7. Alternatives to the Proposed Project

7.1 INTRODUCTION

7.1.1 Purpose and Scope

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives" (CEQA Guidelines Section 15126.6[a]). As required by CEQA, this chapter identifies and evaluates potential alternatives to the proposed project.

Section 15126.6 of the CEQA Guidelines explains the foundation and legal requirements for the alternatives analysis in an EIR. Key provisions are:

- "[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly." (15126.6[b])

- "The specific alternative of 'no project' shall also be evaluated along with its impact." (15126.6[e][1])

- "The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." (15126.6[e][2])

- "The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." (15126.6[f])

- "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)" (15126.6[f][1]).

- "Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (15126.6[f][2][A])

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

For each development alternative, this analysis:

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

According to Section 15126.6(d) of the CEQA Guidelines, "[i]f an alternative would cause…significant effects in addition those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed."

7.1.2 Project Objectives

As described in Section 3.3, the following objectives have been established for the proposed project and will aid decision makers in their review of the project, the project alternatives, and associated environmental impacts.

1. Implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.
2. Provide facilities that support existing and planned academic programs with room to expand and add new programs as envisioned by the Vision 2025 Facilities Master Plan.
3. Provide a safe, accessible, and sustainable learning environment.
4. Build facilities, utilities infrastructure, and site improvements that will enable the new Fontana campus to implement its strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources.
5. Development of college facilities that provide modern maintenance and operations.
6. Develop a campus that accommodates the long-term enrollment needs for the population in southwestern San Bernardino County.

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

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

7.2.1 Alternative Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis are whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR (CEQA Guidelines Section 15126.6[b]). In general, any development of the size and type proposed by the project would have substantially the same impacts on biological resources, cultural resources, geology and soils, greenhouse gas emissions, mineral resources, public services, recreation, transportation, and tribal cultural resources. As discussed in the Draft EIR Section 5.2, *Biological Resources*, much of the city of Fontana is mapped as Delhi fine sands soils and is within the USFWS Jurupa Recovery Unit for the DSF. Therefore, it is likely that vacant undeveloped alternative development sites in the city would have similar impacts to DSF and require the same mitigation measures are the proposed project. As with the proposed project, alternative development areas would also require excavation and various soil-disturbing activities that could potentially impact previously unidentified archaeological and tribal cultural resources. Alternative sites would also require compliance with the seismic design parameters of the California Building Code (CBC) and the Division of the State Architect (DSA). Development on alternative sites within the city of Fontana would also have similar GHG emissions and VMT impacts as the proposed project since it would be considered a local-serving project and the average distance from student residences to campus would not change substantially. Without a site-specific analysis, impacts on aesthetics, air quality, hazards and hazardous materials, hydrology/water quality, noise, utilities and service systems, and wildfire cannot be evaluated. The proposed project would not result in any significant and unavoidable environmental impacts, therefore, the alternative development areas alternative would not avoid or substantially lessen any significant effects of the project pursuant to CEQA Guidelines section 15126.6(b). For this reason, this alternative was rejected.

7.3 ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

Based on the criteria listed above, the following three 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 which may avoid or substantially lessen any of the significant effects of the project. These alternatives are analyzed in detail in the following sections.

- No Project/No Development Alternative
- Delhi Sands Flower-loving Fly Habitat Conservation Alternative with Structured Parking Facility
- Delhi Sand Flower-loving Fly Habitat Conservation Alternative Without Structured Parking Facility

An EIR must identify an "environmentally superior" alternative, and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the proposed project and determined to be environmentally superior, neutral, or inferior. Section 7.7 identifies the Environmentally Superior Alternative. The preferred land use alternative (proposed project) is analyzed in detail in Chapter 5 of this Draft EIR.

