6.0 ALTERNATIVES

6.1 INTRODUCTION

The purpose of this chapter is to identify and describe the alternatives to the proposed project. Project alternatives are developed to reduce or eliminate one or more of the potentially significant adverse environmental effects identified under the project while still meeting most 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 reasonably attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines, Section 15126.6). The EIR must also evaluate the comparative merits of the alternatives to the proposed project (CEQA Guidelines, Section 15126.6(a)). 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 Guidelines, Section 15126.6(d).)

6.2 ALTERNATIVES ANALYZED

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 any of the environmental impacts of the proposed project. Alternatives that are evaluated in the EIR must be potentially feasible alternatives. However, not all possible alternatives need to be analyzed. An EIR must "set forth only those alternatives necessary to permit a reasoned choice." (CEQA Guidelines, Section 15126.6(f).) 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 an EIR.

First and foremost, alternatives in an EIR must be potentially 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.* (CEQA Guidelines 15364)

The inclusion of an alternative in an EIR is not evidence that it is feasible as a matter of law, but rather reflects the judgment of lead agency staff that the alternative is *potentially* feasible. The final determination of feasibility will be made by the lead agency decision-making body through the adoption of CEQA Findings at the time of action on the Project. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 489 see also CEQA Guidelines, §§ 15091(a)) (3)(findings requirement, where alternatives can be rejected as infeasible); 15126.6 ([an EIR] must consider a reasonable range of *potentially feasible* alternatives that will foster informed decision making and public participation"). 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 plan or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (Section 15126.6 (f) (1)).

The selection of alternatives in this EIR takes into account the project objectives stated in Chapter 2, *Project Description*. The project objectives include creating a comprehensively planned residential community that balances a mix of residential, employment, commercial, public services, and recreational amenities. The objectives stress the need to provide a safe and efficient circulation system, including a pedestrian and bikeway system, quality open space areas, and necessary public infrastructure. The objectives also state the importance of preserving sensitive habitat and developing a project that includes a mix of uses and facilities that are fiscally feasible and would not adversely impact the City's General Fund.

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 less-than-significant level. The project specific and cumulative significant and unavoidable impacts of the proposed project after mitigation area:

- Potential incompatibility with ongoing agricultural activities (Urban Reserve)
- Inducement of substantial population growth

- Increased traffic volumes on state highways
- Increased traffic volumes City of Roseville roadways
- Increased traffic volumes on Placer County roadways
- Increased traffic volumes on City of Rocklin roadways
- Increased traffic volumes on Sacramento roadways
- Increased traffic volumes on Sutter County roadways
- Increased emissions of fugitive dust and PM_{10} from grading and trenching activities
- Increased emissions of ozone precursors during construction (short-term)
- Increase in offsite traffic noise
- Potential to disturb historic and/or cultural resources
- Increase demand for solid waste services at the landfill and Material Recovery Facility
- Change in visual character
- Loss of grassland
- Cumulative contribution to global warming

Each of these impacts is discussed in detail in Chapters 4 and 5 of this EIR. The following analysis of alternatives focuses on significant impacts, including both those that can be mitigated to a less than significant level and those that would remain significant even if mitigation is applied or for which no feasible mitigation is available.

6.3 ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

Consistent with CEQA, primary consideration was given to alternatives that would reduce any of the proposed project's significant impacts while still meeting most of the basic project objectives. The following alternatives were considered but rejected from further analysis:

All residential alternative: Replacing all proposed commercial, and business professional uses with residential use would not reduce any significant impacts of the proposed project, and could increase traffic, air quality, and noise impacts because there would be no internalization of vehicle trips if no commercial and/or employment generating uses were provided.

No residential alternative: Like the all residential alternative, above, replacing all proposed residential uses with commercial uses would not reduce any significant impacts of the proposed

project. This alternative also would not meet the project objectives of providing a residential community with a mix of uses or of enhancing the City's housing stock. Finally, such an alternative would provide more commercial square footage than the local market would be able to absorb, and would exceed demand.

Wetland avoidance alternative: One possible alternative would be to avoid wetlands by reducing the project development footprint while keeping the same level of development. Low concentrations of wetlands are spread throughout the project area (as shown in Figure 6-1). As an alternative planning exercise, the areas that could be developed without affecting any wetlands were identified. These areas would form small, isolated, irregularly shaped pockets throughout the planning area, without access from one area to another. Development of the small areas of developable land would need to be aggregated into areas of sufficient size to allow a feasible development project. Infrastructure such as multiple bridge crossings, culverts, and drainage improvements would be necessary to access development and maintain drainage ways. The infrastructure costs of this alternative would be prohibitive and, therefore, economically infeasible. In addition, any project developed under the wetland avoidance alternative would require some filling of wetlands to make roadway connections, and/or usable building pads etc. An additional unknown number of acres of wetland would still be impacted directly. Additional, indirect impacts could occur as a result of changes to the topography of the area surrounding the wetlands. Developed areas would alter the current drainage patterns, and the current hydrologic regime that maintains the wetlands, could be detrimentally altered.

