Existing Zoning Alternative would result in less than significant impacts related to water quality and hydrology. The hydrology and water quality impacts of the Existing Zoning Alternative would be comparable to the hydrology and water quality impacts of the proposed project with implementation of PDFs.

Noise. The following project impacts are considered less than significant prior to mitigation: (1) short-term construction-related impacts associated with worker commute, equipment transport to the project site, and export of excavated materials, (2) groundborne vibration and noise, (3) long-term traffic-related noise impacts to off-site uses, and (4) long-term off-site stationary source noise impacts from on-site uses. The following project impacts are considered potentially significant prior to mitigation: (1) short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site, and (2) long-term traffic-related noise impacts to on-site uses. With implementation of the identified mitigation measures, potential long-term noise impacts from traffic-related noise would be less than significant. Compliance with the City's Municipal Code requirements and Mitigation Measure 4.11.1 during construction activities would ensure that short-term construction noise impacts from excavation, grading, and erection of buildings on site would also be reduced to a less than significant level.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. For the purposes of this analysis, it is also assumed that City Hall would continue to operate at the existing City Hall site. The Existing Zoning Alternative would generate less noise during the construction period than the proposed project because the duration of the construction period would be substantially reduced, and construction activity would be limited to site grading/recontouring and construction of park improvements such as the pedestrian bridge over San Miguel Drive. The Existing Zoning Alternative would generate less operational noise than the proposed project because the number of vehicular trips generated would be substantially fewer.

In summary, the Existing Zoning Alternative would result in less than significant impacts related to noise. The Existing Zoning Alternative would generate less construction and operational noise than the proposed project.

Population, Housing, and Employment. The proposed project would not result in substantial employment growth beyond projections in Orange County Projections 2006 (OCP 2006) and would not induce significant population or housing growth, either directly or indirectly. The project's contribution to cumulative population growth in the City and County would be minimal, and the project and cumulative impacts would be less than significant.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. The new passive park would be an amenity for existing residents and would not induce population or employment growth. The passive park would be maintained by the existing City staff, and little to no new permanent employment would be generated. The Existing Zoning Alternative would not have any impact related to population, housing, and employment and would have a slightly reduced impact compared to the proposed project.

In summary, the Existing Zoning Alternative would result in less than significant impacts related to population, housing, and employment. The Existing Zoning Alternative would result in

impacts related to population, housing, and employment that would be slightly less than those of the proposed project.

Public Services, Utilities, and Service Systems. Public services, utilities, and service systems include fire protection, police protection, public schools, public libraries, solid waste, public transportation, water, electricity, and natural gas. There are no potentially significant impacts related to public services, utilities, and service systems associated with the proposed project. The proposed project includes PDFs that ensure compliance with the Fire Code, State Energy Insulation Standards, and waste reduction and recycling legislation, and incorporate water conservation and energy conservation measures into the proposed project.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. This alternative would not result in any potentially significant impacts related to public services, utilities, and service systems. Implementation of the Existing Zoning Alternative would be in compliance with all applicable regulations. The Existing Zoning Alternative would result in reduced energy demand compared to the proposed project because no buildings would be constructed. Water demand would be greater than that of the proposed project because park uses generally demand more water than development. The development of a park on the proposed project site was considered in the City's Urban Water Management Plan (UWMP) and no significant impacts related to the availability of water would result from implementation of this alternative. Enhancements to Library service that would occur as a result of the Library expansion would not be realized with this alternative.

In summary, the Existing Zoning Alternative would result in less than significant impacts related to public services, utilities, and service systems. The Existing Zoning Alternative would result in reduced energy demand compared to the proposed project but would result in increased water demand. In addition, enhancements to Library service that would occur as a result of the Library expansion would not be realized with this alternative. On balance, the Existing Zoning Alternative and the proposed project would have different but comparable impacts related to public services, utilities, and service systems.

Recreation. Development of the proposed project would result in the construction and operation of a 14.3-acre passive park and a 98,000 sf City Hall structure. A park on the project site was included as a planned facility in the City's General Plan, adopted in 2006. The proposed project would have no potentially significant impacts related to recreation resources.

The proposed project would accommodate events and activities held on the Civic Green that could include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. Both large events, such as a citywide festival, and smaller events, such as a reception following a City Council meeting, could be accommodated.

The Existing Zoning Alternative includes construction and operation of an approximately 16-acre passive park on the proposed project site. The Existing Zoning Alternative would have no potentially significant adverse impacts related to recreation resources and would result in a

slightly greater recreation enhancement compared to the proposed project by incorporating a larger passive park. The events and activities associated with the expanded Library and Civic Green components of the proposed project would not be realized with this alternative.

In summary, the Existing Zoning Alternative would result in less than significant impacts related to recreation resources. The Existing Zoning Alternative would result in a slightly greater recreation enhancement compared to the proposed project by incorporating a larger passive park, but the events and activities associated with the expanded Library and Civic Green components of the proposed project would not be realized with this alternative. On balance, the Existing Zoning Alternative and the proposed project would have different but comparable impacts related to recreation.

Project Objectives. The Existing Zoning Alternative would be potentially consistent with four (4) (4, 5, 8, and 9) of the 13 project objectives. The Existing Zoning Alternative would implement General Plan policies by developing a passive park on the proposed project site, integrating the northern and central parcels, preserving and enhancing on-site wetlands, and protecting and enhancing public views from MacArthur Boulevard.

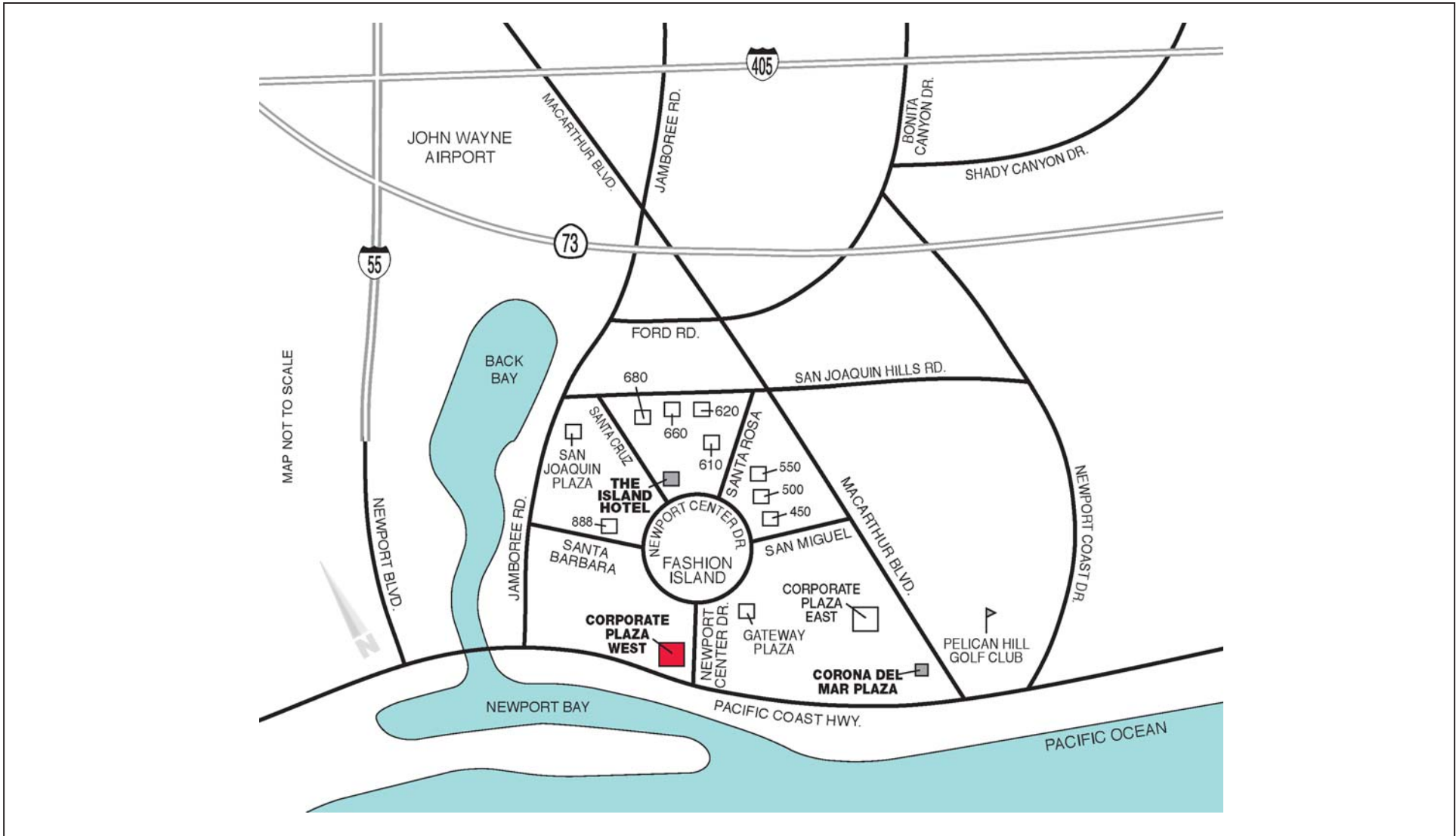
As noted above, the Existing Zoning Alternative would not be consistent with the requirements of Measure B. In addition, the Existing Zoning Alternative would not create an overall Civic Center Complex, accommodate the relocation of all existing City Hall uses (except Fire Station No. 2), improve public infrastructure, construct a dedicated EOC or expand the Library. Sustainability features could be incorporated if the existing City Hall structures are renovated or reconstructed in the future.

5.4.3 Alternative 3: Corporate Plaza West Alternative

Description. The Corporate Plaza West site is approximately 10 acres and consists of three existing buildings located at 1200, 1400, and 1600 Newport Center. Figure 5.1 provides the location of this site. The three buildings on site are approximately 40,000 sf each, for a total of 120,000 sf on site. Figure 5.2 provides an illustration of the site. The existing buildings are surrounded by surface parking. Although the existing on-site buildings would provide sufficient office space to meet the needs of City Hall, the relocation of City Hall to this site would require that the existing buildings on site be retrofitted, and design modifications would be required to address unique City requirements for large public meeting/assembly areas (e.g., City Council Chambers). For the purposes of this analysis it was assumed that an EOC component would not be included in this alternative because of the additional retrofitting/construction requirements of this use.

The property is currently owned by the Irvine Company. When this property was considered by the City in 2006, Irvine Company representatives indicated that the company policy is to not sell properties in Newport Center, but that it would consider the site a suitable location for a City Hall and would consider leasing the site to the City for such a use.

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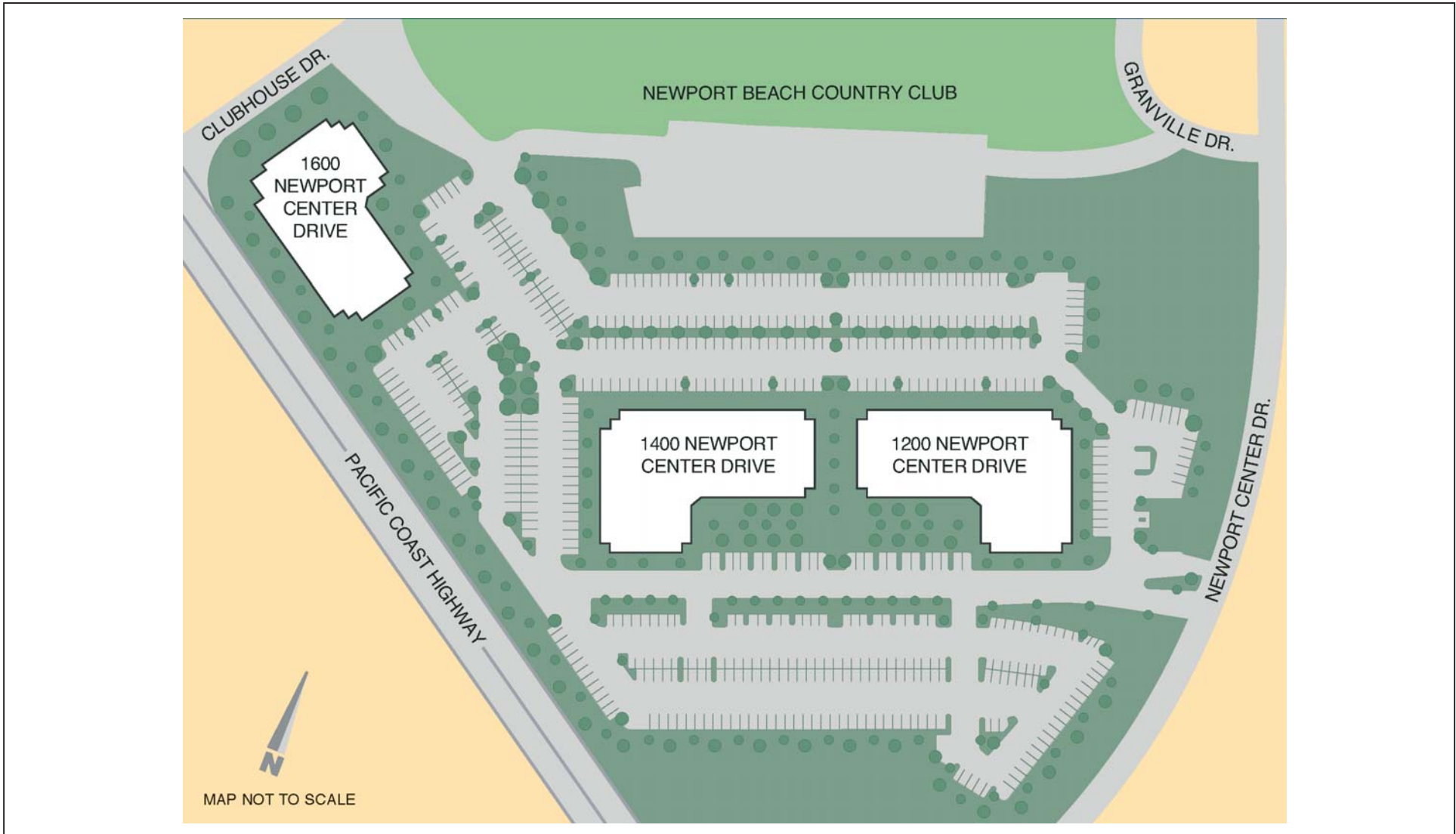
LSA FIGURE 5.1

Newport Beach City Hall and Park Development Plan

Location of Corporate Plaza West

SOURCE: Irvine Company
 I:\CNB0901\G\Corporate Plaza West Location.cdr (8/10/09)

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LSA FIGURE 5.2

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This alternative assumes that the City would (a) purchase the property from the Irvine Company or (b) lease office space from the Irvine Company. The current land owner may or may not be willing to sell. Such a sale could be implemented by the City through eminent domain, but such a course of action is contrary to the project objectives.

