CHAPTER 4.0 PROJECT ALTERNATIVES

4.1 Rationale for Alternative Selection

Section 15126.6(a) of the State CEQA Guidelines requires the discussion of "a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The Project was determined to result in potentially significant but mitigable impacts to aesthetics, biological resources, cultural resources, hazards (fire safety), noise, and traffic.

Section 15126.6(f) of the CEQA Guidelines states that "the range of alternatives 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 State CEQA Guidelines provide several factors that should be considered in regard to the feasibility of an alternative. Those factors include: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the project applicant can reasonably acquire, control, or otherwise have access to the alternative site (if an off-site alternative is evaluated).

A range of feasible alternatives was selected to give decision makers and the public information about the relative environmental effects of projects with differing designs and reduced impacts. Four alternatives were selected:

- No Project Alternative
- Specific Plan– Designated Land Use Alternative
- Reduced Development Footprint Alternative
- Reduced Building Height Alternative

A summary of the significant environmental effects that each alternative reduces is provided in Table 4.7-1, Comparison of Project Alternative Impacts to Significant Proposed Project Impacts.

Each of these alternatives was selected in order to avoid or minimize significant impacts associated with the Project as analyzed in this DSEIR. Specifically, the following criteria were considered:

1. The No Project Alternative was included because it would allow retention of uses similar to those currently existing on site, thereby avoiding both construction-period and long-term impacts associated with development of the Project.
2. The Specific Plan-Designated Land Use Alternative was included because it would reflect the use allowed by the SFVSP without a MUP, which would be four residential lots. This alternative avoids some of the long term impacts associated with development of the Project.

3. The Reduced Development Footprint Alternative was included because it would allow retention of most of the Project functions, while reducing impacts to biological resources.
4. The Reduced Building Height Alternative was included because it would allow retention of most of the Project functions, while reducing impacts to aesthetic resources by reducing tower heights and the bulk of buildings.

The Project objectives are:

1. Provide a new church-owned campus of appropriate size and ancillary services to fulfill the religious mission of the church for worship, spiritual growth, fellowship, learning, training, community-building, and spiritual counseling for an existing and growing population of congregants.
2. Fulfill the religious mission of the Chinese Bible Church by training disciples to establish new churches and missions, regionally and worldwide.
3. Provide a consolidated location near existing and underserved populations to facilitate church attendance, the use of public transit, and walkability.
4. Enhance the religious, spiritual, and community-building activities, including Sunday school, through the design and character of the indoor and outdoor spaces.

These four alternatives represent a reasonable range of alternatives, as defined in the State CEQA Guidelines, because they present feasible alternate development patterns that would reduce and/or eliminate significant impacts associated with the Project. These alternatives are compared to the impacts of the Project and are assessed relative to their ability to meet the basic objectives of the Project.

4.1.1 Alternatives Considered But Rejected from Further Study

The following alternative was considered but ultimately rejected for detailed consideration as discussed below.

No alternative locations are proposed in the DSEIR because of limited site selection options. The choice of properties with significantly differing environmental profiles is limited in this region due to:

1. the applicant's need to locate in fairly close proximity to the population base it currently serves,
2. high levels of development already present in the area,
3. the limitations of available sites in terms of area and functionality.

The applicant represents church congregations presently meeting at three rented sites located in Carmel Mountain Ranch, at the Maranatha Christian School in 4S Ranch, and at Westview High School. Any new site should be near the present meeting places to best serve existing member needs, limit long travel times to and from the facility, and promote walkability.

This area is already highly developed, as shown in Figure S-3, Aerial Photograph. As a result available sites with the area required by the applicant are not common. Site ownership and site design are important aspects of the site selection for the applicant, so that the facility can fully express design features that support the religious beliefs of the congregants. Therefore renting is not an option because it would not meet the needs of the applicant. The applicant conducted an extensive survey of area properties before initiating this proposal, and this location was found to best fit their needs. On-going property searches have been conducted and potential sites have not been found. The present site remains the best location that combines all of the factors that the applicant requires for an adequate worship facility.

Any project in the area would rely on existing infrastructure, including primary access routes, rendering a different location more likely to have similar traffic impacts. Proximity to existing development would trigger similar concerns about aesthetics, fire safety, and noise.

The areas in the vicinity that are undeveloped are more distant from developed areas and are frequently located in environmentally sensitive locations, such as hillsides. As such use of these sites could represent a “leap frog” development approach that is discouraged in the General Plan and would likely incur additional environmental impacts.