7.4 NO PROJECT/NO DEVELOPMENT ALTERNATIVE

CEQA Guidelines require the analysis of a "no project" alternative. This analysis must discuss the existing site conditions as well as what would be reasonably expected in the foreseeable future based on any current plans if the project were not approved. Under the "No Project" alternative, the project site would not be developed. Conditions on-site would remain unimproved. The project site is designated WMXU-1 (Walkable Mixed-Use Downtown and Corridors) by the City's General Plan Land Use Plan and zoned FBC (Form Based Code) district. Uses envisioned in this designation include a variety of medium-to high-density residential types, retail and services, office, entertainment, education, civic, and open space development. Determining reasonable future use for the project site would be speculative given the mix of uses surrounding the project site. Thus, the No Project alternative assumes that the project site would remain undeveloped.

7.4.1 Air Quality

This alternative would not generate construction-related air quality impacts. It would not result in short-term emissions in exceedance of South Coast Air Quality Management District's (South Coast AQMD) threshold criteria and would not result in construction health risk impacts. The long-term operational air quality impacts would also be eliminated as there would be no increase in criteria air pollutant emissions from area sources (e.g., landscaping equipment, architectural coating) and energy (i.e., natural gas used for heating). Therefore, this alternative would have less construction and operational air quality impact compared to the proposed project. No mitigation measures would be required. Air quality is not a significant and unavoidable impact of the proposed project.

7.4.2 Biological Resources

This alternative would not disturb the existing natural habitat on-site, and therefore would not impact any of the potential on-site biological resources. The project site contains special status plant species such as Southern California black walnut trees, suitable habitat for Delhi Sands flower-loving fly (DSF), four wildlife bird species, and burrowing owls. This alternative would eliminate impacts related to biological resources and no mitigation measures are required. This alternative would reduce impacts related to biological resources. The biological resources impact is not a significant and unavoidable impact of the proposed project.

7.4.3 Cultural Resources

This alternative would not involve ground disturbance, as the project site would not be cleared and graded. Therefore, there would no impacts to cultural resources and no mitigation measures are required. This alternative would reduce impact related to cultural resources. Cultural impact is not a significant and unavoidable impact of the proposed project.

7.4.4 Greenhouse Gas Emissions

This alternative would not generate construction-related GHG emissions nor any new operational-related GHG emissions. Under this alternative, the additional 406 metric tons of carbon dioxide equivalent ($MTCO_2e$)

per year from the proposed project would be eliminated. Therefore, this alternative would have less GHG emissions impact compared to the proposed project. GHG is not a significant and unavoidable impact of the proposed project.

7.4.5 Hydrology and Water Quality

In this alternative, no changes would be made to the drainage pattern or volumes on the project site, and no water pollutants would be introduced onto the project site by construction or operation. Therefore, this alternative would reduce impacts related hydrology and water quality. Hydrology and water quality impact is not a significant and unavoidable impact of the proposed project.

7.4.6 Noise

This alternative would not generate construction noise nor any new operational noise, since the project site would not be developed. This alternative would reduce impacts related to construction and operational noise. Noise is not a significant and unavoidable impact of the proposed project.

7.4.7 Transportation

This alternative would not generate any construction-related traffic nor any operational traffic, since the project site would not be developed. The existing Fontana Campus is approximately three miles north of the project site and the vehicle miles traveled (VMT) would not change from the existing conditions. This alternative would reduce impacts related to transportation compared to the proposed project. Transportation is not a significant and unavoidable impact of the proposed project.

7.4.8 Tribal Cultural Resources

This alternative would not require any ground-disturbing activities. Therefore, this alternative would not result in any impacts related to tribal cultural resources, and no mitigation would be necessary. This alternative eliminates the tribal cultural resources impact identified under the proposed project. However, tribal cultural resources is not a significant and unavoidable impact of the proposed project.

7.4.9 Conclusion

The No Project/No Development Alternative would lessen the proposed project's environmental impacts in all areas. However, the proposed project would not result in any significant and unavoidable impact, and this alternative would not meet any of the project objectives in Section 7.1.2, as described below.