Measure B was approved by the voters and specifically identifies the proposed project site for the new City Hall and related improvements. Therefore, this alternative would not be consistent with the requirements of Measure B, because it would preclude implementation of the new City Hall at the proposed project site.

For the purposes of this analysis it is assumed that if the City Hall were not located on the proposed project site, a 16-acre park would be developed on that site in conformance with the land uses assigned to the project site under PC-27. A pedestrian bridge could be constructed to link the central and northern parcels, but it is unlikely that any public infrastructure improvements (e.g., Treatment and Structural BMPs or roadway improvements) would occur. The on-site wetlands could be preserved and enhanced under this alternative. Some water conservation measures may be incorporated into the park, but overall sustainability options would be limited. No changes to the existing Library would occur.

Environmental Analysis.

Land Use and Planning. The proposed project site is located between two existing roadways (MacArthur Boulevard and Avocado Avenue) and is surrounded on all sides by existing development. The proposed project would not disrupt or realign the existing roadway network or divide established communities in the project vicinity. The proposed project includes reuse of the existing City Hall site with other public facilities uses that would be consistent with both the existing General Plan designation and zoning designation for that site. The Civic Center use as included in the project would be developed on the area of the proposed project site designated for Public Facilities in the City's General Plan; the park included in the project would be developed on the areas of the proposed project site designated for Open Space uses in the City's General Plan. The proposed project site is located within the Newport Village Planned Community (PC-27) Zoning District. Within PC-27, land uses are assigned to specific areas of land called PAs. The northern and central parcels of the proposed project are PAs assigned Open Space uses, and the southern parcel, which is occupied by the existing Library, is a PA assigned Government and Institutional uses. The proposed park and Library uses would be consistent with the existing zoning (PC-27) and assigned uses (Open Space and Government and Institutional) for the proposed project site. The proposed Civic Center would not be consistent with the Open Space land uses assigned to that area (PA 3) of the project site under PC-27. To implement the proposed project, the City would take action to either: (1) exempt the project from the provisions of its own Zoning Code and the Newport Village Planned Community Development Plan (PC-27); or (2) amend PC-27 to assign Government and Institutional uses to the area of the central parcel proposed for development as the Civic Center and establish applicable development regulations to allow the project as proposed. Potential short-term land use compatibility conflicts related to noise and air quality (dust) may result from construction activities on the proposed project site. This land use compatibility impact would be short term and would cease upon completion of project construction. Nevertheless, mitigation would be implemented to address the concerns of

nearby residents. Mitigation Measure 4.1.1 requires designation of a construction relations officer to act as a community liaison concerning on-site construction activity and matters related to air quality emissions and noise. The designated community relations officer would explain project construction activities, provide additional information to area residents, and work with the construction contractor on a case-by-case basis to reduce irritations, as feasible, related to construction.

The proposed project site is located within the boundaries of the Central/Coastal Orange County Subregion NCCP/HCP. The project is in an area identified as urbanized by the NCCP/HCP and is not located in the Reserve or other planned open space area. Therefore, the project would be consistent with the provisions of the plan, as it allows development of non-Reserve areas.

In summary, the proposed project would not conflict with the City's General Plan or the NCCP/HCP. In addition, the City will either exempt itself from the Zoning Code and PC-27 or amend PC-27 to assign Government and Institutional uses to the area of the Central Parcel proposed for development of the Civic Center. Prior to mitigation, the proposed project would result in a potentially significant short-term land use compatibility impact related to air quality (dust) and noise generated during construction. This impact would be less than significant after implementation of Mitigation Measure 4.1.1.

The Corporate Plaza West Alternative site would include retrofit of up to three existing structures to create a new City Hall and an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative, and the EOC would not be provided. The Corporate Plaza West alternative site is zoned PC-40, Corporate Plaza West. The purpose of PC-40 is to allow development of commercial uses and professional and businesses offices. Government facilities are a permitted use in PC-40. The retrofit would occur in conformance with existing zoning. The proposed 16-acre passive park at the proposed project site would be consistent with existing zoning. Neither an exemption from the Zoning Code or PC-27 nor an amendment of PC-27 would be required, and the alternative would not exceed the Sight Plane over the proposed project site. The Corporate Plaza West Alternative would not be consistent with the provisions of Measure B because it does not locate the new City Hall at the proposed project site.

Construction activity for the retrofit at the Corporate Plaza West Alternative site would be reduced compared to the proposed project, as there would be virtually no grading, and construction would be limited to the retrofitting of existing structures. Also, the proposed Corporate Plaza West Alternative site is not located immediately adjacent to sensitive land uses; therefore, construction activity would not result in a potentially significant land use compatibility impact. The grading activity at the proposed project site for construction of the park would be reduced compared to the proposed project, so it would be unlikely that this alternative would result in a potentially significant land use conflict related to noise and air quality (dust) during grading operation. As such, Mitigation Measure 4.1.1 would not be necessary to reduce land use compatibility impacts during construction.

In summary, the Corporate Plaza West Alternative would result in less than significant land use impacts. In addition, the Corporate Plaza West Alternative would result in reduced land use

impacts compared to the proposed project because this alternative would not require mitigation to address a short-term land use compatibility impact during construction.

Traffic and Circulation. The following impacts would be less than significant for the proposed project: (1) project-related increase in traffic, (2) LOS standards established by the County CMA, (3) inadequate emergency access, (4) inadequate parking capacity, and (5) conflict with adopted policies, plans, or programs supporting alternative transportation. The following traffic impacts were identified as potentially significant prior to mitigation for the proposed project: (1) potential impacts to the intersections of San Miguel Drive with Avocado Avenue and MacArthur Boulevard during construction, (2) cumulative increase in traffic, and (3) potential hazards. Traffic mitigation measures require (1) restriping the northbound Bayside Drive approach to the East Coast Highway intersection from two left-turn lanes and a shared left/through/right lane to two left turns, a shared left/through lane, and a right-turn lane; (2) implementation of a Construction Area Traffic Management Plan; and (3) a detailed sight distance analysis for the proposed project driveway along Avocado Avenue and the proposed pedestrian bridge over San Miguel Drive. After implementation of the mitigation measures listed above, all project traffic and circulation impacts would be less than significant.

Construction trips would also be fewer because there would be substantially fewer haul trips from demolition and construction at the Corporate Plaza West site than there would be for the substantial grading required at the proposed project site. Construction of the park on the proposed project site would not require a substantial amount of excavated material to be hauled off site, but would require grading of the same geographic area. Grading activities and park improvements would require delivery of grading equipment and landscaping materials to the site, which could lead to a potentially significant impact if San Miguel Drive were used as part of the construction route. Therefore, mitigation would be required to ensure that construction materials are not delivered via San Miguel Drive.

The Corporate Plaza West Alternative would generate a similar number of operational trips as the proposed project. Unlike the proposed project; however, not all of the trips would be new, as some existing tenants currently occupying the Corporate Plaza West Alternative site would likely be displaced by the City Hall project. Also, trips associated with the Library expansion would not be generated with this alternative. The proposed park would generate approximately 36 new daily trips based on ITE trip generation rates for parks. In comparison, the proposed project would generate 3,070 daily trips. Therefore, the Corporate Plaza West Alternative would generate substantially fewer trips than the proposed project. The Corporate Plaza West site is located approximately 0.65 mile from the proposed project site, and many of the same intersections and street segments would be affected. Based on the location of the site, the reduced number of trips generated by the park in comparison to the proposed project, and the fact that the Corporate Plaza West site is already occupied, it is anticipated that this alternative would not result in a significant traffic impact during operation and that restriping of the Bayside Drive/East Coast Highway intersection would not be necessary.

The potential sight distance hazard impacts at Avocado Avenue would not occur because there would be no project driveway at this location under this alternative. A sight distance analysis

would still be required to verify the minimum height of the pedestrian bridge linking the northern and central parcels.

In summary, the Corporate Plaza West Alternative would result in a potentially significant impact related to the possible use of San Miguel Drive as a construction route and construction of the pedestrian bridge over San Miguel Drive (potential hazard). These impacts would be less than significant after implementation of mitigation. Other potential traffic-related impacts of this alternative would be less than significant. The Corporate Plaza West Alternative would avoid one of the potentially significant impacts of the proposed project.

Aesthetics. The proposed project would result in less than significant impacts related to scenic vistas, scenic resources, and the existing visual character or quality of the site and its surroundings. The proposed project would result in a minor exceedance of the Sight Plane that would be less than significant. The Corporate Plaza West Alternative includes retrofit of three existing structures to create a new City Hall, and construction and operation of an approximately 16-acre passive park on the proposed project site. No changes/expansion would occur to the existing Library under this alternative. Therefore, while this alternative would result in a change from the existing undeveloped condition characterized by scrub vegetation to a recontoured and landscaped passive park, no other visual changes would result at the proposed project site. The exterior changes at the Corporate Plaza West site would be limited because this alternative involves retrofit of existing structures. Therefore, overall, the visual changes would be less than those associated with the proposed project, which includes expansion of the existing Library and construction of a Civic Center as well as a passive park. Therefore, the overall visual impacts of the Corporate Plaza West Alternative would be less than significant and less than the proposed project.

The proposed project results in potentially significant impacts related to new sources of nighttime light, and mitigation measures require the City to prepare a lighting plan, a photometric study, and conduct an inspection prior to occupancy. These measures are intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting impacts to residential areas. Implementation of these mitigation measures would reduce potential impacts of the proposed project related to new lighting to less than significant.

The Corporate Plaza West Alternative includes a passive park at the proposed project site that would not be lit at night. The existing Corporate Plaza West site is currently lit to serve the existing buildings. Therefore, this alternative would not result in a significant impact related to the creation of new lighting and would result in reduced lighting impacts compared to the proposed project.

In summary, the Corporate Plaza West Alternative would not result in any potentially significant impacts related to aesthetics. The Corporate Plaza West Alternative would reduce or avoid the potentially significant lighting impacts of the proposed project.

Air Quality. The following air quality impacts of the proposed project are less than significant and do not require mitigation: (1) consistency with air quality plans, (2) operational emissions, and (3) objectionable odors. The following project and cumulative construction air quality impacts are considered potentially significant prior to mitigation: (1) NO_x emissions would exceed SCAQMD thresholds during the grading phase, (2) ROC emissions would exceed SCAQMD thresholds during the grading phase and during the application of architectural coating, and (3) PM₁₀ concentrations would exceed LST thresholds during grading. Implementation of the standard conditions and mitigation measures would reduce the construction impacts to the extent feasible, but the project and cumulative construction air quality adverse impacts would remain significant and unavoidable after mitigation. Specifically, construction emissions from the project after mitigation would exceed the SCAQMD daily emissions thresholds for NO_x and ROC, and would result in concentrations of PM₁₀ that would exceed the LST threshold.

The Corporate Plaza West Alternative would not require a substantial amount of excavated material to be hauled off site, but would require grading of the same geographic area. Construction trips would be fewer than the proposed project because there would be substantially fewer haul trips from demolition and construction at the Corporate Plaza West site and grading on the proposed project site than there would be for the substantial grading required at the proposed project site for the proposed project. Therefore, it is anticipated that this alternative would not result in significant air quality impacts during construction, as both the grading/construction activity would be reduced and the number of construction-related haul trips would be fewer. In addition, the retrofit of existing structures would likely require reduced application of paint compared to the proposed project, and therefore reduced ROC emissions from this source as well. Therefore, it is anticipated that this alternative would result in emissions that would not exceed the SCAQMD daily thresholds, would be considered less than significant, and would be less than the proposed project.

The Corporate Plaza West Alternative site would include retrofit of up to three existing structures to create a new City Hall and an approximately 16-acre passive park on the proposed project site. The Corporate Plaza West Alternative would generate a similar number of operational trips as the proposed project. Unlike the proposed project, however, not all of the trips would be new, as some existing tenants currently occupying the Corporate Plaza West Alternative site would likely be displaced by the City Hall project. Also, trips associated with the Library expansion would not be generated with this alternative. The proposed park would generate approximately 36 new daily trips based on ITE trip generation rates for parks. In comparison, the proposed project would generate 3,070 daily trips. Therefore, the Corporate Plaza West Alternative would result in reduced operational vehicular emissions overall compared with the proposed project.

In summary, the Corporate Plaza West Alternative would result in less than significant air quality impacts. The air quality emissions from the Corporate Plaza West Alternative would be less than that of the proposed project. The Corporate Plaza West Alternative would reduce or avoid a significant unavoidable air quality impact of the proposed project.

Biological Resources. Implementation of the proposed 20-acre project would result in the direct loss of 11.68 acres of native plant communities. The proposed project also includes the

preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. Potentially significant adverse impacts to Coulter's saltbush, some native plant communities, jurisdictional areas, wildlife and wildlife habitat, and nesting birds would be potentially significant prior to implementation of the proposed PDFs and mitigation measures. The PDFs and mitigation measures require removal of invasive exotic plants, use of native plant species, translocation of the Coulter's saltbush population, preconstruction nesting bird surveys, wetland/riparian habitat enhancement, and compliance with the terms and conditions of the Orange County Central and Coastal Subregion NCCP/HCP Implementation Agreement and construction minimization measures therein.

Potential impacts to biological resources from the proposed project would be mitigated to levels that are less than significant with implementation of mitigation measures.

