

Alternatives Considered
South Watt Avenue Widening Project – Florin Road to Jackson Road

North Vineyard Station Specific Plan Roadway Improvements
Supplemental Final Environmental Impact Report
September 2007

Alternatives Considered: Alternatives to the proposed roadway improvements were not considered in the SFEIR as the project elements were identified in the previous environmental document as being necessary to mitigate traffic impacts due to the build out of the North Vineyard Station Specific Plan Area.

North Vineyard Station Specific Plan
Final Environmental Impact Report
February 1998

Alternatives Considered:

1. Preferred Specific Plan (preferred alternative)
 - Consists of 6,339 dwelling units (DU) residential land use plan with supporting commercial, business professional, park, school, and open space uses.
 - South Watt Avenue Widening is a mitigation measure for this alternative
2. 10% Density Reduction Specific Plan Alternative (-10% Alternative)
 - A 10% reduction in residential dwelling units from the Preferred Specific Plan Alternative. This alternative includes a total of 5,759 DU's.
 - Land use pattern is similar to the Preferred Specific Plan.
 - South Watt Avenue Widening is a mitigation measure for this alternative
3. 15% Density Reduction Specific Plan Alternative (-15% Alternative)
 - A 15% reduction in residential dwelling units from the Preferred Specific Plan. This alternative includes a total of 5,384 DU's.
 - Land use pattern is similar to the Preferred Specific Plan.
 - South Watt Avenue Widening is a mitigation measure for this alternative.
4. Modified Core Specific Plan Alternative (Florin-Bradshaw Core Alternative)

- This alternative relocates the core area's mix of commercial, business professional, and multi-family residential uses from the south-west Plan Area to the north-central Plan Area.
 - The Modified Core Specific Plan Alternative may be combined or overlaid with the Preferred Specific Plan, the -10% Alternative, or the -15% Alternative and has the same number of DU's as each of those respective plans.
 - South Watt Avenue Widening is a mitigation measure for this alternative.
5. Dispersed Core and Alternate Core Specific Plan Alternatives
- The Dispersed Core relocates approximately 13 acres of retail to the Bradshaw/Florin intersection.
 - The Alternative Core relocates most of the Commercial and professional uses and approximately 300 multi-family DU's to Florin/Bradshaw.
 - Since the plan re-aligns the western edge of the plan area to coterminous with Elder Creek, the holding capacity of the Alternative Core drops from 6,339 DU's to 5,768 DU's and the Dispersed Core drops to 5,667 DU's. The 10% and 15% reduction for these alternatives also drop accordingly.
 - South Watt Avenue Widening is a mitigation measure for this alternative.
6. No Project Alternative
- Keeps the existing zoning of the plan area in place
 - Does not meet General Plan goals, objectives and policies in that the North Vineyard Specific Plan Area was designated as Urban Development Area for the expressed purpose accommodating, in part, the growth projected for the County during the 20-year planning horizon.
 - By not accommodating the projected growth needs at this site, the growth needs are likely to be displaced elsewhere to another location that may not be as appropriately situate.