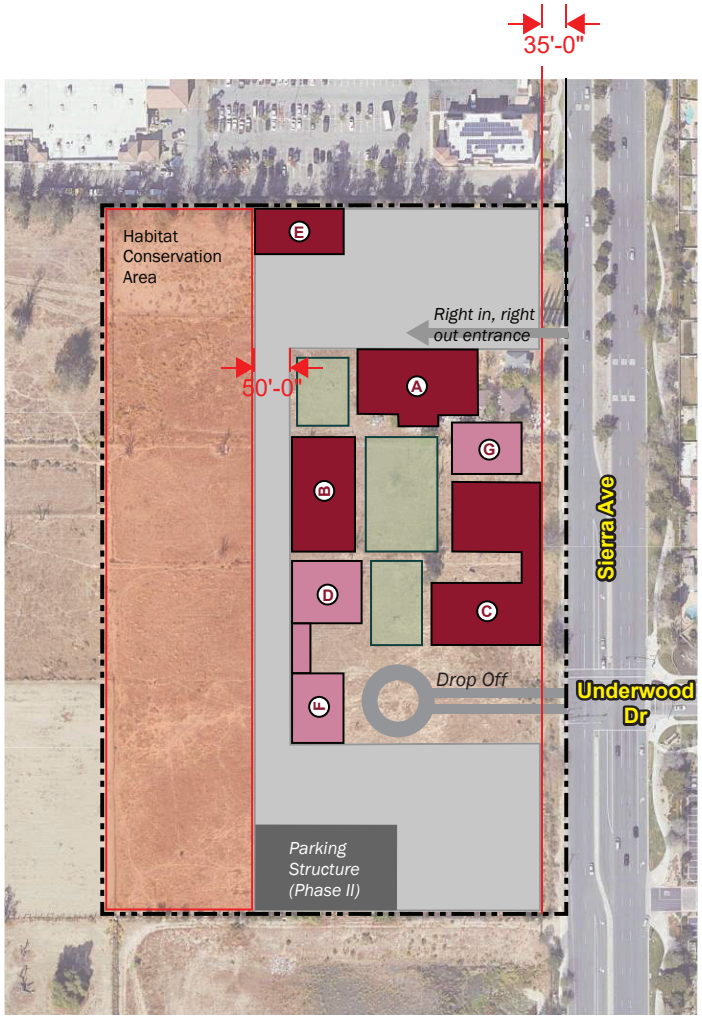
7. Alternatives to the Proposed Project

Project Objectives	Ability to Meet Project Objectives	Explanation
1. Implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.	No	No new and expanded campus would be provided. This alternative would not implement any of the vision created for the new campus and would not be aligned with the strategic direction.
2. Provide facilities that support existing and planned academic programs with room to expand and add new programs as envisioned by the Vision 2025 Facilities Master Plan.	No	No new and expanded campus facilities would be provided. The Vision 2025 Facilities Master Plan would not be implemented.
3. Provide a safe, accessible, and sustainable learning environment.	No	No new safe, accessible, and sustainable learning environment would be provided because new and expanded campus facilities would not be constructed.
4. Build facilities, utilities infrastructure, and site improvements that will enable the new Fontana Campus to implement its strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources.	No	No facilities, utilities infrastructure, and site improvements to support the Master Plan's strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources would occur because no new campus would be constructed.
5. Development of college facilities that provide modern maintenance and operations.	No	Development of college facilities that provide modern maintenance and operations would not occur.
6. Develop a campus that accommodates the long-term enrollment needs for the population in southwestern San Bernardino County.	No	The long-term enrollment needs would not be accommodated because no new and expanded campus would be constructed.

