



Alternative 2: Substitute Campus Marquees Alternative The Substitute Campus Marquees Alternative assumes that the three campus marquee signs utilize an illuminated display that could be dimmed to a 400 foot-lamberts (fl) level of illumination, the allowable light intensity of the illuminated signs within 100 feet of residential properties, as defined in the Monterey Park Municipal Code Section 21.50.070, Sign Regulations, General Requirements. All of the other components of the proposed project would be implemented under the Substitute Campus Marquees Alternative.

### 5.3 ANALYSIS OF ALTERNATIVES

#### Aesthetics and Lighting

Alternative 1: No Project Alternative. The project site aesthetics and lighting would remain unchanged under Alternative 1 and the aesthetic improvements to the campus, which include new facilities, modernizations and renovations to campus buildings and facilities and the addition of open space associated with the proposed athletic fields, would not be realized. Potential light and glare impacts resulting from exterior security lighting for the proposed parking structure and vehicle headlights in the parking structure onto the adjacent residential buildings to the north the project site would not occur under Alternative 1. Likewise, the unavoidable significant impact related to spillover light from the proposed illuminated marquee signs onto adjacent residential properties to the north and south of the project site would not occur under Alternative 1. Alternative 1 would result in no impacts to aesthetics and lighting.

Alternative 2: Substitute Campus Marquees Alternative Under Alternative 2, the aesthetic improvements to the campus (i.e., the new facilities, modernizations and renovations to campus building and facilities and the addition of open space associated with the proposed athletic fields) would be implemented. However, the three illuminated marquee signs would be dimmed to a 400 foot-lamberts (fl) level of illumination under Alternative 2. Similar to the proposed project, potential light and glare impacts resulting from exterior security lighting for the proposed parking structure and vehicle headlights in the parking structure onto the adjacent residential buildings to the north the project site would occur under Alternative 2. However, the unavoidable significant impact related to spillover light from the proposed illuminated marquee signs onto adjacent residential properties located to the north and south of the project site would not occur under Alternative 2. Alternative 2 would result in less-than-significant impacts to aesthetics and lighting.

#### Air Quality

Alternative 1: No Project Alternative. Alternative 1 would not include any additional construction activity beyond what was previously authorized under the Final EIR and subsequent addendums, and no construction emissions would be generated. Therefore, Alternative 1 would not result in construction air quality impacts. However, under the No Project Alternative, student enrollment would be expected to continue to increase similar to the proposed project. Therefore, as motor vehicles trips are the predominate source of long-term project emissions, operational emissions would still exceed the SCAQMD regional significance threshold for  $\text{NO}_x$  and localized significance thresholds for  $\text{PM}_{2.5}$  and  $\text{PM}_{10}$ . Alternative 1 would result in an unavoidable significant operational air quality impact.

Alternative 2: Substitute Campus Marquees Alternative Alternative 2 would include a similar amount of construction activity as the proposed project. Therefore, localized construction emissions and operational air quality impacts would be similar to the proposed project under Alternative 2, Alternative 2 would result in an unavoidable significant air quality impact.



