

## 5. ALTERNATIVES

### 5.1 INTRODUCTION

Alternatives to the proposed project have been considered in this Supplemental EIR to explore potential means to mitigate or avoid the significant environmental impacts associated with implementation of the project while still achieving the primary objectives of the project. Pursuant to Section 15126.6(a) of the CEQA Guidelines, an EIR shall describe a range of reasonable alternatives, which may include alternatives to the location of the proposed project, which would feasibly attain most of the basic objectives of the proposed project but would avoid or substantially lessen any of the significant effects of the proposed project, and evaluate the comparative merits of the alternatives. The CEQA Guidelines also state that an EIR need not consider every conceivable alternative or consider alternatives that are infeasible. Under CEQA, the factors that can determine feasibility are site suitability, economic limitations, availability of infrastructure, General Plan consistency, other plans or regulatory limitations, and jurisdictional boundaries. An EIR should present a reasonable range of feasible alternatives that will support informed decision making and public participation regarding the potential environmental consequences of a project and possible means to address those consequences. An EIR does not need to consider alternatives whose effects cannot be reasonably ascertained and whose implementation is remote or speculative.

The alternatives analysis must also include a comparative evaluation of the No Project Alternative in accordance with Section 15126.6(e) of the CEQA Guidelines to determine the consequences of not implementing the proposed project. Through the identification, evaluation, and comparison of alternatives, the relative advantages and disadvantages of each alternative compared with the proposed project can be determined.

#### **Project Objectives**

The proposed project would remain consistent with the major objectives of the 2008 Campus Master Plan to:

- Share in the need to accommodate the demand for higher education by students in California by providing the necessary facilities and improvements.
- Improve, update, and replace outdated, inefficient and obsolete facilities.
- Provide high quality services that enhance access and usability.
- Maintain and enhance campus open space, character, and the quality of the physical environment.

Specific objectives of the proposed project are as follows:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.
- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings,

hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive.

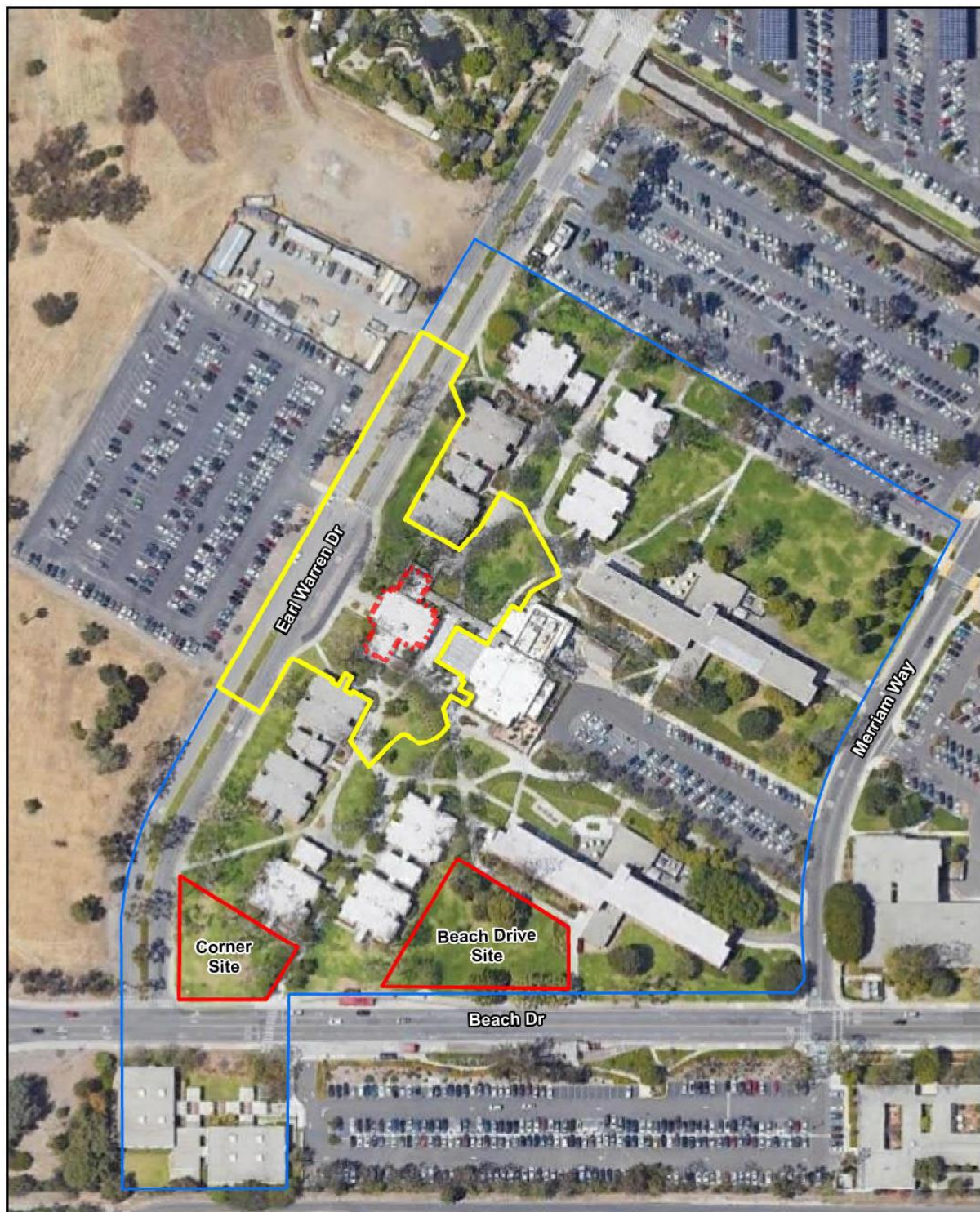
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilizes existing parking that is convenient and accessible for campus students, employees and visitors.
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes, to provide a safe and comfortable living environment for students.
- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.
- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