7.5 DELHI SANDS FLOWER-LOVING FLY HABITAT CONSERVATION ALTERNATIVE WITH STRUCTURED PARKING FACILITY

Under this alternative, approximately 33 percent (4.7 acres) of the project site along the western boundary would be preserved for habitat conservation should it be determined that the Delhi Sands flower-loving fly (DSF) is present on the site upon the completion of a two consecutive season protocol survey, in such a case the new campus would be constructed on the remaining 67 percent (9.6 acres) of the project site. Figure 7-1, *Alternative Site Plan with Structured Parking Facility*, illustrates the conceptual site plan for this alternative. The protocol survey for 2022 found no DSF within the project site.

Figure 7-1 - Alternative Site Plan with Structured Parking Facility



PHASE I
Building A - Welcome Center Library – 50,222 GSF, 3 story

Building B - IB I Building - 29,708 GSF, 2 story

Building C - ATL Building – 48,429 GSF, 1 story shops wing, 3 story classroom wing

Building E - O&M Building – 8,240 GSF, 1 story

PHASE I
Surface Parking = **512 spaces**

PHASE II *(Options)*
1. 438 surface parking spaces + 3 Floors
Parking (200'x120' Foot print) = **648 spaces**
2. 419 surface parking spaces + 3 Floors
parking (250'x120' Foot print) = **674 spaces**
3. 401 surface parking spaces + 3 Floors
parking (300'x120' Foot print) = **707 spaces**

Phase 1 Buildings

Phase 2 Buildings

Greenspace

Parking

Habitat Conservation Area = 4.7 Acre
(33% of site)

0 275
Scale (Feet)

Source: DLR Architect.

7. Alternatives to the Proposed Project

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Under this alternative, the eastern 9.6 acres of the 14.3-acre site would be developed into the new Fontana Campus and the western 4.7 acres would remain undeveloped and would be preserved in cooperation with the US Fish and Wildlife Service (USFWS) for habitat conservation and education. The 4.7 acres of habitat conservation area would be fenced for security purposes, and no access would be allowed unless the access was related to approved biological educational programs, maintenance, or habitat monitoring. This alternative assumes the same total new building area of 209,000 GSF with the same uses and programs as the proposed project to implement the vision for the Master Plan. In Phase 1 under this alternative, approximately 137,000 square feet of building area and 512 surface parking spaces would be constructed. In Phase 2, 72,000 square feet of building area and a multilevel, 108,000-square-foot[1] parking structure would be constructed, providing a combined total of 707 spaces consisting of 306 parking structure spaces and 401 surface parking spaces.

Therefore, the total building square footage would increase from 209,000 GSF to 317,000 GSF, an approximately 52 percent increase driven by parking demands and the land set aside for conservation, if needed. This alternative is subject to an economic feasibility analysis to determine if the campus development can reasonably sustain the significant increases in costs associated with constructing a structured parking facility vs. a surface parking lot. The smaller development area with increased building area would result in a more clustered site layout and a less landscaped area. As with the proposed project, the new campus would be developed with energy-efficient strategies and sustainable building materials, infrastructure, and landscaping. And as with the proposed project, this alternative would be constructed to accommodate a total of 4,495 unduplicated students (or 1,101 full-time-equivalent students) and 192 unduplicated employees (53 full-time employees).

7.5.1 Air Quality

Under this alternative, 33 percent less area would be disturbed, and the total building area to be developed would increase by 108,000 square feet to construct a multilevel, 306-space parking structure. This would represent an approximately 52 percent increase in the total building area. Therefore, construction air quality impacts would increase from the proposed project. During the operational phase, this alternative would result in the same vehicle trips and VMT impacts as the proposed project because it would not affect programs to be offered at the campus, and the buildout of student enrollment. This alternative would have increased construction phase air quality impacts and the same operational air quality impacts compared to the proposed project. The same construction mitigation measures would be necessary. Air quality is not a significant and unavoidable impact of the proposed project.

