7.0 ALTERNATIVES

7.0 ALTERNATIVES

INTRODUCTION

The purpose of this chapter is to identify and describe alternatives to the proposed project. Project alternatives are developed to reduce or eliminate the significant or potentially significant adverse environmental effects identified as a result of the proposed project, while still meeting most if not all of the basic project objectives.

California Environmental Quality Act Requirements

An EIR must evaluate a reasonable range of alternatives to the proposed project, or to the location of the proposed project, that could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives (CEQA Guidelines, section 15126.6). An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the proposed project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the proposed project. CEQA provides the following guidelines for discussing alternatives to a proposed project:

> The specific alternative of the "no project" shall also be evaluated along with its impacts....If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. (CEQA Guidelines, section 15126.6, subd.(e)(2).)
>
> The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the proposed objectives, or would be more costly. (CEQA Guidelines, section 15126.6, subd.(b).)
>
> If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed. (CEQA Guidelines, section 15126.6, subd.(d).)
>
> The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice....The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making....An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (CEQA Guidelines, section 15126.6 subd.(f).)

The requirement that an EIR evaluate alternatives to the proposed project or alternatives that address the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained while reducing the magnitude of, or avoiding, the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the Public Resources Code and the CEQA Guidelines direct that the EIR need "set forth only those alternatives necessary to permit a reasoned choice." The CEQA Guidelines provide a definition for "a range of reasonable alternatives" and, thus, limit the number and type of alternatives that need to be evaluated in a given EIR. According to the CEQA Guidelines (Section 15126.6(b)):

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.

First and foremost, alternatives in an EIR must be feasible. In the context of CEQA, "feasible" is defined as:

> …capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.

Further, the following factors may be taken into consideration in the assessment of the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control. (Section 15126.6(f)(1).) Finally, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative." (Section 15126.6(f)(3).)

The selection of alternatives takes into account the project objectives provided in Chapter 2 (Project Description). The project objectives include:

Objective 1 Establish a well-respected four-year University that will serve Placer County's residents, attract talented students and staff, and provide a catalyst for business, cultural, and athletic opportunities.

Objective 2 Establish a mixed-use community adjacent to the University, which incorporates smart-growth principles and is attractive to residents, employers, and commercial service providers.

Objective 3 Locate the University and Community to take advantage of:

- Six hundred acres of land provided for the University campus;
- Five hundred thirty-six acres of land provided for the development of the Community, the entire net proceeds of which will fund the University, requiring no taxpayer funds;
- Adjacency to planned development (West Roseville Specific Plan);
- Ability to connect to the future regional transportation and infrastructure system (Watt Avenue, Pleasant Grove Boulevard, Base Line Road, and Placer Parkway at Watt Avenue);

Objective 4 Ensure that the University and Community are designed as stand-alone projects yet are planned to link to potential future adjacent development.

Objective 5 Foster a sense of community and identity throughout the Plan Area by providing distinct neighborhoods with a cohesive design image.

Objective 6 Provide a diversity of Community housing opportunities for households of differing income levels, with approximately 3,200 dwelling units, distributed between low density (approximately 20 percent), medium density (approximately 50 percent), and high density residential (approximately 30 percent), with overall densities higher than historically developed in Placer County.

Objective 7 Provide on-campus housing opportunities, including residence halls for students, a village of homes for faculty/staff, and a retirement housing complex.

Objective 8 Promote opportunities for neighborhood interaction and walking by providing diverse architectural styles with porches, multiple street linkages within neighborhoods, and access to the open space network.

Objective 9 Establish the University Village to promote the development of a "place" that serves as a shared activity center for the University and Community, where faculty, students, and community residents can come together for retail, business, entertainment, and recreation.

Objective 10 Provide a Civic Area with parks, schools, and public services centrally located within the Community.

Objective 11 Establish a circulation system that encourages pedestrian and bicycle usage by providing wide sidewalks and bikeways.

Objective 12 Provide open space drainage corridors that accommodate multiple uses, including pedestrian and bicycle linkages to all areas of the Community and University, provide for passive and active recreation uses and conjunctive use for habitat preservation, storm water drainage, detention, retention and storm water quality treatment.

Objective 13 Provide a comprehensively planned infrastructure system to serve the needs of the University, Community residents and businesses.

Objective 14 Provide a phasing and public facilities financing plan to enable the Plan Area to grow in a coordinated and economically feasible manner, while incorporating provisions for the delivery of adequate services and long-term maintenance of facilities.

Equally important to attaining the project objectives is the reduction of some or all significant impacts, particularly those that could not be mitigated to a level below the threshold of significance. The project-specific and cumulative significant and unavoidable impacts of the proposed project, after mitigation, are shown below.

Project-Specific Significant and Unavoidable Impacts

6.1-1 Development of the proposed project could be incompatible with the agricultural character of the natural landscape in the project site and its surrounding areas.

6.1-2 Development of the proposed project could introduce new sources of light and glare to the specific plan and surrounding areas, which could contribute to the discomfort glare or disability glare experienced by adjacent residences and other uses.

6.2-1 The proposed project could convert Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance) as defined in the California Department of Conservation Farmland Mapping and Monitoring Program to non-agricultural use.

6.2-2 The proposed project could create potential conflicts with County goals, policies, and standards that may lead to physical impacts on the environment.

6.2-3 The proposed project could conflict with existing zoning for agricultural use or with a Williamson Act contract.

6.3-1 The proposed project could generate PM_{10} through land-clearing and other earth-moving activities during construction.

6.3-2 The proposed project could generate emissions of ROG, NO_x, and CO during construction.

6.3-3 The proposed project could generate $PM_{2.5}$ through the use of heavy-duty equipment during construction.

6.3-4 The proposed project's long-term operational emissions could exceed PCAPCD thresholds of significance for PM_{10}, ROG, NO_x, and CO.

6.4-1 Development of the proposed project, including off-site infrastructure, could result in the conversion of the project site to another use, which could affect the availability of habitat and biological function.

6.4-2 The proposed project could result in the filling or adverse modification of jurisdictional wetlands, non-jurisdictional wetlands, and other "waters of the U.S."

6.4-3 Development of the proposed project could result in the loss of special-status vernal pool crustacean and amphibian species and degradation and/or loss of their habitat.

6.4-8 The proposed project could result in the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl, and other raptors.

6.4-12 Development of the proposed project could result in habitat fragmentation and wildlife population isolation.

6.5-1 The proposed project could cause a substantial adverse change in the significance of a unique archaeological resource or an historical resource as defined in section 21083.2 of CEQA and section 15064.5 of the State CEQA Guidelines.

6.9-5 Noise from the University athletic facilities, including a stadium, that could be developed as part of the proposed project could affect sensitive receptors.

6.12-1 The proposed project could contribute to traffic volumes that exceed the capacity of the regional roadway network under existing plus project conditions.

6.12-2 The proposed project could increase daily traffic volumes using City of Roseville roadway segments, resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-3 The proposed project could increase daily traffic volumes using Sacramento County roadway segments, exacerbating unacceptable LOS conditions under existing plus project conditions.

6.12-4 The proposed project could increase daily traffic volumes using Caltrans roadway segments, exacerbating unacceptable LOS conditions under existing plus project conditions.

6.12-6 The proposed project could increase peak hour traffic volumes using City of Roseville intersections, resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-7 The proposed project could increase peak hour traffic volumes using Sutter County intersections, resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-8 The proposed project could increase peak hour traffic volumes using Sacramento County intersections, resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-9 The proposed project could increase peak hour traffic volumes using Caltrans intersections resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-10 The proposed project could increase peak hour traffic volumes using Caltrans ramp junctions, resulting in unacceptable LOS conditions under existing plus project conditions.

6.12-11 The proposed project could generate substantial vehicle traffic flows before and after special events at the stadium that may exceed the typical weekday peak hour operational capacity of the local and regional roadways.

6.12-12 The proposed project could generate vehicle parking demand that may exceed available supply during special events at the stadium.

Cumulative Significant and Unavoidable Impacts

6.1-3 The proposed project, in combination with other cumulative development in west Placer County, could be incompatible with the agricultural character of the natural landscape in the project site and its surrounding areas.

6.1-4 The proposed project, in combination with other cumulative development in west Placer County, could contribute to sky glow and diminished views of the night sky experienced by residents of west Placer County.

6.2-4 The proposed project, in conjunction with other development in Placer County, could convert Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance) as defined in the California Department of Conservation Farmland Mapping and Monitoring Program, to non-agricultural uses.

6.2-5 The proposed project, in conjunction with other development in Placer County, could create potential conflicts with County goals, policies, and standards that may lead to physical impacts on the environment.

6.2-6 The proposed project, in conjunction with other development in west Placer County, could conflict with existing zoning for agricultural use or with a Williamson Act contract.

6.3-9 Construction of the proposed project, in combination with other construction and agricultural activities in the vicinity of the Plan Area, could add to cumulative levels of PM_{10} during construction.

6.3-10 Construction of the proposed project, in combination with other sources of criteria pollutants in the region, could temporarily add to criteria pollutant levels in the air basin.

6.3-11 The proposed project could contribute to cumulative levels of $PM_{2.5}$.

6.3-12 The proposed project's long-term operational emissions could add to the cumulative levels of criteria pollutant levels in the air basin.

6.4-13 Construction of the proposed project, in combination with other development in the county, could contribute to the loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region.

6.5-4 The proposed project, in combination with other development in the Sacramento region, could adversely affect unique archaeological resources or historical resources as defined in section 21083.2 of CEQA and section 15064.5 of the State CEQA Guidelines.

6.8-10 The proposed project, in combination with the buildout of Placer County and the City of Roseville General Plans, could result in degradation of water quality from stormwater runoff.

6.8-11 The proposed project, in combination with the buildout of Placer County and the City of Roseville General Plans, could result in the construction of residences and other structures within the pre-construction 100-year FEMA floodplain.

6.11-7 The proposed project, in combination with other development, could require the construction of new or expansion of the existing landfill and MRF, which could result in significant adverse environmental effects.

6.12-13 The proposed project could increase daily traffic volumes using City of Roseville roadway segments, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-14 The proposed project could increase daily traffic volumes using Sacramento County roadway segments, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-15 The proposed project could increase daily traffic volumes using Caltrans roadway segments, exacerbating unacceptable LOS conditions under cumulative plus project conditions.

6.12-16 The proposed project could increase peak hour traffic volumes using Placer County intersections, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-17 The proposed project could increase peak hour traffic volumes using City of Roseville intersections, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-18 The proposed project could increase peak hour traffic volumes using Sutter County intersections, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-19 The proposed project could increase peak hour traffic volumes using Sacramento County intersections, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-20 The proposed project could increase peak hour traffic volumes using Caltrans intersections, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-21 The proposed project could increase peak hour traffic volumes using Caltrans ramp junctions, resulting in unacceptable LOS conditions under cumulative plus project conditions.

6.12-22 The proposed project could increase peak hour traffic volumes using Roseville CIP intersections, resulting in unacceptable LOS conditions under 2020 conditions plus the RUSP with an extension of Watt Avenue to the project site.