In addition, no alternative location is proposed because this site presents special features that make it the best choice for a project of this kind. It provides 9.09 acres, adequate room to accommodate buildings, parking, and access without disturbing biological resources. It is lower than surrounding uses, making it less obtrusive. And infrastructure is already available to the site.

In summary, no alternative location is provided because the applicant must locate in this general area to be able to continue to serve its congregations. The acceptable area is built out and alternate locations with the required characteristics are not readily available. Available land tends to be located farther from developed areas, adding a burden of infrastructure and “leap frog” development, resulting in more environmental impacts. And the current site presents characteristics that make it particularly well suited for this Project.

4.2 Analysis of the No Project Alternative

4.2.1 No Project Alternative Description and Setting

The No Project Alternative provides an analysis of the site were this Project not to be developed. The land would remain in its present state, supporting an unoccupied residence and caretaker’s residence in the central part of the site, surrounded by a dense grove of eucalyptus, palm trees, and bushes. Figure S-3, Aerial Photograph, provides a view of the site that reflects its current state. The No Project Alternative would not conflict with current land use designations and zoning, and would be consistent with the General Plan and the SFVSP. Existing on-site well would continue to be used for non-potable water needs.

4.2.2 Comparison of the Effects of the No Project Alternative to the Project

No significant impacts would result from this alternative. This alternative would reduce significant impacts in all five areas when compared to the Project: aesthetics, biological resources, cultural resources, hazards (fire safety), and noise. The alternative would not meet any of the applicant's objectives for the Project because no church facilities would be provided.

4.2.2.1 *Aesthetics*

The No Project Alternative would not alter the current aesthetic character of the site. Drivers on local roads would continue to experience the site as an open field with stands of trees. This is in contrast to the Project, which requires a visual buffer and screening to reduce potential visual effects. No Project Alternative impacts are not significant and are reduced from Project levels.

4.2.2.2 *Biological Resources*

The No Project Alternative would not change the existing biological conditions of the site. The biological open spaces to the north and west would continue to be bordered by sparsely developed land. Indirect impacts would still be possible because the area surrounding the site is densely populated, so intrusions could occur. Given the dense vegetative cover in the open space and ready access to alternative means of pedestrian movement (Four Gee Road, Campania Avenue, and the roads to the south of the site), this is not expected to be a significant impact. Activity in the flat areas on the east, such as disking, would be focused on previously cultivated areas that do not currently support significant biological resources. The Project, in contrast, impacts some sensitive biological areas and vacates an area of open space for the Project entry. The No Project Alternative impacts would not be significant and would be reduced from Project levels.

4.2.2.3 *Cultural Resources*

The No Project Alternative would have no impact to cultural resources. There are no resources identified on the site that could be impacted by on-going activity. No new grading or other construction work is proposed that could disrupt as yet undiscovered resources. Disking in the eastern fields could uncover new resources, but there is minimal risk of this occurring because this area has been disked many times in the past. The No Project Alternative has less of an impact on cultural resources than the Project because the Project proposes extensive grading that could uncover previously undiscovered resources or human remains. In summary, impacts are not significant and are reduced from Project levels.

4.2.2.4 *Hazards—Fire Safety*

The single occupied residence on the site does not pose a fire risk over and above what is experienced under normal rural residential circumstances. The house is adjacent to a dense clump of eucalyptus trees, which are known to pose a fire hazard risk. No

additional fire risk would be introduced on the site, however, and therefore impacts would not be significant. The proposed use introduces a new, more intensive level of human activity on the site and requires a fire protection plan to effectively limit the fire risk. The No Project Alternative does not have significant fire safety impacts and reduces fires risk from Project levels.

4.2.2.5 *Noise*

Noise at present is generated by minimal traffic associated with the single occupied residence on the site. Traffic noise would not increase over levels currently occurring on area roadways. No construction would occur so no construction noise would occur. The Project, on the other hand, introduces both construction and operational noise sources into the area. No Project Alternative noise impacts are not significant and are reduced from Project levels.

4.2.3 Conclusion

The No Project Alternative would avoid or reduce significant impacts associated with the Project, which are related to aesthetics, biological resources, cultural resources, hazards—fire safety, and noise. This alternative would not meet any of the Project objectives listed in Subchapter 4.1. Objective 1 would not be met because a new church campus that provides opportunities for expanded worship space and ancillary services such as fellowship, learning, training, and spiritual counseling, would not be built. Objective 2 would not be met because facilities would not be provided for the training of disciples for new churches. Objective 3 would not be met because the consolidated location for existing dispersed congregations would not be provided. The desired effect on church attendance and use of a more efficient means of transit for church attendees would not be realized. Objective 4 would not be met because the high quality, spiritually inspiring facilities envisioned would not be built. Therefore enhanced religious, spiritual, and community-building activities would not be provided.