7.5.2 Biological Impacts

This alternative would preserve the western 4.7 acres of the project site for habitat conservation area. Though the majority of the project site is characterized as disturbed/nonnative grassland habitat, generally, the entire project site is mapped as Delhi fine sand soils and is within the USFWS' Jurupa Recovery Unit for the DSF, providing a moderate quality habitat, so it provides a moderate quality habitat for the DSF species. A focused survey for DSF species was conducted from July 2022 through September 2022 and found no DSF species. A consecutive second-year survey is required to obtain a determination from USFWS that no DSF is present on-

[1] Assumes 350 square feet per parking structure space.

site. The project site also contains eight sensitive Southern California black walnut trees (*Juglans californica*) and provides suitable habitat for five wildlife bird species—Cooper's hawk, California horned lark, white-tailed kite, loggerhead shrike, and burrowing owls—that could occur within the disturbed/nonnative grasslands and mature trees. As with the proposed project, impacts to these sensitive species would be mitigated to a less than significant level with implementation of mitigation measures. Therefore, though all of the mitigation measures incorporated for the proposed project would still be required, this alternative would create a habitat conservation area for DSF, and impacts to DSF would be reduced compared to the proposed project. Biological resources is not a significant and unavoidable impact of the proposed project.

7.5.3 Cultural Resources

Due to the cluster design that preserves 33 percent of the project site, this alternative would redevelop and disturb a smaller area of the project site compared to the proposed project and would reduce impacts to cultural resources. As with the proposed project, the foundation slab and five matching concrete troughs that could be dated back to 1953 with the historical context of agriculture in California would not be preserved. However, this find is not a historical resource meeting the National Register of Historic Places/ California Register of Historical Resources evaluation criteria. Because this alternative would disturb a smaller area than the proposed project, cultural resources impact would be less than the proposed project. This alternative would require the same mitigation measure pertaining to archaeological resources as the proposed project. Cultural resources is not a significant and unavoidable impact of the proposed project.

7.5.4 Greenhouse Gas Emissions

This alternative would increase GHG emissions during construction because there would be a 52 percent increase in total building area. The construction schedule would also be extended. This alternative would result in greater GHG impacts during construction. Under this alternative, the total building square footage for college programs and the buildout student enrollment would not change. During long-term operation, the vehicle trips, VMT, and off-site energy production would be the same as the proposed project. GHG emission is not a significant and unavoidable impact of the proposed project.

7.5.5 Hydrology and Water Quality

This alternative would disturb less area of the project site and preserve approximately 4.7 acres as pervious undeveloped land. Therefore, the volume and rate of overflow to the offsite drainage system would be less than the proposed project, and hydrology and water quality impacts during construction would be less than the proposed project. As with the proposed project, this alternative would be required to comply with the existing local, regional, and state water quality and hydrology requirements, including the NPDES Construction General Permit and California Green Building Standards Code, and incorporate appropriate best management practices. This alternative would result in fewer hydrology and water quality impacts compared to the proposed project. Hydrology and water quality is not a significant and unavoidable impact of the proposed project.

7.5.6 Noise

Under this alternative, a multilevel 108,000-square-foot parking structure would be constructed in addition to the 209,000 GSF of the campus buildings under the proposed project. Therefore, the construction noise impact would be greater than for the proposed project. The operational noise impacts would be similar to the proposed project because the buildout enrollment would not change. This alternative would have increased construction noise impact and would have the same operational noise impacts compared to the proposed project. Noise is not a significant and unavoidable impact of the proposed project.

7.5.7 Transportation

This alternative would increase construction-related traffic due to 52 percent more building square footage. Operational transportation impact would be the same since the total building area for academic programs and the buildout enrollment capacity would not change. This alternative would result in greater transportation impacts during construction and would have the same impact during operation compared to the proposed project. Transportation is not a significant and unavoidable impact of the proposed project.

7.5.8 Tribal Cultural Resources

This alternative would reduce the project site size by 33 percent, and therefore would reduce ground disturbance. The tribal cultural resources mitigation measure incorporated for the proposed project would still be required for the area to be developed. This alternative would result in less tribal cultural resources impact compared to the proposed project. Tribal cultural resources is not a significant and unavoidable impact of the proposed project.