## 5.2 ALTERNATIVES DEVELOPMENT PROCESS

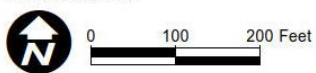
In order to fulfill the project objectives, several alternatives to the proposed project have been considered, including alternative designs, to accommodate the programming required for the project. The design alternatives include renovation of the existing Hillside Commons/Office building; demolition of the existing building and construction of a new building; and a split program option that would include renovation of the existing building to accommodate some uses and construction of a new building to accommodate the remainder of the uses.

Additionally, Section 15126.6(f)(2) of the CEQA Guidelines requires that an EIR consider alternative locations to the project site. Two alternative sites have been identified for the proposed project, including the Corner Site and the Beach Drive Site. The Corner Site is an approximately 10,000-square-foot parcel at the corner of Earl Warren Drive and Beach Drive, approximately 340 feet southwest of the proposed project site. The Beach Drive Site comprises an approximately 21,000-square-foot parcel fronting Beach Drive approximately 300 feet south of the proposed project site. Both alternative sites are currently vacant and consist of landscaped lawn areas with ornamental trees scattered throughout the sites. The Beach Drive Site is currently used as an informal site for outdoor campus events. The locations of the alternative sites are shown on Figure 5-1.

The range of alternatives has been refined through the design process to determine those alternatives that could be eliminated from further consideration and those alternatives that would be carried forward for detailed analysis in this Supplemental EIR. A discussion of the alternative that was considered but ultimately dismissed and the reasons for its elimination is included in subsection 5.3 below. Subsection 5.4 provides an overview of the alternatives that have been carried forward for detailed analysis in this EIR.



Source: Esri, 2019.



-  Project Site
-  Existing Hillside Office/Commons Building
-  Hillside Residential College Boundary
-  Alternative Sites

**Figure 5-1**  
**Alternative Site Locations**

### **5.3 ALTERNATIVES CONSIDERED BUT DISMISSED FROM DETAILED ANALYSIS**

Section 15126.6(c) of the CEQA Guidelines requires that an EIR identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Among factors that may be used to eliminate alternatives from detailed consideration in the EIR are: (1) failure to meet most of the basic project objectives, (2) infeasibility, and (3) inability to avoid significant environmental impacts. The following alternative was eliminated from further consideration in this Supplemental EIR.

#### **Different Building Configurations on the Project Site**

As part of the design process, a variety of building massings and configurations were studied for the proposed project. This included studying options to provide portions of the programmed and support spaces in a subterranean basement to reduce the height and visual impact of the new building on the Hillside College historic district. The subterranean basement option would have resulted in a larger and deeper area of excavation, which could have resulted in an increased potential for impacts to cultural (archaeological) resources and tribal cultural resources during construction activities. This alternative would not meet the sustainability goals of the campus that require natural daylight and direct access to outdoor spaces. Notwithstanding the space and sustainability issues, subterranean construction was found to be economically infeasible while maintaining the project program elements within the project budget. For these reasons, this alternative was eliminated from consideration.

#### **New Building at Beach Drive Site with Demolition of Existing Building**

This alternative would include the construction of a new building at the Beach Drive Site to accommodate the uses and programming of the proposed project and demolition of the existing Hillside Commons/Office building. The site of the existing Hillside Commons/Office building, once demolished, would be landscaped. Demolition of the existing Hillside Commons/Office building under this alternative would not avoid the significant and unavoidable impact to historical resources identified for the proposed project, as the demolition of the existing Hillside Office/Commons building would result in a substantial adverse change to the historical resource. Additionally, this alternative would result in construction activities occurring at two separate sites, rather than at the single site described under the proposed project. As such, this alternative would result in increased environmental impacts overall, when compared to the proposed project. For these reasons, this alternative was eliminated from consideration.

### **5.4 ALTERNATIVES CARRIED FORWARD FOR DETAILED ANALYSIS**

Four alternatives have been carried forward for detailed analysis in this Supplemental EIR, including the "No Project" alternative, as required by CEQA. Based on the environmental analysis conducted for the proposed project, a significant and unavoidable impact was identified for historical resources. Significant impacts requiring mitigation have been identified for archaeological resources and tribal cultural resources. The EIR identifies less than significant impacts for energy and greenhouse gas emissions. In accordance with CEQA Guidelines Section 15126.6(d), each alternative has been evaluated in sufficient detail to determine whether the overall environmental impacts of the alternatives would be less than, similar to, or greater than the corresponding impacts identified for the proposed project.