SVSP and Urban Reserve without the Richland Property: At the time Richland decided to not participate in the SVSP, consideration was given to amending the plan to take the property out of the annexation area as well. However, given the location of the property, which is substantially within the City's existing sphere of influence, as an identified area for development in the City/County MOU, consistency with the City Council's ultimate edge policy, and its adjacency to approved development in the WRSP, it was determined that it was important that the Richland property remain in the Urban Reserve area of the proposed project. Further, important utility points of connection for water, sewer and recycled water delivery that will need to be extended with the extension of West Side Drive, which are critical to serving the SVSP, are located immediately to the north of the Richland property in the West Roseville Specific Plan. For these reasons, it was determined that this alternative would be infeasible.

Relocated Commercial: Placer County commented on the NOP that an alternative should be included in the EIR that reconfigures the non-residential uses in the plan so that commercial uses would not be so linear along Baseline Road. This alternative was considered but rejected, because moving commercial interior to the SVSP area wouldn't significantly reduce any impacts compared to the proposed project. Baseline Road is proposed to become a six-lane facility. The Community Commercial uses are large in nature, and are more appropriately sited along a major transportation corridor such as Baseline Road. The traffic analysis indicates that the traffic would flow along Baseline at acceptable levels with the access points proposed as part of the project.

Alternative Locations: Most land in the City that is already within an approved specific plan is designated park or open space or carries entitlements. There are no large areas of land within the City that could accommodate the proposed SVSP.

There are no offsite alternatives in western Placer County that would reduce or lessen the significant impacts of the proposed project. Consistent with LAFCO policy, the offsite location would need to be connected to the City of Roseville and not create leap frog development. Therefore, the only logical offsite areas would be to the south or west. These areas are already entitled in the County (Placer Vineyards and Regional University). Similar vernal pool wetlands impacts would be likely to occur if an offsite location were identified to the south or west. In addition, the project site is within the identified City of Roseville/Placer County MOU area, which has been identified for growth since the mid-1990's. The project area is substantially within the City's sphere of influence, and is also identified in SACOG's preferred growth scenario for the Blueprint. Therefore, an alternative outside the project boundaries would not avoid any of the significant impacts of the project.

Alternatives Analyzed in the EIR

Four alternatives to the proposed SVSP Project are evaluated in this EIR. Each of the alternatives assumes no development in the Urban Reserve area, because there are no current proposals for development in that area.

Alternative 1: No Project Alternative, which would encompass both "no development" and "no action," because it is anticipated that no development would occur if the current land use designations and zoning are retained.

Alternative 2: Reduced Footprint, Increased Density Alternative. This alternative assumes slightly greater numbers of residential units with greater open space (smaller development footprint).

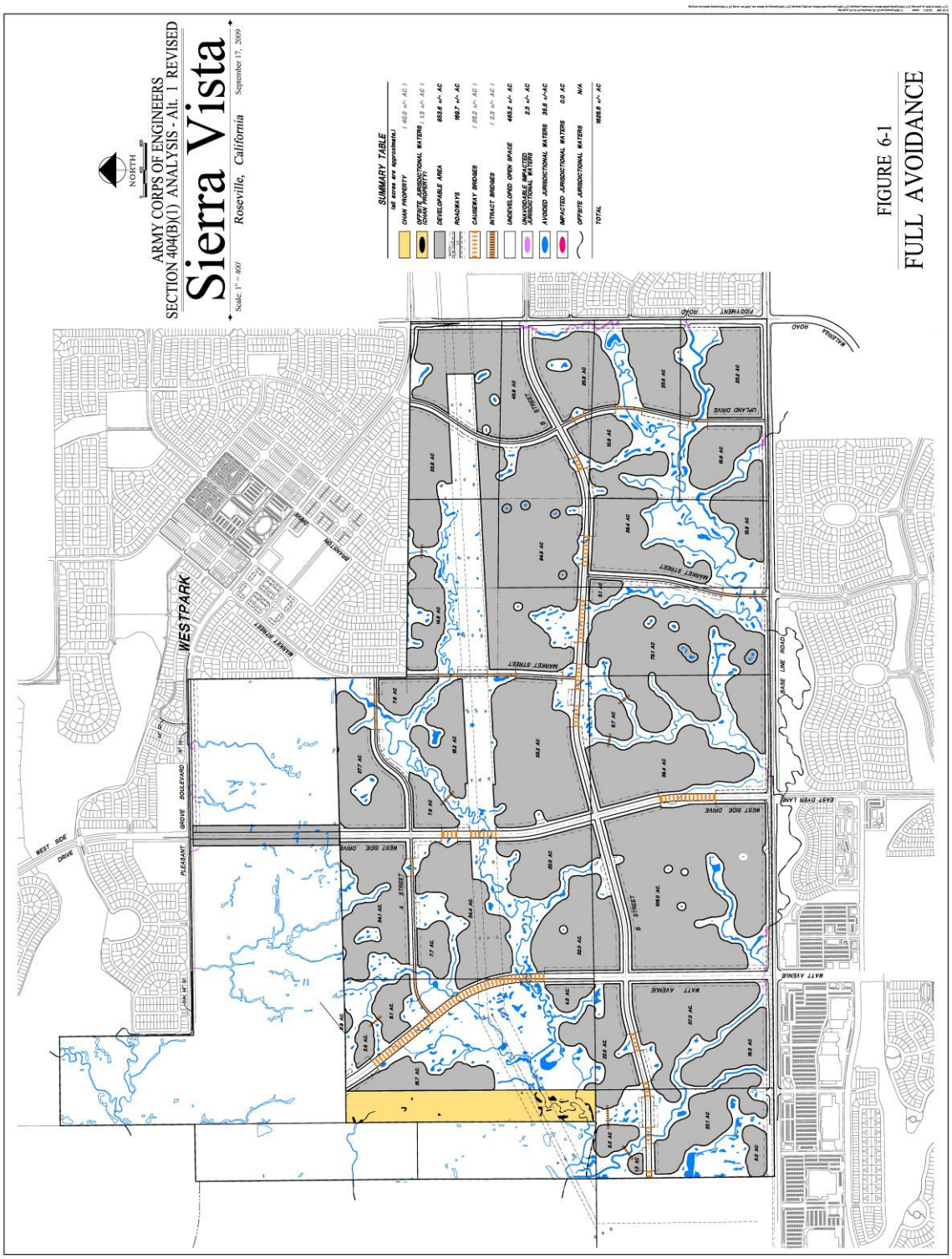
This alternative would accommodate approximately 6,665 dwelling units and 599 acres of open space.