7.5.9 Conclusion

The DSF Habitat Conservation Alternative With Structured Parking Facility would worsen the proposed project's environmental impacts in all areas for construction and result in the same impacts for operation. This alternative would meet all of the project objectives, as described below.

Project Objectives	Ability to Meet Project Objectives	Explanation
1. Implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.	Yes	This alternative would allow the District to implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.
2. Provide facilities that support existing and planned academic programs with room to expand and add new programs as envisioned by the Vision 2025 Facilities Master Plan.	Partially	This alternative would support the existing and planned academic programs as envisioned by the Master plan but because 4.7 acres would be preserved for conservation, expanding and adding new programs in the future would be challenging compared to the proposed project..

Project Objectives	Ability to Meet Project Objectives	Explanation
3. Provide a safe, accessible, and sustainable learning environment.	Yes	As with the proposed project, this alternative would provide a safe, accessible, and sustainable learning environment on a smaller project site.
4. Build facilities, utilities infrastructure, and site improvements that will enable the new Fontana Campus to implement its strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources.	Yes	As with the proposed project, this alternative would allow development of environmentally sustainable and energy resilient facilities, utilities infrastructure, and site improvements through energy reduction and clean energy sources. Sustainable building materials and energy efficient system would be used and drought tolerant landscaping would be provided. Solar carports would also be installed.
5. Development of college facilities that provide modern maintenance and operations.	Yes	As with the proposed project, this alternative would provide modern maintenance and operations.
6. Develop a campus that accommodates the long-term enrollment needs for the population in southwestern San Bernardino County.	Yes	As with the proposed project, this alternative would accommodate the long-term enrollment needs of the population in southwestern San Bernardino County.

7.6 DELHI SANDS FLOWER-LOVING FLY HABITAT CONSERVATION ALTERNATIVE WITHOUT STRUCTURED PARKING FACILITY

Under this alternative, approximately 33 percent of the project site may be preserved for DSF habitat conservation should the protocol surveys determine its presence on the site, and the new campus would be constructed on the remaining 67 percent of the project site. Under this alternative, the development configuration may involve the northern portion of the site which is approximately 10 acres of the 14.3-acre site. Under this alternative, the site would be developed into the new Fontana Campus, and the western 4.7 acres would remain undeveloped. The 4.7-acre would be fenced for security purposes and no access would be allowed, unless it was for the purpose of educational training, maintenance, and monitoring. This alternative would eliminate the western parking lot, removing approximately 47 percent (334 spaces) of the total 718 surface parking spaces. Therefore, without the construction of a parking structure, the long-term student enrollment capacity may be reduced, unless additional public transportation and/or parking options are provided for the students. Here, it is assumed that the long-term student enrollment capacity would be reduced by approximately 30 percent to 3,100 unduplicated students and 53 unduplicated employees. And the total building area would also be reduced by 30 percent to 146,300 GSF. Due to the smaller project site, more clustered buildings and less landscaped areas would be provided. As with the proposed project, the new campus would be developed with energy-efficient strategies and sustainable building materials, infrastructure, and landscaping. And to offset any student enrollment losses and to reduce any associated traffic impacts the District will work cooperatively with the transportation agencies to provide expanded public transportation to the site should this alternative be required.

7.6.1 Air Quality

This alternative would result in a shorter construction duration due to 30 percent less construction area for grading and parking lot paving and a 30 percent reduction in building area. Therefore, less construction air quality impact is anticipated. During the operational phase, this alternative would result in fewer vehicle trips and VMT impacts compared to the proposed project, because it would reduce the buildout enrollment capacity. This alternative would reduce both the construction phase and operational air quality impact compared to the proposed project. The same construction mitigation measures would be necessary. Air quality is not a significant and unavoidable impact of the proposed project.