The alternatives carried forward for detailed analysis in this chapter include:

- No Project Alternative
- Renovation of Existing Building Alternative
- New Building at Corner Site Alternative
- New Building at Beach Drive Site with Renovation of Existing Building Alternative

#### **5.4.1 No Project Alternative**

According to CEQA Guidelines Section 15126.6(e)(3)(B), the No Project Alternative is defined as the circumstance under which the proposed project does not proceed. The impacts of the No Project Alternative shall be analyzed by projecting what would reasonably be expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services. Pursuant to CEQA Guidelines Section 15126.6(e)(1), the purpose of describing and analyzing the No Project Alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

Under the No Project Alternative, the existing Hillside Office/Commons building would not be demolished and would remain on the site in its existing condition, and the new commons building and new HRL office building would not be constructed. Additionally, Earl Warren Drive would remain in its existing configuration, and no new pedestrian pathways would be constructed at the project site under the No Project Alternative.

Operation under the No Project Alternative would be the same as under existing conditions. The existing building would continue to operate as a Central Customer Services Office and limited common space for Hillside College residents. The office currently provides limited services including mail distribution, checkout of games, vacuums, and recreational equipment, and contains a study area for use by residents during regular office hours. The Hillside Office/Commons also has two single apartments for HRL staff. Under the No Project Alternative, no additional space would be provided to support the desired programming and no new common spaces would be provided either indoors or outdoors. The HRL office uses would not be relocated to the site, and adequate space for commons, administration, and HRL staff would not be provided. Additional apartments for HRL staff would not be provided under the No Project Alternative.

### **Impact Analysis**

#### ***Cultural Resources***

As discussed in Section 3.1, Cultural Resources, demolition of the existing Hillside Office/Commons building under the proposed project would diminish the integrity of the historic district in such a way that the district would no longer be eligible for listing in the NRHP or CRHR, resulting in a significant and unavoidable impact. The No Project Alternative would avoid the significant and unavoidable impact to the historical resource as no demolition would occur. Therefore, impacts to cultural resources under the No Project Alternative would be less than the proposed project.

## ***Energy***

As no construction activities would occur under the No Project Alternative, construction energy usage would be reduced when compared to the proposed project. However, the existing Hillside Office/Commons building does not currently include energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, would continue to operate as it does under existing conditions. As such, the No Project Alternative would result in increased operational energy usage when compared to the proposed project. Therefore, impacts related to energy usage under the No Project Alternative would be greater than the proposed project.

## ***Greenhouse Gas Emissions***

Similar to energy usage, since the existing Hillside Office/Commons building does not currently include energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, the continued operation of the existing Hillside Office/Commons building under the No Project Alternative would result in increased greenhouse gas emissions when compared to the proposed project. Therefore, impacts related to greenhouse gas emissions under the No Project Alternative would be greater than those identified for the proposed project.

## ***Tribal Cultural Resources***

Under the No Project Alternative, Earl Warren Drive would remain in its existing configuration, which would not require construction activities within the portion of CA-LAN-235 that extends into the western portion of the project site. Additionally, since no ground disturbing activities would occur under the No Project Alternative, the mitigation measures described for the proposed project to reduce impacts to tribal cultural resources would not be required. Therefore, the impact to tribal cultural resources under the No Project Alternative would be less than the proposed project.

## **Relationship to Project Objectives**

The No Project Alternative would preserve the existing Hillside Office/Commons building at its current location and in its current condition. As the HRL office building would not be sited at the existing Hillside Office/Commons building under the No Project Alternative, this alternative would not meet the following project objectives:

- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings, hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive.
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilizes existing parking that is convenient and accessible for campus students, employees and visitors.
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes, to provide a safe and comfortable living environment for students.

As the No Project Alternative does not include any modifications or renovations to the existing Hillside Office/Commons building or site, the existing constraints on size, configuration,

technology, and sustainability goals would persist under this alternative. Additionally, no new or updated open space opportunities would be provided under this alternative. As no improvements or renovations are occurring as part of the No Project Alternative, adherence to the 2008 Master Plan's site and architectural guidelines would not occur, including coordinating buildings with the open spaces of the campus, provide for enhanced pedestrian circulation patterns, and feature broad and welcoming entrances. For these reasons, the No Project Alternative would not meet the following project objectives:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.
- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.
- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The No Project Alternative would not provide the space necessary to accommodate the support services proposed for the project, including the HRL office services. Additionally, the No Project Alternative would not provide any additional common open space. The 2008 Master Plan identified the need to expand its residential offerings to serve their growing enrollment numbers, and the existing Hillside Office/Commons building does not provide adequate space to support the needed student support services in a central, accessible location within the Hillside College complex. Therefore, the No Project Alternative would not meet any of the proposed project's objectives.

#### **5.4.2 Renovation of Existing Building Alternative**

Under the Renovation of Existing Building Alternative, the existing Hillside Office/Commons building would not be demolished, but would remain on the project site and undergo renovations to accommodate the desired programming. This alternative includes three options with varying square footages and space configurations. All three options would include the addition of a second floor to the existing single-story Hillside Office/Commons building. Earl Warren Drive would remain in its existing configuration, and no new pedestrian pathways would be constructed at the project site under this alternative. The three renovation options are described below.

