
CHAPTER 5

Variants

The project sponsor (Reservoir Community Partners LLC) has requested that this subsequent environmental impact report (SEIR) include an environmental analysis of variants to the Developer's Proposed Option. Variants are variations of the proposed project at the same project site, with the same objectives, background, and development controls, but with a specific variation that may or may not reduce environmental impacts. Therefore, this chapter describes and analyzes the associated environmental impacts for the following four variants to the proposed project:

- **Variant 1, Aboveground Public Parking**, would locate the 750-space public parking garage above grade on Blocks A and B, with residential units wrapped around the garage.
- **Variant 2, South Street Alignment and Aboveground Public Parking at North End of Site**, would shift South Street to the southernmost portion of the site and locate the 750-space public parking garage above grade on Block G, with residential units wrapped around the garage.
- **Variant 3, Assumes Pedestrians and Bicycles Would Not Access the Site via San Ramon Way**.
- **Variant 4, North Street Extension**, would shift the offsite north access road from Frida Kahlo Way to align with the project site's North Street.

These variants modify limited features or aspects of the project, unlike the alternatives to the project (described and analyzed in SEIR Chapter 6, Alternatives), which analyze different approaches to developing the project site to address significant impacts that would result from the project. All four variants are being considered by Reservoir Community Partners LLC for the Developer's Proposed Option, while Variant 4 is the only variant under consideration for the Additional Housing Option. Each variant would be available for selection, including potentially a combination of variants, by the project sponsor and decision makers as part of an approval action.

For some environmental topics, the impacts under a variant would be the same as those of the proposed project. However, in some cases, the impacts of the proposed project under a particular variant would differ somewhat from the impacts identified for the proposed project in SEIR Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, and in SEIR Appendix B, Initial Study. Unless otherwise stated, all mitigation and improvement measures described in Chapter 3 and in the initial study that would be required to reduce impacts associated with the proposed project would also be applicable to each of the variants.