6.12-23 The proposed project could increase peak hour traffic volumes using Roseville CIP intersections, resulting in unacceptable LOS conditions under 2020 conditions plus the RUSP with an extension of Watt Avenue to Blue Oaks Boulevard.

6.12-24 The proposed project could increase demand for public transit service beyond that currently planned and may result in unmet transit needs.

6.12-26 Mitigation measures implemented to reduce transportation impacts could adversely affect traffic in other jurisdictions.

6.12-27 Mitigation measures implemented to reduce transportation impacts could adversely affect the natural environment.

6.13-1 Development of the RUSP could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.

ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER ANALYSIS

Consistent with CEQA, primary consideration was given to alternatives that would reduce significant impacts while still meeting most of the project objectives. Those alternatives that would have impacts identical to or more severe than the proposed project, or that would not meet most of the project objectives, were rejected from further consideration.

The proposed project would rely upon land provided without cost for the Community and University, with the net proceeds of the sale of land within the Community portion of the site to be provided for the development of the University on donated land (see Project Objectives 2 and 3). No other sites have been offered for the project. Therefore, an off-site alternative was determined to be infeasible and not considered further in this analysis.

The proposed project relies upon the cost-free provision of the portions of the project site devoted to University-related uses. In addition, the proposed project would rely upon an interrelationship between the Campus and Community (see Project Objective 9), which would not only contribute to the character of the Community, but would also add value to the Community that could fund the University. Lastly, the adjacency of the Community and University would allow the infrastructure to be shared by the Campus and Community, resulting in a cost savings that translates into funding for the University. For these reasons, an alternative that assumes a Campus and Community separate from one another was not further considered.

The Placer County Transportation Planning Agency (PCTPA) is in the planning process for the Placer Parkway, an approximately 15-mile long, high-speed transportation facility, which would connect State Route (SR) 65 in western Placer County to SR 70/99 in south Sutter County. The PCTPA is considering five corridor alternative alignments at this time, two of which (Alignments 1 and 2) would pass through the Regional University Specific Plan Area. Because of the location of Placer Parkway Alignments 1 and 2, substantial changes to the land use plan for RUSP would be required in order to accommodate this roadway. The extent of the required changes, particularly for Alignment 2, would reduce the size of the Community portion of the project and hinder the project's ability to function as an integrated community. Therefore, an alternative that assumes construction of Placer Parkway for Alignments 1 and 2 are not considered in this Draft EIR. The potential for construction of Placer Parkway along Alignments 3, 4, or 5 are considered in the technical sections of this Draft EIR.

ALTERNATIVES CONSIDERED IN THIS EIR

The following alternatives include scenarios intended to reduce the severity of impacts associated with the proposed project. The alternatives include scenarios with a reduction in the number of units or a reduction in the development area, or both, to demonstrate how these reductions alone or combined affect project impacts. For those alternatives where the residential component has been reduced, the commercial component generally was left unchanged and the mixed-use residential units have also remained the same as the proposed project. Leaving the commercial component unchanged is intended to ensure sufficient retail development, which would tend to keep trips internal to the project area, thereby reducing off-site traffic impacts. Although any number of alternatives could be designed that could result in the reduction or elimination of project impacts, a total of four representative alternatives, including a Sacramento Area Council of Governments (SACOG) Blueprint Alternative, are evaluated in this Draft EIR. Following is a description of the project alternatives.

- **No Project/No Development Alternative:** This alternative assumes that the proposed project would not occur and there would be no development of the site. This alternative assumes any existing agricultural operations that have historically occurred on the site would remain.
- **Reduced Units/Same Development Footprint:** This alternative assumes the same 1,157.50-acre development footprint as the proposed project, with a 4,500 student campus and a 25 percent reduction in the number of residential units. The commercial component would remain the same as described for the proposed project and the residential component within the mixed-use portion would remain at 75 units. With the above assumptions, the number of units within the community portion of the site would be reduced to approximately 2,367 and the housing on the campus would be reduced to 867 units. Therefore, the total number of units under this alternative would be 3,309.

- **Reduced Units/Reduced Development Footprint:** This alternative provides for a reduced footprint of development by applying a 400-foot agricultural buffer along the northern, southern, and western boundaries of the project site. The development footprint for this alternative would be 665.7 acres, compared to 912.2 acres for the proposed project (both of which exclude open space and agricultural buffers). A conceptual land use plan for this alternative was developed to provide the same intensity (same overall dwelling units per acre) of development as the proposed project; however, because the area to be developed would be reduced, the overall unit count would also be reduced. This alternative would include 3,364 residential units. As with the Reduced Units/Same Development Footprint Alternative, the commercial component would be the same as that described for the proposed project. It is assumed that the University would continue to be a 6,000 student campus, but the density of development would have to be increased to be accommodated within the reduced development area.
- **Same Units/Reduced Development Footprint:** This alternative assumes the incorporation of the 400-foot agricultural buffer as described under the Reduced Units/Reduced Development Footprint Alternative, which would result in the same development area of 821 acres. However, this alternative would include the same amount of development as the proposed project. Because the development area would be reduced under this alternative, the overall density of development would have to be increased. The overall density of residential development in the Community portion of the project area would increase from an average of 10 dwelling units per acre to 16.5 dwelling units per acre. The commercial component would remain the same as the proposed project, and the University is assumed to accommodate 6,000 students.
- **SACOG Units/Same Development Footprint:** This alternative is intended to be consistent with SACOG's Blueprint assumptions, which includes higher density, compact mixed-use development. The development area (footprint) under this alternative would remain the same as for the proposed project. Overall, residential development in the Community under this alternative is assumed to be 18.4 du/ac (approximately 1.8 times that of the proposed project). In order to accommodate the increased population associated with the increased development intensity, this alternative would also include additional area set aside for parks and an additional school site. Based on the density and the above assumptions, this alternative would include approximately 5,414 residential units in the Community portion of the project area. The assumptions for the amount of commercial, the number of units within the mixed-use area, and the campus development would be the same as that for the proposed project.

Each of the alternatives is described in more detail and analyzed below. For each subject area, Table 7-1 indicates whether the impacts of the project alternatives are more or less severe than those of the proposed project. As required under section 15126.6(e) of the State CEQA Guidelines, a discussion of the environmentally superior alternative appears at the end of this chapter.

Alternative 1: No Project/No Development

Description

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative. (CEQA Guidelines Section 15126.6(e)(1)). The No Project/No Development Alternative describes an alternative in which no development would occur on the project site and the uses on the site would remain the same as under existing conditions. Under the No Project/No Development Alternative,

the project site would likely continue to be used for agricultural production and open space. The site-specific impacts of the No Project/No Development alternative are best described by the existing conditions presented in the environmental setting sections of Chapter 6 of this Draft EIR.

Comparative Environmental Effects

The No Project/No Development alternative would produce no changes on the project site, effectively eliminating those project impacts discussed in this EIR. Because the site would remain in its current condition, there would be no environmental impacts associated with introducing buildings and people into an area that is currently undeveloped.

Under the No Project/No Development Alternative, there would be no change in the existing visual environment. No light sources would be created and there would be no change to the existing visual character of the project site. There would be no increase in air pollutants associated with project

