

Alternative 1 No Action

Under Alternative 1, redevelopment, demolition, and new construction projects could occur in the study area under existing zoning. All existing critical area regulations would continue to govern development in and near ECAs under the current zoning. Changes in tree canopy coverage would still be expected, but under current zoning and tree protection policies, codes, and development standards.

Alternative 2

Growth will occur in all urban villages in varying amounts due to the proposed changes in zoning and urban village boundary expansion, creating potential for impacts to local ECAs and tree canopy during construction and by increased density of urban uses and activities after construction. Under Alternative 2, an additional 142 acres of mapped ECAs would occur within the boundaries of Urban Villages compared to No Action, and could potentially be impacted by development. Based on assumptions in Alternative 2, there is the potential for additional loss of between 5 and 11 acres of tree canopy cover within the study area compared to No Action. However, for every displacement risk and access to opportunity urban village type, there is less than one-half of one percent (<0.5 percent) difference between the existing tree canopy cover and the Alternative 2 scenario. This change is not considered a significant impact.

Alternative 3

Growth will occur in all urban villages in varying amounts due to the proposed changes in zoning and urban village boundary expansion, creating potential for impacts to ECAs and tree canopy during future construction and by increased density of urban uses and activities after construction. Under Alternative 3, an additional 102 acres of mapped ECAs would occur within the boundaries of Urban Villages compared to No Action, and could potentially be impacted by development. Based on assumptions in Alternative 2, there is the potential for additional loss of between 8 and 16 acres of tree canopy cover within the study area compared to No Action. However, for every every displacement risk and access to opportunity urban village type, there is less than one-half of one percent (<0.5 percent) difference between the existing tree canopy cover and the Alternative 3 scenario. This change is not considered a significant impact.

Mitigation Measures

The continued application of the City's existing policies, review practices and regulations, would help to avoid and minimize the potential for significant adverse impacts to critical areas discussed in this section. For tree canopy, the City is evaluating a range of urban forestry policies and programs in preparation for the 2018 update of the Urban Forest Stewardship Plan (UFSP). Current options the City is exploring include:

- Improve enforcement of regulations and penalties.
- Improve and/or expand tree protections.
- Expand incentives and development standards to grow trees as development occurs, specifically in single and multifamily residential areas.
- Expand and enhance trees on public lands and in the right-of-way.
- Partner with the community to expand trees in low canopy areas to advance environmental justice and racial equity.
- Preserve and enhance tree groves to maximize environmental benefits.
- Strategically plant and care for trees to mitigate heat island effect and promote greater community resilience.

Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to ECAs or tree canopy cover have been identified.

OPEN SPACE AND RECREATION

Impacts Common to All Alternatives

No direct impacts to parks and open space in the form of physical disruptions, alteration, or removal of parks land would result from housing and job growth in the study area. Indirect impacts to parks and open space could occur from changes in the distribution, accessibility, use, or availability of parks and open space due to additional population growth. The primary impact to parks and open space under all alternatives would be a decrease in availability, i.e., greater crowding in parks, a need to wait to use facilities, unavailable programs, or a need to travel longer distances to reach an available park facility. The quality or level of services available within parks and open space is another factor in the determination of adequacy of parks and open space, but because