Alternative 3: Reduced Footprint, Same Density Alternative. This alternative assumes 1,726 fewer residential units with greater open space (smaller development footprint). This alternative would accommodate approximately 4,931 residential units and 599 acres of open space.

Alternative 4: Same Footprint, Reduced Density Alternative. This alternative assumes the same open space avoidance as the proposed project, with lower densities, for a total of 4,985 units. Each of the alternatives is described in more detail below, followed by an assessment of the alternative's impacts relative to the proposed project. The focus of this analysis is the difference between the alternatives and the project and the significant impacts.

FIGURE 6-1

AVOIDANCE ALTERNATIVE SITE PLAN, CONSIDERED BUT REJECTED



6.4 ALTERNATIVE 1: NO PROJECT ALTERNATIVE

No Project Alternative

Under CEQA, the No Project Alternative must consider the effects of foregoing the project. The purpose of analyzing the No Project Alternative is to allow decision-makers to compare the impacts of the proposed project to the no project The No Project Alternative describes the environmental conditions that exist at the time that the NOP is circulated, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. (CEQA Guidelines 15126 (e) (2))

Under the No Project Alternative the project are would remain in its current agricultural/rural use, with a minimum 80-acre farming zone. Although a number of prior planning decisions by the City and LAFCO indicate the City's intention to annex most or all of the project area into the City, the current zoning is County zoning, which does not contemplate urban uses. Without annexation, general plan amendments, a specific plan, prezoning, and other approvals such as those sought as part of the project, it is not foreseeable that the area would develop with urban land uses. While as many as 25 farms at 80 acres each could theoretically occupy the SVSP area, such subdivision of agricultural land is not common in south Placer County Therefore; it is assumed that no development would occur.

ENVIRONMENTAL IMPACTS

None of the impacts identified in Chapters 4 or 5 would occur under the No Project Alternative, because the project area would remain in its current state. The SVSP is consistent with SACOG Blueprint principles and is located in an area identified for future growth by the Blueprint. The proposed project includes a mix of housing types and is located in an area slated for development on the SACOG Preferred Scenario land use map. The No Project Alternative is inconsistent with the SACOG Blueprint Preferred Land Use Map. Because the Blueprint Preferred Land Use Map accommodates projected regional growth, the No Project Alternative would divert projected

growth to another location in the region or away from the existing urban footprint, which would create additional environmental impacts.

Mitigation That Would No Longer Be Required

None of the mitigation measures identified in this EIR would be required under the No Project Alternative.

Significant and Unavoidable Impacts That Would No Longer Occur

None of the significant and unavoidable impacts identified in this EIR would occur under the No Project alternative.

Based on impact analyses, the No Project Alternative would be environmentally superior to the proposed project, because none of the environmental impacts identified in Chapter 4 would occur.

However, the No Project Alternative would not achieve any of the project objectives. It is inconsistent with the project objectives in that it does not include a development project. Most notably, the No Project Alternative is inconsistent with the objective that seeks to meet the City's share of regional housing needs and for consistency with the SACOG Blueprint. Because of its inconsistency with SACOG Blueprint principles, the No Project Alternative, while environmentally superior to the proposed project in the short term, compared to existing conditions, would likely be environmentally inferior to the project in the long-term as measured against a future baseline condition assuming all 2050 regional growth anticipated by SACOG. Under the latter scenario, the project would be superior to the No Project Alternative with respect to long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and greenhouse gas emissions, as shown in the SACOG Blueprint Preferred scenario. The baseline SACOG Blueprint scenario showed how additional consumption of greenfield development would occur, if development is spread out and not concentrated near existing infrastructure and jobs etc.