4.3 Analysis of the Specific Plan-Designated Land Use Alternative

4.3.1 Specific Plan-Designated Land Use Alternative Description and Setting

The Specific Plan-Designated Land Use Alternative is a residential alternative based on the density allowed under the Santa Fe Valley Specific Plan. The Project site is in the southeast corner of Subarea V.6 of the Santa Fe Valley Specific Plan. Subarea V.6 is designated as “low medium density,” defined as one dwelling unit per 1–1.9 acres, which would allow up to four single family homes on the site’s 9.09 acres. A map of the potential subdivision of the site is provided in Figure 4.3-1.

4.3.2 Comparison of the Effects of the Specific Plan-Designated Land Use Alternative to the Project

4.3.2.1 *Aesthetics*

The Specific Plan-Designated Land Use Alternative would alter the current aesthetic character of the site. Four large lots would be created, as shown in Figure 4.3-1, Specific Plan Designated Land Use Alternative. The fallow land on the east would be replaced by three residential lots, while one lot would take up the western half of the site. The two existing residences in the center of the site would likely be removed. Lots are large enough so that they could be developed without removing most of the eucalyptus trees. Views from the north, east, south, and west would change to include the four residences. These would be more visible than the existing residences because there is little tree cover on the eastern half of the site, and some thinning of vegetation would likely be necessary to accommodate larger homes in the center and on the west. Screening of visual impact would depend on the adoption of landscaping by lot owners. Overall, visual impacts would be less than significant because residential structures are a common visual feature of the area and some existing vegetation could be retained.

In contrast, the Project would have significant visual effects due to the removal of trees and subsequent, construction of retaining walls and buildings on the site. Due to their bulk, height, and number, buildings need to be screened to reduce impacts. These effects are mitigated by use of additional landscaping and mature plant specimens.

In summary, the visual effects of the Specific Plan-Designated Land Use Alternative would not be significant and would be reduced when compared to the Project.

4.3.2.2 *Biological Resources*

The Specific Plan-Designated Land Use Alternative would use the current access point from Four Gee Road. Biological impacts could be avoided if the road remains within the already disturbed area defined by the drainage pipes under the road. Two lots would border the open space along the northern boundary. The presence of residents near open space could increase the likelihood of human intrusions, noise, and lighting effects. Provisions for fencing and/or signage would likely be required as part of the discretionary permitting process. These impacts are potentially significant, but are reduced from Project levels, where human presence, lighting, and noise are more intensive.

In summary, the Specific Plan-Designated Land Use Alternative has project-level impacts to biological resources that are significant but mitigable. These impacts are reduced from levels in the Project.

4.3.2.3 *Cultural Resources*

The Specific Plan-Designated Land Use Alternative could impact cultural resources if grading takes place in areas suspected of supporting cultural resources. The exact grading footprint is unknown, and would depend on individual home designs. Monitoring during grading would be required to ensure that if any resources are detected, they

would be properly preserved and documented. Impacts and mitigation are similar to the Project. Mitigation as provided in Chapter 2.3, Cultural Resources, would be required. In summary, cultural resource impacts of the Specific Plan-Designated Land Use Alternative are significant and similar to the Project.

4.3.2.4 *Hazards—Fire Safety*

The Specific Plan-Designated Land Use Alternative would create a residential use on the site that would require fire protection measures. The Project is located in an area of high fire hazard. Design measures would be required by State and County building regulations that would reduce fire risks. This would include defensible space designs that would establish a 100-foot radius around homes where vegetation would be managed. Eucalyptus and palms within the defensible space area may have to be removed or trimmed to meet fire safety requirements because they are on the County's "Undesirable Plant List" of the *Fire, Plants, Defensible Space and You* (Form DPLU#199). Impacts are not significant because regulations are in place that would require a defensible space design. The Project's fire safety effects require similar defensible space measures. The Project's effects have been found to be significant but mitigable because events on the Project site could generate a large volume of traffic exiting the site at about the same time. Traffic controls at the Project entrance would be provided to ensure that church traffic does not interfere with fire station vehicle movements in an emergency. No traffic controls would be needed for the Specific Plan-Designated Land Use Alternative – generated traffic because 48 ADT in a 24 hour period is not expected to interfere with emergency calls. Specific Plan-Designated Land Use Alternative impacts to fire safety are therefore reduced when compared to the Project.