- Option 1: Under option 1, the first floor would remain in its current configuration (office, common space, and two apartments) with renovations only to the existing restrooms. The new second floor would span the length of the existing Hillside Office/Commons building and would include approximately 4,400 SF of new space for offices, workstations, a break room, and two conference rooms.
- Option 2: Under option 2, the southern portion of the existing Hillside Office/Commons building would be reconfigured to include a break room, a conference room, and workstation space. Additional renovations on the first floor would include a new 2-bedroom apartment on the northern side of the building and renovation of the existing restrooms.

The new second story would be constructed only over the southern portion of the building, and would include one conference room and space for several offices. The renovations under option 2 would include approximately 5,340 SF of additional space.

- Option 3: Under option 3, the western-facing portion of the existing Hillside Office/Commons building facing Earl Warren Drive would be reconfigured to accommodate offices, conference rooms, and a break room. Additionally, the existing restrooms on the first floor would be renovated. A new second story would be constructed over the reconfigured western portion of the building, and would include four new apartments. This option would include approximately 400 SF of renovations to the existing restrooms and approximately 7,000 SF of new construction associated with the reconfiguration of the first floor and the addition of the second floor.

## **Impact Analysis**

### ***Cultural Resources***

The Renovation of Existing Building Alternative would preserve the existing Hillside Office/Commons building on the project site. As such, this alternative would not result in the significant and unavoidable impact to the historical resource identified under the proposed project. While the proposed renovations under all the options of this alternative would change the appearance of the existing Hillside Office/Commons building, the renovations could be designed such that the building could remain visually and architecturally congruent to the other contributors of the historic district. This could be accomplished with mitigation specifying the architectural parameters of the renovations to ensure that they would not result in an adverse change to the historic district. Thus, with mitigation, this alternative could result in reduced impacts to historical resources when compared to the proposed project.

Ground-disturbing activities related to construction would occur under the Renovation of Existing Building Alternative, and construction activities would occur within the portion of CA-LAN-235 that extends into the western portion of the existing Hillside Office/Commons building. As such, the mitigation measures described for the proposed project to reduce impacts to archaeological resources and the discovery of human remains would also be required to implement this alternative. Therefore, the impact to archaeological resources and human remains under the Renovation of Existing Building Alternative would be similar to the proposed project.

### ***Energy***

As previously discussed, the existing Hillside Office/Commons building does not currently include energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements. Energy efficient design features would be integrated into the renovations and additions under the Renovation of Existing Building Alternative. Nonetheless, continuing to operate the existing Hillside Office/Commons building, even with the implementation of energy efficient features during renovation would not result in NZE building requirements due to materials used in the construction of the existing Hillside Office/Commons building. Additionally, all three options of this alternative would increase the overall square footage of the existing building. Thus, the Renovation of Existing Building Alternative would result in increased operational energy usage, and the impact to energy would be greater than the proposed project.



### ***Greenhouse Gas Emissions***

Similar to energy usage, since the existing Hillside Office/Commons building does not currently include energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, the additional square footage included in each the three options under this alternative would result in increased greenhouse gas emissions when compared to the proposed project. Therefore, impacts related to greenhouse gas emissions under the Renovation of Existing Building Alternative would be greater than those identified for the proposed project.

### ***Tribal Cultural Resources***

Under the Renovation of Existing Building Alternative, Earl Warren Drive would remain in its existing configuration. However, ground-disturbing activities related to construction, such as additional supports for addition of the second-story, would occur under the Renovation of Existing Building Alternative, and would occur within the portion of CA-LAN-235 that extends into the western portion of the project site. As such, the mitigation measures described for the proposed project to reduce impacts to tribal cultural resources would also be required to implement this alternative. Therefore, the impact to tribal cultural resources under the Renovation of Existing Building Alternative would be similar to the proposed project.

### **Relationship to Project Objectives**

The Renovation of Existing Building Alternative would preserve the location of the existing Hillside Office/Commons building near existing parking facilities. Although the Renovation of Existing Building Alternative would not site the HRL office building at the existing Hillside Office/Commons building, it would partially meet the following objective of maintaining the historic spatial relationship to the existing Hillside College Complex, as well as to maintaining the building's presence and accessibility along Earl Warren Drive:

- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings, hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive.

Although the location of the existing Hillside Office/Commons building would be maintained under this alternative, the renovations required to support the desired programming would be extensive. Additionally, the existing Hillside Office/Commons building footprint would remain the same and would continue to constrain the use of the site. The Renovation of Existing Building Alternative would adhere to the 2008 Master Plan's site and architectural guidelines to a certain extent by meeting all current accessibility codes; however, certain guidelines would not be implemented, including coordinating the building with the open spaces of the campus, provide for enhanced pedestrian circulation patterns, and featuring broad and welcoming entrances. For these reasons, the Renovation of Existing Building Alternative would partially meet the following objective:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.
- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

As the HRL office building and its services would not be sited at the existing Hillside Office/Commons building, and therefore not be centrally-located, this alternative would not meet the following project objectives:

- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilizes existing parking that is convenient and accessible for campus students, employees and visitors; and
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes, to provide a safe and comfortable living environment for students.

This alternative would not provide new common open space areas, and would continue the operation of the existing Hillside Office/Commons building, which does not include features that achieve LEED or NZE requirements. As such, the Renovation of Existing Building Alternative would not meet the following objectives:

- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.