The Corporate Plaza West Alternative would include retrofit of up to three existing structures to create a new City Hall and an approximately 16-acre passive park on the proposed project site. The Corporate Plaza West site is already developed; therefore, it is anticipated that no sensitive biological resources would be encountered at this site. This alternative would also require recontouring of the existing site to create a passive park. Although the overall volume of grading and earth movement would be less than with the proposed project, the overall impact to existing vegetation would be essentially the same because the alternative would require ground disturbance of the same geographical area as the proposed project. Therefore, it is anticipated that this alternative would also result in the direct loss of 11.68 acres of native plant communities, and include the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. This alternative would result in impacts to biological resources comparable to those associated with the proposed project, and the same mitigation measures would be required.

In summary, the Corporate Plaza West Alternative would result in potentially significant impacts to biological resources. The potential significant impacts would be less than significant with implementation of mitigation measures. The potential biological impacts of the Corporate Plaza West Alternative would be comparable to those associated with the proposed project, and the same mitigation measures would be required in conformance with the NCCP/HCP Implementation Agreement and City of Newport Beach General Plan policies.

Cultural Resources. The proposed project would not have a significant impact on known historical resources, paleontological resources, or human remains on or near the proposed project. Prior to mitigation, the project has the potential to result in the following impacts: (1) a substantial adverse impact to the significance of unknown (buried) prehistoric or historical archaeological sites within the project site; (2) a substantial adverse impact to the significance of a known archaeological resource; (3) a substantial adverse impact to the significance of buried paleontological resources within the project site; and (4) disturbance of unknown (buried) human remains interred outside of formal cemeteries. Mitigation measures require archaeological and Native American monitoring, preparation of an Archaeological Monitoring Plan, avoidance of archaeological sites, preparation of a Paleontological Resources Impact Mitigation Program, and notification of the County Coroner should any human remains be encountered. Mitigation

Measures 4.6.1 through 4.6.5 would reduce potential impacts to archaeological resources, paleontological resources, and human remains to a less than significant level.

The Corporate Plaza West site is already developed; therefore it is anticipated that no sensitive cultural resources would be encountered as a result of retrofitting existing buildings at this site. The Corporate Plaza West Alternative would also require recontouring of the existing site to create a passive park. Although the overall volume of grading and earth movement would be less than with the proposed project, there would still be the potential to encounter archaeological resources and paleontological resources. Therefore, it is anticipated that this alternative would also result in potentially significant impacts to cultural and paleontological resources and that the same mitigation measures would be required.

In summary, the Corporate Plaza West Alternative would result in potentially significant impacts related to cultural and paleontological resources, and mitigation measures would be required in conformance with General Plan policies. The Corporate Plaza West Alternative would result in potential impacts to cultural and paleontological resources that would be comparable to those of the proposed project.

Geology and Soils. The proposed project would not result in any impacts related to on- or off-site landslides. Potential impacts related to surface fault rupture, liquefaction, subsidence, and ground settlement are less than significant, and no mitigation is required. Impacts related to strong seismic ground shaking, erosion, slope stability, unsuitable (corrosive) soils, and expansive soils are considered potentially significant, and mitigation is required. The mitigation measures require incorporation of and compliance with the recommendations in the Geotechnical Study, compliance with the California Building Code including seismic standards therein, implementation of corrosion protection measures, and additional expansion index tests, if warranted. With implementation of the mitigation measures identified above, potentially significant impacts related to soils and geology would be less than significant.

The Corporate Plaza West site is already developed, therefore, it is anticipated that few to no concerns regarding geology and seismicity would be encountered as a result of retrofitting existing buildings at this site. The Corporate Plaza West Alternative would also require recontouring of the proposed project site to create a passive park. The overall volume of grading and earth movement would be less than with the proposed project. During construction, the Corporate Plaza West Alternative could result in potentially significant impacts related to erosion. The Corporate Plaza West Alternative includes construction of a proposed pedestrian bridge over San Miguel Drive. The design and construction of this structure would result in potentially significant impacts related to strong seismic ground shaking and corrosive soils. Mitigation would be necessary.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to surface fault rupture, liquefaction, subsidence, ground settlement, slope stability, and expansive soils. The Corporate Plaza West Alternative would result in potentially significant impacts related to strong seismic ground shaking, erosion, and unsuitable soils. With implementation of mitigation measures, these potentially significant impacts would be less than

significant. Therefore, the Corporate Plaza West Alternative would result in fewer potentially significant impacts related to geology and soils than the proposed project.

Global Climate Change. The proposed project would be designed to result in less GHG emissions than conventional construction by meeting and exceeding Title 24 standards and by achieving LEED-NC Silver Certification. The project would implement mitigation measures to further reduce energy consumption and vehicular emissions. The City will monitor the development of implementation requirements of Assembly Bill (AB) 32 as issued by State agencies and any subsequently adopted GHG emissions reduction procedures and technologies relevant to the proposed project.

The proposed project is consistent with and/or furthers the intent of numerous GHG reduction strategies and is consistent with the Climate Action Program strategies and the City's General Plan goals, which are designed to reduce energy consumption and GHG emissions. Although compliance with the reduction strategies implemented by the City would help to reduce the project's GHG emissions, the overall emissions attributable to the proposed project are expected to exceed 6,000 metric tons of CO₂e/year. Under the interim standards and analysis applied in this document by the City, it is assumed that the project could result in GHG emission levels that would potentially conflict with implementation of the GHG reduction goals under AB 32 or other State regulations. Therefore, the proposed project would result in a significant unavoidable project impact and result in a cumulatively considerable contribution to an significant unavoidable cumulative impact related to activities that may impede achievement of the State's goal for reducing GHG emissions to 1990 levels by 2020.

The Corporate Plaza West Alternative would involve the retrofitting of up to three existing buildings. There is an opportunity to introduce LEED design features through the retrofit, although the resulting energy savings could be less than what would be achieved with the proposed project. Operational GHG emissions for the City Hall at the Corporate Plaza West could be higher for building heating and cooling than the proposed project, which would involve all new construction. However, the net increase in vehicular trips at the Corporate Plaza West site would be less because the City Hall would occupy space that is all or partially occupied by others. Therefore, the operational emissions from vehicles would be less with this alternative compared to the proposed project.

This alternative would result in a net reduction in construction GHG emissions because of the reduced amount of building materials that would need to be produced and shipped in order to complete the construction. The Corporate Plaza West Alternative would also involve recontouring of the existing site to create a passive park. The overall volume of grading and earth movement would be less than with the proposed project. Construction emissions of GHGs would be less than significant. Therefore, with the reduced construction activity and reduced building materials required, construction emissions of GHGs would also be reduced compared to the proposed project.

Operational GHG emissions for the passive park would also be substantially less than the proposed project, as the passive park would result in fewer vehicular trips, and therefore reduced vehicular emissions of GHGs, than the proposed project. In addition, the Corporate Plaza West

Alternative does not include any stationary source emitters because operational energy use would be limited to that needed for landscape irrigation. Therefore, operational GHG emissions on the proposed project site would be less than significant. The GHG emissions associated with the park component of the Corporate Plaza West Alternative are limited to those associated with the operation of grading equipment and a small amount of energy required for park maintenance. These low levels of emissions would be less than the proposed project and are anticipated to be less than the 1,600-metric-ton screening threshold identified in Section 4.8 of this EIR.

In summary, the Corporate Plaza West Alternative would result in less than significant project and cumulative impacts related to GHG emissions. The Corporate Plaza West Alternative would reduce or avoid a significant unavoidable impact of the proposed project.

Hazards and Hazardous Materials. The proposed project may result in a significant impact related to the possible discovery of unknown waste or suspect materials on the project site during demolition, grading, or construction activities. In addition, the presence of ACMs, LBPs, and PCBs in the Library cannot be ruled out. In addition, because the proposed project includes a backup generator for the EOC and a fuel storage tank for the generator, the City must comply with Fire Department Guideline E.02–Generator Sub-Base Fuel Storage Tanks. Based on a letter received from the Airport Land Use Commission (ALUC), dated April 27, 2009, a small portion of the northern parcel is located within the 20,000 ft FAR Part 77 Notification Area for JWA. Although there are no permanent structures proposed for this parcel, the FAA is requiring the FAR Part 77 review to consider trees or any other improvement that achieves some height. Because control of trees or other improvements can be enacted after the project is approved, but implemented prior to issuance of building permits, this FAR Part 77 would be commenced after project approval in compliance with Mitigation Measure 4.9.4, discussed below.

Implementation of Mitigation Measure 4.9.1 reduces potential project impacts related to the discovery of unknown wastes or suspect materials during construction activities to a less than significant level. Implementation of Mitigation Measure 4.9.2 reduces potential project impacts related to the possibility of encountering ACMs, LBPs, and PCB-containing materials during demolition for the Library expansion to a less than significant level. Implementation of Mitigation Measure 4.9.3 would reduce potential project impacts related to the proposed on-site generator and fuel storage tank to a less than significant level. Implementation of Mitigation Measure 4.9.4 reduces potential impacts to people working in the project area (resulting from the project's proximity to JWA) to a less than significant level.

The Corporate Plaza West Alternative would involve the retrofitting of up to three existing buildings. The demolition activities for the retrofit could encounter the presence of ACMs, LBPs, and PCBs, and mitigation would be required.

Both the retrofit at Corporate Plaza West and the 16-acre passive park on the proposed project site could result in the possible discovery of unknown waste or suspect materials on the project site during demolition, grading, or construction activities. Therefore, the Corporate Plaza West Alternative would result in the same potential impacts as the proposed project related to unknown hazards or hazardous materials, and the same mitigation measures would apply. The impacts of the Corporate Plaza West Alternative would be less than significant with implementation of

Mitigation Measure 4.9.1 and would be similar to the impacts associated with the proposed project. Under this alternative there would be no need for an on-site generator and fuel storage tank because the EOC would not be constructed. Therefore, no potential impacts would occur related to on-site fuel storage.

The Corporate Plaza West Alternative does include construction of a passive park and could include landscaping in the portion of the project site located within the 20,000 ft FAR Part 77 Notification Area for JWA. Although there are no permanent structures proposed for this parcel as part of this alternative, the FAA would require FAR Part 77 review to consider trees or any other improvement that achieves some height. For this reason, mitigation would be required to ensure that a determination of no hazard is received prior to construction of the park.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to on-site fuel storage. The Corporate Plaza West Alternative would result in potentially significant impacts related to the discovery of unknown hazards or hazardous substances, proximity to JWA, and possible discovery of ACMs, LBPs, and PCB-containing materials during construction. Therefore, the Corporate Plaza West Alternative would result in fewer potentially significant impacts related to hazards and hazardous materials than the proposed project.

Hydrology and Water Quality. The proposed project would implement a comprehensive WQMP and BMPs to address pollutants of concern and to ensure protection of beneficial uses of receiving waters. In addition, the proposed project includes drainage infrastructure and BMPs to minimize development impacts to the site hydrology. Hydrology and water quality impacts of the proposed project would be less than significant upon compliance with existing plans, programs, and policies and implementation of PDFs.

The Corporate Plaza West Alternative includes the retrofitting of up to three existing buildings and construction and operation of an approximately 16-acre passive park on the proposed project site. This alternative would locate a passive park use with increased pervious area compared to the proposed project and essentially no change to the drainage and water quality conditions at the Corporate Plaza West site. No new BMPs would be implemented with this alternative.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to hydrology and water quality. The hydrology and water quality impacts of the Corporate Plaza West Alternative would be comparable to the hydrology and water quality impacts of the proposed project with implementation of PDFs.

Noise. The following project impacts are considered less than significant prior to mitigation: (1) short-term construction-related impacts associated with worker commute, equipment transport to the project site, and export of excavated materials, (2) groundborne vibration and noise, (3) long-term traffic-related noise impacts to off-site uses, and (4) long-term off-site stationary source noise impacts from on-site uses. The following project impacts are considered potentially significant prior to mitigation: (1) short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site, and (2) long-term traffic-related noise impacts to on-site uses. With implementation of the identified mitigation measures,

potential long-term noise impacts from traffic related noise would be less than significant. Compliance with the City's Municipal Code requirements and Mitigation Measure 4.11.1 during construction activities would ensure that short-term construction noise impacts from excavation, grading, and erection of buildings on site would also be reduced to a less than significant level.

The Corporate Plaza West Alternative includes the retrofitting of up to three existing buildings and construction and operation of an approximately 16-acre passive park on the proposed project site. The Corporate Plaza West Alternative would generate less noise during the construction period than the proposed project because the duration of the construction period would be substantially reduced, and construction activity would be limited to retrofitting existing structures at Corporate Plaza West, site grading/recontouring, and construction of park improvements such as the pedestrian bridge over San Miguel Drive. The Corporate Plaza West Alternative would generate less operational noise impacts than the proposed project because the number of vehicular trips generated would be somewhat fewer.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to noise. The Corporate Plaza West Alternative would generate less construction and operation noise than the proposed project.

Population, Housing, and Employment. The proposed project would not result in substantial employment growth beyond projections (in OCP 2006) and would not induce significant population or housing growth, either directly or indirectly. Moreover, due to the availability of housing, available workforce, and relatively small percentage of growth represented by the proposed project, the project's contribution to cumulative population growth in the City and County would be minimal, and project and cumulative impacts would be less than significant.

The Corporate Plaza West Alternative includes the retrofitting of up to three existing buildings and construction and operation of an approximately 16-acre passive park on the proposed project site. The retrofitting of existing office buildings for City Hall use would result in the same employment growth as the proposed project. The new passive park would be an amenity for existing residents and would not induce population or employment growth. The passive park would be maintained by the existing City staff, and little to no new permanent employment would be generated.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to population, housing, and employment. The Corporate Plaza West Alternative would result in comparable impacts related to population, housing, and employment as the proposed project.

Public Services, Utilities, and Service Systems. Public services, utilities, and service systems include fire protection, police protection, public schools, public libraries, solid waste, public transportation, water, electricity, and natural gas. There are no potentially significant impacts related to public services, utilities, and service systems associated with the proposed project. The proposed project includes PDFs that ensure compliance with the Fire Code, State Energy

Insulation Standards, and waste reduction and recycling legislation, and incorporate water conservation and energy conservation measures into the proposed project.