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
	6.1 AESTHETICS						
6.1-1	Development of the proposed project could be incompatible with the agricultural character of the natural landscape in the project site and its surrounding areas.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)
6.1-2	Development of the proposed project could introduce new source of light and glare to the specific plan and surrounding areas, which could contribute to the discomfort glare or disability glare experienced by adjacent residences and other uses.	SU	NI(-)	SU (=)	SU (=)	SU (=)	SU (=)
6.1-3	The proposed project, in combination with other cumulative development in west Placer County, could be incompatible with the agricultural character of the natural landscape in the project site and its surrounding areas.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)
6.1-4	The proposed project, in combination with other cumulative development in west Placer County, could contribute to sky glow and diminished views of the night sky experienced by residents of west Placer County.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)
	6.2 AGRICULTURAL RESOURCES						
6.2-1	The proposed project could convert Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance) as defined in the California Department of Conservation Farmland Mapping and Monitoring Program to non-agricultural uses.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.2-2	The proposed project could create potential conflicts with County goals, policies, and standards that may lead to physical impacts on the environment.	SU	NI(-)	SU(=)	LS(-)	LS(-)	SU(=)
6.2-3	The proposed project could conflict with existing zoning for agricultural use or with a Williamson Act contract.	SU	NI(-)	SU(=)	LS(-)	LS(-)	SU(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.2-4	The proposed project, in conjunction with other development in Placer County, could convert Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance) as defined in the California Department of Conservation Farmland Mapping and Monitoring Program, to non-agricultural uses.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.2-5	The proposed project, in conjunction with other development in Placer County, could create potential conflicts with County goals, policies, and standards that may lead to physical impacts on the environment.	SU	NI(-)	SU(=)	LS(-)	LS(-)	SU(=)
6.2-6	The proposed project, in conjunction with other development in west Placer County, could conflict with existing zoning for agricultural use or with a Williamson Act contract.	SU	NI(-)	SU(=)	LS(-)	LS(-)	SU(=)
	6.3 AIR QUALITY						
6.3-1	The proposed project could generate PM_{10} through land-clearing and other earth-moving activities during construction.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-2	The proposed project could generate emissions of ROG, NO_x, and CO during construction.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-3	The proposed project could generate $PM_{2.5}$ through the use of heavy-duty equipment during construction.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-4	The proposed project's long-term operational emissions could exceed PCAPCD thresholds of significance for PM_{10}, ROG, NO_x, and CO.	SU	NI(-)	SU(-)	SU(-)	SU(=)	SU(+)
6.3-5	CO concentrations could exceed the CAAQS at any intersections as a result of the proposed project.	LS	NI(-)	LS(-)	LS(-)	LS(=)	LS(+)
6.3-6	The proposed project could expose receptors to unhealthy levels of TAC.	LS	NI(-)	LS(-)	LS(-)	LS(=)	LS(+)
6.3-7	The proposed project could expose sensitive receptors to objectionable odors.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.3-8	Future residents, employees, and students in the Plan Area could be exposed to pesticide spray drift from adjacent agricultural operations.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.3-9	Construction of the proposed project, in combination with other construction and agricultural activities in the vicinity of the Plan Area, could add to cumulative levels of PM_{10} during construction.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-10	Construction of the proposed project, in combination with other sources of criteria pollutants in the region, could temporarily add to criteria pollutant levels in the air basin.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-11	The proposed project could contribute to cumulative levels of $PM_{2.5}$.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.3-12	The proposed project's long-term operational emissions could add to the cumulative levels of criteria pollutant levels in the air basin.	SU	NI(-)	SU(-)	SU(-)	SU(=)	SU(+)
6.3-13	CO emissions from operation of the proposed project could contribute to significant cumulative CO levels.	LS	NI(-)	LS(-)	LS(-)	LS(=)	LS(+)
	6.4 BIOLOGICAL RESOURCES						
6.4-1	Development of the proposed project, including off-site infrastructure, could result in the conversion of the project site to another use, which could affect the availability of habitat and biological function.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.4-2	The proposed project could result in the filling or adverse modification of jurisdictional wetlands, non-jurisdictional wetlands, and other "waters of the U.S."	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.4-3	Development of the proposed project could result in the loss of special-status vernal pool crustacean and amphibian species and degradation and/or loss of their habitat.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.4-4	The proposed project could result in the loss and/or degradation of rare plant populations.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.4-5	Construction of the proposed project could result in loss of valley elderberry longhorn beetles and their habitat.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.4-6	The proposed project could result in the loss and/or degradation of western pond turtles and their habitat.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.4-7	The proposed project could result in the direct loss or disturbance of nesting birds, including burrowing owls and raptors (birds-of-prey).	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.4-8	The proposed project could result in the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl, and other raptors.	SU	NI(-)	SU(=)	LS(-)	LS(-)	SU(=)
6.4-9	The proposed project could result in loss of nesting habitat for non-raptor special-status bird species.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.4-10	The proposed project could result in the modification of on-site drainages, disrupting the associated habitat.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.4-11	Development of the proposed project could result in the loss of bat roosting habitat.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.4-12	Development of the proposed project could result in habitat fragmentation and wildlife population isolation.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.4-13	Construction of the proposed project, in combination with other development in the county, could contribute to the loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
	6.5 CULTURAL RESOURCES						
6.5-1	The proposed project could cause a substantial adverse change in the significance of a unique archaeological resource or an historical resource as defined in Section 21083.2 of CEQA and Section 15064.5 of the State CEQA Guidelines.	PSU	NI(-)	PSU(=)	PSU(-)	PSU(-)	PSU(=)
6.5-2	The proposed project could disturb human remains, including those interred outside of formal cemeteries.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.5-3	The proposed project could directly or indirectly destroy a unique paleontological resource.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.5-4	The proposed project, in combination with other development in the Sacramento region, could adversely affect unique archaeological resources or historical resources as defined in Section 21083.2 of CEQA and Section 15064.5 of the State CEQA Guidelines.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(=)
6.5-5	The proposed project, in combination with other development in the Sacramento region, could adversely affect human remains, including those interred outside of formal cemeteries.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.5-6	The proposed project, in combination with other development in Placer County, could adversely affect unique paleontological resources.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
	6.6 GEOLOGY						
6.6-1	The proposed project could expose people or structures to fault rupture.	NI	NI(-)	NI(=)	NI(=)	NI(=)	NI(=)
6.6-2	The proposed project could expose people or structures to strong seismic groundshaking.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-3	The proposed project could expose people or structures to landslides.	NI	NI(-)	NI(=)	NI(=)	NI(=)	NI(=)
6.6-4	Construction activities resulting in ground disturbance have the potential to result in soil erosion or the loss of topsoil as well as topographic alterations.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-5	Construction of the proposed project on expansive soils could result in potential impacts to foundations, structures, roadways, and other near surface improvements.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-6	New development on the project site could be exposed to unstable soil conditions.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-7	The proposed project could result in the loss of, or loss of access to, mineral resources identified in a Mineral Resource Zone by the California Geological Survey.	NI	NI(-)	NI(=)	NI(=)	NI(=)	NI(=)
6.6-8	Cumulative development in Placer County, including the proposed project, could expose people and structures to hazards associated with seismic groundshaking.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-9	Cumulative development in Placer County, including the proposed project, could result in erosion and topsoil loss.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.6-10	Cumulative development in Placer County, including the proposed project, could be constructed on expansive soils or soils that could become unstable.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
	6.7 HAZARDS						
6.7-1	Construction of the proposed project could involve the use, storage, and transportation of hazardous materials, which could be a safety hazard for people living and working within the Plan Area.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-2	Operation of the University campus and commercial land uses in the Plan Area could involve the use, storage, and transportation of hazardous materials, which could be a safety hazard for people living and working within the Plan Area.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-3	In the future, the project site could be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 or could pose a risk from other hazardous releases and, therefore, may pose a significant hazard to the public or the environment.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-4	Recycled water from the PGWWTP could be used to irrigate publicly accessible areas such as landscaped parks and roadway medians.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-5	The project could include development where wildlands are adjacent to urbanized areas, which could present a safety hazard.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-6	The proposed project could be located near a private airstrip and could create a safety hazard for people residing or working within the Plan Area.	NI	NI(=)	NI(=)	NI(=)	NI(=)	NI(=)
6.7-7	The development of the Plan Area could physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-8	The proposed project could include stormwater basins and open channels that could provide breeding opportunities for mosquitoes.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-9	Cumulative development, including the proposed project, could expose people and the environment to hazards and hazardous materials through reasonable foreseeable upset and accident conditions.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-10	Cumulative development, including the proposed project, could expose people to hazards associated with soil or groundwater contamination.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.7-11	The proposed project, in combination with other development in south Placer County, could increase the use of recycled water for irrigation in publicly accessible areas.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-12	Cumulative development, including the proposed project, could result in a cumulative increase in the number of people and structures that could be exposed to wildland fire hazards.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-13	Cumulative development, including the proposed project, could result in a cumulative increase in the number of people and structures that could be exposed to aircraft hazards.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-14	Cumulative development, including the proposed project, could temporarily affect local roadway emergency access routes during construction activities, but there could be no long-term or permanent changes in emergency routes or access.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.7-15	The proposed project, in combination with other development in south Placer County, could result in an increase in the extent of new or improved stormwater basins that could temporarily store water. The basins could provide breeding opportunities for mosquitoes. Cumulative development could also increase the number of people who could be exposed to mosquito hazards.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
	6.8 HYDROLOGY AND WATER QUALITY						
6.8-1	The proposed project could increase peak runoff rates and volumes which could exceed the capacity of local drainages and result in on- and off-site flooding hazards.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.8-2	The proposed project could increase the amount (volume) of stormwater which could exceed the capacity of Curry Creek, exacerbating on- or off-site flooding.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.8-3	The proposed off-site infrastructure improvement areas could increase impervious surfaces which could affect stormwater runoff rates and volumes.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.8-4	The proposed project could increase the amount (volume) of treated wastewater discharged into Pleasant Grove Creek which could exceed the capacity of the creek, exacerbating on- or off-site flooding during the 100-year storm event.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(=)
6.8-5	The proposed project could construct residences and other structures within the pre-construction 100-year FEMA flood, potentially exposing people and structures to flooding.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.8-6	Construction activities for the proposed project could result in sediment and other construction-related pollutants entering local drainages.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.8-7	Implementation of the proposed project could result in urban pollutants entering local drainages, which could exceed or violate water quality standards.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.8-8	The proposed project, in combination with the buildout in the Curry Creek watershed, could result in stormwater peak flows that could result in on- or off-site flooding.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.8-9	The proposed project, in combination with the buildout of the Placer County and City of Roseville General Plan, could result in stormwater volumes that could result in on- or off-site flooding.	LS	NI(-)	LS(=)	LS(-)	LS(-)	LS(=)
6.8-10	The proposed project, in combination with the buildout of Placer County and the City of Roseville General Plans, could result in degradation of water quality from stormwater runoff.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.8-11	The proposed project, in combination with the buildout of Placer County and the City of Roseville General Plans, could result in the construction of residences and other structures within the 100-year FEMA flood zone.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.8-12	The proposed project, in combination with buildout of Placer County and City of Roseville General Plans within the Pleasant Grove Creek watershed, could result in an incremental increase in the amount (volume) of treated wastewater discharged to Pleasant Grove Creek. This could exceed the capacity of the creek and exacerbate on- or off-site flooding during the 100-year storm event.	LS	NI(-)	LS(-)	LS(-)	LS(=)	LS(+)
6.8-13	The proposed project, in combination with the buildout of Urban Growth Areas that could be served by the Pleasant Grove Wastewater Treatment Plant, could result in degradation of water quality from increased wastewater discharge to Pleasant Grove Creek.	LS	NI(-)	LS(-)	LS(-)	LS(=)	LS(+)
	6.9 NOISE						
6.9-1	Construction of the proposed project could generate noise in the existing noise environment.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.9-2	Construction activities associated with the proposed project could produce groundborne vibration.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.9-3	During operation of the proposed project, sensitive receptors could be exposed to ambient noise levels that exceed County standards.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.9-4	Aircraft noise could affect new receptors developed as part of the proposed project.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.9-5	Noise from the University athletic facilities, including a stadium, that could be developed as part of the proposed project could affect sensitive receptors.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)
6.9-6	Construction of the proposed project, in combination with other construction in the vicinity of the project site, could expose receptors to noise.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.9-7	Construction of the proposed project, in combination with other construction in the vicinity of the project site, could generate groundborne vibration.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.9-8	Operations of the proposed project could add to cumulative ambient noise levels.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.9-9	The proposed project could experience a cumulative noise impact from airport noise.	NI	NI(-)	NI(=)	NI(=)	NI(=)	NI(=)
	6.10 PUBLIC SERVICES						
6.10-1	The proposed project could increase the demand for police protection services requiring additional personnel.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-2	The urban response time standards set forth in the Placer County General Plan could be unattainable from the existing Sheriff's service center in Loomis. Development of the proposed project could require new facilities, including a Sheriff's service center, equipment, and patrol vehicles.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-3	Public safety could be compromised if the Specific Plan does not adequately consider public safety issues in its design.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-4	Construction of a sheriff's service center and related facilities within the Specific Plan area could lead to physical impacts on the environment.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-5	Cumulative impacts on law enforcement services could occur due to development of the proposed project.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-6	Development of the proposed project could require additional personnel to serve new fire stations.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-7	Development of the proposed project could require additional fire protection infrastructure including construction of fire stations and purchase of fire trucks and equipment to serve the proposed project.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-8	Development of the proposed project could create additional fire hazards in large open space/natural areas and utility corridors by limiting pre-suppression and suppression accessibility. High fuel loading could result in areas of restricted or limited access. Development of residential areas in close proximity to utility infrastructure and open space areas increases the potential for fire related hazards.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-9	Construction of fire stations and related facilities within the Specific Plan area could lead to physical impacts on the environment.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.10-10 Cumulative impacts on fire services could occur due to development of the proposed project.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-11 Buildout of the Specific Plan area could substantially increase the public school student population, exceeding current school capacities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-12 A change in school district boundaries could adversely affect one or more of the three school districts.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-13 Construction of schools within the Specific Plan area could lead to physical impacts on the environment.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-14 The proposed project could contribute to cumulative increases in demand for schools.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-15 Development of the Specific Plan area could result in an inadequate amount of developed passive and active parkland and related facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-16 Additional population in the Specific Plan area may result in increased reliance upon park facilities and services in neighboring jurisdictions.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-17 Parks within the Specific Plan area have the potential to be poorly maintained if an adequate funding source is not identified.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-18 Development of the Specific Plan area will create a demand for community recreation facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-19 Development of the Specific Plan area could result in cumulative impacts on passive and active parkland and related facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-20 Development of the Specific Plan area could result in inadequate library facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.10-21 The Specific Plan could contribute to cumulative demand for library services.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.11 PUBLIC UTILITIES						
6.11-1 The proposed project could fail to meet the wastewater treatment requirements of the Regional Water Quality Control Board.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.11-2 The proposed project could require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.11-3	The proposed project, in combination with other developments that could contribute wastewater flows to the PGWWTP, could fail to meet the wastewater treatment requirements of the Regional Water Quality Control Board.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.11-4	The proposed project, in combination with other development, could require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.11-5	The proposed project could require the construction of new or the expansion of an existing landfill, which could result in a significant adverse environmental effect.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.11-6	The proposed project could require the construction of new or expansion of the existing MRF, resulting in significant adverse environmental effects.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.11-7	The proposed project, in combination with other development, could require the construction of new or expansion of the existing landfill and MRF, which could result in significant adverse environmental effects.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.11-8	The proposed project could require the construction of new facilities to provide electrical and natural gas service, which could result in significant environmental effects.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.11-9	The proposed project could require the construction of new facilities to provide cable and communication service, which could result in significant environmental effects.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.11-10	The proposed project, combined with other development, could require the construction of new or expansion of existing facilities in order to provide electrical, natural gas, cable, or communication services.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
	6.12 TRANSPORTATION AND CIRCULATION						
6.12-1	The proposed project could contribute to traffic volumes that exceed the capacity of the regional roadway network under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

	Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.12-2	The proposed project could increase daily traffic volumes using City of Roseville roadway segments resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-3	The proposed project could increase daily traffic volumes using Sacramento County roadway segments exacerbating unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-4	The proposed project could increase daily traffic volumes using Caltrans roadway segments exacerbating unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-5	The proposed project could increase peak hour traffic volumes using Placer County intersections resulting in unacceptable LOS conditions under existing plus project conditions.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.12-6	The proposed project could increase peak hour traffic volumes using City of Roseville intersections resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-7	The proposed project could increase peak hour traffic volumes using Sutter County intersections resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-8	The proposed project could increase peak hour traffic volumes using Sacramento County intersections resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-9	The proposed project could increase peak hour traffic volumes using Caltrans intersections resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-10	The proposed project could increase peak hour traffic volumes using Caltrans ramp junctions resulting in unacceptable LOS conditions under existing plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.12-11 The proposed project could generate substantial vehicle traffic flows before and after special events at the stadium that may exceed the typical weekday peak hour operational capacity of the local and regional roadways.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-12 The proposed project could generate vehicle parking demand that may exceed available supply during special events at the stadium.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-13 The proposed project could increase daily traffic volumes using City of Roseville roadway segments resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-14 The proposed project could increase daily traffic volumes using Sacramento County roadway segments resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-15 The proposed project could increase daily traffic volumes using Caltrans roadway segments exacerbating unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-16 The proposed project could increase peak hour traffic volumes using Placer County intersections resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-17 The proposed project could increase peak hour traffic volumes using City of Roseville intersections resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-18 The proposed project could increase peak hour traffic volumes using Sutter County intersections resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-19 The proposed project could increase peak hour traffic volumes using Sacramento County intersections resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-20 The proposed project could increase peak hour traffic volumes using Caltrans intersections resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.12-21 The proposed project could increase peak hour traffic volumes using Caltrans ramp junctions resulting in unacceptable LOS conditions under cumulative plus project conditions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-22 The proposed project could increase peak hour traffic volumes using Roseville CIP intersections resulting in unacceptable LOS conditions under 2020 conditions plus the RUSP with an extension of Watt Avenue to the project site.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-23 The proposed project could increase peak hour traffic volumes using Roseville CIP intersections resulting in unacceptable LOS conditions under 2020 conditions plus the RUSP with an extension of Watt Avenue to Blue Oaks Boulevard.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-24 The proposed project could increase demand for public transit service beyond that currently planned and may result in unmet transit needs.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-25 The proposed project could increase demand for non-motorized travel.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.12-26 Mitigation measures implemented to reduce transportation impacts could adversely affect traffic in other jurisdictions.	SU	NI(-)	SU(-)	SU(-)	SU(-)	SU(+)
6.12-27 Mitigation measures implemented to reduce transportation impacts could adversely affect the natural environment.	SU	NI(-)	SU(=)	SU(=)	SU(=)	SU(=)
6.13 CLIMATE CHANGE						
6.13-1 Development of the RUSP could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.	SU	NI(-)	SU(=)	SU(-)	SU(-)	SU(+)
6.13-2 The impacts of global climate change on water supply and availability could affect future water supply and availability in the Plan Area.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.14 WATER SUPPLY						
6.14-1 The water demand resulting from the proposed project could result in insufficient entitlements to surface water or exceed sustainable yield of groundwater supplies.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

TABLE 7-1

COMPARISON OF ALTERNATIVES

Impact	Proposed Project (After Mitigation)	Alternative 1 No Project/ No Development	Alternative 2: Reduced Units/ Same Development Footprint	Alternative 3: Reduced Units/ Reduced Development Footprint	Alternative 4: Same Units/ Reduced Development Footprint	Alternative 5: SACOG/ Blueprint Increased Units/ Same Development Footprint
6.14-2 The water demand resulting from the proposed project could result in the construction or expansion of existing facilities, which could cause significant environmental effects.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.14-3 The proposed project, in combination with other development projects in western Placer County, could result in cumulative impacts from curtailment of development due to shortfalls in water supplies.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)
6.14-4 The water demand resulting from the proposed project, in combination with other development served by PCWA, could result in insufficient entitlements to surface water and exceed sustainable yield of groundwater supplies.	LS	NI(-)	LS(-)	LS(-)	LS(-)	LS(+)
6.14-5 The water demand resulting from the proposed project, in combination with other development, may result in the construction or expansion of existing facilities.	LS	NI(-)	LS(=)	LS(=)	LS(=)	LS(=)

SU = Significant and Unavoidable
= Impact very similar to the proposed project

LTS = Less than Significant
- Impact less severe than the proposed project

PS = Potentially Significant
+ Impact more severe than the proposed project

NI = No Impact

construction nor an increase in pollutants associated with more vehicles accessing the area. There would be no impacts to biological resources without development of the project. In addition, the potential disturbance to any unknown subsurface cultural resources would not be an issue because the site would not be disturbed to accommodate the construction of new buildings. Any hazards associated with building design or use would not occur, nor would there be any changes to the existing drainage and water quality. The current drainage pattern would not be changed. The loss of productive agricultural land would not occur. There would be no increase in noise associated with project construction and/or any noise impacts associated with future operational activities. Greenhouse gas emissions that could contribute to global warming would remain the same. Lastly, no impact on public services and public utilities would occur under this alternative because the site would not be developed, so there would be no need for additional police or fire services, sewer capacity, potable water, schools, or parks. Under this alternative, the number of vehicles accessing the site would not change; therefore, there would be no operational impacts to the surrounding roadway network or freeway.

Relationship of the No Project/No Development Alternative to the Project Objectives

The No Project/No Development Alternative would not meet any of the project objectives because the site would not be developed with any uses. Because no development would occur, the site would remain as agricultural land and open space. No university or residential and commercial uses would be developed to serve Placer County residents. This alternative would not create new employment; it would not take advantage of acreage donated for university purposes; and it would not serve to connect future adjacent projects in Placer County. Therefore, none of the project objectives would be accomplished under this alternative.

Alternative 2: Reduced Units/Same Development Footprint

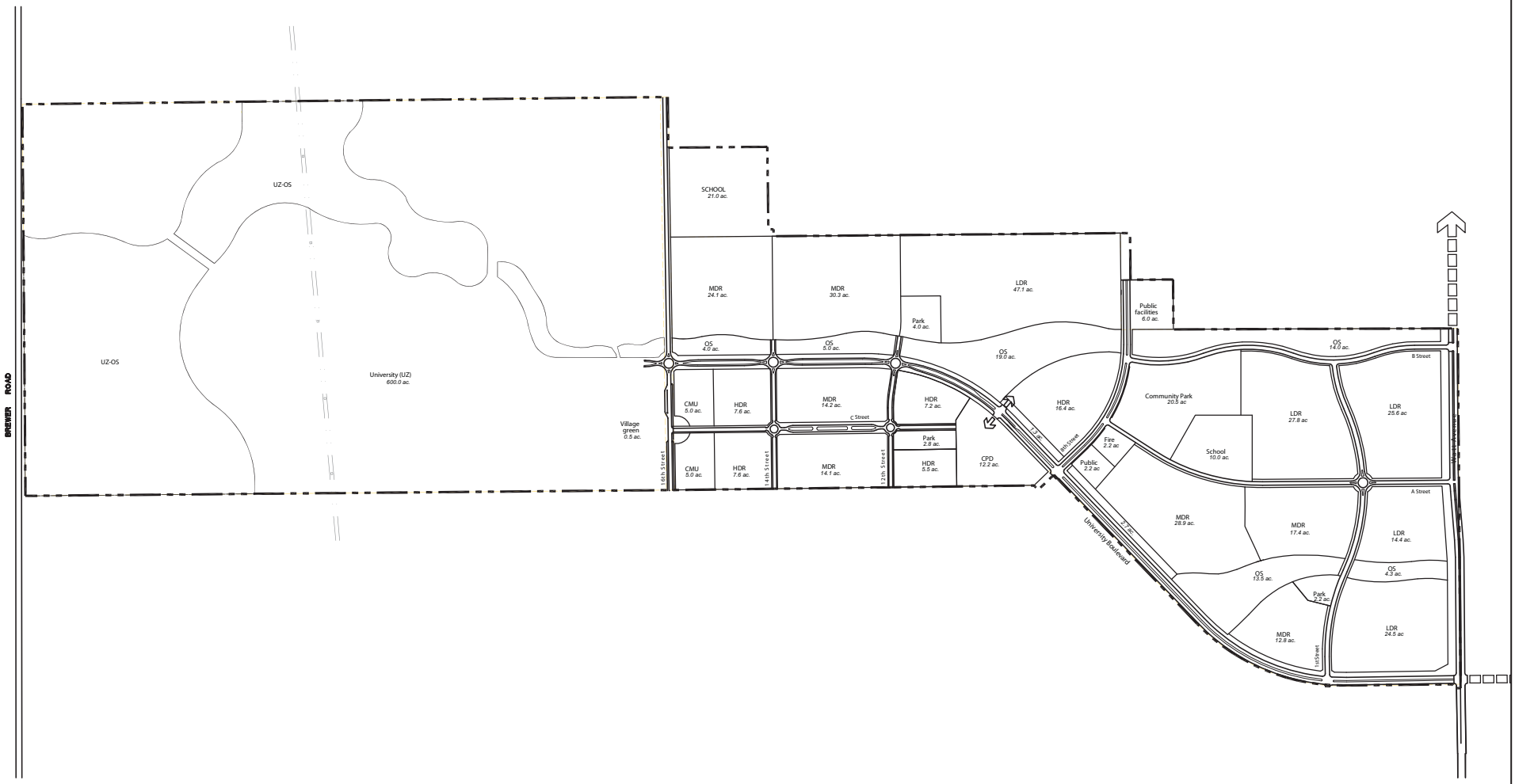
Description

This alternative assumes the same 1,157.5-acre development footprint as the proposed project, with a 4,500 student campus and a 25 percent reduction in the number of residential units. Figure 7-1 shows a conceptual land use plan and Table 7-2 provides a land use summary for this alternative. The commercial component would remain the same as described for the proposed project and the residential component within the mixed-use portion would remain at 75 units. With the above assumptions, the number of units within the community portion of the site would be reduced to approximately 2,442 (with the 75 Commercial Mixed-use units) and the campus would be reduced to 867. Therefore, the total number of units under this alternative would be 3,309. Residential acreage would increase by approximately 10 acres, while park acreage would decrease by the same amount. The footprint under this alternative would be the same as that of the proposed project, while the population of the site would be significantly lowered.

