

6.0 Alternatives

Additionally, this alternative would not fulfill the following objectives:

- Implement a comprehensive program for the physical and economic development of the property
- Provide a diverse community of estate lots, detached single-family homes, bungalows, and Membership Suites that is purposefully designed to be consistent with the development goals of the *City of Simi Valley General Plan*.
- Establish a community that provides a variety of housing types to meet the needs of middle- and upper-income families and individuals, as well as upper-income golf-oriented executives currently living in Simi Valley and surrounding communities.
- Establish recreational resources that integrate public and private facilities, and provide trail connections to regional open space recreational areas.
- Work in accordance with the City and other responsible agencies to address General Plan goals for the reduction of downstream runoff within the largest drainage area in the Simi Valley area of interest, commensurate with project impacts.

6.5.2 Alternative 2: Development of the Proposed Project Site Under Current General Plan and Zoning

Description and Analysis

Under existing zoning, the existing Whiteface Specific Plan would be implemented and the project site could be developed with residential uses and commercial and recreational uses. The existing two public golf courses would be retained and 364 residential units (80 in Dry Canyon and 284 in Tapo Canyon) would be developed.

Aesthetics

Development of Alternative 2 would result in the development of an area similar to the proposed project site. The grading required by this alternative would occur in a smaller area, but would generally occur in similar areas. The City's Hillside Performance Standards would impose the same restrictions on ridgeline development and grading on slopes greater than 20 percent. Impacts to views of the site would be similar to those of the proposed project, as would impacts to trees and rock outcroppings. Similar sources of light and glare would be created, with impacts similar to those of the proposed project.

Air Quality

Under this alternative, the construction phase would generate similar emissions compared with those of the proposed project. This alternative would include the retention of the two existing golf courses, and the addition of 364 residential units. Under this alternative, construction emissions would more than

likely be slightly reduced when compared to the proposed project, since this alternative would not include grading of the Shadow Golf Course, as it would be retained.

The operational emissions resulting from vehicle travel under this alternative would generate more pollutants due to the increased number of daily average trips compared to the number estimated to occur under the proposed project. This alternative would generate 4,770 ADTs; the proposed project would generate 4,126 ADTs. The increase of 644 ADTs that would result with the development under this alternative would minimally increase ROC, NO_x, CO, SO, and PM₁₀. Therefore, this alternative would not result in significant impacts as defined by the City of Simi Valley and the Ventura County Air Pollution Control District (VCAPCD). However, since this alternative would increase the amount of average daily traffic within the project area, this alternative would be more significant compared to the proposed project. Impacts relating to greenhouse gases would be greater under this alternative due to the additional vehicle trips.

Biology

Under this alternative, development of this site would follow the guidelines of the Whiteface Specific Plan. It would retain both golf courses and develop 364 dwelling units on site. Impacts associated with this alternative would be similar to the proposed project.

Cultural Resources

Development of the site under this alternative would result in the retaining of the two golf courses with the addition of 364 dwelling units. The proposed project would include one golf course and 364 dwelling units. The Patterson Ranch (Ventura County Landmark No. 71) would remain in place and the Rancho Simi Park and Recreation District would implement the historic resources mitigation report for maintaining Patterson Ranch as a local historical landmark. Impacts would be the same as the proposed project.

All archeological and prehistoric artifacts have been investigated, and no cause for further mitigation was found. However, construction on archaeological sites often uncovers items that are rare or unanticipated, such as burials. Therefore, significant impacts to archeological resources would be the same as the proposed project. Potential paleontological resources would remain in-situ and would have similar impacts as the proposed project.

364 dwelling units to 323 units could potentially render this alternative economically infeasible. The reduction of 41 units (an approximately 13 percent decrease) would decrease the base of units to amortize infrastructure improvements for the developer; this reduction would require the remaining units to absorb the costs.

Additionally, this alternative does not meet some of the objectives of the General Plan. Due to the reduction in housing units, the City would be required to identify other areas elsewhere in order to meet the projected number of housing units at buildout because the amount of designated land within the General Plan is limited.

Additionally, this alternative would not fulfill the following objectives, or would not fulfill them to the same extent as would the proposed project:

- Provide for the opportunity of the development of estate lots, custom home sites, bungalows, a private golf course, Membership Suites (as defined in Chapter III.M.4.e), small residential service-oriented retail uses, and a public park in Dry and Tapo Canyons, which will be served by public and private streets and will preserve significant land forms while creating a rural residential setting.

This alternative would substantially fulfill this objective. However, it would reduce the number of estate lots, and would develop 41 fewer residential units than the proposed project.

- Establish a community that provides a variety of housing types to meet the needs of middle- and upper-income families and individuals, as well as upper-income golf-oriented executives currently living in Simi Valley and surrounding communities.

This alternative would substantially fulfill this objective, but would offer fewer estate lots, which would offer commensurately fewer housing opportunities for upper-income families.

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The findings of the alternatives impact analysis discussed below are summarized in **Table 6.0-15, Comparison of Alternatives to the Proposed Project**.

The *State CEQA Guidelines* requires an EIR to identify an environmentally superior alternative.¹² Of the alternatives analyzed, the No Project Alternative would avoid all impacts related to the proposed project with the exception of fire protection. However, the No Project Alternative would not meet the objectives of the proposed project.

¹² California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6 (e)(2).

Table 6.0-15
Comparison of Alternatives to the Proposed Project

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – No Project	Alt. 2 – Buildout Under Existing Land Use and Zoning	Alt. 3 – Hotel Built in Village Core	Alt. 4 – Less Dense Alternative
Aesthetics	Less than Significant	Less	Similar	Similar	Less
Air Quality	Less than Significant	Less	Greater	Greater	Less
Biological Resources	Less than Significant	Less	Similar	Greater	Less
Cultural Resources	Less than Significant	Less	Similar	Similar	Similar
Geology and Soils	Less than Significant	Less	Similar	Similar	Similar
Hazards and Hazardous Materials	Less than Significant	Less	Similar	Similar	Less
Hydrology and Water Quality	Less than Significant	Less	Similar	Similar	Less
Land Use	Less than Significant	Less	Less	Similar	Similar
Mineral Resources	Less than Significant	Less	Similar	Similar	Less
Noise	Less than Significant	Less	Greater	Greater	Less
Population and Housing	Less than Significant	Less	Similar	Less	Less
Public Services - Fire Protection	Less than Significant	Similar	Similar	Similar	Similar
Public Services - Law Enforcement	Less than Significant	Less	Similar	Greater	Similar
Public Services - Education	Less than Significant	Less	Similar	Less	Less
Public Services - Parks and Recreation	Less than Significant	Less	Similar	Less	Less
Traffic and Transportation	Less than Significant	Less	Greater	Greater	Less
Utilities - Water	Less than Significant	Less	Greater	Less	Less
Utilities - Wastewater Services	Less than Significant	Less	Greater	Greater	Less
Utilities - Solid Waste	Less than Significant	Less	Greater	Less	Less