

- Runoff would be reduced by 50 percent. However, there would continue to be the need for a detention basin(s). The detention basin(s) could be 50 percent smaller.
- The alternative would remove grassland habitat. However, virtually no trees would be removed nor any wetland habitat. There would be a reduction in biotic impacts.
- The alternative would generate fewer trips and thus reduce emission of pollutants into the air.
- The alternative would reduce trips and thus future traffic volumes on Talmage Road.
- Because the alternative would be smaller, it will take less time to construct. As a result there will be less construction noise impacts.
- The alternative will be smaller and heights will not exceed 50 feet. As such, the project will not be as massive nor as tall, thereby reducing visual effects. However, the reduction in visual impact will be insubstantial since the project will remain a massive, tall building complex.
- The alternative will reduce water demand by 50 percent.
- Less area will be required for leachfields, and there would be less effect on groundwater.
- There will be a slight reduction in the demand for fire and police protection. Half as much solid waste will be generated. Half as much energy will be used.
- The alternative will develop prime agricultural soils. There will be a reduction in the acreage of prime soils that would be developed, but there would still be development on approximately 5+ acres of prime soils. Potential impacts on neighboring agricultural operators will remain about the same as the proposed project.
- The alternative will not require a variance for building height, though it still will require a variance for parking. Otherwise, it will be as consistent with the General Plan and surrounding land use as the proposed project.

In summary, the alternative will substantially reduce impacts on vegetation and wildlife as well as reduce impacts on views, construction noise, water, and wastewater. However, this alternative will not eliminate the impact on prime agricultural soils. This alternative will only partially meet the primary objective of the applicant as it is only half as large as requested to serve the projected student population as well as special events.

Alternative 3 - Relocation of the Project to the North

This alternative includes moving the building envelope of the project approximately 600 feet to the north. This alternative was developed to eliminate the need to fill the major wetlands crossing the center of the site. This alternative was developed in some detail as

there was a concern on the part of the applicant that it was possible that the U.S. Army Corps of Engineers might not approve the permit required for filling the wetlands at the proposed building site. Since the decision was made to assess this project alternative, the Army Corps did approve the wetland fill permit. Nevertheless, this alternative is discussed to show the range of impacts that would occur if the building were relocated to the north. The alternative building location is shown on Figure 27. It includes the following components:

- The building site will be moved north and located as shown on Figure 27.
- The access road would need to travel approximately 600 feet further north to provide access to the site.
- The processional path would similarly be extended to the north.

Otherwise, the proposed buildings and layout of the buildings would remain the same as for the proposed project. This alternative would have the following effects.

Geology and Soils

The alternative would have similar effects as the proposed project as regards exposure to seismic events. Development of this alternative site will require substantially more grading than the proposed project because the northern part of the site is at a higher elevation. Erosion impacts would be similar to the project as proposed, though there would be additional bared earth due to the need for additional grading and the need to extend the access road and processional path to the alternative site. All mitigation measures required for the proposed project under Impacts 3.1-A, 3.1-B, 3.1-C, and 3.2-C (erosion control) would be required for this alternative, and those mitigations would reduce all geologic impacts to a less than significant level.

Hydrology

Runoff generated by the alternative would be slightly higher than generated by the proposed project due to the increased length of the access road and processional path, but the difference would be minor. To ensure that the alternative does not exacerbate flooding on Mill Creek, detention basins similar to those required for the proposed project would be required. These detention basins could be located in the same locations proposed for the proposed project. Final design of the basins and the on-site drainage system would be subject to the same mitigations identified in Impacts 3.2-A and 3.2-B.

It is possible that detention basins for this alternative could be relocated and sited in the area to the south of the new building envelope. These basins could then be incorporated with the existing wetlands that will be avoided by this alternative. Relocating the detention basins could enhance the wetlands as well as avoid tree loss in the currently proposed detention basin locations. If the detention basins are relocated, their final design will be regulated by the same mitigations recommended for Impact 3.2-B. In addition, the detention basins must be designed in consultation with a wetland biologist to ensure that the detention basins do not adversely affect the hydrology of the jurisdictional wetlands.

Vegetation and Wildlife

The alternate site is vegetated mainly with grasslands in the southern 400 feet, a commercial vineyard to the north on the east side, which is owned and leased by DRBA, and grassland on the west side.

The alternative will eliminate the need to fill most of the jurisdictional wetlands that would be filled for the proposed project. Only one small wetland of about 0.1 acres in size in the northwestern corner of the alternate site would need to be filled. However, the alternative site plan shows the route of the proposed processional path crossing two wetland areas. Unless these wetland crossings were bridged, filling of wetlands would be required for constructing this path. The large oaks that border the gully would be preserved under this alternative. The loss of grassland and vineyard is not considered a significant impact. The alternative has a beneficial effect compared to the proposed project as it eliminates the need to fill wetlands other than the one small wetland and the wetlands along the processional path route, and it reduces the loss of large oak trees. Retention of most wetlands plus the oaks will also reduce the impact to wildlife.