Comparative Environmental Effects

Impacts Identified as being the Same or Similar to the Proposed Project

The same amount of land would be developed for University and Community uses in Alternative 2 as the proposed project. Because Alternative 2 would have the same footprint as the proposed project, similar impacts to site-specific environmental resources, including agricultural, biological, open space, and cultural, would occur. Because the entire site would be developed, this alternative would



***Source*:** G.C. Wallace, 2006.

FIGURE **7-1**

Alternative 2: Reduced Units/Same Development Footprint

TABLE 7-2

ALTERNATIVE 2: REDUCED UNITS/SAME DEVELOPMENT FOOTPRINT LAND USE SUMMARY

Land Use/Zoning Symbol	Land Use Designation	Acres	Units	Population*
COMMUNITY				
RESIDENTIAL				
LDR (3.8 du/ac)	Low Density Residential	139.2	539	1,348
MDR (8 du/ac)	Medium Density Residential	141.8	1,130	2,825
HDR (15 du/ac)	High Density Residential	44.3	698	1,396
Subtotal		**325.3**	**2,367**	**5,569**
VILLAGE SERVICE & EMPLOYMENT				
CMU	Commercial Mixed Use	10.0	75	150
CPD	Commercial Planned Development	12.2	-	
Subtotal		**22.2**	**75**	**150**
OPEN SPACE & PUBLIC				
OS	Open Space	63.8	-	-
P	Park	29.5	-	-
LC	Landscape Setback	29.2	-	-
P/QP	Public/Quasi-Public	41.4	-	-
ROW	Street Right-of-ways	46.1	-	-
Subtotal		**189**		
COMMUNITY SUBTOTAL		***557.5***	***2,442***	
UNIVERSITY				
UZ	University	363.5	563	1,126
	Faculty Housing	55.0	248	620
	Retirement Housing	N/A	56	101
UZ-OS	Open Space	181.5		
Subtotal		**600.0**	**867**	**1,847**
	Total	**1157.5**	**3,309**	**7,565**

Notes:
* Assumes 2.5 persons per low-density, medium density, and faculty unit; 2.0 persons per high-density, CMU, and University unit; 1.8 persons per retirement unit.
Source: GC Wallace, PBS&J, 2007.

result in the same change of the site's character: the 25 percent reduction in population density would not substantially reduce the visual impacts of conversion of the site from agriculture. Development under this alternative would be subject to the same soils limitations as under the proposed project, as well as the same potential for exposure to hazards. Impacts to geology and hazards and human safety would also be the same because site conditions would be the same and development under this alternative would be required to comply with building codes and all regulations related to hazardous materials. It is also anticipated that development of the site would result in similar impacts to drainage, because the same proportion of the site would be developed with impervious surfaces. Because this alternative would include campus athletic facilities, including a stadium, the noise impact would be the same as the proposed project.

Although this alternative would have a reduced population compared to the proposed project, resulting in less demand for services and utilities, the physical impact due to installation of the on-site and off-site infrastructure would likely be the same as for the proposed project. While smaller fire and police stations and school sites may be sufficient to provide adequate services under this alternative, there are economies of scale in the construction of such facilities, so the actual size of the facilities may not differ substantially from that required for the project as proposed. Therefore,

there would likely be a similar impact for the construction of the facilities. Similarly, the development under this alternative would require utilities infrastructure, such as water, wastewater, and recycled water pipelines, and electrical and natural gas lines. Even if the actual in-ground infrastructure, such as pipes, is smaller under this alternative, the effect of installing the infrastructure would be the same as that identified for the proposed project.

Impacts Identified as being Less Severe than the Proposed Project

Because Alternative 2 would include fewer homes, the population would be reduced compared to the proposed project. As shown in Table 7-2, the estimated population under this alternative would be 7,565, or 75 percent of that of the proposed project. Therefore, demand for services and utilities would generally be reduced compared to the proposed project. Table 7-3 shows the generation of solid waste, wastewater, and air emissions, as well as water demand for this alternative, compared to the proposed project. Although the number of residential units is reduced in this alternative by 75 percent, the water demand does not indicate a proportionate reduction, which is due to the fact that lower-density residential has a higher per-unit demand rate to account for larger landscaped areas. Therefore, while this alternative has an overall reduction in water demand compared to the proposed project, because this alternative includes a larger proportion of lower density units that have substantially higher water demand rates, its overall demand does not represent a substantial water savings over the proposed project.

TABLE 7-3

ALTERNATIVE 2 IMPACT COMPARISON

	Alternative 2	Proposed Project
Solid Waste	8,392 tons/year	10,697 tons/yr
Water[1]	2,371AFY	2,447 AFY
Wastewater	1,058,515 mgd	1,213,835 mgd
Air Quality		
ROG	584.61 lbs/day	746.22 lbs/day
NO_x	364.26 lbs/day	448.76 lbs/day
PM_{10}	845.92 lbs/day	1101.55 lbs/day
CO	6855.57 lbs/day	8839.87 lbs/day

Note:
1. Water demand shown assumes the Placer County Water Agency demand rates.
Source: PBS&J, 2007.

This alternative would result in a reduced demand on services and utilities due to the reduction in the population generated. However, as discussed above, the physical facilities to provide those services would still be required for this alternative and the physical impacts of constructing those facilities would not necessarily result in a proportionate reduction in physical impacts from the construction.

With regard to traffic, a reduction in the amount of development, such as that associated with Alternative 2, would reduce the number of vehicle and transit trips generated by the project. This would reduce the amount of vehicle traffic that would use roadways and intersections in the area. This reduction would reduce the project's contribution to potential impacts on congested roadways, but it would not eliminate any impacts. In addition, the reduction in trips would not be large enough to reduce the size of study area roadways or intersections projected for the proposed project. The reduction in transit demand would potentially lessen the transit impacts, but not eliminate them. Impacts associated with bicycle and pedestrian systems would be less than significant, the same as the proposed project. Because this alternative would result in a smaller population and generate

fewer trips, greenhouse gas emissions would be less; thus this alternative's potential to directly contribute to global warming would be reduced compared to the proposed project.

Conclusion

Overall, although this alternative would reduce the severity of some of the impacts identified for the proposed project, the significant impacts identified for the proposed project, including those related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, transportation, and noise, would also be significant under this alternative.

Relationship of the Reduced Units/Same Development Footprint Alternative to the Project Objectives

Alternative 2 would result in a reduction in the impacts associated with the proposed project, while achieving a majority of the project objectives of developing a four-year university with an adjacent mixed-use community that would help to serve the entire Placer County area. However, reducing the number of units available on the same acreage as the proposed project creates lower population densities than planned for the project. A reduction in the population density on the site could be considered in conflict with the objectives pertaining to smart growth communities, which have higher densities. This alternative would also not provide diverse densities of residences, with the ultimate goal of providing densities higher than those historically developed in Placer County, as required in Objective 6.

Alternative 3: Reduced Units/Reduced Development Footprint

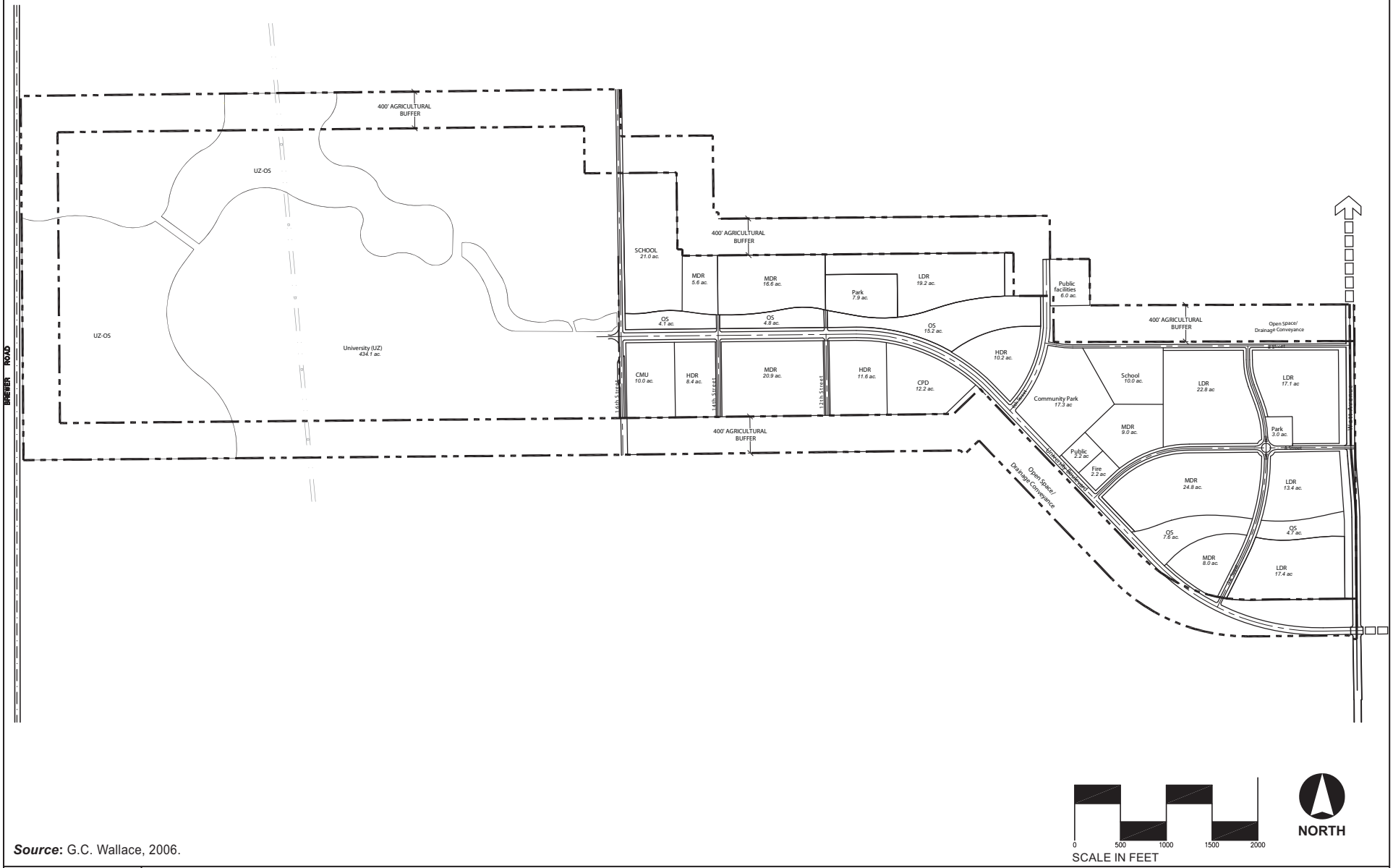
Description

This alternative provides for a reduced footprint of development by applying a 400-foot agricultural buffer along the northern, southern, and western boundaries of the project site. The development footprint for this alternative would be 665.7 acres. A conceptual land use plan for this alternative was developed to provide the same intensity (same overall dwelling units per acre) of development as the proposed project (see Figure 7-2); however, because the area to be developed would be reduced, the overall unit count would also be reduced (see Table 7-4 for the land use summary for Alternative 3). This alternative would include 3,364 residential units, while the proposed project would include 4,387 units. As with the Reduced Units/Same Development Footprint Alternative, the commercial component would be the same as that described for the proposed project. It is assumed that the University would continue to be a 6,000 student campus, but the density of development would have to be increased to be accommodated within the reduced development area.