The Corporate Plaza West Alternative includes the retrofitting of up to three existing buildings and construction and operation of an approximately 16-acre passive park on the proposed project site. The retrofitting of existing office buildings for City Hall use would not result in any potentially significant impacts related to public services, utilities, and service systems because these systems are currently in place to serve the current tenants of Corporate Plaza West. Implementation of the Corporate Plaza West Alternative would occur in compliance with all applicable regulations. The development of a park on the proposed project site would result in reduced energy demand compared to the proposed project because no buildings would be constructed. Water demand would be greater than that of the proposed project because park uses generally demand more water than development. The development of a park on the proposed project site was considered in the City's UWMP, and no significant impacts related to the availability of water would result. This alternative would not result in any significant impacts related to public services, utilities, and service systems, and this alternative would have a slightly reduced potential adverse impact compared to the proposed project since no buildings would be constructed. Enhancements to Library service that would occur as a result of the Library expansion would not be realized with this alternative.

In summary, this alternative would not result in any significant impacts related to public services, utilities, and service systems. The Corporate Plaza West Alternative would result in reduced energy demand compared to the proposed project but would result in increased water demand. In addition, the enhancements to the Library service that would occur as a result of the Library expansion would not be realized with this alternative. On balance, the Corporate Plaza West Alternative and the proposed project would have different but comparable impacts related to public services, utilities, and service systems.

Recreation. Development of the proposed project would result in the construction and operation of a 14.3-acre passive park and a 98,000 sf City Hall structure. A park on the project site was included as a planned facility in the City's General Plan, adopted in 2006. The proposed project would have no potentially significant impacts related to recreation resources.

The proposed project would accommodate events and activities held on the Civic Green that could include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. Both large events, such as a citywide festival, and smaller events, such as a reception following a City Council meeting, could be accommodated.

The Corporate Plaza West Alternative includes the retrofitting of up to three existing buildings and construction and operation of an approximately 16-acre passive park on the proposed project site. The retrofitting of existing office buildings for City Hall use would not have potentially significant adverse impacts related to recreation resources. The Corporate Plaza West Alternative would result in a slightly greater recreation enhancement compared to the proposed project by incorporating a larger passive park. The events and activities associated with the expanded

Library and Civic Green components of the proposed project would not be realized with this alternative.

In summary, the Corporate Plaza West Alternative would result in less than significant impacts related to recreation resources. The Corporate Plaza West Alternative would result in a slightly greater recreation enhancement compared to the proposed project by incorporating a larger passive park, but the events and activities associated with the expanded Library and Civic Green components of the proposed project would not be realized with this alternative. On balance, the Corporate Plaza West Alternative and the proposed project would have different but comparable impacts related to recreation.

Project Objectives. Locating the City Hall at the Corporate Plaza West site would be potentially consistent with five (5) (4, 5, 6, 8, and 9) of the 13 project objectives. With some modifications, the Corporate Plaza West site would accommodate all existing City Hall uses. In addition, the construction of a park on the proposed project site would implement General Plan policy by developing a passive park on the proposed project site, preserve and enhance on-site wetlands, and protect and enhance public views from MacArthur Boulevard. Construction of a pedestrian bridge at the proposed project site would integrate the northern and southern parcels.

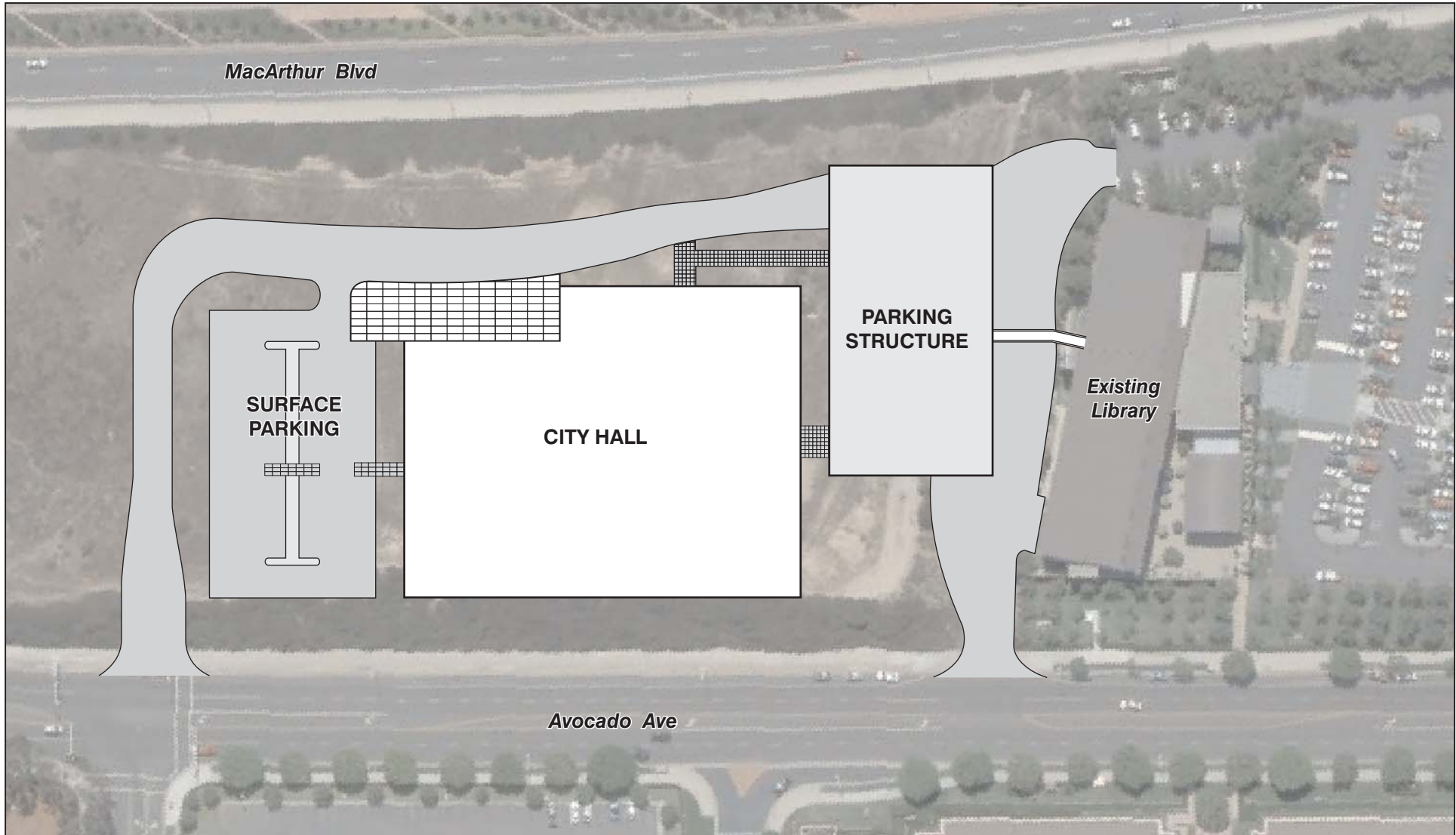
Relocating City Hall to the Corporate Plaza West site would not be consistent with the requirements of Measure B. This alternative would not achieve the project objectives of integrating Library uses and City Hall uses into an overall Civic Center Complex. ~~The site would not accommodate the Fire Station.~~ The relocation of City Hall to the Corporate Plaza West site may result in excessive site acquisition costs or require condemnation of private property. An EOC would not be constructed as part of this alternative, the Library would not be expanded, public infrastructure on and near the proposed project site would not be improved, and implement sustainable building design techniques would be limited to those that could occur as part of the retrofitting process.

5.4.4 Alternative 4: Reduced Project Alternative

Description. The Reduced Project Alternative evaluates the minimum number/type of improvements needed to meet the requirements of Measure B. The Reduced Project Alternative, therefore, considers the construction of a smaller City Hall on the proposed project site. In addition to reducing the size of the proposed City Hall building, this alternative also eliminates the Library expansion, eliminates the EOC, and reduces the size of the parking structure. Figure 5.3 provides an illustration of the Reduced Project Alternative.

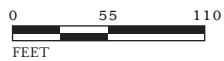
The proposed City Hall would consist of one, single-story, 68,000 sf building with a 220-space parking structure and 80 surface parking spaces. Because the building would be a single story, the building would be below the view plane. As with the proposed project, access would occur at Farallon Drive and Avocado Avenue, similar to the proposed project. For the purposes of this analysis, all other project components (e.g., incorporation of conservation measures and project design features) are considered to be the same as the proposed project.

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LSA

FIGURE 5.3



SOURCE: City of Newport Beach

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The Reduced Project Alternative would reduce the quantity of excavated material removed from the project site from approximately 320,000 cubic yards (cy) (proposed project) to 150,000 cy. Grading and removal of materials from the project site would still be required for construction of the parking structure. Consistent with the specifications of the proposed project, the Reduced Project Alternative assumes that the material removed would be hauled approximately 32 miles to the Prima Deshecha Landfill.

Environmental Analysis.

Land Use and Planning. The proposed project site is located between two existing roadways (MacArthur Boulevard and Avocado Avenue) and is surrounded on all sides by existing development. The proposed project would not disrupt or realign the existing roadway network or divide established communities in the project vicinity. The proposed project includes reuse of the existing City Hall site with other public facilities uses that would be consistent with both the existing General Plan designation and zoning designation for that site. The Civic Center use as included in the project would be developed on the area of the proposed project site designated for Public Facilities in the City's General Plan; the park included in the project would be developed on the areas of the proposed project site designated for Open Space uses in the City's General Plan. The proposed project site is located within the Newport Village Planned Community (PC-27) Zoning District. Within PC-27, land uses are assigned to specific areas of land called PAs. The northern and central parcels of the proposed project are PAs assigned Open Space uses, and the southern parcel, which is occupied by the existing Library, is a PA assigned Government and Institutional uses. The proposed park and Library uses would be consistent with the existing zoning (PC-27) and assigned uses (Open Space and Government and Institutional) for the proposed project site. The proposed Civic Center would not be consistent with the Open Space land uses assigned to that area (PA 3) of the project site under PC-27. To implement the proposed project, the City would take action to either: (1) exempt the project from the provisions of its own Zoning Code and the Newport Village Planned Community Development Plan (PC-27); or (2) amend PC-27 to assign Government and Institutional uses to the area of the central parcel proposed for development as the Civic Center and establish applicable development regulations to allow the project as proposed. Potential short-term land use compatibility conflicts related to noise and air quality (dust) may result from construction activities on the proposed project site. This land use compatibility impact would be short term and would cease upon completion of project construction. Nevertheless, mitigation would be implemented to address the concerns of nearby residents. Mitigation Measure 4.1.1 requires designation of a construction relations officer to act as a community liaison concerning on-site construction activity and matters related to air quality emissions and noise. The designated community relations officer would explain project construction activities, provide additional information to area residents, and work with the construction contractor on a case-by-case basis to reduce irritations, as feasible, related to construction.

The proposed project site is located within the boundaries of the Central/Coastal Orange County Subregion NCCP/HCP. The project is in an area identified as urbanized by the NCCP/HCP and is not located in the Reserve or other planned open space area. Therefore, the project would be consistent with the provisions of the plan, as it allows development of non-Reserve areas.

In summary, the proposed project would not conflict with the City's General Plan or the NCCP/HCP. In addition, the City will either exempt itself from the Zoning Code and PC-27, or amend PC-27 to assign Government and Institutional uses to the area of the Central Parcel proposed for development of the Civic Center. Prior to mitigation, the proposed project would result in a potentially significant short-term land use compatibility impact related to air quality (dust) and noise generated during construction. This impact would be less than significant after implementation of Mitigation Measure 4.1.1.

The Reduced Project Alternative reflects the minimum number/type of improvements needed to meet the requirements of Measure B, including the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. The City Hall and passive park uses included in the Reduced Project Alternative are similar to the proposed project in that an exemption from the Zoning Code or PC-27 or an amendment of PC-27 would be required for the City Hall facility. The Reduced Project Alternative would be consistent with the provisions of Measure B.

The Reduced Project Alternative would not disrupt or divide an established community. The Reduced Project Alternative would also be consistent with the provisions of the NCCP/HCP. Residential neighbors (sensitive receptors) located east of the project site may be irritated by noise and dust generated by construction activities. Therefore, potential short term land use compatibility conflicts related to noise and air quality (dust) may result from construction activities on the proposed project site. This land use compatibility impact would be short term and would cease upon completion of project construction. The duration of the irritation would also be shorter than that of the proposed project. Project-related and cumulative land use compatibility impacts would be less than significant with implementation of Mitigation Measure 4.1.1, which requires designation of a construction relations officer to act as a community liaison concerning on-site construction activity and matters related to air quality emissions and noise. The designated community relations officer would explain project construction activities, provide additional information to area residents, and work with the construction contractor on a case-by-case basis to reduce irritations, as feasible, related to construction. Mitigation Measure 4.1.1 would provide an efficient means of responding to and reducing, as feasible, land use compatibility issues related to project construction.

In summary, the Reduced Project Alternative would result in a potentially significant land use compatibility impact. The Reduced Project Alternative would also require the City to either exempt the alternative from the Zoning Code or PC-27, or amend PC-27. The Reduced Project Alternative would result in reduced land use impacts compared to the proposed project because the duration of construction activities and associated irritation to nearby sensitive receptors would be reduced.

Traffic and Circulation. The following impacts would be less than significant for the proposed project: (1) project-related increase in traffic, (2) LOS standards established by the County CMA, (3) inadequate emergency access, (4) inadequate parking capacity, and (5) conflict with adopted policies, plans, or programs supporting alternative transportation. The following traffic impacts were identified as potentially significant prior to mitigation for the proposed project: (1) potential impacts to the intersections of San Miguel Drive with Avocado Avenue and MacArthur

Boulevard during construction, (2) cumulative increase in traffic, and (3) potential hazards. Traffic mitigation measures require: (1) restriping the northbound Bayside Drive approach to the East Coast Highway intersection from two left-turn lanes and a shared left/through/right lane to two left turns, a shared left/through lane, and a right-turn lane; (2) implementation of a Construction Area Traffic Management Plan; and (3) a detailed sight distance analysis for the proposed project driveway along Avocado Avenue and the proposed pedestrian bridge over San Miguel Drive. After implementation of the mitigation measures listed above, all project traffic and circulation impacts would be less than significant.