In summary, Specific Plan-Designated Land Use Alternative fire safety impacts are not significant and are reduced from Project levels.

4.3.2.5 *Noise*

The Specific Plan-Designated Land Use Alternative would introduce noise in the area that would be associated with construction and the on-going residential use. Construction of four residences would represent a temporary noise source that would not have long term impacts in the community. The low density of the Project would allow flexibility in siting and as such noise impacts could be somewhat attenuated by distance. Noise impacts would be less than significant. The Project has significant but mitigable noise impacts related to potential noise from large events. The Specific Plan-Designated Land Use Alternative therefore reduces noise impacts when compared to the Project.

In summary, Specific Plan-Designated Land Use Alternative noise impacts are not significant and are reduced from Project levels.

4.3.3 Conclusion

The Specific Plan – Designated Land Use Alternative has significant and mitigable effects in two areas: biological resources and cultural resources. It reduces environmental effects from Project levels in four areas: aesthetics, biological resources, fire safety, and noise. This alternative would not meet any of the applicant's objectives for the Project. Objective 1 would not be met because a new church campus that provides opportunities for expanded worship space and ancillary services such as fellowship, learning, training, and spiritual counseling, would not be built. Objective 2 would not be met because facilities would not be provided for the training of disciples for new churches. Objective 3 would not be met because the consolidated location for existing dispersed congregations would not be provided. The desired effect on church attendance and use of a more efficient means of transit for church attendees would not be realized. Objective 4 would not be met because the high quality, spiritually inspiring facilities envisioned would not be built. Therefore enhanced religious, spiritual, and community-building activities would not be provided.

4.4 Analysis of the Reduced Development Footprint Alternative

4.4.1 Reduced Development Footprint Alternative Description and Setting

The Reduced Development Footprint Alternative proposed a wider buffer between open space and Project buildings. The main sanctuary building is moved east and is reduced in size. The result is more protection for the biological open space to the north and northwest. The biological impact to 0.3 acres of open space west of the site remains because site access in this location would still be required. A graphic of this alternative is shown in Figure 4.4-1, Reduced Development Footprint Alternative.

4.4.2 Comparison of the Reduced Development Footprint Alternative to the Project

4.4.2.1 *Aesthetics*

The Reduced Development Footprint Alternative does have a design that differs from the Project in that buildings on the northern boundary are pulled back from open space. However, the overall building footprints and façades would be similar to the Project. Views from the north looking into the site are somewhat distant, varying from 260 to over 500 feet across an existing open space. This design change will not alter the view appreciably from this vantage point. A retaining wall would still be required. The Reduced Development Footprint Alternative has aesthetic impacts that are similar to the Project, and therefore the discussion of impacts and mitigation in Chapter 2.1, Aesthetics, applies. Impacts are significant and similar to the Project.

4.4.2.2 *Biological Resources*

The Reduced Development Footprint Alternative design differs in the way that the open space north of the site is buffered. Figure 4.4-1 shows the revised design. Buildings A, B and C (the western-most buildings) have been moved east, away from the small area

of existing open space that crosses the site at the northwest boundary. An increased open space buffer along the northern boundary will reduce impacts in several ways. Noise and lighting will be moved farther from the open space boundary. Human presence will be farther removed from the open space, thereby making intrusions less likely. Other aspects of the Reduced Development Footprint Alternative remain similar to the Project and are evaluated in detail in Chapter 2.2, Biological Resources. This includes the impact to 0.3 acres of sensitive open space on the west to allow for the Reduced Development Footprint Alternative entryway. Design features such as the retaining wall and fencing will still be employed. Mitigation would still be required to provide assurances that the open space will remain undisturbed. These include downward-directed lighting and grading restrictions between January 1 and July 15 to protect breeding birds protected under the Migratory Bird Treaty Act (MBTA). Silt and erosion controls through Best Management Practices, and precautions during grading would also be required. In conclusion, the Reduced Development Footprint Alternative's biological impacts are significant and mitigable and are reduced from Project levels.

4.4.2.3 *Cultural Resources*

The Reduced Development Footprint Alternative proposes grading over most of the site, although some building locations are shifted. Therefore cultural resource impacts are similar because cultural resources could be disturbed. The analysis and mitigation provided in Chapter 2.3, Cultural Resources, applies to the Reduced Development Footprint Alternative. Project-level impacts remain significant and mitigable. Impacts are similar to the Project.