Comparative Environmental Effects

Impacts Identified as being the Same or Similar to the Proposed Project

The 400-foot agricultural buffer added to the perimeter of the project would not substantially affect impacts to aesthetics. Although there is less land being developed, the visual change of the entire site converting from agricultural land and open space to urban use remains significant, the same as the proposed project. Because this alternative would also include a stadium and athletic facilities, noise associated with this alternative would also be very similar to the proposed project, although traffic noise would be reduced due to a reduction in the number of trips associated with this



***Source*:** G.C. Wallace, 2006.

FIGURE **7-2**

Alternative 3: Reduced Units/Reduced Development Footprint

TABLE 7-4

ALTERNATIVE 3: REDUCED UNITS/REDUCED DEVELOPMENT FOOTPRINT LAND USE SUMMARY

Land Use/ Zoning Symbol	Land Use Designation	Acres	Units	Population*
COMMUNITY				
RESIDENTIAL				
LDR (5.5 du/ac)	Low Density Residential	89.9	494	1,235
MDR (11.5 du/ac)	Medium Density Residential	84.9	976	2,440
HDR (22 du/ac)	High Density Residential	30.2	664	1,328
Subtotal		**205**	**2,134**	**5,003**
VILLAGE SERVICE & EMPLOYMENT				
CMU	Commercial Mixed Use	10.0	75	150
CPD	Commercial Planned Development	12.2	-	
Subtotal		**22.2**	**75**	**150**
OPEN SPACE & PUBLIC				
AGB	Agricultural Buffer	164.1	-	
OS	Open Space	36.4	-	
P	Park	28.2	-	
P/QP	Public/Quasi-Public	41.4	-	
ROW/LC	Street Right-of-ways/ Landscape Setback	60.2	-	
Subtotal		**330.3**		
COMMUNITY SUBTOTAL		***557.5***	***2,209***	***5,153***
UNIVERSITY				
UZ	University	277.7	750	1,500
	Faculty Housing	31.0	330	825
	Retirement Housing	N/A	75	135
UZ-AGB	University Agricultural Buffer	165.9		
UZ-OS	Open Space	125.4		
Subtotal		**600.0**	**1,155**	**2,460**
	Total	**1157.50**	**3,364**	**7,613**

Note:
* Assumes 2.5 persons per low-density, medium density, and faculty unit; 2.0 persons per high-density, CMU, and University unit; 1.8 persons per retirement unit.
Source: GC Wallace, PBS&J, 2007.

alternative. Impacts to geology and hazards and human safety would also be the same because site conditions would be the same and development under this alternative would be required to comply with building codes and all regulations related to hazardous materials.

Alternative 3 would result in higher residential densities, but there would be no change in the amount of total development. Therefore, off-site impacts would be similar to the proposed project.

Impacts Identified as being Less Severe than the Proposed Project

Because Alternative 3 would include fewer homes than the proposed project, the population would be reduced compared to the proposed project. As shown in Table 7-4, the estimated population under this alternative would be 7,613, or 76 percent of that of the proposed project. Therefore, demand for services and utilities would be reduced to approximately 76 percent of the demand of the proposed project. Table 7-5 shows the relative generation of solid waste, wastewater, and air emissions, as well as water demand for this alternative compared to the proposed project. This

TABLE 7-5

ALTERNATIVE 3 IMPACT COMPARISON

	Alternative 3	Proposed Project
Solid Waste	8,924 tons/year	10,697 tons/yr
Water	2,104 AFY	2,447 AFY
Wastewater	1,019,465 mgd	1,213,835 mgd
Air Quality		
ROG	603.45 lbs/day	746.22 lbs/day
NO_x	368.70 lbs/day	448.76 lbs/day
PM_{10}	847.47 lbs/day	1,101.55 lbs/day
CO	6,880.08 lbs/day	8,839.87 lbs/day

Note:
1. Water demand shown assumes the Placer County Water Agency demand rates.
Source: PBS&J, 2007.

alternative would result in a reduced demand on services and utilities due to the reduction in the population generated. However, as discussed above under Alternative 2, the physical facilities to provide those services (on and off site) would still be required for this alternative and the physical impacts of constructing those facilities would not necessarily result in a proportionate reduction in physical impacts from the construction.

On-site transportation effects of this alternative would be a shortening of distances between homes, shopping, employment centers, and schools, which could encourage more walking and bicycling. This could contribute to less overall vehicle miles of travel and less air pollution generated by on-site travel.

The reduction in the physical size of this alternative would result in less disturbance of the land, thus a reduction in the possibility of encountering unknown subsurface cultural resources. However, because the locations of any cultural resources, if present, are not known, this impact would also be significant under this alternative.

Because this alternative would be constructed on fewer acres than the proposed project, there would be fewer impacts related to the physical size, or footprint, of the alternative. This alternative would impact approximately 320 fewer acres of Important Farmland than the proposed project, as shown in Table 7-6. However, the conversion of Important Farmland under this alternative would remain significant and unavoidable. Agricultural land can also be foraging habitat for Swainson's hawk, so this alternative would have a less severe impact on Swainson's hawk than the proposed project, but would still result in a significant impact.

TABLE 7-6

FARMLAND TYPES WITHIN THE AGRICULTURAL BUFFER

Classification	Acres
Farmland of Local Importance	126.24
Farmland of Local Importance	9.86
Unique Farmland	186.03
Total	322.13

Source: Foothill Associates, Regional University Preserve Acreages Table, 2006.

As shown in Table 7-7, nearly 24 fewer acres of sensitive wetland habitats would be affected by this alternative. In addition, occurrences of dwarf downingia, burrowing owl, and Swainson's hawk are entirely within the buffer area, so this alternative would eliminate potential direct impacts on these species. It is also anticipated that development of the site would result in reduced impacts to drainage, because fewer acres would be developed for this alternative, so less agricultural land would be converted to urban land developed with impervious surfaces.

TABLE 7-7

WETLAND HABITATS WITHIN THE AGRICULTURAL BUFFER

Classification	Acres
Depressional Seasonal Wetland	0.34
Vernal Pool	9.4
Depressional Seasonal Marsh	0.96
Riverine Perennial Marsh	12.07
Perennial Drainage	0.85
Pond	0.08
Total	23.7

Source: Foothill Associates, Regional University Preserve Acreages Table, 2006.

Alternative 3 would result in the same overall densities, but a reduction in the amount of total development. Nonetheless, because off-site infrastructure would still be required, off-site impacts would be similar to the proposed project. On-site transportation effects of this alternative would be a shortening of distances between homes, shopping, employment centers, and schools, which could encourage more walking and bicycling. This could contribute to less overall vehicle miles of travel and less air pollution generated by on-site travel. Because this alternative would result in a smaller population and generate fewer trips, greenhouse gas emissions would be less; thus this alternative's potential to directly contribute to global warming would be reduced compared to the proposed project.

Conclusion

This alternative would reduce the severity of most of the impacts identified for the proposed project; however, the significant impacts identified for the proposed project, including those related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, hydrology and water quality, transportation, and noise, would also be significant under this alternative. Because this alternative would be constructed on a smaller footprint, impacts on some biological resources could be avoided.

Relationship of the Reduced Units/Reduced Development Footprint Alternative to the Project Objectives

Development of Alternative 3 would coincide with a majority of the project objectives. However, the land provided cost-free for University use would be used differently than the proposed project. The inclusion of an agricultural buffer under this alternative would decrease the development potential for the Community, which could result in a reduction in funding for the University; however, the extent to which this would affect the viability of the project is unknown. Because of this, Alternative 3 could be in conflict with objective three because, depending on the proceeds generated under this alternative, taxpayer funds could be required to supplement the revenue generated by the Community. This alternative would also reduce the number of units available compared to the proposed project

despite similar population densities. This alternative would conflict with some of the objectives pertaining to smart growth communities.

Alternative 4: Same Units/Reduced Development Footprint

Description

This alternative assumes the incorporation of the 400-foot agricultural buffer as that described under the Reduced Units/Reduced Development Footprint Alternative, which would result in the same development area of 821 acres. However, this alternative would include the same amount of development as the proposed project, which is shown in Table 7-8. A conceptual land use plan for this alternative is shown in Figure 7-3. Because the development area would be reduced under this alternative, the density of development would have to be increased. The overall density of residential development in the community portion of the project area would increase from an average of 10 dwelling units per acre to 16.5 dwelling units per acre and the distribution of units within the low-, medium-, and high-density residential areas would change from the proposed project. Because the number of persons per household differs with the housing density, the population of this alternative would differ from that of the proposed project. Specifically, the population rates for higher density housing are lower than generation rates for lower density housing. Because this alternative includes a larger proportion of higher density housing than the proposed project, this alternative would have a reduced population, as shown in Table 7-8. The commercial component would remain the same as the proposed project and the University is assumed to accommodate 6,000 students.