7.6.2 Biological Impacts

This alternative would preserve the southern 4.7 acres of the project site for existing habitat conservation. Though the majority of the project site is characterized as disturbed/nonnative grassland habitat, generally, the entire project site is mapped as Delhi fine sand soils and is within the USFWS Jurupa Recovery Unit for the DSF, so it provides moderate quality habitat for the DSF species. A focused survey for DSF species was conducted from July 2022 through September 2022, and found no DSF species. A consecutive second-year survey is required to obtain a determination from USFWS that no DSF is present on-site. The project site also contains eight sensitive Southern California black walnut trees (*Juglans californica*) and provides suitable habitat for five wildlife bird species—Cooper's hawk, California horned lark, white-tailed kite, loggerhead shrike, and burrowing owls that could occur within the disturbed/nonnative grasslands and mature trees. As with the proposed project, impacts to these sensitive species would be mitigated to a less than significant level with implementation of mitigation measures. Therefore, though all of the mitigation measures incorporated for the proposed project would still be required, this alternative would create habitat conservation area for DSF, and impacts to DSF would be reduced compared to the proposed project. Biological resources is not a significant and unavoidable impact of the proposed project.

7.6.3 Cultural Resources

Due to the cluster design that preserves 33 percent of the project site, this alternative would redevelop and disturb a smaller area of the project site compared to the proposed project and would reduce impacts to cultural resources. As with the proposed project, the foundation slab and five matching concrete troughs that could be dated back to 1953 with the historical context of agriculture in California would not be preserved. However, this find is not a historical resource meeting the National Register of Historic Places/ California Register of Historical Resources evaluation criteria. Because this alternative would disturb a smaller area than the proposed project, cultural resources impacts would be less than for the proposed project. However, this alternative would require the same mitigation measure pertaining to archaeological resources as the proposed project. Cultural resources is not a significant and unavoidable impact of the proposed project.

7.6.4 Greenhouse Gas Emissions

This alternative would reduce GHG emissions during construction because it would disturb a smaller project site and construct 30 percent less building area compared to the proposed project. The construction duration

would be shortened. This alternative would reduce the total building square footage and the buildout student enrollment. During long-term operation, then, vehicle trips, VMT, and off-site energy production would be less than the proposed project. GHG emission is not a significant and unavoidable impact of the proposed project.

7.6.5 Hydrology and Water Quality

This alternative would disturb less area of the project site and preserve approximately 4.7 acres as pervious undeveloped land. The area of soil disturbance would also be smaller than the proposed project, and hydrology and water quality impacts during construction would be less than the proposed project. As with the proposed project, this alternative would be required to comply with the existing state and regional water quality and hydrology requirements, including the NPDES Construction General Permit and California Green Building Standards Code, and incorporate appropriate best management practices. This alternative would reduce hydrology and water quality impacts compared to the proposed project. Hydrology and water quality is not a significant and unavoidable impact of the proposed project.

7.6.6 Noise

This alternative would reduce the area to be disturbed by 33 percent and the total building area by 30 percent. Therefore, this alternative would reduce construction noise impacts. The operational noise impacts would also be reduced because the buildout enrollment would be reduced. This alternative would reduce construction and operational noise impacts compared to the proposed project. Noise is not a significant and unavoidable impact of the proposed project.

7.6.7 Transportation

This alternative would reduce construction-related traffic due to the smaller development area and smaller total building area. A reduction of 33 percent in the project site area would require less grading and less parking lot pavement, and the reduced building area would require less construction equipment and worker trips compared to the proposed project. Operational transportation impact would be reduced since the total building area and the buildout enrollment capacity would decrease. This alternative would result in less transportation impacts during construction and operation compared to the proposed project. Transportation is not a significant and unavoidable impact of the proposed project.