The Reduced Project Alternative reflects the minimum number/type of improvements needed to meet the requirements of Measure B, including the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. The Reduced Project Alternative would generate fewer operational trips because project trips from the Library expansion would not be included, and the City Hall would be able to accommodate fewer employees at the site with this alternative due to the smaller facilities. The potential sight distance hazard impacts related to the pedestrian bridge and the project driveway on Avocado Avenue would still need to be addressed, as the site plan for the Reduced Project Alternative would include a driveway at this location. It is anticipated that the Reduced Project Alternative would result in less than significant operational traffic impacts and result in fewer operational traffic trips compared to the proposed project.

Construction trips would also be fewer because there would be substantially fewer haul trips from removal of excavated soils than there would be for the substantial grading required for the proposed project. Grading activities and park improvements would require delivery of grading equipment and landscaping materials to the site, which could lead to a potentially significant impact if San Miguel Drive were used as part of the construction route. Therefore, mitigation would be required to ensure that construction materials are not delivered via San Miguel Drive.

In summary, the Reduced Project Alternative would result in a potentially significant impact related to the possible use of San Miguel Drive as part of the construction route and construction of the pedestrian bridge over San Miguel Drive (potential hazard). These impacts would be less than significant after implementation of mitigation. Other potential traffic impacts would be less than significant. The Reduced Project Alternative would avoid one of the potentially significant impacts of the proposed project.

Aesthetics. The proposed project would result in less than significant impacts related to scenic vistas scenic resources and the existing visual character or quality of the site and its surroundings. The proposed project would result in a minor exceedance of the Sight Plane that would be less than significant. The Reduced Project Alternative reflects the minimum number/type of improvements needed to meet the requirements of Measure B, including the construction of a smaller City Hall and smaller parking structure on the proposed project site and the elimination of the Library expansion and the EOC. The proposed City Hall would consist of one single-story, 68,000 sf building with a 220-space parking structure and 80 surface parking spaces. Because the building would be a single story, the building would be below the Sight Plane.

Since this alternative results in a smaller project overall, the overall visual changes to the site would be less than those associated with the proposed project. Therefore, the overall visual impacts of the Reduced Project Alternative would be less than significant and less than the proposed project.

The proposed project results in potentially significant impacts related to new sources of nighttime light, and mitigation measures require the City to prepare a lighting plan, a photometric study, and conduct an inspection prior to occupancy. These measures are intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting impacts to residential areas. Implementation of these mitigation measures would reduce potential impacts of the proposed project related to new lighting to less than significant. The Reduced Project Alternative would require lighting that is similar to the proposed project and therefore would result in the same postconstruction lighting impacts as the proposed project, and the same mitigation measures would apply.

In summary, the Reduced Project Alternative would result in a potentially significant impact related to nighttime lighting. Other potential impacts related to aesthetics would be less than significant. The Reduced Project Alternative would result in impacts comparable to the proposed project.

Air Quality. The following air quality impacts of the proposed project are less than significant and do not require mitigation: (1) consistency with air quality plans, (2) operational emissions, and (3) objectionable odors. The following project and cumulative construction air quality impacts are considered potentially significant prior to mitigation: (1) NO_x emissions would exceed SCAQMD thresholds during the grading phase, (2) ROC emissions would exceed SCAQMD thresholds during the grading phase and during the application of architectural coating, and (3) PM₁₀ concentrations would exceed LST thresholds during grading. Implementation of the standard conditions and mitigation measures would reduce the construction impacts to the extent feasible, but the project and cumulative construction air quality adverse impacts would remain significant and unavoidable after mitigation. Specifically, construction emissions from the project after mitigation would exceed the SCAQMD daily emissions thresholds for NO_x and ROC, and would result in concentrations of PM₁₀ that would exceed the LST threshold.

The proposed project would result in significant, unavoidable short-term construction air quality impacts after implementation of all feasible mitigation measures. The Reduced Project Alternative would not require a substantial amount of excavated material to be hauled off site, but would require some excavation and grading of the same geographic area. Therefore, the Reduced Project Alternative would result in reduced grading and construction compared to the proposed project due to the reduced building size, the reduced excavation, and the elimination of some project components. This reduction in grading and building activity would yield a net reduction in construction air emissions.

Table 5.E lists the construction emissions for the Reduced Project Alternative by construction phase. As shown in Table 5.E, construction equipment/vehicle emissions would exceed the SCAQMD thresholds for NO_x during the grading phase. In addition, resulting concentrations of PM₁₀ would exceed the LST. The Reduced Project Alternative would not result in a significant unavoidable impact related to ROC; construction emissions for ROC for the Reduced Project Alternative would be below SCAQMD thresholds.

Table 5.E: Reduced Project Alternative Peak-Day Construction Emissions (lbs/day) by Phase¹

Construction Phase	CO	ROC	NO _x	SO _x	PM ₁₀ ²	PM _{2.5}
Mass grading	212.3	42.3	503.8	0.4	68.5	30.4
Fine grading	14.8	3.4	28.1	0.0	46.0	10.6
Trenching	9.7	2.4	20.2	0.0	1.0	0.9
Paving	13.2	4.5	22.4	0.0	1.7	1.5
Building	50.4	5.4	21.4	0.0	1.7	1.4
Architectural coating	1.0	72.9	0.1	0.0	0.0	0.0
SCAQMD Emission Threshold	550	75	100	150	150	55
Exceed Significance?	No	No	Yes	No	No	No

Source: LSA Associates, Inc., August 2009.

¹ It is assumed that there is no overlap of these construction phases.

² Total PM₁₀ daily emission rate with fugitive dust mitigation measures implemented.

CO = carbon monoxide

PM₁₀ = particulate matter less than 10 microns in size

CO₂ = carbon dioxide

PM_{2.5} = particulate matter less than 2.5 microns in size

lbs/day = pounds per day

ROC = reactive organic compounds

NA = not applicable

SCAQMD = South Coast Air Quality Management District

NO_x = nitrogen oxide

SO_x = sulfur oxide

Therefore, although the Reduced Project Alternative would avoid a significant unavoidable impacts related to ROC, CO, SO_x, PM₁₀ and PM_{2.5} emissions compared to SCAQMD thresholds, and would result in a less severe impacts related to NO_x than the proposed project, the Reduced Project Alternative would still result in a significant unavoidable impact related to construction emissions because it would exceed SCAQMD thresholds for NO_x. Although construction emissions of PM₁₀ would not exceed the daily thresholds, its concentration in proximity to sensitive receptors would exceed the LST and also result in a significant impact.

In summary, the Reduced Project Alternative would result in a significant unavoidable construction air quality impact. Operational air quality impacts would be less than significant. The Reduced Project Alternative would result in reduced construction air quality impacts when compared to the proposed project, but they would still be significant and unavoidable.

Biological Resources. Implementation of the proposed 20-acre project would result in the direct loss of 11.68 acres of native plant communities. The proposed project also includes the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. Potentially significant adverse impacts to Coulter's saltbush, some native plant communities, jurisdictional areas, wildlife and wildlife habitat, and nesting birds would be potentially significant prior to

implementation of the proposed PDFs and mitigation measures. The PDFs and mitigation measures require removal of invasive exotic plants, use of native plant species, translocation of Coulter's saltbush population, preconstruction nesting bird surveys, wetland/riparian habitat enhancement, and compliance with the terms and conditions of the Orange County Central and Coastal Subregion NCCP/HCP Implementation Agreement and construction minimization measures therein.

Potential impacts to biological resources from the proposed project would be mitigated to levels that are less than significant with implementation of mitigation measures.

The Reduced Project Alternative would result in a reduction in the overall volume of excavation quantity at the project site, but would require the removal of vegetation for the same area as the proposed project. This alternative would require ground disturbance of the same geographical area as the proposed project. Therefore, it is anticipated that this alternative would also result in the direct loss of 11.68 acres of native plant communities and include the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. This alternative would result in impacts to biological resources comparable to those associated with the proposed project, and the same mitigation measures would be required.

In summary, this alternative would result in potentially significant impacts to biological resources. These potentially significant impacts would be less than significant with implementation of mitigation. The potential biological impacts of the Reduced Project Alternative would be comparable to those associated with the proposed project, and the same mitigation measures would be required, in conformance with the NCCP/HCP Implementation Agreement and City of Newport Beach General Plan policies.

Cultural Resources. The proposed project would not have a significant impact on known historical resources, paleontological resources, or human remains on or near the proposed project. Prior to mitigation, the project has the potential to result in the following impacts: (1) a substantial adverse impact to the significance of unknown (buried) prehistoric or historical archaeological sites within the project site; (2) a substantial adverse impact to the significance of a known archaeological resource; (3) a substantial adverse impact to the significance of buried paleontological resources within the project site; and (4) disturbance of unknown (buried) human remains interred outside of formal cemeteries. Mitigation measures require archaeological and Native American monitoring, preparation of an Archaeological Monitoring Plan, avoidance of archaeological sites, preparation of a Paleontological Resources Impact Mitigation Program, and notification of the County Coroner should any human remains be encountered. Mitigation Measures 4.6.1 through 4.6.5 would reduce potential impacts to archaeological resources, paleontological resources, and human remains to a less than significant level.

The Reduced Project Alternative would result in a reduction in the overall volume of excavation quantity at the project site, but would require ground disturbance of the same geographical area as the proposed project. Therefore, it is anticipated that this alternative would result in the same impacts to cultural and paleontological resources as the proposed project, and the same mitigation measures would be required.

In summary, the Reduced Project Alternative would result in potentially significant impacts related to cultural resources and paleontological resources, and mitigation measures would be required in conformance with General Plan policies. The Reduced Project Alternative would result in potential impacts to cultural and paleontological resources that would be comparable to those of the proposed project.

Geology and Soils. The project would not result in any impacts related to on- or off-site landslides. Potential impacts related to surface fault rupture, liquefaction, subsidence, and ground settlement are less than significant, and no mitigation is required. Impacts related to strong seismic ground shaking, erosion, slope stability, unsuitable (corrosive) soils, and expansive soils are considered potentially significant, and mitigation is required. The mitigation measures require incorporation of and compliance with the recommendations in the Geotechnical Study, compliance with the California Building Code, including seismic standards therein, implementation of corrosion protection measures, and additional expansion index tests, if warranted. The mitigation measures identified above would reduce all potentially significant impacts related to soils and geology to a less than significant level.

The Reduced Project Alternative would result in a reduction in the overall volume of excavation quantity at the project site (from approximately 320,000 cy for the proposed project to 150,000 cy.) This alternative would require ground disturbance of the same geographical area as the proposed project, and grading and removal of materials from the project site would still be required for construction of the parking structure. The Reduced Project Alternative would include a single-story, 68,000 sf building with a 220-space parking structure and 80 surface parking spaces. The Library expansion and EOC are not included in this alternative.

Although the Reduced Project Alternative is reduced in overall development intensity compared to the proposed project, the required grading and construction activities would result in the same or similar impacts related to geology and soils as the proposed project. While some construction specifications would be different for this alternative compared to the proposed project, the overall risks related to seismic ground shaking, erosion, slope stability, unsuitable (corrosive) soils, and expansive soils would be comparable. Therefore, it is anticipated that this alternative would result in similar impacts related to geology and soils compared to the proposed project, and the same mitigation measures would be required.

In summary, the Reduced Project Alternative would result in potentially significant impacts related to geology and soils. These impacts would be less than significant with implementation of mitigation measures. The Reduced Project Alternative would result in impacts related to geology and soils that would be comparable to those of the proposed project.

Global Climate Change. The proposed project would be designed to result in less GHG emissions than conventional construction by meeting and exceeding Title 24 standards and by achieving LEED-NC Silver Certification. The project would implement mitigation measures to further reduce energy consumption and vehicular emissions. The City will monitor the development of implementation requirements of AB 32 as issued by State agencies and any

subsequently adopted GHG emissions reduction procedures and technologies relevant to the proposed project.

The proposed project is consistent with and/or furthers the intent of numerous GHG reduction strategies and is consistent with the Climate Action Program strategies and the City's General Plan goals, which are designed to reduce energy consumption and GHG emissions. Although compliance with the reduction strategies implemented by the City would help to reduce the projects GHG emissions, the overall emissions attributable to the proposed project are expected to exceed 6,000 metric tons of CO₂e/year. Under the interim standards and analysis applied in this document by the City, it is assumed that the project could result in GHG emission levels that would potentially conflict with implementation of the GHG reduction goals under AB 32 or other State regulations. Therefore, the proposed project would result in a significant unavoidable project impact and result in a cumulatively considerable contribution to an unavoidable cumulative impact related to activities that may impede achievement of the State's goal for reducing GHG emissions to 1990 levels by 2020.

The Reduced Project Alternative reflects the minimum number/type of improvements needed to meet the requirements of Measure B, including the construction of a smaller City Hall and smaller parking structure on the proposed project site and the elimination of the Library expansion and the EOC. This alternative would result in a net reduction in construction GHG emissions in part because of the reduced amount of building materials that would need to be produced and shipped in order to complete the construction. The overall grading and earth movement would be less than with the proposed project, and there would be reduced building activity at the proposed project site. For example, CO₂ emissions from mass grading activity would be approximately 55,000 pounds per day (lbs/day) on the peak day for the Reduced Project Alternative, compared to approximately 106,000 lbs/day for the proposed project. Therefore, with the reduced construction activity and reduced building materials required, construction emissions of GHGs would be less than the construction emissions of the proposed project. The Reduced Project Alternative would result in GHG construction emissions that would be less than significant.

Operational GHG emissions for the Reduced Project Alternative would be less than for the proposed project because it would result in fewer vehicular trips, and therefore reduced vehicular emissions of GHGs and less energy use than the proposed project. It is anticipated that the operational emissions would exceed the 1,600-metric-ton screening threshold identified in Section 4.8 of this EIR, but would not exceed the 6,000-metric-ton threshold of significance. Therefore, the Reduced Project Alternative would not result in a significant project-level impact to global climate change. This alternative maybe considered to result in a substantial contribution to the cumulative global climate change impact, however, because it would result in a new ongoing source of GHGs.

In summary, the Reduced Project Alternative would result in a significant contribution to a cumulative impact related to GHG emissions. The Reduced Project Alternative would result in a less than significant project-level impact related to GHG emissions. The Reduced Project Alternative would avoid a significant unavoidable project-level impact of the proposed project, but would result in a comparable significant cumulative impact associated with GHG emissions.