6.5 ALTERNATIVE 2: REDUCED FOOTPRINT/INCREASED DENSITY ALTERNATIVE

Alternative 2: Reduced Footprint/Increased Density

Under the *Reduced Footprint, Increased Density Alternative*, open space would substantially increase as shown in Figure 6-2. This alternative was developed by increasing open space in the areas onsite within the SVSP that contained the greatest concentrations of vernal pools or drainage areas.

Under this alternative, the developed area would increase to 599 acres (versus 267 acres with the project). The residential densities would be increased to accommodate a similar amount of residential units as the proposed project. This alternative would provide 6,665 dwelling units on a smaller footprint than the project. The Open Space designation would increase, but the citywide park would be eliminated.

TABLE 6-1
ALTERNATIVE 2
REDUCED FOOTPRINT/INCREASED DENSITY LAND USE SUMMARY

		SVSP	SVSP	Alternative 2	Alternative 2
Zoning	Land Use	Acres	Dwelling Units	Acres	Dwelling Units
OS	Open Space	256.9	--	599	--
PR	Parks	89.9	--	54	--
P/QP	Public/ Quasi-Public	70.7	--	71.3	--
LDR	Low Density Residential	484.6	2,417	81.6	408
MDR	Medium Density Residential	261.6	2,350	407.3	3,865
HDR	High Density Residential	66.1	1,633	104.1	2,395
CC	Community Commercial	153.6	--	96.1	--
CMU	Commercial Mixed-Use	34.3	255	37.6	183

TABLE 6-1 CONTINUED
ALTERNATIVE 2
REDUCED FOOTPRINT/INCREASED DENSITY LAND USE SUMMARY

		SVSP	SVSP	Alternative 2	Alternative 2
Zoning	**Land Use**	**Acres**	**Dwelling Units**	**Acres**	**Dwelling Units**
CC/BP	Community Commercial/ Business Professional	27.3	--	23.8	--
R/W	Road Right-of-Way	111.8	--	111.8	--
OS/ Paseo	Paseo	26.1	--	24.4	--
Total		**2,064**	**6,655**	**2,064**	**6,665**

The number of schools would remain the same. Commercial uses would be reduced under this alternative. Community Commercial uses along Baseline Road would be 57 acres smaller. CMU would be reduced by 24 acres, and CC/BP uses would be reduced by 25 acres.