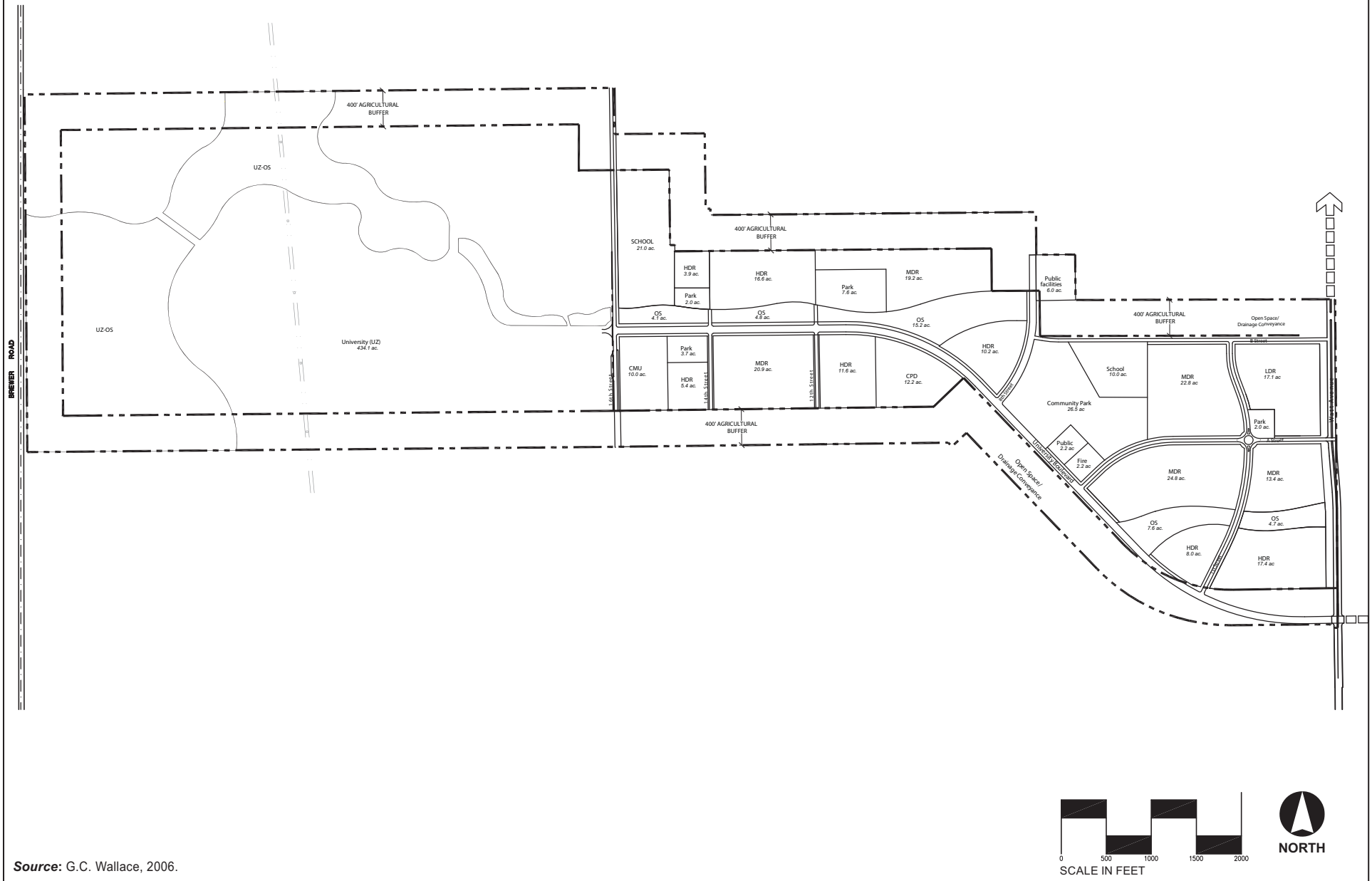
Comparative Environmental Effects

Impacts Identified as being the Same or Similar to the Proposed Project

Similar to Alternatives 2 and 3, Alternative 4 would not produce a significant change in impacts on aesthetics, because the visual change of converting from agricultural land and open space to urban use remains significant. This alternative would include the same number of residential units and same amount of non-residential development, so noise associated with construction of this alternative would be very similar to the proposed project. Although demand for services and utilities would be somewhat reduced under this alternative, the physical impacts associated with the construction of facilities would generally be the same as those identified for the proposed project. Impacts to geology and hazards and human safety would also be the same because site conditions would be the same and development under this alternative would be required to comply with building codes and all regulations related to hazardous materials.

Impacts Identified as being Less Severe than the Proposed Project

This alternative would impact approximately 320 fewer acres of Important Farmland than the proposed project, the same as that identified for Alternative 3 and shown in Table 7-6. However, the conversion of Important Farmland under this alternative would remain significant and unavoidable. Agricultural land can also be foraging habitat for Swainson's hawk, so this alternative would have a less severe impact on Swainson's hawk than the proposed project, although it would still result in a significant impact.



***Source*:** G.C. Wallace, 2006.

FIGURE **7-3**

Alternative 4: Same Units/Reduced Development Footprint

TABLE 7-8

ALTERNATIVE 4: SAME UNITS/REDUCED DEVELOPMENT FOOTPRINT LAND USE SUMMARY

Land Use/ Zoning Symbol	Land Use Designation	Acres	Units	Population*
COMMUNITY				
RESIDENTIAL				
LDR (7 du/ac)	Low Density Residential	17.1	120	300
MDR (13.4 du/ac)	Medium Density Residential	101.1	1,356	3,390
HDR (23 du/ac)	High Density Residential	73.1	1,681	3,362
Subtotal		**191.3**	**3,157**	**7,052**
VILLAGE SERVICE & EMPLOYMENT				
CMU	Commercial Mixed Use	10.0	75	150
CPD	Commercial Planned Development	12.2	-	
Subtotal		**22.2**	**75**	**150**
OPEN SPACE & PUBLIC				
AGB	Agricultural Buffer	164.1	-	
OS	Open Space	36.4	-	
P	Park	41.8	-	
P/QP	Public/Quasi-Public	41.4	-	
ROW/LC	Street Right-of-ways/ Landscape Setback	60.3	-	
Subtotal		**344**		
Community Subtotal		***557.5***	***3,232***	***7,202***
UNIVERSITY				
UZ	University	277.7	750	1,500
	Faculty Housing	31.0	330	825
	Retirement Housing	N/A	75	135
UZ-AGB	University Agricultural Buffer	165.9		
UZ-OS	Open Space	125.4		
Subtotal		**600.0**	**1,155**	**2,460**
	Total	**1,157.50**	**4,387**	**9,662**

Note:
* Assumes 2.5 persons per low-density, medium density, and faculty unit; 2.0 persons per high-density, CMU, and University unit; 1.8 persons per retirement unit.
Source: GC Wallace, PBS&J, 2007.

As shown in Table 7-7, above, nearly 24 fewer acres of sensitive wetland habitats would be affected by this alternative. In addition, occurrences of dwarf downingia, burrowing owl, and Swainson's hawk are entirely within the buffer area, so this alternative would eliminate potential direct impacts on these species. It is also anticipated that development of the site would result in reduced impacts to drainage, because fewer acres would be developed for this alternative, so less agricultural land would be converted to urban land developed with impervious surfaces.

The reduction in the physical size of this alternative would result in less disturbance of the land, thus a reduction in the possibility of encountering unknown subsurface cultural resources. However, because the locations of any cultural resources, if present, are not known, this impact would also be significant under this alternative.

Although this alternative would include development of the same number of residential units and other non-residential uses, this alternative would necessarily have to include more dense residential development because of the reduced footprint. As shown in Table 7-8, the population generated under this alternative would be less than the proposed project, because higher density housing has

fewer persons per household than lower density housing. This would result in a reduction in demand on public services and utilities. Water demand, solid waste and wastewater generation, and air emissions for this alternative are compared to the proposed project in Table 7-9. Greenhouse gas emissions would be less under this alternative; thus this alternative's potential to contribute to global warming would be reduced compared to the proposed project.

TABLE 7-9

ALTERNATIVE 4 IMPACT COMPARISON

	Alternative 4	Proposed Project
Solid Waste	10,679 tons/year	10,697 tons/yr
Water	2,276 AFY	2,447 AFY
Wastewater	1,213,835 mgd	1,213,835 mgd
Air Quality		
ROG	823.16 lbs/day	881.01 lbs/day
NO_x	875.43 lbs/day	946.57 lbs/day
PM_{10}	440.31 lbs/day	477.08 lbs/day
CO	6,429.04 lbs/day	6,951.74 lbs/day

Note:
1. Water demand shown assumes the Placer County Water Agency demand rates.
Source: PBS&J, 2007.

Conclusion

Although this alternative would reduce the severity of most the impacts identified for the proposed project, the significant impacts identified for the proposed project, including those related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, hydrology and water quality, transportation, and noise, would also be significant under this alternative. Because this alternative would be constructed on a smaller footprint, impacts on some biological resources could be avoided.

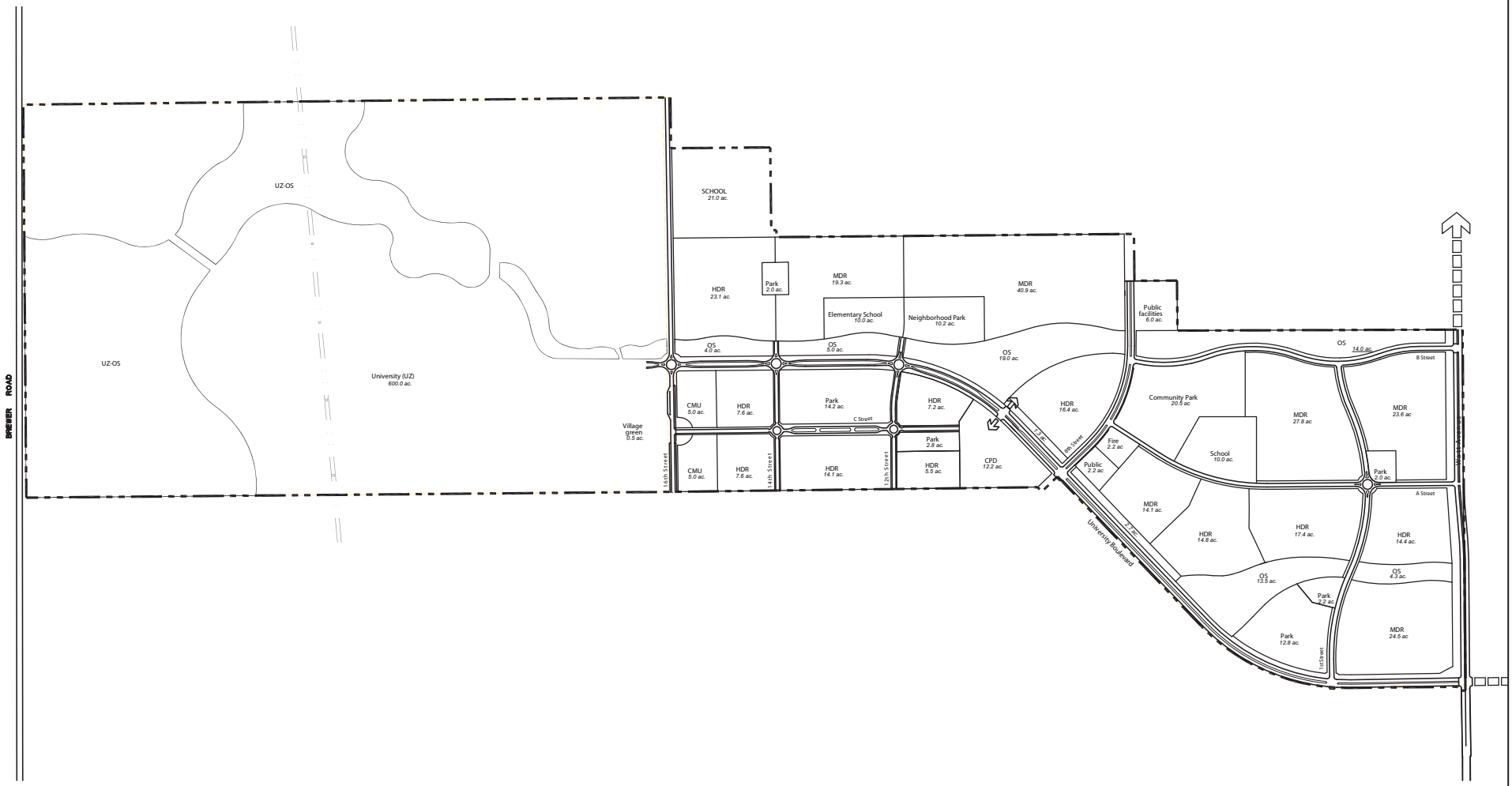
Relationship of the Same Units/Reduced Development Footprint Alternative to the Project Objectives

The Reduced Development Alternative, with the same number of units as the proposed project, would achieve a majority of the project objectives. This alternative would conform to the smart growth objectives of the proposed project as well as provide a four-year university for the Placer County region. The housing types (densities) would be less diverse than the proposed project, which may not achieve Objective 6, which promotes a diversity of housing types for different income levels.