4.4.2.4 *Hazards – Fire Safety*

The Reduced Development Footprint Alternative design is similar to the Project. The analysis and mitigation provided in Chapter 2.4, Hazards – Fire Safety, therefore applies to the Reduced Development Footprint Alternative. In summary, Reduced Development Footprint Alternative-level impacts remain significant and mitigable. Impacts are similar to the Project.

4.4.2.5 *Noise*

The Reduced Development Footprint Alternative pulls buildings away from the northern boundary. The design alteration on the northern part of the site will not change the overall conclusions about noise impacts to residences from this direction northward because the noise sources remain in relatively the same position and are not significant. Impacts to breeding birds could be reduced due to the greater distance between development and open space. However, mitigation to account for breeding bird activity will still be necessary. Therefore, impacts are similar to the Project. The analysis and mitigation provided in Chapter 2.5, Noise, applies to the Reduced Development Footprint Alternative. Impacts remain significant and mitigable and are similar to the Project.

4.4.3 Conclusion

The Reduced Development Footprint Alternative has significant effects in five areas. It reduces biological resource effects because the open space buffer is increased. This alternative does not entirely meet Objective 1 because the main sanctuary building would be reduced in size, thereby requiring a reduction of space for ancillary church services such as spiritual counseling, fellowship, and administration. As a result the scope of the church's religious mission would be reduced. In addition, opportunities for the existing and future population of congregants would be limited. The church has been carefully planned and designed to reflect the vision of the church community. Reducing the church capacity would not meet this vision. Objective 2 is not entirely met because a smaller capacity for spiritual activities would limit the ability of the church to attract and train people for its outreach mission. The central plaza is designed to provide mixed sun/shade standing/seating for multiple small groups. It also connects all other uses/spaces and quiet spaces as a unifying factor. As shown in Figure 4.4-1, the central plaza is eliminated and the remaining outdoor space is divided into two smaller and disjointed spaces. Objective 3 is not entirely met because the church plans for this facility is to last for many years. As a result the ability to accommodate growth is essential to its mission. A reduction in the size and location of buildings would therefore limit its capacity to consolidate services and meet the needs of underserved populations in the future. Finally, Objective 4 would not be met because the central outdoor meeting spaces, which are a key part of the church activities envisioned for the Project, are constrained by the closer building locations.

4.5 Analysis of the Reduced Building Height Alternative

4.5.1 Reduced Building Height Alternative Description and Setting

The Reduced Building Height Alternative proposes a reduction in height of three towers and the main sanctuary. Reductions would be as follows:

Element	Project	Reduced Building Height Alternative
Tower 1	53	40
Tower 2	48	40
Tower 3	48	40
Main Sanctuary	46	40

All other aspects of the Reduced Building Height Alternative would remain the same as the Project. The resulting design change is shown in Figure 4.5-1, Reduced Building Height Alternative Elevations. The Reduced Building Height Alternative would not

reduce the ultimate footprint of the Project because the square footage of the buildings would be the same. Seating capacity in the main sanctuary would be the same but the roof of the building would be lowered approximately 6 feet. Lowering the roof would affect the overall sense of spaciousness and "lift" of the main sanctuary interior. Functionality of the towers would not be affected but their aesthetic purpose would be affected, as discussed below.

4.5.2 Comparison of the Reduced Aesthetic Impact Alternative to the Project

4.5.2.1 *Aesthetics*

The aesthetic benefit of the Reduced Building Height Alternative is a reduction in the height and apparent mass of the Project. The height reduction of the three tower elements will make them blend with the proposed buildings when seen from a distance. Their aesthetic benefit of providing visual variation would be visible on closer inspection. A reduction in size of the main sanctuary reduces the central mass of the Reduced Building Height Alternative because the walls are lowered by six feet. This produces a more compact aesthetic effect that is consistent with the SFVSP and general aesthetic character of the area. Views through the site from north and south would be improved. The overall architectural effect is of a block of buildings with fewer articulations, and less mass, as shown in Figure 4.5-1. Design measures and mitigation specified for the Project are still required in this alternative to screen buildings and parking areas and break up long horizontals. Therefore the mitigation required in Chapter 2.1, Aesthetics, is still required. In summary, aesthetic effects are significant and reduced from Project levels.