ENVIRONMENTAL IMPACTS

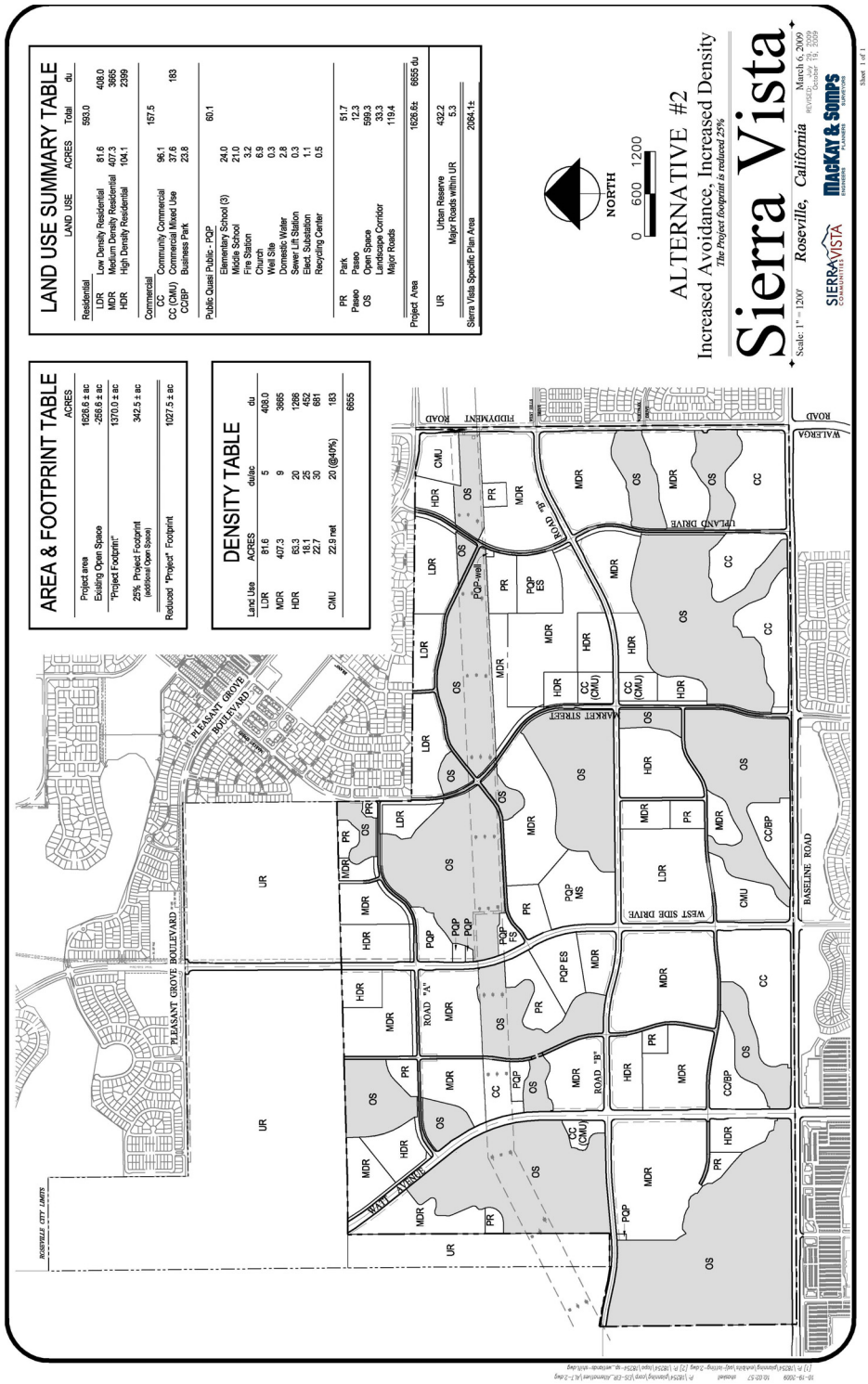
LAND USE AND AGRICULTURAL RESOURCES

Under Alternative 2, a mix of residential land use would be provided, but at higher densities in order to keep the amount of units relatively similar to the proposed project while increasing open space. As a result, the mix of residential units would be: 3 % for low-density residential, 58 % for medium-density residential and 36 % of the units would be high-density residential. There would be a reduction in parks acreage and commercial uses. Open space would increase. With the exception of the open space area located on the southwest corner of the site, it is unlikely that any of the other areas would continue to support agricultural uses, because of their size and the fact that they would be surrounded by development.

FIGURE 6-2

ALTERNATIVE 2, REDUCED FOOTPRINT

INCREASED DENSITY SITE PLAN



The potential conflicts with agricultural practices and future development of the Urban Reserve areas would remain the same under this alternative. This would be a **significant** impact.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would remain the same under this alternative. This would be a **significant unavoidable** impact. **Population, Employment and Housing**

Affordable Housing

Ten percent of residential units would be made affordable under either the proposed SVSP, or Alternative 2, consistent with City policy. This is a **less than significant** impact. This alternative would provide a greater percentage of high density housing opportunities, and thus there would likely be more affordable housing opportunities then the proposed project. This alternative would allow the City to better meet its RHNA obligation.

Inducement of Substantial Population Growth

Because a similar level of residential units is proposed under this alternative, this alternative would result in correspondingly similar population growth. This impact would remain **significant and unavoidable**.

Consistency with Adopted City Policies

Alternative 2 would be required to comply with all applicable plans and policies, as would the proposed SVSP. This Alternative would provide additional opportunities for meeting Blueprint project objectives, because it is higher density. Overall consistency with plans and policies would remain **less than significant**.

TRANSPORTATION AND CIRCULATION

DKS Associates provided a quantitative analysis of traffic impacts for Alternative 2, the *Increased Open Space/Increased Density Alternative*. In order to provide a comparison under worst-case conditions, this analysis is based on 2025 conditions, rather than existing conditions. As discussed in Chapter 4.3, the 2025 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

Alternative 2 would result in approximately 17 % less traffic than the proposed project. Approximately 107,436 daily trips would be generated, compared to 128,684 daily trips generated by the project. Similar to the project, over 80 % of the Roseville intersections would operate at LOS "C" or better. This would be a **less than significant** impact.

As shown in Table 6-2, compared to the project, two intersections would improve to an acceptable level of service (Junction & Baseline and Roseville Parkway & Sierra College Boulevard), and one intersection, Pleasant Grove Boulevard and Washington Boulevard, would operate under worse conditions with this Alterative. Therefore, this alternative would result in fewer traffic impacts overall compared to the project. Nonetheless this alternative would still result in a **significant** impact. Alternative 2 would have significant level of service impacts to the following three intersections that would not be significantly adversely impacted by the proposed project:

This alternative would have significant level of service impacts to the following three intersections:

- Baseline Road and Fiddyment Road
- Galleria and Roseville Parkway
- Pleasant Grove and Washington Boulevard

TABLE 6-2
INTERSECTIONS WITH SIGNIFICANT LOS CHANGES
ALTERNATIVE 2

	Proposed Project		Alternative 2	
Intersection	**LOS**	**V/C**	**LOS**	**V/C**
Baseline Road & Fiddyment Road	**E**	**1.00**	**E**	**0.99**
Galleria & Roseville Pkwy	**E**	**1.00**	**E**	**1.00**
Junction & Baseline	**D**	**0.82**	C	0.81
Pleasant Grove & Washington	**D**	**0.90**	**E**	**0.91**
Roseville & Sierra College	**D**	**0.82**	C	0.79
Westside & Baseline	C	0.81	C	0.80

DKS Associates, 2009

Traffic impacts would be **significant and unavoidable**.

AIR QUALITY

Construction Emissions

As shown in Table 6-3 emissions of all pollutants would continue to exceed Placer County Air Pollution Control District (PCAPCD) thresholds under this alternative. This is a **significant** impact. However, there would be a slight reduction in the amount of air pollution that would be generated compared to the proposed project.