Hazards and Hazardous Materials. The proposed project may result in a significant impact related to the possible discovery of unknown waste or suspect materials on the project site during demolition, grading, or construction activities. In addition, the presence of ACMs, LBPs, and PCBs in the Library cannot be ruled out. In addition, because the proposed project includes a backup generator for the EOC and a fuel storage tank for the generator, the City must comply with Fire Department Guideline E.02–Generator Sub-Base Fuel Storage Tanks. Based on a letter received from the ALUC, dated April 27, 2009, a small portion of the northern parcel is located within the 20,000 ft FAR Part 77 Notification Area for JWA. Although there are no permanent structures proposed for this parcel, the FAA is requiring the FAR Part 77 review to consider trees or any other improvement that achieves some height. Because control of trees or other improvements can be enacted after the project is approved, but implemented prior to issuance of building permits, this FAR Part 77 would be commenced after project approval in compliance with Mitigation Measure 4.9.4, discussed below.

Implementation of Mitigation Measure 4.9.1 reduces potential project impacts related to the discovery of unknown wastes or suspect materials during construction activities to a less than significant level. Implementation of Mitigation Measure 4.9.2 reduces potential project impacts related to the possibility of encountering ACMs, LBPs, and PCB-containing materials during demolition for the Library expansion to a less than significant level. Implementation of Mitigation Measure 4.9.3 would reduce potential project impacts related to the proposed on-site generator and fuel storage tank to a less than significant level. Implementation of Mitigation Measure 4.9.4 reduces potential impacts to people working in the project area (resulting from the project's proximity to JWA) to a less than significant level.

The Reduced Project Alternative includes the construction of a smaller City Hall and smaller parking structure on the proposed project site and the elimination of the Library expansion and the EOC. The Reduced Project Alternative would be subject to FAR Part 77 requirements. The Reduced Project Alternative could result in a significant impact related to the possible discovery of unknown waste or suspect materials on the project site during grading or construction activities; however, no demolition would occur with this alternative because there would be no expansion of the existing Library. Therefore, the presence of ACMs, LBPs, and PCBs is not considered a potentially significant impact of this alternative. and Mitigation Measure 4.9.2 is not required. With implementation of Mitigation Measures 4.9.1, 4.9.3, and 4.9.4, potentially significant hazard impacts of the Reduced Project Alternative would be less than significant.

In summary, the Reduced Project Alternative would result in potentially significant impacts related to the discovery of unknown hazards or hazardous substances and proximity to JWA. This alternative would result in less than significant impacts related to ACMs, LBPs, PCB-containing materials, and on-site fuel storage. The Reduced Project Alternative results in fewer hazards impacts than the proposed project because it does not require demolition.

Hydrology and Water Quality. The proposed project would implement a comprehensive WQMP and BMPs to address pollutants of concern and to ensure protection of beneficial uses of receiving waters. In addition, the proposed project includes drainage infrastructure and BMPs to minimize development impacts to the site hydrology. Hydrology and water quality impacts of the

proposed project would be less than significant with compliance with existing plans, programs, and policies and implementation of PDFs.

The Reduced Project Alternative includes the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. The Reduced Project Alternative would result in similar land uses compared to the proposed project; the same PDFs would apply, and the same or similar operational BMPs would be installed. The Reduced Project Alternative would result in reduced grading activity compared to the proposed project. The BMPs required for construction runoff would also be required for this alternative. With implementation of the project PDFs, the Reduced Project Alternative would have essentially the same hydrology and water quality impacts as the proposed project.

In summary, hydrology and water quality impacts associated with the Reduced Project Alternative would be less than significant with implementation of PDFs. The Reduced Project Alternative would have essentially the same hydrology and water quality impacts as the proposed project.

Noise. The following impacts are considered less than significant prior to mitigation: (1) short-term construction-related impacts associated with worker commute, equipment transport to the project site, and export of excavated materials, (2) groundborne vibration and noise, (3) long-term traffic-related noise impacts to off-site uses, and (4) long-term off-site stationary source noise impacts from on-site uses. The following impacts are considered potentially significant prior to mitigation: (1) short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site, and (2) long-term traffic-related noise impacts to on-site uses. With implementation of the identified mitigation measures, potential long-term noise impacts from traffic-related noise would be less than significant. Compliance with the City's Municipal Code requirements and Mitigation Measure 4.11.1 during construction activities would ensure that short-term construction noise impacts from excavation, grading, and erection of buildings on site would also be reduced to a less than significant level.

The Reduced Project Alternative includes construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. Both of the potentially significant noise impacts associated with the proposed project would be reduced with this alternative. Short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site would be less overall because there would be less grading and construction activity overall. On a daily basis, however, construction would be essentially the same as the proposed project. The smaller City Hall and absence of the Library expansion and EOC would result in fewer operational trips than the proposed project; therefore, the long-term traffic-related noise impacts to sensitive on-site uses would be somewhat reduced but would likely still be potentially significant. The potentially significant long-term noise impacts would be less than significant with the implementation of mitigation.

In summary, the Reduced Project Alternative would result in potentially significant noise impacts. These impacts would be less than significant with implementation of mitigation measures. Compared to the proposed project, the potentially significant noise impacts associated with the proposed project would be reduced with this alternative.

Population, Housing, and Employment. The proposed project would not result in substantial employment growth beyond projections in OCP 2006 and would not induce significant population or housing growth, either directly or indirectly. Moreover, due to the availability of housing, available workforce, and relatively small percentage of growth represented by the proposed project, the project's contribution to cumulative population growth in the City and County would be minimal, and project and cumulative impacts would be less than significant.

The Reduced Project Alternative includes the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. Therefore, this alternative would also result in less than significant impacts to population and housing. The impacts of the Reduced Project Alternative would be comparable to but less than those associated with the proposed project.

In summary, this alternative would also result in less than significant impacts to population and housing. The impacts of the Reduced Project Alternative would be comparable to but less than those associated with the proposed project.

Public Services, Utilities, and Service Systems. Public services, utilities, and service systems include fire protection, police protection, public schools, public libraries, solid waste, public transportation, water, electricity, and natural gas. There are no potentially significant impacts related to public services, utilities, and service systems associated with the proposed project. The proposed project includes PDFs that ensure compliance with the Fire Code, State Energy Insulation Standards, and waste reduction and recycling legislation, and incorporate water conservation and energy conservation measures into the proposed project.

The Reduced Project Alternative includes the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. Potential impacts to public services, utilities, and service systems would be less than those associated with the proposed project; however, potential benefits associated with expansion of the Library and construction of the EOC would not be recognized under this alternative.

In summary, the Reduced Project Alternative would not result in any potentially significant impacts related to public services, utilities, and service systems. While certain project benefits would not be recognized under this alternative, potential project impacts to public services, utilities, and service systems, which would already be less than significant, would be further reduced. On balance, the Reduced Project Alternative would have different but comparable impacts related to public services, utilities, and service systems.

Recreation. Development of the proposed project would result in the construction and operation of a 14.3-acre passive park and a 98,000 sf City Hall structure. A park on the project site was included as a planned facility in the City's General Plan, adopted in 2006. The proposed project would have no potentially significant impacts related to recreation resources.

The proposed project would accommodate events and activities held on the Civic Green that could include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. Both large events, such as a citywide festival, and smaller events, such as a reception following a City Council meeting, could be accommodated.

The Reduced Project Alternative includes the construction of a smaller City Hall and smaller parking structure on the proposed project site and elimination of the Library expansion and the EOC. This alternative does not include the Civic Green but does include the passive park component of the proposed project.

The events and activities associated with the expanded Library and Civic Green components of the proposed project would not be realized with this alternative.

In summary, the Reduced Project Alternative would result in less than significant impacts related to recreation resources. The events and activities associated with the expanded Library and Civic Green components of the proposed project would not be realized with this alternative. The Reduced Project Alternative would result in comparable impacts to those of the proposed project.

Project Objectives. The Reduced Project Alternative would be potentially consistent with 10 of the 13 project objectives (1, 3, 4, 5, 6, 7, 8, 9, 10, and 11). The Reduced Project Alternative would not achieve three project objectives (2, 12, and 13). Although the Reduced Project Alternative would result in the construction of a new City Hall on the proposed project site, it would not incorporate City Hall into a larger Civic Center that would consist of an expanded Library, EOC, and a Civic Green. The Reduced Project Alternative would include a park and possibly a pedestrian overcrossing. The Reduced Project Alternative also does not include an EOC. The EOC for the proposed project was conceived as an underground structure and was excluded from the Reduced Project Alternative as part of the focus on reducing grading requirements in order to reduce or eliminate significant construction air quality impacts. In addition, the Reduced Project Alternative would not include the expanded Library or any functional or thematic linkages between the existing Library and the proposed City Hall. Other than shared parking, the two structures would operate independently of one another and would not be unified through design or additional service features. The independent function of the two structures is not consistent with the objective of creating a "Civic Center" type setting. The Reduced Project Alternative would not address identified needs related to the EOC and expansion of the Library.

The Reduced Project Alternative would be consistent with the requirements of Measure B to locate a new City Hall on the proposed project site.

5.4.5 Alternative 5: Modified Construction Schedule Alternative

Description. The Modified Construction Schedule Alternative considers construction of the project as proposed in this EIR, with a longer construction period and a reduced haul route. The project proposes a 32-month construction schedule. The Modified Construction Schedule Alternative analyzes a 48-month construction schedule (thereby increasing the grading period by 16 months). The proposed project also assumed that grading material (i.e., dirt from the project site) would be hauled

32 miles to the Prima Deshecha landfill for disposal. The Modified Construction Schedule Alternative analyzes a construction haul route of 16 miles, which is roughly the distance between the proposed project site and the planned Orange County Great Park¹ project site. For the purposes of this analysis, all other project components (e.g., incorporation of conservation measures and project design features) are considered to be the same as the proposed project.

The Modified Construction Schedule Alternative would require the same quantity of excavated material removed from the project site (approximately 320,000 cy) as the proposed project

Environmental Analysis.

Land Use and Planning. The proposed project site is located between two existing roadways (MacArthur Boulevard and Avocado Avenue) and is surrounded on all sides by existing development. The proposed project would not disrupt or realign the existing roadway network or divide established communities in the project vicinity. The proposed project includes reuse of the existing City Hall site with other public facilities uses that would be consistent with both the existing General Plan designation and zoning designation for that site. The Civic Center use as included in the project would be developed on the area of the proposed project site designated for Public Facilities in the City's General Plan; the park included in the project would be developed on the areas of the proposed project site designated for Open Space uses in the City's General Plan. The proposed project site is located within the Newport Village Planned Community (PC-27) Zoning District. Within PC-27, land uses are assigned to specific areas of land called PAs. The northern and central parcels of the proposed project are PAs assigned Open Space uses, and the southern parcel, which is occupied by the existing Library, is a PA assigned Government and Institutional uses. The proposed park and Library uses would be consistent with the existing zoning (PC-27) and assigned uses (Open Space and Government and Institutional) for the proposed project site. The proposed Civic Center would not be consistent with the Open Space land uses assigned to that area (PA 3) of the project site under PC-27. To implement the proposed project, the City would take action to either: (1) exempt the project from the provisions of its own Zoning Code and the Newport Village Planned Community Development Plan (PC-27); or (2) amend PC-27 to assign Government and Institutional uses to the area of the central parcel proposed for development as the Civic Center and establish applicable development regulations to allow the project as proposed. Residential neighbors (sensitive receptors) located east of the project site may be irritated by noise and dust generated by construction activities. Therefore, potential short-term land use compatibility conflicts related to noise and air quality (dust) may result from construction activities on the proposed project site. This land use compatibility impact would be short term and would cease upon completion of project construction. Nevertheless, mitigation would be implemented to address the concerns of nearby residents. Mitigation Measure 4.1.1 requires designation of a construction relations officer to act as a community liaison concerning on-site construction activity and matters related to air quality emissions and noise. The designated community relations officer would explain project construction activities, provide additional information to area residents, and work with the construction contractor on a case-by-case basis to reduce irritations, as feasible, related to construction.

¹ The Orange County Great Park is a planned 1,300-acre park located in the City of Irvine on the former Marine Corps Air Station El Toro.

The proposed project site is located within the boundaries of the Central/Coastal Orange County Subregion NCCP/HCP. The project is in an area identified as urbanized by the NCCP/HCP and is not located in the Reserve or other planned open space area. Therefore, the project would be consistent with the provisions of the plan, as it allows development of non-Reserve areas.

In summary, the proposed project would not conflict with the City's General Plan or the NCCP/HCP. In addition, the City will either exempt itself from the Zoning Code and PC-27 or amend PC-27 to assign Government and Institutional uses to the area of the Central Parcel proposed for development of the Civic Center. Prior to mitigation, the proposed project would result in a potentially significant short-term land use compatibility impact related to air quality (dust) and noise generated during construction. This impact would be less than significant after implementation of Mitigation Measure 4.1.1.

The Modified Construction Schedule Alternative considers construction of the project as proposed in this EIR, with a longer construction period and a reduced haul route. The City Hall and passive park uses included in the Modified Construction Schedule Alternative are similar to the proposed project and consistent with the General Plan designations for the project site. An exemption from the Zoning Code or PC-27 or an amendment of PC-27 would be required for project implementation. The Modified Construction Schedule Alternative is also consistent with the provisions of Measure B because it locates the new City Hall at the proposed project site.

The Modified Construction Schedule Alternative would not disrupt or divide an established community. The Modified Construction Schedule Alternative would also be consistent with the provisions of the NCCP/HCP.

The Modified Construction Schedule Alternative would include the same improvements as the proposed project. While daily construction impacts would be reduced by lengthening the construction schedule, the increase in duration of construction activities would increase the length of time that neighbors are exposed to construction traffic, noise, and air quality impacts. Therefore, construction activity would result in an indirect potentially significant land compatibility use impact and Mitigation Measure 4.1.1 would be necessary to reduce construction impacts. The Modified Construction Schedule Alternative would result in land use impacts that are different than and potentially more severe (due to extended duration) than the proposed project.

In summary, the Modified Construction Schedule Alternative would result in a potentially significant impacts related to land use compatibility during construction activities. This impact would be less than significant with implementation of mitigation. The Modified Construction Schedule Alternative would result in land use impacts that are different than and potentially more severe (due to extended duration) than the proposed project.