The Renovation of Existing Building Alternative would not provide the space necessary to site the HRL office services at the existing Hillside Office/Commons building. Additionally, the Renovation of Existing Building Alternative would not provide any additional common outdoor open space. The 2008 Master Plan identified the need to expand its residential offerings to serve their growing enrollment numbers, and while the Renovation of Existing Building Alternative does provide additional indoor common space for student use and would renovate the existing building, it would not provide adequate space to support the needed HRL student support services in a central, accessible location within the Hillside College complex. Although the Renovation of Existing Building Alternative avoids the significant and unavoidable impact to historical resources identified for the proposed project, it only partially meets three of the eight objectives of the proposed project.

### **5.4.3 New Building at Corner Site Alternative**

As shown in Figure 5-1, the New Building at Corner Site Alternative would involve construction of a new building on the Corner Site within the campus at the corner of Earl Warren Drive and Beach Drive. The new building would be two stories in height and total approximately 10,000 SF, and would include the relocation of the HRL student services. The first floor would contain offices, workstations, a breakroom, and conference rooms. The second floor would have additional office and conference room space, as well as two apartments. Earl Warren Drive would remain in its existing configuration under this alternative. The existing Hillside Office/Commons building would remain intact in its existing configuration, and would continue to serve as a limited indoor commons area for students. No renovations would occur to the Hillside Office/Commons building, and routine maintenance activities would continue as they do under existing conditions.

The New Building at Corner Site Alternative would provide a space for the HRL office to be located, but would rely on the existing Hillside Office/Commons building to provide the student commons space. The existing Hillside Office/Commons building would not be renovated and would remain as-is, with a limited indoor commons area for students that does not meet the 2008 Master Plan objectives of expanding its residential support areas to meet growing enrollment needs. In addition, the configuration of the building that would fit at the Corner Site would not be consistent with the Master Plan architectural guidelines related to building siting and setbacks due to the size and shape of the Corner Site parcel. In order to fit the appropriate footprint of the new building on the Corner Site, the building would be located closer to the active roadways of Earl Warren Drive and Beach Drive, and therefore would not be coordinated with the open spaces of the campus and provide for enhanced pedestrian circulation patterns. As the Corner Site would necessitate development of a new site to accommodate parking, construction activities would occur at two separate sites, which would result in increased construction activities as compared to the proposed project.

The Corner Site is on the southern extent of the Hillside Residential College and would situate the HRL office building in a location that is not easily accessible for pedestrians and vehicles. The New Building at Corner Site Alternative would not provide adequate parking capacity, as Lot G2 is already utilized to its full capacity, and an additional building would necessitate additional parking nearby. Student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Corner Site location. As such, development of this alternative could necessitate the construction of additional parking nearby in order to provide access to the programmed uses of the proposed project. The location for the additional parking has not been identified by the campus. Traffic conflicts may arise with the location of this alternative, as student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Corner Site location. A bus stop is currently located along Beach Drive adjacent to the Corner Site location that would be impacted by students temporarily parking along Beach Drive to access the HRL office building, resulting in potential impacts to access and circulation not identified for the proposed project.

## **Impact Analysis**

### ***Cultural Resources***

This alternative would not result in a significant and unavoidable impact to the historical resource as no demolition of the existing Hillside Office/Commons building would occur. Since the existing building would remain in its current location and would not undergo renovations, the New Building at Corner Site Alternative would have no impact on the historic district. Therefore, impacts to historical resources under the New Building at Corner Site Alternative would be less than the proposed project.

Construction of this alternative would require ground-disturbing activities such as excavation and grading for the new building foundation. In addition, the New Building at Corner Site Alternative would necessitate development of a new site to accommodate parking and would increase the number of locations on which development would occur, which would increase the risk of encountering and disturbing previously unknown cultural resources. Nonetheless, the mitigation measures described for the proposed project to reduce impacts to archaeological resources and the discovery of human remains would be required to implement this alternative. Therefore, the impact to archaeological resources and human remains under the New Building at Corner Site Alternative would be similar to the proposed project.

## ***Energy***

The need to develop a new site to accommodate parking would result in construction activities occurring at two sites, thereby increasing the project footprint, which would result in increased energy usage during construction when compared to the proposed project. Although the new building under this alternative would be constructed to incorporate energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, the existing Hillside Office/Commons building would also continue to operate as it does under existing conditions. Since the existing building does not include features that achieve LEED or NZE requirements, the operation of the both the building at the Corner Site and existing Hillside Office/Commons building would result in increased energy usage when compared to the proposed project. Therefore, impacts related to energy usage under the New Building at Corner Site Alternative would be greater than those identified for the proposed project.

## ***Greenhouse Gas Emissions***

Similar to energy usage, the need to develop a new site to accommodate parking would result in construction activities occurring at two sites, thereby increasing the project footprint, which would result in increased greenhouse gas emissions when compared to the proposed project. The new building under this alternative would include features that achieve LEED or NZE requirements; however, the existing Hillside Office/Commons building does not meet these requirements. Under this alternative, the existing Hillside Office/Commons building would continue to operate as it does under existing conditions. The continued usage at the existing building, in addition to operation of the new building under this alternative would result in increased greenhouse gas emissions when compared to the proposed project. Therefore, impacts related to greenhouse gas emissions under the New Building at Corner Site Alternative would be greater than those identified for the proposed project.