4.5.2.2 *Biological Resources*

The Reduced Building Height Alternative does not differ from the overall footprint of the Project. Therefore the Reduced Building Height Alternative and the Project would have similar biological impacts. The analysis and mitigation provided in Chapter 2.2, Biological Resources, would apply to the Reduced Building Height Alternative. In summary, the Reduced Building Height Alternative's biological resource impacts are significant and similar to the Project.

4.5.2.3 *Cultural Resources*

The Reduced Building Height Alternative does not differ significantly from the overall footprint of the Project; therefore its potential impacts to cultural resources are similar. The analysis and mitigation provided in Chapter 2.3, Cultural Resources, therefore apply to the Reduced Building Height Alternative. Project-level impacts remain significant and mitigable. In summary, the Reduced Building Height Alternative's cultural resource impacts are significant and similar to the Project.

4.5.2.4 *Hazards – Fire Safety*

The Reduced Building Height Alternative design and layout is similar to the Project. The analysis and mitigation provided in Chapter 2.4, Hazards – Fire Safety, therefore apply

to the Reduced Building Height Alternative. Project-level impacts remain significant and mitigable. In summary, the Reduced Building Height Alternative's fire safety impacts are significant and similar to the Project.

4.5.2.5 *Noise*

The Reduced Building Height Alternative does not differ from the overall footprint, design, or operation of the Project. Therefore its noise impacts are similar to the Project. The analysis and mitigation provided in Chapter 2.5, Noise, therefore apply to the Reduced Building Height Alternative. Project-level impacts remain significant and mitigable. In summary, the Reduced Building Height Alternative's noise impacts are significant and similar to the Project.

4.5.3 Conclusion

The Reduced Building Height Alternative has five significant effects. This alternative reduces one Project effect, aesthetics, by reducing building height and mass. This alternative meets four of the five Project objectives. This alternative does not entirely meet Objective 1 because the loss of key design features would impact the overall ability of the church to achieve its vision for this new opportunity to worship. Architecturally, the predominant Tuscan/Mediterranean style often employs towers as a way to distinguish important civic uses. Eliminating the towers would truncate the architectural design and further reduce the vision of the church. The ability of the church to serve the community as a place for special events such as weddings would also be diminished. Objective 2 is not entirely met. Training disciples to establish new churches and missions will depend on the ability of the church to attract candidates for these undertakings. The Project facility as designed is intended to play an important role in this recruitment effort by conveying the spiritual vision of the congregants. This is accomplished in part by the spaciousness of the sanctuary/worship room, symbolizing the spaciousness of the spirit, and by the three towers which convey a vertical reaching symbolizing for the congregants their sense of spiritual uplift, searching, and hope. The Reduced Building Height Alternative eliminates these features. Objective 3 is not entirely met because the church plans for this facility is to last for many years. As a result the ability to accommodate growth is essential to its mission. A reduction in the size of buildings would therefore limit its capacity to consolidate services and meet the needs of underserved populations in the future. Finally, this alternative does not meet Objective 4 of the Project. This alternative would reduce the size of the main sanctuary and towers which would reduce the spaciousness and "lift" of the interior and exterior spaces. The distinctive and inspiring design is replaced with a more monolithic, boxy appearance, as seen in Figure 4.5-1, thereby diminishing the intended religious and spiritual impact of the design. A design modification of this type would also not meet the design standards of the SFVSP.

4.6 Environmentally Superior Alternative

The No Project Alternative would result in minimal to substantially reduced environmental impacts. However, Section 15126.6(e)(2) of the State CEQA Guidelines

requires that if the No Project is identified as the environmentally superior alternative, a second alternative shall be identified.