Construction of Alternative 2 would result in slightly lower PM_{10} and $PM_{2.5}$ emissions compared to the SVSP. That is because, with increased open space, less grading would be required. Site grading is the largest single source of PM_{10} and $PM_{2.5}$ dust emissions associated with construction. Alternative 2's emissions of other criteria pollutants, including ROG and NOx, would likely be similar to or lower than those of the SVSP because it would involve denser development, including more multi-family and less single family residences.

Even with lower emissions, construction of Alternative 2 would result in a **significant** impact because emissions of ROG, NOx, and PM10 would exceed the PCAPCD's significance thresholds. Implementation of mitigation measures outlined in Chapter 4.4 Air Quality would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds.

Climate Change

GHG emissions associated with this alternative would be slightly lower than those for the preferred SVSP because of the lower vehicle miles traveled and the higher ratio of higher density residential development, as compared to the preferred alternative. The contribution to greenhouse gas emission would remain **significant and unavoidable** as shown in Table 6-4.

Mitigation is available to reduce impacts, but not to a less than significant level**.**

NOISE

Construction Noise

As with the proposed project, construction activities could occur in proximity to sensitive receptors, primarily residences. Because the urban land use pattern would be nearly the same over a smaller geographical area, construction noise would be approximately the same as the Project but would occur in a smaller area. Construction noise would be associated with a slightly different land use mix. Construction noise would be s**ignificant**, but reduced to a less than significant level with mitigation.

TABLE 6-3

COMPARISON OF CRITERIA POLLUTANT EMISSIONS GENERATED BY THE ALTERNATIVE 2 (UNMITIGATED, POUNDS PER DAY)

Alternative	ROG	NOx	CO	SO_2	PM10	PM2.5	CO_2
Project Buildout (2025)							
Area Sources	492.3	170.6	245.7	0.01	0.7	0.7	207,830
Transportation	1,093	823	9,334	18.7	3,224	613.5	1,920,726
Total	1,585	994	9,580	18.7	3,225	614.2	2,128,556
Reduced Footprint/Increased Avoidance Alternative 2 (2025)							
Area Sources	439.1	134.6	121.7	0.00	0.4	0.3	165,0767
Transportation	851.1	639.8	7,275	14.6	2,517	478.8	1,499,023
Total	1,290	774.42	7,397	14.6	2,517	479.1	1,664,100
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A	N/A
Exceed Threshold?	Yes	Yes	Yes	No	Yes	No	No

Notes: Transportation emissions based on VMT estimates provided for the traffic analysis and EMFAC2007 emission rates. Area source emissions estimated using the URBEMIS2007 model using the proposed land uses proposed for the SVSP proposed buildout and alternatives.

TABLE 6-4
ALTERNATIVE 2 OPERATIONS GREEN HOUSE GAS EMMISSIONS
UNMITIGATED METRIC TONS PER YEAR

Buildout 2025	CO_2	CH_4	N_20	CO_2e
Water	1,719.90	0.01	0.01	1,753.22
Wastewater	695.54	0.01	0.00	695.75
Solid Waste	--	136.96	--	2,876.75
Area Sources	27,330.33	--	--	27,330.33
Electricity	65,924.15	0.64	0.31	66,033.69
Transportation	248,180.00	--	--	260,589.00
Total	343,879.92	137.62	0.32	359,278.19

Tim Rimpo Associates 2009

Commercial Noise

Under Alternative 2, the project area would still be developed with a variety of land uses, including residential, commercial, and parks. Similar to the proposed project, noise levels could exceed City standards at some residences. This would be a **significant** impact. With mitigation, the impact would be reduced to a **less than significant** level.

Park-related Noise

It is expected that a citywide signature park would be located within Alternative 2, so there would be similar noise impacts as the proposed project. The impact would be reduced to a **less than significant** level with mitigation.

Traffic Noise

Under Alternative 2, similar traffic would be generated as under the project, and noise levels would still be expected to exceed 60 Ldn along some roadways. This would be a significant unavoidable impact. Because Alternative 2 would result in a 17 % reduction in traffic compared to the proposed project, development of Alternative 2 would result in slightly less traffic noise on roadways outside of the project area. Nevertheless, traffic noise would still be **significant and unavoidable**. Mitigation would not be available to reduce the impacts to a less than significant level.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and "Other Waters" of the United States and/or loss or degradation of habitat for wetland species

Under Alternative 2, the amount of open space would increase. However, wetland impacts would still remain. This is a **significant** impact. The loss of federally protected wetlands and "other" waters of the U.S. would be 13.59 acres of vernal pool impacts (compared to 23 acres under the proposed project). With mitigation, including onsite and offsite preservation, and no net loss of wetlands, the impact would be reduced to a **less than significant level**.

Disturbance to Nesting Raptors

Under Alternative 2, the impacts on nesting raptors would be similar to the proposed SVSP, because construction activity would still occur. Because grassland foraging habitat would be lost, although a lesser degree amount, impacts of this alternative would be similar to the proposed project. This would be a **significant** impact. Mitigation, including on and offsite preservation of grassland would be required. With mitigation it would be a **less than significant** impact.