## ***Tribal Cultural Resources***

The New Building at Corner Site Alternative would not result in the reconfiguration of Earl Warren Drive and would avoid construction activities within the portion of CA-LAN-235 that extends into the western portion of the proposed project site. Through the AB 52 consultation process, CSULB would consult with interested tribes to identify and avoid tribal cultural resources. As the location of the parking has yet to be identified, tribal cultural resources may be inadvertently uncovered during the course of construction-related excavations. The mitigation measures described for the proposed project to reduce impacts to tribal cultural resources would be required to implement this alternative. Therefore, the impact to tribal cultural resources under the New Building at Corner Site Alternative would be similar to the proposed project.

## ***Relationship to Project Objectives***

The New Building at Corner Site Alternative would provide a new expanded location for the HRL offices. Therefore, this alternative would meet the following objective:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.

Due to size constraints on the building and site configuration, the programming would be split between two physically separated locations, with the limited commons space in the existing Hillside Office/Commons building remaining as the main commons area for the Hillside College

complex students, and the HRL office building being located at the Corner Site. The commons space in the Hillside Office/Commons building does not adequately serve the existing and projected residential population of the Hillside College complex. Therefore, this alternative only partially meets the following objective:

- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.

The New Building at Corner Site Alternative would adhere to the 2008 Master Plan's site and architectural guidelines to a certain extent by meeting all current accessibility codes; however, certain guidelines would not be implemented, including coordinating the building with the open spaces of the campus, provide for enhanced pedestrian circulation patterns, and featuring broad and welcoming entrances. For these reasons, the New Building at Corner Site Alternative would partially meet the following objective:

- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The New Building at Corner Site Alternative would replace existing residential support facilities with a new expanded location for the HRL offices and the existing Hillside Office/Commons building would remain at its existing location. However, the Corner Site location is not centrally-located and is not easily accessible by students. Due to size constraints, the programming would be split between two physically separated locations, with the limited commons space in the existing Hillside Office/Commons building remaining as the main commons area for the Hillside College complex students. For these reasons, the New Building at Corner Site Alternative would not meet the following project objectives:

- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings, hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive; and
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes to provide a safe and comfortable living environment for students.

The New Building at Corner Site Alternative would result in the desired programming being split between two buildings and would necessitate the construction of additional parking facilities to serve the new building. In addition, it would not provide additional landscaped areas or new pedestrian pathways, and would continue the operation of the existing Hillside Office/Commons building, which does not include features that achieve LEED or NZE requirements. For these reasons, the New Building at Corner Site Alternative would not meet the following objectives:

- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilized existing parking that is convenient and accessible for campus students, employees, and visitors;
- Provide open space for students to recreate and socialize; and

- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.

As discussed above, the New Building at Corner Site Alternative would necessitate development of a new site to accommodate parking, and construction activities would occur at two separate sites, which would result in increased construction activities as compared to the proposed project. In addition, traffic conflicts may arise with the location of this alternative, as student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Corner Site location. Although the New Building at Corner Site Alternative would avoid the significant and unavoidable impact to historical resources identified for the proposed project, it would result in additional impacts not identified for the proposed project and would not meet five of the eight objectives of the proposed project.

#### **5.4.4 New Building at Beach Drive Site with Renovation of Existing Building**

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would include construction of a new building at the Beach Drive Site, as shown in Figure 5-1, and renovation of the existing Hillside Office/Commons building. This alternative includes two options for the new building, both of which would include a landscaped quad area in front of the building. Earl Warren Drive would remain in its existing configuration under this alternative, and no new pedestrian pathways would be constructed near the existing Hillside Office/Commons building. The two options for the new building are as follows:

- Option 1: Under option 1, the new building at the Beach Drive Site would be two stories in height and total approximately 12,000 SF. The first floor of the new building would include office, workstation, and administrative areas, while the second floor would include new apartments. Under this option, the existing Hillside Office/Commons Building would be renovated as needed for future use within the existing footprint.
- Option 2: Under option 2, the new building at the Beach Drive Site would be one story in height and would contain approximately 6,000 SF of office, workstation, and administrative spaces. Renovation of the existing Hillside Office/Commons building would include the addition of approximately 6,000 SF of space to the western frontage of the building to accommodate new apartments. The additional space would be located in a single story on the left and right sides of the existing entrance in the existing lawn space in front of the building. The renovations under this option would extend the existing building westward to the parcel boundary at Earl Warren Drive.

The Beach Drive Site is on the southern extent of the Hillside Residential College and is not centrally located or easily accessible to pedestrians and vehicles. The New Building at Beach Drive Site with Renovation of Existing Building Alternative would not provide adequate parking capacity, as Lot G2 is already utilized to its full capacity, and an additional building would necessitate additional parking nearby. Student vehicles are not currently permitted to park along Beach Drive in the vicinity of the Beach Drive Site location. Also, there is an existing bus stop on Beach Drive whose operations would be impacted by parked vehicles. As such, development of this alternative would necessitate the construction of additional parking elsewhere.