Traffic and Circulation. The following impacts would be less than significant for the proposed project: (1) project-related increase in traffic, (2) LOS standards established by the County CMA, (3) inadequate emergency access, (4) inadequate parking capacity, and (5) conflict with adopted policies, plans, or programs supporting alternative transportation. The following traffic impacts

were identified as potentially significant prior to mitigation for the proposed project: (1) potential impacts to the intersection of San Miguel Drive with Avocado Avenue and MacArthur Boulevard during construction, (2) cumulative increase in traffic, and (3) potential hazards. Traffic mitigation measures require: (1) restriping the northbound Bayside Drive approach to the East Coast Highway intersection from two left-turn lanes and a shared left/through/right lane to two left turns, a shared left/through lane, and a right-turn lane; (2) implementation of a Construction Area Traffic Management Plan; and (3) a detailed sight distance analysis for the proposed project driveway along Avocado Avenue and the proposed pedestrian bridge over San Miguel Drive. After implementation of the mitigation measures listed above, all project traffic and circulation impacts would be less than significant.

The Modified Construction Schedule Alternative would generate the same number of construction-related trips and operational trips as the proposed project. The only difference between the proposed project and the Modified Construction Schedule Alternative is that the construction-related trips would occur over a longer period of time, and the haul trips would be traveling a shorter distance. Therefore, the construction-related trips would be fewer per day on average and would occur over a longer period of time. Grading activities and project construction would result in a potentially significant impact if San Miguel Drive were used as part of the construction route. Therefore, mitigation would be required to ensure that construction materials are not delivered via San Miguel Drive.

The Modified Construction Schedule Alternative would result in operational traffic impacts that are the same as the proposed project.

In summary, the Modified Construction Schedule Alternative would result in potentially significant impacts related to: (1) potential impacts to the intersection of San Miguel Drive with Avocado Avenue and MacArthur Boulevard during construction, (2) cumulative increases in traffic, and (3) potential hazards. With implementation of mitigation, these impacts would be less than significant. The potential traffic impacts of this alternative would be comparable to those of the proposed project.

Aesthetics. The proposed project would result in less than significant impacts related to scenic vistas, scenic resources, and the existing visual character or quality of the site and its surroundings. The proposed project would result in a minor exceedance of the Sight Plane that would be less than significant. The proposed project results in potentially significant impacts related to new sources of nighttime light, and mitigation measures require the City to prepare a lighting plan and photometric study, and conduct an inspection prior to occupancy. These measures are intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting impacts to residential areas. Implementation of these mitigation measures would reduce potential impacts of the proposed project related to new lighting to less than significant.

The Modified Construction Schedule Alternative would result in the same land uses, architecture, and landscaping as the proposed project, and the visual changes would be the same as those associated with the proposed project, which includes expansion of the existing Library and

construction of a Civic Center as well as a passive park. The Modified Construction Schedule Alternative would result in a minor exceedance of the Sight Plane that would be less than significant.

The Modified Construction Schedule Alternative would result in the same postconstruction lighting impacts as the proposed project, and the same mitigation measures would apply.

In summary, the Modified Construction Schedule Alternative would result in a potentially significant impact related to nighttime lighting. Other potential impacts of the alternative related to aesthetics would be less than significant. The impacts of this alternative would be comparable to that of the proposed project.

Air Quality. The following air quality impacts of the proposed project are less than significant and do not require mitigation: (1) consistency with air quality plans, (2) operational emissions, and (3) objectionable odors. The following project and cumulative construction air quality impacts are considered potentially significant prior to mitigation: (1) NO_x emissions would exceed SCAQMD thresholds during the grading phase, (2) ROC emissions would exceed SCAQMD thresholds during the grading phase and during application of architectural coating, and (3) PM₁₀ concentrations would exceed LST thresholds during grading. Implementation of the standard conditions and mitigation measures would reduce the construction impacts to the extent feasible but the project and cumulative construction air quality adverse impacts would remain significant and unavoidable after mitigation. Specifically, construction emissions from the project after mitigation would exceed the SCAQMD daily emissions thresholds for NO_x and ROC, and would result in concentrations of PM₁₀ that would exceed the LST threshold.

As described above, the proposed project would result in significant, unavoidable short-term construction air quality impacts after implementation of all feasible mitigation measures. The Modified Construction Schedule Alternative would require the same amount of grading, but would extend the grading period by 16 months, which would reduce the daily construction emissions during that phase of project construction. The combination of the extended grading period and the shortened haul route would yield a net reduction in construction air emissions.

Table 5.F lists the construction emissions for the Modified Construction Schedule Alternative by construction phase. Table ~~5.F5-G~~ shows that construction equipment/vehicle emissions would exceed the SCAQMD thresholds for NO_x during the grading phase and would exceed the ROC threshold during the application of architectural coatings. In addition, although daily construction emissions for PM₁₀ would not exceed SCAQMD thresholds, resulting concentrations of PM₁₀ would exceed the LST. However, it is noted that with the parameters evaluated in this alternative, NO_x emissions would be reduced from 939 lbs/day (proposed project) to 131 lbs/day (Alternative 5) during mass grading.

Table 5.F: Alternative 5 Peak-Day Construction Emissions (lbs/day) by Phase¹

Construction Phase	CO	ROC	NO _x	SO _x	PM ₁₀ ²	PM _{2.5}
Mass Grading	59.6	12.6	131.0	0.1	56.3	16.0
Fine Grading	20.5	4.7	37.8	0.0	52.2	10.5
Trenching	9.7	2.4	20.2	0.0	1.0	0.9
Paving	13.5	4.7	23.1	0.0	1.7	1.6
Building	54.7	5.6	22.2	0.1	1.7	1.5
Architectural Coating	1.6	123.4	0.1	0.0	0.0	0.0
SCAQMD Emission Threshold	550	75	100	150	150	55
Exceed Significance?	No	Yes	Yes	No	No	No

Source: LSA Associates, Inc., August 2009.

¹ It is assumed that there is no overlap of these construction phases.

² Total PM₁₀ daily emission rate with fugitive dust mitigation measures implemented.

CO = carbon monoxide

PM₁₀ = particulate matter less than 10 microns in size

CO₂ = carbon dioxide

PM_{2.5} = particulate matter less than 2.5 microns in size

lbs/day = pounds per day

ROC = reactive organic compounds

NA = not applicable

SCAQMD = South Coast Air Quality Management District

NO_x = nitrogen oxide

SO_x = sulfur oxide

Nevertheless, although the Modified Construction Schedule Alternative would result in a less severe impact related to NO_x than the proposed project, the Modified Construction Schedule Alternative would still result in a significant unavoidable impact related to construction emissions because it would exceed SCAQMD thresholds for NO_x and ROC. ROC emissions from the application of paint and other architectural coatings are the same for the proposed project and this alternative. Exceedance of the LST for PM₁₀ concentrations would also occur. Therefore, the Modified Construction Schedule alternative does not avoid the significant avoidable construction air quality impacts of the proposed project.

The Modified Construction Schedule Alternative would result in the same land use as the proposed project; therefore, operational air emissions would be the same as the proposed project.

In summary, the Modified Construction Schedule Alternative would result in significant and unavoidable construction air quality impacts. Operational air quality impacts would be less than significant. The Modified Construction Schedule Alternative would result in a less severe impact related to NO_x than the proposed project. Emissions of ROC and the level of exceedance of the LST for PM₁₀ concentrations would be comparable for this alternative and the proposed project.

Biological Resources. Implementation of the proposed 20-acre project would result in the direct loss of 11.68 acres of native plant communities. The proposed project also includes the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. Potentially significant adverse impacts to Coulter's saltbush, native plant communities, jurisdictional areas, wildlife and wildlife habitat, and nesting birds would be potentially significant prior to implementation of the proposed PDFs and mitigation measures. The PDFs and mitigation measures require removal of invasive exotic plants, use of some native plant species, translocation of the Coulter's saltbush population, preconstruction nesting bird surveys, wetland/riparian habitat enhancement, and

compliance with the terms and conditions of the Orange County Central and Coastal Subregion NCCP/HCP Implementation Agreement and construction minimization measures therein.

Potential impacts to biological resources from the proposed project would be mitigated to levels that are less than significant with implementation of mitigation measures.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project and would have the same impacts to biological resources. Therefore, it is anticipated that this alternative would also result in the direct loss of 11.68 acres of native plant communities and include the preservation of 1.56 acres of native plant communities and 0.24 acre of landscaped and disturbed plant communities associated with the two natural drainages on site. This alternative would result in the same impacts to biological resources as those associated with the proposed project, and the same mitigation measures would be required.

In summary, this alternative would result in potentially significant impacts to biological resources. These potentially significant impacts would be less than significant with implementation of mitigation. The potential biological impacts of the Modified Construction Schedule Alternative would be comparable to those associated with the proposed project, and the same mitigation measures would be required, in conformance with the NCCP/HCP Implementation Agreement and City of Newport Beach General Plan policies.

Cultural Resources. The proposed project would not have a significant impact on known historical resources, paleontological resources, or human remains on or near the proposed project. Prior to mitigation, the project has the potential to result in the following impacts: (1) a substantial adverse impact to the significance of unknown (buried) prehistoric or historical archaeological sites within the project site; (2) a substantial adverse impact to the significance of a known archaeological resource; (3) a substantial adverse impact to the significance of buried paleontological resources within the project site; and (4) disturbance of unknown (buried) human remains interred outside of formal cemeteries. Mitigation measures require archaeological and Native American monitoring, preparation of an Archaeological Monitoring Plan, avoidance of archaeological sites, preparation of a Paleontological Resources Impact Mitigation Program, and notification of the County Coroner should any human remains be encountered. Mitigation Measures 4.6.1 through 4.6.5 would reduce potential impacts to archaeological resources, paleontological resources, and human remains to a less than significant level.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project and would have the same impacts to cultural and paleontological resources. Therefore, it is anticipated that this alternative would also result in potentially significant impacts to cultural and paleontological resources and that the same mitigation measures would be required.

In summary, the Modified Construction Schedule Alternative would result in potentially significant impacts related to cultural resources and paleontological resources, and mitigation measures would be required in conformance with General Plan policies. The Modified Construction Schedule Alternative would result in potential impacts to cultural and paleontological resources that would be comparable to those of the proposed project.

Geology and Soils. The proposed project would not result in any impacts related to on- or off-site landslides. Potential impacts related to surface fault rupture, liquefaction, subsidence, and ground settlement are less than significant, and no mitigation is required. Impacts related to strong seismic ground shaking, erosion, slope stability, unsuitable (corrosive) soils, and expansive soils are considered potentially significant, and mitigation is required. The mitigation measures require incorporation of and compliance with the recommendations in the Geotechnical Study, compliance with the California Building Code, including seismic standards therein, implementation of corrosion protection measures, and additional expansion index tests, if warranted. The mitigation measures identified above would reduce all potentially significant impacts related to soils and geology to a less than significant level.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project and would result in the same geology and soils impacts. Therefore, impacts of the Modified Construction Schedule Alternative related to geology and soils would be less than significant.

In summary, the Modified Construction Schedule Alternative would result in potentially significant impacts related to geology and soils. These impacts would be less than significant with implementation of mitigation measures. The Modified Construction Schedule Alternative would result in impacts related to the geology and soils that would be comparable to those of the proposed project.

Global Climate Change. The proposed project would be designed to result in less GHG emissions than conventional construction by meeting and exceeding Title 24 standards and by achieving LEED-NC Silver Certification. The project would implement mitigation measures to further reduce energy consumption and vehicular emissions. The City will monitor the development of implementation requirements of AB 32 as issued by State agencies and any subsequently adopted GHG emissions reduction procedures and technologies relevant to the proposed project.

The proposed project is consistent with and/or furthers the intent of numerous GHG reduction strategies and is consistent with the Climate Action Program strategies and the City's General Plan goals, which are designed to reduce energy consumption and GHG emissions. Although compliance with the reduction strategies implemented by the City would help to reduce the project's GHG emissions, the overall emissions attributable to the proposed project are expected to exceed 6,000 metric tons of CO₂e/year. Under the interim standards and analysis applied in this document by the City, it is assumed that the project could result in GHG emission levels that would potentially conflict with implementation of the GHG reduction goals under AB 32 or other State regulations. Therefore, the proposed project would result in a significant unavoidable project impact and result in a cumulatively considerable contribution to an unavoidable cumulative impact related to activities that may impede achievement of the State's goal for reducing GHG emissions to 1990 levels by 2020.

This alternative would result in a net reduction in daily construction GHG emissions because the extended construction schedule would result in reduced daily emissions. For example, CO₂ emissions from mass grading activity would be approximately 26,000 lbs/day on the peak day for the Modified Construction Schedule Alternative, compared to approximately 106,000 lbs/day for the proposed project. However, global climate change is a cumulative impact, and construction emissions from either the proposed project and the Modified Construction Schedule Alternative will contribute to cumulative GHG. Construction GHG emissions would be less than significant at the project and cumulative level for both the proposed project and this alternative.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project, including the same number of vehicular trips and the same energy use. Therefore, the operational emissions of GHGs from vehicles and stationary sources would be the same with this alternative compared to the proposed project.

In summary, the Modified Construction Schedule Alternative would result in a significant unavoidable impact related to GHG emissions. The Modified Construction Schedule Alternative would result in impacts related to the GHG emissions that would be comparable to those of the proposed project.

Hazards and Hazardous Materials. The proposed project may result in a significant impact related to the possible discovery of unknown waste or suspect materials on the project site during demolition, grading, or construction activities. In addition, the presence of ACMs, LBPs, and PCBs in the Library cannot be ruled out. In addition, because the proposed project includes a backup generator for the EOC and a fuel storage tank for the generator, the City must comply with Fire Department Guideline E.02–Generator Sub-Base Fuel Storage Tanks. Based on a letter received from the ALUC, dated April 27, 2009, a small portion of the northern parcel is located within the 20,000 ft FAR Part 77 Notification Area for JWA. Although there are no permanent structures proposed for this parcel, the FAA is requiring the FAR Part 77 review to consider trees or any other improvement that achieves some height. Because control of trees or other improvements can be enacted after the project is approved, but implemented prior to issuance of building permits, this FAR Part 77 would be commenced after project approval in compliance with Mitigation Measure 4.9.4, discussed below.