The final project will still need to be reviewed by the Department of Fish and Game and the Army Corps of Engineers, as well as other resource agencies. Any wetlands that would be filled under this alternative must be mitigated at a 1:1 ratio similar to the proposed project. However, for this alternative only a small amount of wetland would need to be created. All mitigations required under Impacts 3.3-A to 3.3-C would be required for this alternative. The only change would be in the amount of new wetland created and the location of this new wetland. In addition, it is recommended that the extension of the access road and the processional path to this alternative site be constructed in such a manner as to avoid the wetlands shown on Figure 13.

Aesthetics

The alternative would move the building complex about 600 feet to the north. Figures 28 and 29 show the photomontages prepared for the alternative site. These photomontages were prepared using the same methodology used for preparing the photomontages of the proposed building site. As the photomontages show, the project buildings in this alternative are considerably more visible from the two viewpoints than the proposed project would be. The buildings would be closer to residences located at the north end of Guidiville Road. Again, it is not possible to state whether residents of these homes would find this unique structure a pleasant or unpleasant view. The computer analysis also shows that the alternative site would be visible from some vantage points to the west, particularly from some residences along McClure Subdivision Road and residences south and north of that road. In general, intervening vegetation will block views of project buildings from this direction. However, 4 residences nearest the site, would have some views of the project buildings.

Figures 31-34 are computer-generated views of the project from four vantage points along McClure Subdivision Road. Figure 31 is from the most distant vantage point, while Figure 34 is from a vantage point nearest the site. Figure 30 shows where the four vantage points are located. Please note that these four figures are all computer-generated views called "wire drawings." As one can see they do not accurately simulate trees and other natural objects. The intent of these figures is to show the visibility of the building mass. As these figures indicate, the project will not be visible until one is quite near the project site.