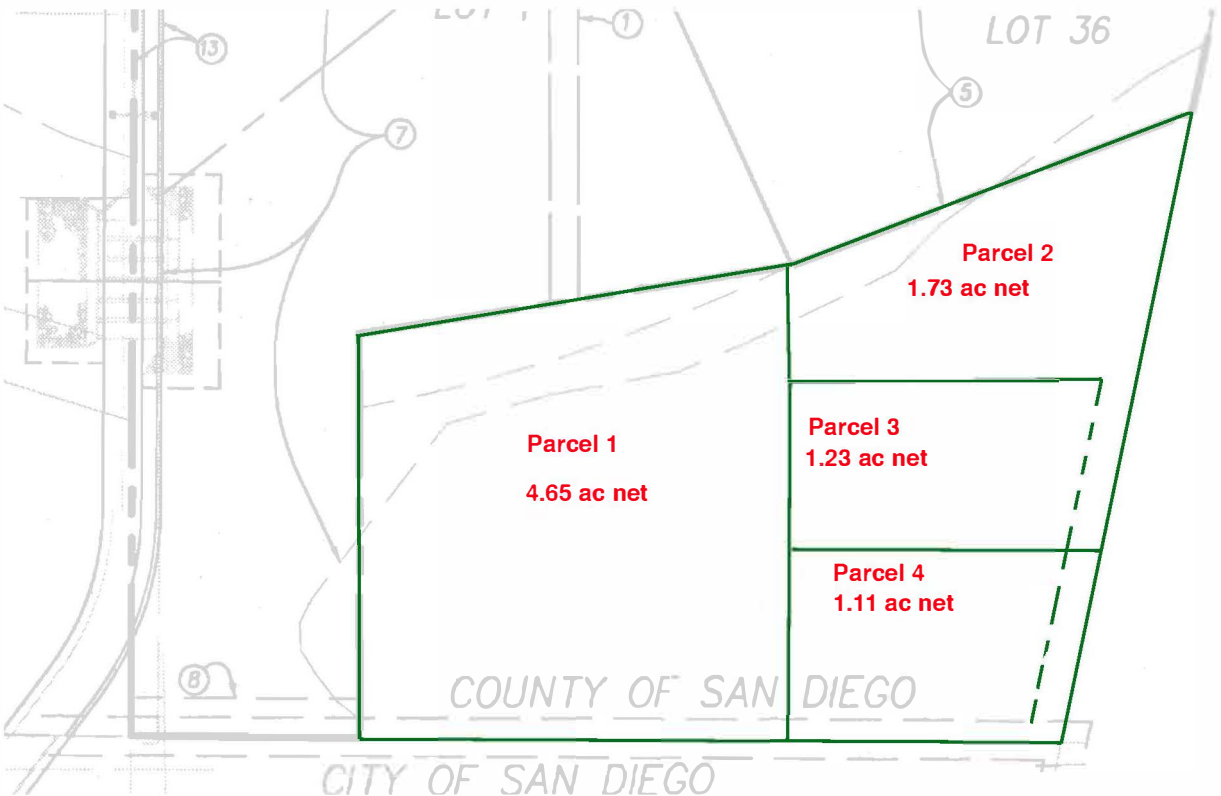
The Specific Plan-Designated Land Use Alternative is identified as the environmentally superior alternative after the No Project Alternative. The Specific Plan-Designated Land Use Alternative has the fewest significant environmental impacts among the alternatives discussed above. It has two significant effects, cultural resources and biological resources. The Specific Plan-Designated Land Use Alternative reduces the most effects when compared with the Project. These reduced effects occur in relation to aesthetics, fire safety, and noise. Neither the No Project Alternative nor the Specific Plan-Designated Land Use Alternative meet any of the applicant's objectives because a church facility would not be constructed under these scenarios.

4.7 Summary of Alternatives

Table 4.7-1 summarizes the potential impacts identified for alternatives in comparison with those identified for the Project. Table S-1 summarizes mitigation required for the Project. Some of this mitigation applies to the Project alternatives, as discussed above.

North

1” ~ 200’



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Specific Plan-Designated Land Use Alternative **Figure 4.3-1**