Implementation of Mitigation Measure 4.9.1 reduces potential project impacts related to the discovery of unknown wastes or suspect materials during construction activities to a less than significant level. Implementation of Mitigation Measure 4.9.2 reduces potential project impacts related to the possibility of encountering ACMs, LBPs, and PCB-containing materials during demolition for the Library expansion to a less than significant level. Implementation of Mitigation Measure 4.9.3 would reduce potential project impacts related to the proposed on-site generator and fuel storage tank to a less than significant level. Implementation of Mitigation Measure 4.9.4 reduces potential impacts to people working in the project area (resulting from the project's proximity to JWA) to a less than significant level.

The Modified Construction Schedule Alternative would involve the same type of construction activity (although grading would occur over a longer period of time) and the same land uses as the proposed project. Therefore, the Modified Construction Schedule Alternative would result in

the same potential impacts to hazards as the proposed project, and the same mitigation measures would apply.

In summary, the Modified Construction Schedule Alternative would result in potentially significant impacts related to hazards and hazardous materials that would be less than significant with implementation of mitigation measures. The Modified Construction Schedule Alternative would result in impacts related to hazards and hazardous materials that would be comparable to those of the proposed project.

Hydrology and Water Quality. The proposed project would implement a comprehensive WQMP and BMPs to address pollutants of concern and to ensure protection of beneficial uses of receiving waters. In addition, the proposed project includes drainage infrastructure and BMPs to minimize development impacts to the site hydrology. Hydrology and water quality impacts of the proposed project would be less than significant with compliance with existing plans, programs, and policies and implementation of PDFs.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project; the same PDFs would apply, and the same operational BMPs would be installed. The Modified Construction Schedule Alternative would result in grading activity over a longer period of time than the proposed project, and the BMPs required for construction runoff would be needed for a longer period of time. The Construction Contractor would be responsible for ensuring that the Construction BMPs are adequately maintained to ensure storm water quality throughout the construction period. With implementation of the project PDFs, the Modified Construction Schedule Alternative would have the same hydrology and water quality impacts as the proposed project.

In summary, the Modified Construction Schedule Alternative would result in less than significant impacts related to hydrology and water quality. The Modified Construction Schedule Alternative would result in impacts related to hydrology and water quality that would be comparable to those of the proposed project.

Noise. The following project noise impacts are considered less than significant prior to mitigation: (1) short-term construction-related impacts associated with worker commute, equipment transport to the project site, and export of excavated materials, (2) groundborne vibration and noise, (3) long-term traffic-related noise impacts to off-site uses, and (4) long-term off-site stationary source noise impacts from on-site uses. The following project impacts are considered potentially significant prior to mitigation: (1) short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site, and (2) long-term traffic-related noise impacts to on-site uses. With implementation of the identified mitigation measures, potential long-term noise impacts from traffic-related noise would be less than significant. Compliance with the City's Municipal Code requirements and Mitigation Measure 4.11.1 during construction activities would ensure that short-term construction noise impacts from excavation, grading, and erection of buildings on site would also be reduced to a less than significant level.

The Modified Construction Schedule Alternative considers construction of the project as proposed in this EIR, with a longer construction period and a reduced haul route. The project proposes a 32-month construction schedule, whereas the Modified Construction Schedule Alternative analyzes a 48-month construction schedule (thereby increasing the grading period by 16 months). The proposed project also assumed that grading material (i.e., dirt from the project site) would be hauled 32 miles to the Prima Deshecha Landfill for disposal. The Modified Construction Schedule Alternative analyzes a construction haul route of 16 miles, which is roughly the distance between the proposed project site and the planned Orange County Great Park¹ project site.

The Modified Construction Schedule Alternative would generate the same number of construction-related trips as the proposed project. The differences between the proposed project and the Modified Construction Schedule Alternative is that the construction-related trips would occur over a longer period of time, and the haul trips would be traveling a shorter distance. Therefore, the construction-related trips would be fewer per day on average and would occur over a longer period of time.

The Modified Construction Schedule Alternative would result in the same overall amount of excavation and building activity on site as the proposed project. The proposed project would result in a potentially significant impact from short-term construction-related noise generated during excavation, grading, and erection of buildings on the project site. The Modified Construction Schedule Alternative would result in reduced noise per day because grading equipment would be operating for fewer hours per day with this alternative. The Modified Construction Schedule Alternative would also extend the time period that neighboring land uses are exposed to construction noise.

Construction traffic impacts would be less than the proposed project since the total miles travelled would be less, and the average daily construction traffic and related emissions would be less than the proposed project. The daily noise impacts of the Modified Construction Schedule Alternative would result in a reduced impact compared to the proposed project.

The Modified Construction Schedule Alternative would result in the same land uses and would be characterized by the same operational traffic noise impacts as the proposed project. The proposed project would result in potentially significant long-term traffic-related noise impacts to on-site uses. Therefore, operational noise impacts of this alternative would be the same as the proposed project, and the same mitigation would apply. Noise levels from stationary sources would also be the same as for the proposed project.

In summary, the Modified Construction Schedule Alternative would result in potentially significant impacts related to noise. The Modified Construction Schedule Alternative would result in impacts related to noise that would be comparable to those of the proposed project.

¹ The Orange County Great Park is a planned 1,300-acre park located in the City of Irvine on the former Marine Corps Air Station El Toro.

Population, Housing, and Employment. The proposed project would not result in substantial employment growth beyond projections in OCP 2006 and would not induce significant population or housing growth, either directly or indirectly. Moreover, due to the availability of housing, available workforce, and relatively small percentage of growth represented by the proposed project, the project's contribution to cumulative population growth in the City and County would be minimal, and the project and cumulative impacts would be less than significant.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project and the same impacts to population and housing.

In summary, the Modified Construction Schedule Alternative would result in a less than significant impact related to housing, population, and employment. The Modified Construction Schedule Alternative would result in impacts related to housing, population, and employment that would be comparable to those of the proposed project.

Public Services, Utilities, and Service Systems. Public services, utilities, and service systems include fire protection, police protection, public schools, public libraries, solid waste, public transportation, water, electricity, and natural gas. There are no potentially significant impacts related to public services, utilities, and service systems associated with the proposed project. The proposed project includes PDFs that ensure compliance with the Fire Code, State Energy Insulation Standards, and waste reduction and recycling legislation, and incorporate water conservation measures and energy conservation measures into the proposed project.

The Modified Construction Schedule Alternative would result in the same land uses as the proposed project and the same impacts to public services, utilities, and service systems.

In summary, the Modified Construction Schedule Alternative would result in a less than significant impact related to public services, utilities, and service systems. The Modified Construction Schedule Alternative would result in impacts related to public services, utilities, and service systems that would be comparable to those of the proposed project.

Recreation. Development of the proposed project would result in the construction and operation of a 14.3-acre passive park and a 98,000 sf City Hall structure. A park on the project site was included as a planned facility in the City's General Plan, adopted in 2006. The proposed project would have no potentially significant impacts related to recreation resources.

The proposed project would accommodate events and activities held on the Civic Green that could include, but are not limited to, children's story hour, puppet shows, book discussion groups, film screenings, receptions for events and authors, evening dinner events, and Arts Commission events such as plays and art shows. Both large events, such as a citywide festival, and smaller events, such as a reception following a City Council meeting, could be accommodated. Therefore, recreation amenity enhancements, such as the passive park and the events and activities associated with the expanded Library and Civic Green components of the proposed project, would also be realized with this alternative.

In summary, the Modified Construction Schedule Alternative would result in a less than significant impact related to recreation resources. The Modified Construction Schedule Alternative would result in impacts related to recreation resources that would be comparable to those of the proposed project.

Project Objectives. The Modified Construction Schedule Alternative would be potentially consistent with all 13 of the project objectives, but it would not avoid a significant unavoidable impact of the proposed project. It would reduce the significant impact of the proposed project related to NO_x emissions during mass grading. However, even with the substantial reduction in daily emissions of NO_x achieved by extending the construction schedule, the construction emission still exceed the SCAQMD daily thresholds. In addition, the Modified Construction Schedule Alternative would require the same application of architectural coatings as the proposed project, and therefore it too would result in an exceedance of the SCQMD thresholds for ROC. The construction emissions of PM₁₀ for Modified Construction Schedule Alternative would result in concentrations that exceed the LST threshold. Therefore, significant impacts would still result for NO_x and ROC emissions and for PM₁₀ concentrations with this alternative. The Modified Construction Schedule Alternative would lengthen the construction period and, therefore, the time frame that residents would be exposed to construction traffic, noise, dust and other emissions.

The Modified Construction Schedule Alternative would be consistent with the requirements of Measure B to locate a new City Hall on the proposed project site.

5.5 IDENTIFICATION OF ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project/No Development Alternative is environmentally superior to the proposed project because the physical impacts that would occur with the proposed project would not occur with the No Project/No Development Alternative. If there were no changes to the existing conditions on site, there would be no construction emissions associated with project construction, and no new contribution to global climate change. In other words, the significant unavoidable impacts of the proposed project from construction emissions of NO_x and ROC and concentrations of construction emissions of PM₁₀, would not occur with the No Project Alternative. Also, the proposed project results in significant project-level and cumulative impacts as a result of its GHG emissions and contribution to global climate change. The No Project Alternative would not result in any contributions to global climate change. Therefore, the potentially significant impacts associated with the proposed project would be avoided with this alternative.

The CEQA Guidelines require that if the environmentally superior alternative is the No Project/No Development Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]).

The proposed project would result in significant adverse unavoidable impacts related to air quality (construction emissions) and global climate change. Construction emissions from the project would exceed the SCAQMD daily emissions thresholds for NO_x and ROC and resulting concentrations of PM₁₀ that would exceed the LST threshold. In terms of direct physical impacts on the environment, the Corporate Plaza West Alternative and the Existing Zoning Alternative would both substantially reduce and/or avoid the significant construction air quality impacts associated with the project. The

Existing Zoning Alternative would result in a passive park use of the proposed project site, and the project GHG emissions from this alternative would be below the City's threshold and considered to be less than significant. The cumulative contributions of this alternative to global climate change would be considered significant. The Corporate Plaza West Alternative includes the retrofitting of existing structures for the City Hall plus a passive park use of the project site. This alternative also results in GHG emissions that are considered less than significant at both the project and cumulative level. Both the Corporate Plaza West Alternative and the Existing Zoning Alternative avoid significant project and cumulative impacts to global climate change. However, of these two alternatives, the Existing Zoning Alternative results in the lowest construction impacts overall because it includes a passive park use and continued use of the existing City Hall, whereas the Corporate Park West Alternative requires additional construction activity because it includes a passive park use and retrofit of existing office buildings. The additional construction activity for the Corporate Park West Alternative would result in additional emissions of NO_x from operation of construction equipment and ROC from the application of architectural coatings at the retrofit buildings. Therefore, the Existing Zoning Alternative is considered to be the Environmentally Superior Alternative.

The Existing Zoning Alternative would result in a passive park at the proposed project site, and continued use of the existing City Hall. While the City currently operates on the existing City Hall site, it is constrained with regard to its long-term function as a City Hall. The City has determined that there is insufficient space and parking on the existing City Hall site to continue operating at that location on a long-term basis. The existing City Hall site is also located in a liquefaction zone and a flood hazard area. The site is less than 5 acres, which makes it difficult to design and construct new City offices and a parking structure without additional site acquisition costs. The Existing Zoning Alternative would require continued use of the existing City Hall site. Through the use of existing facilities with modular structures placed on site as needed and space permitting. However in the long-term, if the City continues to use this site for the City Hall, more extensive renovation or new construction may be warranted. The continued use of the existing City Hall site would not fulfill the desire of the voters as expressed in Measure B, which acknowledged the limitations of the existing City Hall by requiring that the City Hall be relocated to the proposed project site.

Finally, neither of the alternatives would achieve most of the Project Objectives identified by the City. The Corporate Plaza West Alternative is potentially inconsistent with 11 of the 13 project objectives, and the Existing Zoning Alternative is potentially inconsistent with 7 of the 13 project objectives. Development of the alternative sites (i.e., Corporate Plaza West or the Existing City Hall site) would preclude realization of the City's goal of providing an integrated Civic Center offering City services, Library access, on-site parking, an EOC, and a park.

Table [5.G5.H](#) provides a comparison of key impacts of the alternatives. Each alternative has a different combination of impacts that are similar to, greater than, or less than the proposed project.

Table 5.GH: Comparison of Impacts for Alternatives

	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Existing Zoning	Alternative 3: Corporate Plaza West Alternative	Alternative 4: Reduced Project	Alternative 5: Modified Construction Schedule
Attainment of Project Objectives	Meets all project objectives	Potentially inconsistent with most Project Objectives Potentially consistent with Project Objectives 8 and 9	Potentially inconsistent with most Project Objectives Potentially consistent with Project Objectives 4, 5, 8, and 9	Potentially inconsistent with most Project Objectives Potentially consistent with Project Objectives 8 and 9	Potentially consistent with many Project Objectives. Potentially inconsistent with Project Objectives 12 and 13	Potentially Consistent with all Project Objectives
Land Use and Planning	NS	—	—	—	—	+
Traffic and Circulation	NS	—	—	—	—	—
Aesthetics	NS	—	—	—	N	N
Air Quality	S	—	—	—	—	—
Biological Resources	NS	—	N	N	N	N
Cultural Resources	NS	—	N	N	N	N
Geology and Soils	NS	—	—	—	N	N
Global Climate Change	S	—	—	—	—	N
Hazards and Hazardous Materials	NS	—	—	—	—	N
Hydrology and Water Quality	NS	N	N	N	N	N
Noise	NS	—	—	—	—	N
Population, Housing, and Employment	NS	—	—	N	—	N
Public Services, Utilities, and Service Systems	NS	—	N	N	—	N
Recreation	NS	—	N	N	N	N

NS = No Significant Impact with Mitigation Incorporated S = Significant Unavoidable Impacts

For project alternative impacts:

+ = Greater impacts compared to proposed project

— = Less or incrementally fewer impacts compared to the proposed project

N = Neutral (doesn't appreciably change impacts)