Loss of Annual Grassland Habitat

Under Alternative 2, the impacts on nesting raptors would be similar to the proposed SVSP because construction activity would still occur. Because grassland foraging habitat would be removed, impacts would be similar under this alternative, but to a lesser degree. This would be a **significant** impact. With mitigation, such as preservation of grassland on and offsite, this could be reduced to a **less than significant** level.

Offsite Infrastructure

Under Alternative 2, the impacts from offsite infrastructure would be similar to the proposed SVSP because construction activity would still occur. This would be a **significant** impact. Alternative 2 would require the same off-site infrastructure as the proposed project and the impacts associated with off-site infrastructure would be identical. Mitigation would reduce the impact to a **less than significant** level.

CULTURAL AND PALEONTOLGICAL RESOURCES

This alternative would not disturb as much land as the proposed project: therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. However, the potential would still exist from any development that would disturb potential subsurface resources, and therefore, this would be a **significant and unavoidable** impact, even with mitigation.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 2 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the SVSP, use of recycled water to areas accessible to the public, and location of residential and school uses in relation to sources of electromagnetic fields (EMF). This is a potentially significant impact. With mitigation, the impacts can be reduced to a **less than significant** level.

This alternative would result in lesser concerns related to locating sensitive land uses within 800 feet of the proposed high pressure PG&E gas line. Low density residential uses would not be located within 1,000 feet from the gas line. Only a small portion of high density residential uses are proposed in the vicinity of Watt Avenue, which would result in less potential incompatibility impacts compared to the proposed project. This would be a **less than significant** impact.

PUBLIC SERVICES

Because the number of residents would be the same as the proposed project, the impacts to public services from Alternative 2 would be identical to the proposed project. **Less than significant** impact.

Parks and Recreation

Alternative 2 would provide approximately 599 acres of open space and 54 acres of active park uses within the SVSP area. While Alternative 2 would provide greater open space, it would not meet the requirement for parks. Therefore, the impact on park and recreation facilities would be similar to the proposed SVSP and would require mitigation through additional park dedication and/or in lieu fees. With mitigation, the impact would be a **less than significant** impact.

Libraries

Under Alternative 2, there would be approximately 16,924 new residents in the SVSP area. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. The impact on libraries under Alternative 2 would be similar to those of the proposed SVSP, because the number of new residents would be the same**.** The impact to libraries would be **less than significant**.

PUBLIC UTILITIES

Water Supply

The amount of surface water supply required under Alternative 2 would be 1,096 AFY less then for the proposed project, as shown in Table 6-5, below. Water supply needs for this alternative would be met in the same manner as for the proposed Project: a combination of surface water from Folsom Lake and recycled water supplies during wet / normal years, with the addition of increased water conservation and groundwater during dry and driest years. The impact would be **less than significant**, because there would be adequate surface water to serve the project. Because water supply needs are less for Alternative 2 than for the project, the demand for water treatment, storage and conveyance would be less compared to the proposed SVSP. Consequently, the associated less-than-significant environmental impacts for Alternative 2 would be slightly less than for the Project.

TABLE 6-5

WATER SUPPLY
PROJECT VS ALTERNATIVE 2
(in acre feet per year)

WATER DEMAND	PROJECT	ALTERNATIVE 2
Annual Water Demand (AFY)	3,915	2,706
Committed Recycled Water Supply (AFY)	563	450
Resultant Surface Water Supply Required (AFY)	**3,352**	**2,256**

Under Alternative 2, and as shown in Table 6-5 above, the total water demand is less than for the proposed Project. Therefore, the amount of groundwater required to serve Alternative 2 during dry and driest years will be less than analyzed for the Project, and groundwater impacts for Alternative 2 will be less than those analyzed for the Project. Groundwater recharge impacts would also be reduced compared to the proposed SVSP, because more land would be left as open space. This would be a **less than significant impact**.

Recycled Water

The demand for recycled water from Alternative 2 would be less than for the proposed project, because the amount of undeveloped, non-irrigated open space would increase substantially. A comparison of the committed recycled water supply between the SVSP and Alternative 2 is provided in Table 6-5 above. Because the committed recycled water supply for this alternative is less than for the Project, the associated environmental impacts for Alternative 2 would be reduced compared to the Project. Like the SVSP, this alternative would have a **less than significant** impact on recycled water resources.

Wastewater

Because less development is proposed under this alternative, there would be a corresponding reduction in the demand for wastewater treatment. Table 6-6, below, provides a comparison of the Average Dry Weather Flow (ADWF) between the proposed Project and Alternative 2. It is anticipated that a sewer lift station would still be required under this alternative. Because the

wastewater flow demands for Alternative 2 are less than that for the Project, the associated environmental impacts for Alternative 2 would slightly be reduced compared to the Project. However, it is expected that expansion of the PGWWTP would still be needed under this alternative, which would be a **significant** impact. With mitigation, including expansion of the PGWWTP, this would be reduced to a **less than significant** impact.