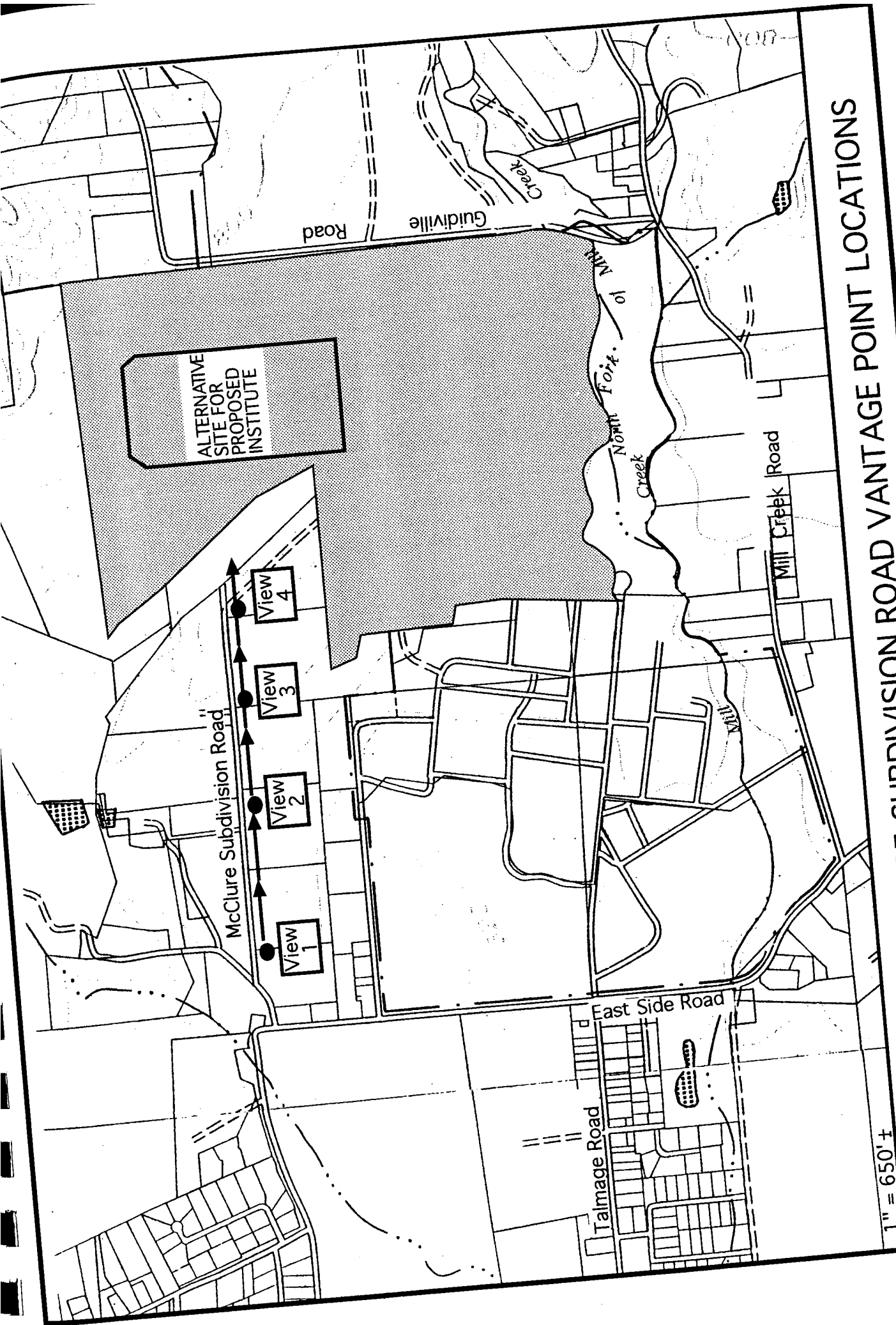


Figure 30: McCLURE SUBDIVISION ROAD VANTAGE POINT LOCATIONS

Impacts
not
significant

In addition to the new visual impacts of the relocated building complex, extension of the access road and processional path to the new building location would be necessary. This path and road and the people walking and vehicles traveling on these accessways would be visible from Guidiville Road and certain residences east and north of the site.

While the alternative site will have more substantive visual impacts than the proposed site, the impacts are not judged to be significant given the setbacks from public roads and the few public vantage points that have views of the site. The same mitigation measures recommended for the proposed project would apply to this alternative.

Noise

Similar to the proposed project, construction at the alternative site will generate construction noise. The noise generated at this alternative site will affect more individuals as residences are closer to this site. Especially affected will be the residence immediately to the west of the alternative site as well as two residences near the east end of McClure Subdivision Road. The nearest residence is located on a small rise near the property line of the project site. The same mitigations recommended for the proposed project will apply to this alternative. While construction noise impacts will be more substantial for this alternative, the impact of construction noise is not considered significant, given recommended mitigations and the fact that the County does not consider construction noise a significant impact.

Once the project is constructed, the noise impacts of project operation will be similar to the proposed project. This is not predicted to be a significant impact for either the proposed project or this alternative.

Land Use

The soils to the north of the proposed project site are Pinole loam, 2-9% slope. These are prime agricultural soils. The alternative would increase the amount of prime agricultural soils that would be lost to production. In addition, much of the existing vineyard in the area would be removed. The alternative would have substantially more impact on agricultural soils and agriculture than the proposed project. Similar to the proposed project, there is no mitigation for this impact.

The alternative location is located closer to adjacent agricultural operations to the north (about 400 feet) and west (about 300 feet) than the proposed project site. Thus, the alternative location could result in more complaints regarding spraying, dust, noise, and other potential nuisances resulting from adjacent agricultural operations. However, this effect would again be mitigated by the mitigations required for Impact 3.17-B.

Because the project will remove prime agricultural soils from production or potential production, it could be inconsistent with the County General Plan in the same manner as the proposed project (see the discussion under Impact 3.17-C).

Other Impacts

The subsections above describe the major differences in impact between this alternative and the project as proposed. To ensure that this discussion addresses all areas of impact, the

following summarizes those areas of impact where the alternative is not expected to have substantially different impacts.

- The project would have similar air quality impacts as the proposed project, and the same mitigation measures would be required.
- The project would have the same impacts to cultural resources, and the same mitigation measures would be required.
- The alternative will not change trip generation or distribution and would, thus, have the same traffic impacts as the proposed project, and the same mitigations would be required.
- The impacts to public services and infrastructure would be the same as for the proposed project, and the same mitigations would be required.
- The risk to human health would be the same as for the proposed project, and the same mitigations would be required.
- Slightly more energy would be needed to construct the alternative, but the difference is not substantial. The same mitigations required for the proposed project would be required for this alternative.

Summary

The major benefit of this alternative is that most wetlands that would be filled under the proposed project will not need to be filled. A secondary benefit is that large oaks adjacent to the wetlands would be preserved. This alternative has a number of disadvantages as compared to the proposed project. Most importantly, the alternative site would have a more significant effect on views from homes near the northern end of Guidiville Road and homes to the west of the site, additional acreage of prime agricultural soils would be removed from production, a large percentage of the existing vineyard would need to be removed, and construction noise would more substantially affect residents in the area.

While all the new impacts from this alternative can be mitigated to a less than significant level, the disadvantages outweigh the proposed project's impacts to wetlands (assuming that new replacement wetlands would be constructed) and oaks (again, assuming replacement planting for lost trees). This alternative is deemed inferior to the project as proposed.

Alternative 4 - Alternative Location Elsewhere on the CTTB

The entire CTTB was reviewed when preparing the original EIR to determine if there were other vacant sites available for the training facility, and none were identified. It was suggested by some individuals interviewed during the preparation of the original EIR and by certain Board members when denying the original project that the applicant investigate the alternative of using buildings on the CTTB for the project or, if those buildings are unusable or unsuitable, tearing down the buildings and constructing new ones for the project. The applicant has provided the EIR preparers with a full description of existing and proposed uses of existing buildings (see description in Appendix L). To summarize