Alternative 5: SACOG/ Blueprint Increased Units/Same Development Footprint

Description

This alternative is intended to be consistent with SACOG's Blueprint assumptions, which includes higher density, compact mixed-use development. The development area (footprint) under this alternative would remain the same as for the proposed project. A conceptual land use plan for this alternative is shown in Figure 7-4. Overall residential development in the Community under this alternative is assumed to be 18.4 du/ac (approximately 1.8 times that of the proposed project), which is shown in Table 7-10. In order to accommodate the increased population associated with the



***Source*:** G.C. Wallace, 2006.

FIGURE **7-4**

Alternative 5: SACOG/Blueprint Increased Units/Same Development Footprint

TABLE 7-10

ALTERNATIVE 5: SACOG/BLUEPRINT INCREASED UNITS/SAME DEVELOPMENT FOOTPRINT
LAND USE SUMMARY

Land Use/ Zoning Symbol	Land Use Designation	Acres	Units	Population*
COMMUNITY				
RESIDENTIAL				
LDR (6 du/ac)	Low Density Residential	0	0	0
MDR (15 du/ac)	Medium Density Residential	150.2	2,265	5,663
HDR (24 du/ac)	High Density Residential	128.1	3,074	6,148
Subtotal		**278.3**	**5,339**	**11,811**
VILLAGE SERVICE & EMPLOYMENT				
CMU	Commercial Mixed Use	10.0	75	150
CPD	Commercial Planned Development	12.2	-	
Subtotal		**22.2**	**75**	**150**
OPEN SPACE & PUBLIC				
OS	Open Space	63.8	-	
P	Park	66.7	-	
LC	Landscape Setback	30.0		
P/QP	Public/Quasi-Public	51.4	-	
ROW/LC	Street Right-of-ways/ Landscape Setback	45.1	-	
Subtotal		**257.0**		
Community Subtotal		***557.5***	***5,414***	***11,961***
UNIVERSITY				
UZ	University	277.7	750	1,500
	Faculty Housing	31.0	330	825
	Retirement Housing	N/A	75	135
UZ-AGB	University Agricultural Buffer	165.9		
UZ-OS	Open Space	125.4		
Subtotal		**600.0**	**1,155**	**2,460**
		1,157.50	**6,569**	**14,421**

* Assumes 2.5 persons per low-density, medium density, and faculty unit; 2.0 persons per high-density, CMU, and University unit; 1.8 persons per retirement unit.
Source: GC Wallace, PBS&J, 2007.

increased development intensity, this alternative would also include additional area set aside for parks use and an additional school site. Based on the density and the above assumptions, this alternative would include approximately 5,414 residential units in the community portion of the project area, with a total of 6,569 including residential development in the University. The assumptions for the amount of commercial, the number of units within the mixed-use area, and the campus development would be the same as that for the proposed project.

Comparative Environmental Effects

Impacts Identified as being the Same or Similar to the Proposed Project

Alternative 5 would produce the same effect on aesthetics as the proposed project. Impacts associated with the loss of undeveloped land, which include impacts to biological resources, cultural resources, and agricultural resources would be the same as the proposed project because a majority of the project site would be disturbed. Impacts to geology and hazards and human safety would also be the same because site conditions would be the same and development under this alternative would be required to comply with building codes and all regulations related to hazardous materials.

It is also anticipated that development of the site would result in similar impacts to drainage because the same amount of agricultural land would be converted to impervious surfaces. Noise associated with construction and operation of this alternative would also be very similar to the proposed project.

Impacts Identified as Being More Severe than the Proposed Project

There are several environmental impacts that would be more severe than the proposed project under Alternative 5. Alternative 5 assumes a higher density of residents (1.8 times the density of the proposed project). This would create more vehicle trips and cause a substantial increase in emissions, thus affecting the area's air quality. The increase of residents in Alternative 5 would also cause an increase in the needed public services, including schools, police, fire, and emergency services. Greater volumes of wastewater would also affect impacts to public utilities. This alternative would have greater water demand than the proposed project, but because higher density units demand less water per unit than low density units, the overall demand for water under this alternative would only be slightly higher than the proposed project. Water demand, and solid waste, wastewater, and air emissions for this alternative are compared to the proposed project in Table 7-11.

TABLE 7-11

ALTERNATIVE 5 IMPACT COMPARISON

	Alternative 5	Proposed Project
Solid Waste	14,422 tons/year	10,679 tons/yr
Water	3,036 AFY	2,447 AFY
Wastewater	1,628,686 mgd	1,213,835 mgd
Air Quality		
ROG	1,108.5 lbs/day	881.01 lbs/day
NO_x	1,119.77 lbs/day	946.57 lbs/day
PM_{10}	563.18 lbs/day	477.08 lbs/day
CO	8,207.54 lbs/day	6,951.74 lbs/day

Notes:
1. Water demand shown assumes the Placer County Water Agency demand rates.
Source: PBS&J, 2007.

Alternative 4 would generate more off-site vehicle trips and increase demand for public transit above that associated with the proposed project. Therefore, off-site impacts would be more severe than the proposed project when evaluating performance measures such as LOS. But, similar to Alternative 3, increased development density and intensity would shorten travel distances and potentially increase travel by walking and bicycling, not to mention increasing the number of people in close proximity to transit. This alternative also has the potential benefit of housing more people in western Placer County that might otherwise locate further away. Part of the Blueprint strategy is to create more compact communities in an effort to reduce the overall amount of travel by vehicles. This alternative could help to accomplish this objective, but the tradeoff is more vehicle traffic in the area surrounding the project. Because this alternative would result in a larger population and generate more trips, direct emissions of greenhouse gas emissions would be more than the proposed project; thus the contribution to global warming of the population generated under this alternative would be greater than that of the proposed project. However, the development density provided in this alternative could reduce vehicle miles traveled, encourage alternate travel modes, including walking and biking, and reduce energy demand compared to the population from less dense development. Therefore, this alternative could overall generate fewer greenhouse gas emissions per capita.

Impacts Potentially Less Severe Than the Proposed Project

Alternative 5 conforms to SACOG's Preferred Blueprint Plan, a plan adopted for the purpose of mitigating environmental effects. Under this alternative, no conflicts with principles of the Blueprint Plan would occur.

In some impact categories, per capita impacts are reduced under Alternative 5 as compared to the proposed project. For example, the denser development of this alternative would likely reduce per capita water consumption due to a decrease in irrigated landscaping associated with the change from large residential lots to smaller lots. It should be noted that overall water consumption may go up since the decreased per capita water consumption may not entirely offset the increased water consumption from the increased total number of dwelling units.

In terms of conservation of natural resources in the cumulative context, Alternative 5 may contribute to efforts to reduce the long-term loss of agricultural land and sensitive species habitat. This alternative may preserve habitat and avoid sensitive resources in other parts of the Sacramento region by providing an increased supply of housing that will otherwise, over time, be built instead in areas that are currently in agriculture/open space. However, development under the Blueprint scenario does not currently provide a mechanism for ensuring that this open space is not otherwise lost, with the exception of any purchases or easements that are secured as mitigation for loss of habitat or other resources as a direct result of the project.

Alternative 5 would help the region reduce overall air emissions given the same regional population growth, because it is designed to decrease the length of vehicle trips and increase use of public transit.

Further, although Alternative 5 would contribute to a cumulatively considerable loss of farmland throughout Placer County, the region, and the State, the increased number of dwelling units under this alternative could reduce the amount of agricultural land converted to residential development elsewhere in the region by helping the region to meet the demand for housing caused by projected regional population growth.

Conclusion

This alternative would generally increase the severity of most the less-than-significant and significant impacts identified for the proposed project, including those related to aesthetics, agricultural resources, air quality, cultural resources, hydrology and water quality, and transportation, and noise, would be more severe and significant under this alternative.

Although viewing impacts in a CEQA-related context leads to the conclusion that Alternative 5, the Blueprint scenario, is the least desirable from an environmental perspective due to its direct impacts, the Alternative could have superior long-term regional environmental benefits. Those, however, would likely only occur to their fullest possible extent if a similar regional approach to growth is pursued by all affected jurisdictions. However, even in the absence of similar planning commitments by other jurisdictions, approval by Placer County of Alternative 5 could, by reducing per capita consumption of various resources, as well as by reducing per capita air pollution and vehicle miles traveled, have the effect of reducing the extent to which population growth and development, with their attendant environmental impacts, would occur elsewhere in the region.

Relationship of the SACOG/Blueprint Increased Units/Same Development Footprint Alternative to the Project Objectives

This alternative would meet the project objectives in that it would provide a University and adjacent Community on the donated land, with the linkages and potential for interaction between the University and Community. This alternative would be consistent with smart growth principles due to its density and could incorporate each of the other components defined in the project objectives. Although this alternative includes more dense development than the proposed project, it is generally consistent with the objectives set forth for the proposed project.

Environmentally Superior Alternative

The environmentally superior alternative is the No Project/No Development Alternative due to the limited environmental impacts associated with this alternative. However, the No Project/No Development Alternative does not achieve any of the project's objectives.

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126.6 (e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated, and states that if the environmentally superior alternative is the No Project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

The alternatives evaluated for this EIR includes those that would reduce the amount of development on the project site (Alternatives 2 and 3), thereby resulting in a reduction population and thus a reduction in population-related impacts, such as public service and utilities demand and traffic generation and the effects associated with traffic. Although both Alternatives 2 and 3 reduce the impacts associated with population, neither reduces the impacts to less-than-significant levels. The analysis includes alternatives that reduce the project area (Alternatives 3 and 4), thereby reducing the effect on the on-site environmental resources, such as agricultural, biological, and cultural resources. While these alternatives would eliminate the impact on two species - dwarf downingia and burrowing owl - by avoiding areas of known occurrences, and reduce the effects on agricultural, cultural, and other biological resources, these impacts would remain significant under these alternatives.

In addition, a Blueprint Alternative was analyzed to demonstrate the effects of development consistent with SACOG's smart growth principles, which encourage more dense residential and commercial, diversity of land uses within a neighborhood, design of the neighborhood, and access to regional destinations. Concentrating new development into mixed, compact communities would reduce the land converted to urban use and reduce vehicle miles traveled, if implemented on a regional scale. On an individual level, such compact development could alleviate development pressure in other areas. However, because this alternative includes more development than the proposed project, the population-related impacts associated with this alternative would be more severe than the proposed project.

From the alternatives evaluated for the Regional University Specific Plan Draft EIR, other than the No Project/No Development Alternative, the environmentally superior alternative would be Alternative 3, the Reduced Units/Reduced Development Footprint Alternative. As described above, Alternative 3 would reduce both the population and developed area, compared to the project, so it would reduce impacts associated with population and footprint. Alternative 3 would reduce the severity of impacts on air quality, agricultural resources, biological resources, cultural resources,

public services, solid waste, transportation, water, and wastewater, although the significant impacts identified for the project would remain significant under this alternative. Nonetheless, Alternative 3 would be the environmentally superior alternative.