7.6.8 Tribal Cultural Resources

This alternative would reduce the project site size by 33 percent, and therefore would reduce ground disturbance. However, the tribal cultural resources mitigation measure incorporated for the proposed project would still be required for the area to be developed. This alternative would result in less tribal cultural resources impact compared to the proposed project. Tribal cultural resources is not a significant and unavoidable impact of the proposed project.

7.6.9 Conclusion

The DSF Habitat Conservation Alternative Without Structured Parking Facility would lessen the proposed project's environmental impacts in all areas for construction and operation. This alternative would meet some of the project objectives, as described below.

Project Objectives	Ability to Meet Project Objectives	Explanation
7. Implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.	Partially	This alternative would allow the District to implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District. However, because of the 30 percent reduction in site size, the total building area and parking supply would need to be decreased, and therefore, the maximum student enrollment would also need to be reduced. Therefore, the vision for the new campus would only be met partially.
8. Provide facilities that support existing and planned academic programs with room to expand and add new programs as envisioned by the Vision 2025 Facilities Master Plan.	No	Because of the smaller size and limited parking supply, the campus may not be able to support all planned academic programs with room to expand and add new programs as envisioned by the Master Plan.
9. Provide a safe, accessible, and sustainable learning environment.	Yes	As with the proposed project, this alternative would provide a safe, accessible, and sustainable learning environment on a smaller project site.
10. Build facilities, utilities infrastructure, and site improvements that will enable the new Fontana Campus to implement its strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources.	Yes	As with the proposed project, this alternative would allow the development of environmentally sustainable and energy resilient facilities, utilities infrastructure, and site improvements through energy reduction and clean energy sources. Sustainable building materials and energy efficient systems would be used and drought tolerant landscaping would be provided. Solar carports would also be installed.
11. Development of college facilities that provide modern maintenance and operations.	Yes	As with the proposed project, this alternative would provide modern maintenance and operations.
12. Develop a campus that accommodates the long-term enrollment needs for the population in southwestern San Bernardino County.	No	Because of the small size of the project site and limited parking supply, this alternative may not accommodate the long-term enrollment needs for the population in southwestern San Bernardino County. The District will need to provide alternative parking solution to accommodate enrollment needs that exceed provided parking supply.

7.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires a lead agency to identify the "environmentally superior alternative" and, in cases where the "No Project" alternative is environmentally superior to the proposed project, the environmentally superior development alternative must be identified. As summarized in Table 7-1, *Summary of Proposed Project and Alternatives*, both No Project Alternative and the DSF Habitat Conservation Alternative Without Structured

7. Alternatives to the Proposed Project

Parking Facility are "environmentally superior" to the proposed project; therefore, DSF Habitat Conservation Alternative Without Structured Parking Facility is identified as the environmentally superior alternative.

Table 7-1 Summary of Proposed Project and Alternatives

Topic	Proposed Project	No Project Alternative	DSF Habitat Conservation Alternative With Structured Parking Facility	DSF Habitat Conservation Alternative Without Structured Parking Facility
5.1. Air Quality				
Short-Term Construction	LTS/MM	-	+	-
Long-Term Operation	LTS	-	=	-
5.2. Biological Resources	LTS/MM	-	-	-
5.3. Cultural Resources	LTS/MM	-	-	-
5.4. Greenhouse Gas Emissions	LTS	-	+	-
5.5 Hydrology and Water Quality	LTS	-	-	-
5.6 Noise				
Short-Term Construction	LTS	-	+	-
Long-Term Operation	LTS	-	=	-
5.7 Transportation				
Short-Term Construction	LTS	-	+	-
Long-Term Operation	LTS	-	=	-
5.8 Tribal Cultural Resources	LTS/MM	-	-	-

Notes: LTS: Less Than Significant; LTS/MM: Less Than Significant with Incorporation of Mitigation Measures
(-) The alternative would result in less of an impact than the proposed project.
(+) The alternative would result in more of an impact than the proposed project.
(=) The alternative would result in the same or similar impact as the proposed project.