As the Beach Drive Site would necessitate development of a new site to accommodate parking, construction activities would occur at three sites, which would result in increased construction activities over the proposed project. Additionally, the existing Beach Drive Site is currently used as an informal site for outdoor events. As such, construction on this site would limit this area as a

recreational open space option for students, resulting in an additional impact not identified for the proposed project.

Additionally, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would not centrally locate student services within the campus, and would situate the HRL office building in a location that is not easily accessible by pedestrians or vehicles. Traffic conflicts may arise with the location of this alternative, as student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Beach Site location. A bus stop is currently located along Beach Drive adjacent to the Beach Site location that would be impacted by students temporarily parking along Beach Drive to access the HRL office building, resulting in potential impacts to access and circulation not identified for the proposed project.

## **Impact Analysis**

### ***Cultural Resources***

Both options under this alternative would preserve the existing Hillside Office/Commons building. As such, this alternative would not result in a significant and unavoidable impact to the historical resource identified under the proposed project. Since Option 1 would likely only include interior renovations, no changes to the significance of the historic district would be anticipated. The required renovations for Option 2 would modify the western frontage of the building. However, the renovations under Option 2 could be designed such that the building could remain visually and architecturally congruent to the other contributors of the historic district. This could be accomplished with mitigation specifying the architectural parameters of the renovations to ensure that they would not result in an adverse change to the historic district. Thus, with mitigation, this alternative would result in reduced impacts to historical resources when compared to the proposed project.

Construction of this alternative would require ground-disturbing activities such as excavation and grading for the new building foundation. As this alternative would necessitate the development of a new site to accommodate parking, the number of locations on which development would occur increases the risk of encountering and disturbing previously unknown cultural resources. Nonetheless, the mitigation measures described for the proposed project to reduce impacts to archaeological resources and the discovery of human remains would be required to implement this alternative. Therefore, the impact to archaeological resources and human remains under the New Building at Beach Drive Site with Renovation of Existing Building Alternative would be similar to the proposed project.

### ***Energy***

The need to develop a new site to accommodate parking would result in construction activities occurring at a third site, which would result in increased energy usage during construction when compared to the proposed project. Although the new building under this alternative would be designed to include energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, the existing Hillside Office/Commons building would also continue to operate and would include additional apartment space than is currently provided. Since the existing Hillside Office/Commons building does not include features that achieve LEED or NZE requirements, the operation of the both the building at the Beach Drive site and the existing Hillside Office/Commons building would result in increased energy usage when compared to the proposed project. Therefore, impacts related to energy usage under the New Building at Beach Drive Site with

Renovation of Existing Building Alternative would be greater than those identified for the proposed project.

### ***Greenhouse Gas Emissions***

Similar to energy usage, construction activities at three sites would result in increased greenhouse gas emissions when compared to the proposed project. The new building under this alternative would include features that achieve LEED or NZE requirements; however, the existing Hillside Office/Commons building does not meet these requirements. Under this alternative, the existing Hillside Office/Commons building would continue to operate, and would include additional apartment space than is currently provided. The increase in usage at the existing Hillside Office/Commons building, in addition to operation of the new building under this alternative would result in increased greenhouse gas emissions when compared to the proposed project. Therefore, impacts related to greenhouse gas emissions under the New Building at Beach Drive Site with Renovation of Existing Building Alternative would be greater than those identified for the proposed project.

### ***Tribal Cultural Resources***

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would include an addition of approximately 6,000 SF of space to the western frontage of the Hillside Office/Commons building to accommodate new apartments. The additional space would be located in a single story on the left and right sides of the existing entrance in the existing lawn space in front of the building, which may occur within the portion of CA-LAN-235 that extends into the western portion of project site. Also, the need to develop two new sites to accommodate the new building and the required parking increases the number of locations on which development would occur, thereby increasing the risk of encountering and disturbing previously unknown tribal cultural resources. The mitigation measures described for the proposed project to reduce impacts to tribal cultural resources would be required to implement this alternative. Therefore, the impact to tribal cultural resources under the New Building at Beach Drive Site with Renovation of Existing Building Alternative would be similar to the proposed project.

### **Relationship to Project Objectives**

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would provide a new expanded location for the HRL offices, and would provide a new landscaped quad area in front of the new building. Therefore, this alternative would meet the following objectives:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.
- Provide open space for students to recreate and socialize.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would replace existing residential support facilities and the existing Hillside Office/Commons building would remain at its existing location and would be renovated. However, due to size constraints, the programming would be split between two physically separated locations, and the limited commons area would remain at the existing Hillside Office/Commons building. For these reasons, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would partially meet the following project objective:



- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would adhere to the 2008 Master Plan's site and architectural guidelines to a certain extent by meeting all current accessibility codes; however, certain guidelines would not be implemented, such as providing for enhanced pedestrian circulation patterns. For these reasons, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would partially meet the following objective:

- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would result in the desired programming being split between two buildings and would necessitate the construction of additional parking facilities to serve the new building. In addition, the alternative would continue the operation of the existing Hillside Office/Commons building, which does not meet include features that achieve LEED or NZE requirements, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would not meet the following objectives:

- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings, hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive; and
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilized existing parking that is convenient and accessible for campus students, employees, and visitors;
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes to provide a safe and comfortable living environment for students; and
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.