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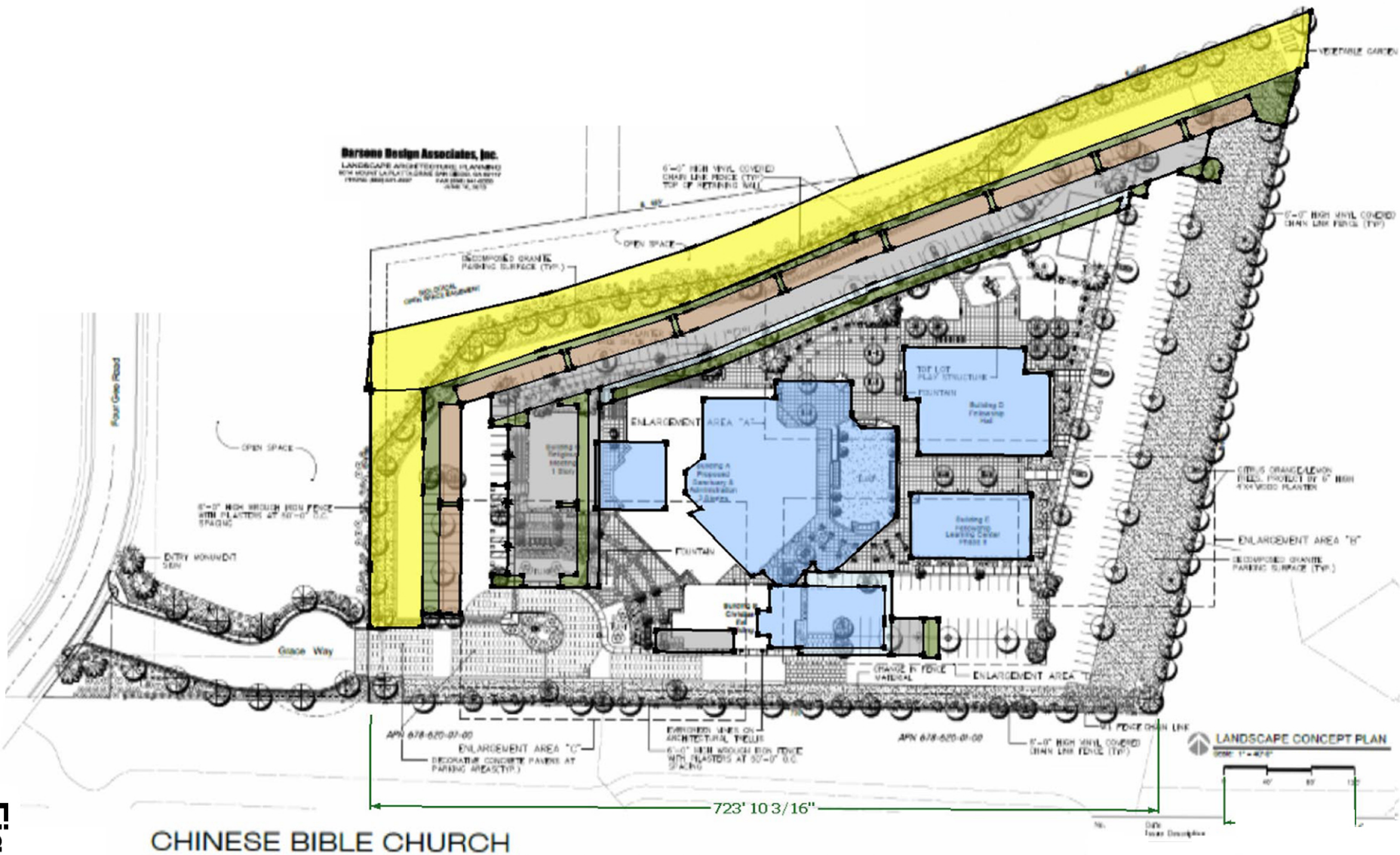
1" ~ 133'

North



CHINESE BIBLE CHURCH

HARPER COMMUNITIES INC.

Reduced Development Footprint Alternative

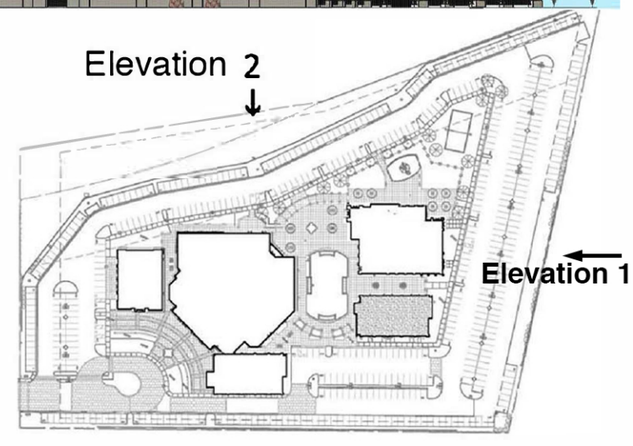
Figure 4.4-1

2 North Elevation

1 East Elevation

Average Building Heights*

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"



SILLMAN WRIGHT ARCHITECTS

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Reduced Building Height Alternative Elevations

Figure 4.5-1

Impact Category	No Project	Specific Plan-Designated Land Use	Reduced Development Footprint	Reduced Building Height
Aesthetics	Less	Less	Similar	Less
Biology	Less	Less	Less	Similar
Cultural Resources	Less	Similar	Similar	Similar
Hazards-Fire	Less	Less	Similar	Similar
Noise	Less	Less	Similar	Similar

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Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

Table 4.7-1