As discussed above, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would necessitate development of a new site to accommodate parking, construction activities would occur at three sites, which would result in increased construction activities over the proposed project. Construction on this site would limit this area as a recreational open space option for students, resulting in an additional impact not identified for the proposed project. In addition, traffic conflicts may arise with the location of this alternative, as student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Corner Site location. Although the New Building at Beach Drive Site with Renovation of Existing Building Alternative would avoid the significant and unavoidable impact to historical resources identified for the proposed project, it would result in additional impacts not identified for the proposed project and does not meet four of the eight objectives of the proposed project.

## 5.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In accordance with CEQA Guidelines Section 15126.6, an EIR shall identify an environmentally superior alternative among the feasible alternatives. The No Project Alternative would be the environmentally superior alternative, primarily because no development would occur and it would avoid all of the construction-related impacts associated with the proposed project and the three build alternatives. However, the No Project Alternative would not meet any of the project objectives. Additionally, the existing Hillside Office/Commons building does not meet NZE building requirements and, therefore, the No Project Alternative would result in increased impacts related to operational energy usage and greenhouse gas emissions. Nonetheless, the No Project Alternative would result in the least impacts when compared to the proposed project and the three build alternatives. In accordance with Section 15126.6(e)(2) of the CEQA Guidelines, if the environmentally superior alternative is the No Project Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

Table 5-1 provides a comparison of the impacts of each of the build alternatives. As discussed above and shown in Table 5-1, the three build alternatives would avoid the significant and unavoidable impact to the historical resource associated with the proposed project, as they would not include demolition of the existing Hillside Office/Commons building. The three build alternatives would also result in comparable impacts to cultural (archaeological) resources and tribal cultural resources during construction activities and operation. As the existing Hillside Office/Commons building does not meet NZE building requirements, all three build alternatives would also result in increased impacts related to operational energy usage and greenhouse gas emissions.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would result in greater impacts in comparison to the other build alternatives due to construction occurring on three different sites (new building site, existing Hillside Office/Commons building, and the potential parking lot), resulting in an increased level of construction activity and thereby an increased amount of energy usage and greenhouse gas emissions. This alternative would also result in two additional impacts that were not identified for the proposed project: (1) it would develop a site currently used as an informal outdoor event area by students, thereby eliminating the use of that space as a recreational open space option; and (2) it would result in potential access and circulation impacts as a bus stop is currently located along Beach Drive adjacent to the Corner Site location that would be impacted by students temporarily parking along Beach Drive to access the HRL office building. In addition, the New Building at Beach Drive Site with Renovation of Existing Building Alternative meets two of the project's objectives; partially meets two of the project's objectives; and does not meet four of the eight objectives of the proposed project.

The New Building at Corner Site Alternative would also require the construction of additional parking facilities, resulting in construction activities occurring on multiple sites, which would cause increased construction impacts when compared to the proposed project, although marginally less than the New Building at Beach Drive Site with Renovation of Existing Building Alternative as there would be two construction sites as opposed to three construction sites. Similar to the New Building at Beach Drive Site with Renovation of Existing Building Alternative, this alternative would also result in potential access and circulation impacts, but would not result in impacts associated with elimination of a recreational open space as the Corner Site is not currently used as an informal outdoor event area by students. The New Building at Corner Site Alternative meets one of the project's objectives; partially meets two of the project's objectives; and does not meet five of the eight objectives of the proposed project.

The Renovation of Existing Building Alternative would result in increased impacts related to operational energy usage and greenhouse gas emissions as the existing Hillside Office/Commons building does not meet NZE building requirements. Although the long term impacts related to operational energy and greenhouse gas emissions under the Renovation of Existing Building Alternative would be greater than the proposed project, this alternative would avoid the significant and unavoidable impact associated with the proposed project and would result in the fewest new impacts among the three build alternatives. Therefore, the Renovation of Existing Building Alternative would be considered the environmentally superior alternative. However, the Renovation of Existing Building Alternative would only partially meet three of the project's objectives, and does not meet five of the eight objectives of the proposed project.

**Table 5-1  
 Comparison of Impacts of the Alternatives to the Proposed Project**

<b>Impact Area</b>	<b>Proposed Project</b>	<b>No Project Alternative</b>	<b>Renovation of Existing Building Alternative</b>	<b>New Building at Corner Site Alternative</b>	<b>New Building at Beach Drive Site with Renovation of Existing Building Alternative</b>
Cultural Resources					
Construction	I	Less	Less	Less	Less
Operation	IV	Similar	Similar	Similar	Similar
Energy					
Construction	III	Less	Similar	Greater	Greater
Operation	III	Greater	Greater	Greater	Greater
Greenhouse Gas Emissions					
Construction	III	Less	Similar	Greater	Greater
Operation	III	Greater	Greater	Greater	Greater
Tribal Cultural Resources					
Construction	II	Less	Similar	Similar	Similar
Operation	IV	Similar	Similar	Similar	Similar

Notes:

- I: Significant Unavoidable Impact
- II: Potentially Significant Impact Unless Mitigated
- III: Less than Significant Impact
- IV: No Impact

- Less: Impact is lower in magnitude than impacts of the proposed project
- Similar: Impact is similar in magnitude to impacts of the proposed project
- Greater: Impact is greater in magnitude than impacts of the proposed project