TABLE 6-6
WASTEWATER FLOWS
PROJECT VS ALTERNATIVE 2
(in million gallons per day)

WASTEWATER FLOWS	PROJECT	ALTERNATIVE 2
ADWF (mgd)	1.37	1.30

Solid Waste

Solid waste generation under Alternative 2 would be approximately 31 tons per year more than proposed under the proposed SVSP. The slight increase in waste generated would result in a slightly increased impact compared to the Project. Because the increase is so small as compared to the total generation expected, the increase is considered negligible and the impacts associated with Alternative 2 are equivalent to that for the Project. Impacts on the landfill would remain **significant and unavoidable**, because although the landfill could be expanded to increase capacity, the City of Roseville does not control the landfill.

TABLE 6-7
SOLID WASTE GENERATION
PROJECT vs ALTERNATIVE 2

SOLID WASTE GENERATION	PROJECT	ALTERNATIVE 2
Annual Generation (tons per year)	**25,756**	**25,787**
Landfill (tons per year)	18,029	18,051
MRF (tons per year)	7,727	7,736

Electricity, Natural Gas and Telecommunications

Because Alternative 2 has the same number of residents as the proposed SVSP, it is expected that Alternative 2 would result in similar demand for electricity and natural gas, and that telecommunications infrastructure would be the same. This impact is **less than significant**.

HYDROLOGY AND WATER QUALITY

Under Alternative 2 approximately 29 percent of the proposed SVSP area would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged into Federico and Curry Creeks would be proportionately reduced compared to the proposed SVSP. This would reduce the magnitude of the peak flow impacts identified for the SVSP.

The magnitude of the construction site and post development urban runoff water quality impacts would be slightly reduced compared to the proposed SVSP. A large portion of the site would still be graded and developed. Therefore, the impact would be **significant**.

Mitigation would be available including implementing the conditions of NPDES permit(s) and low impact development standards that would reduce the impact to a **less than significant** level.

AESTHETICS AND VISUAL RESOURCES

Like the proposed SVSP, Alternative 2 would be an extension of the urban edge that exists east of the SVSP (the existing City of Roseville). Development of Alternative 2 would be visually compatible with surrounding developed uses, but would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, and commercial and other urban facilities into an undeveloped area. This would be a **significant and unavoidable** impact.

Light and Glare

Although Alternative 2 would reduce the amount of land developed as urban uses, it would still result in a substantial change in the amount of light generated on the site, and would alter nighttime views of the site. Light would be generated by residences, businesses, streetlights and vehicles, all of which would increase the ambient nighttime illumination level. In addition, schools

with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the SVSP area that are currently uninterrupted by light from the site would change to views of a developed, lit environment. This would be a **significant** impact. Impacts from light and glare for Alternative 2 would be somewhat reduced in comparison to the proposed project, because the amount of area to be developed with light and glare-producing uses would be reduced, and there would not be a citywide sports complex.

CONCLUSIONS

Alternative 2 would be environmentally superior to the proposed SVSP project because substantially fewer acres would be developed. In most cases, the impacts of Alternative 2 would be the same as, or reduced compared to, the proposed SVSP. However, no impacts that were identified as significant and unavoidable under the SVSP would be reduced to a less than significant level with this Alternative. Alternative 2 meets the stated project objectives and results in the same number of residential uses. Alternative 2 may not meet Project Objective #18, which is to provide positive fiscal impact, to the same extent as the proposed project. That is because Alternative 2 contains 57 fewer acres of community commercial uses, which may impact the project's fiscal position. In addition, it is a policy of the General Plan that specific plans strive to maintain a neutral or positive fiscal benefit to the City.

Mitigation That Would No Longer Be Required

Mitigation Measures 4.5 (a) through 4.5 (c) would no longer be needed since this alternative does not include a citywide park that would be potentially incompatible with adjacent residential uses for noise and light.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

6.6 ALTERNATIVE 3: REDUCED D FOOTPRINT/SAME DENSITY ALTERNATIVE

Under the Reduced Footprint/Same Density Alternative, open space would be substantially increased as shown in Figure 6-3. Alternative 3 was developed by increasing open space in the areas of the site that contain the greatest concentrations of vernal pools or drainage areas.

Developed areas would be reduced to 1,027 acres, and open space would increase to 599 acres (compared to 257 acres in the proposed project). The residential densities would be reduced by 26 percent. This alternative would provide 4,931 dwelling units on a smaller footprint than the project. While acreage within the Open Space designation would increase, the citywide park would be eliminated.

ENVIRONMENTAL IMPACTS

LAND USE AND AGRICULTURAL RESOURCES

Under Alternative 3, a mix of residential land use would be provided at lower densities in order to lessen some of the impacts of the proposed project, while increasing open space avoidance. As a result the mix of residential units would be: 36 % for low-density residential, 36 % for medium-density residential and 26 % of the units would be high-density residential. There would be a reduction in parks acreage by approximately 41 acres, and a reduction of commercial uses (60 fewer acres of CC, and 79 fewer acres of CMU uses). There would be a small increase in CC/BP uses of approximately 21 acres. This would be as a result of a shift to more Business Professional uses near the northwest corner of Baseline Road and West Side Drive. Open space would increase by 343 acres.

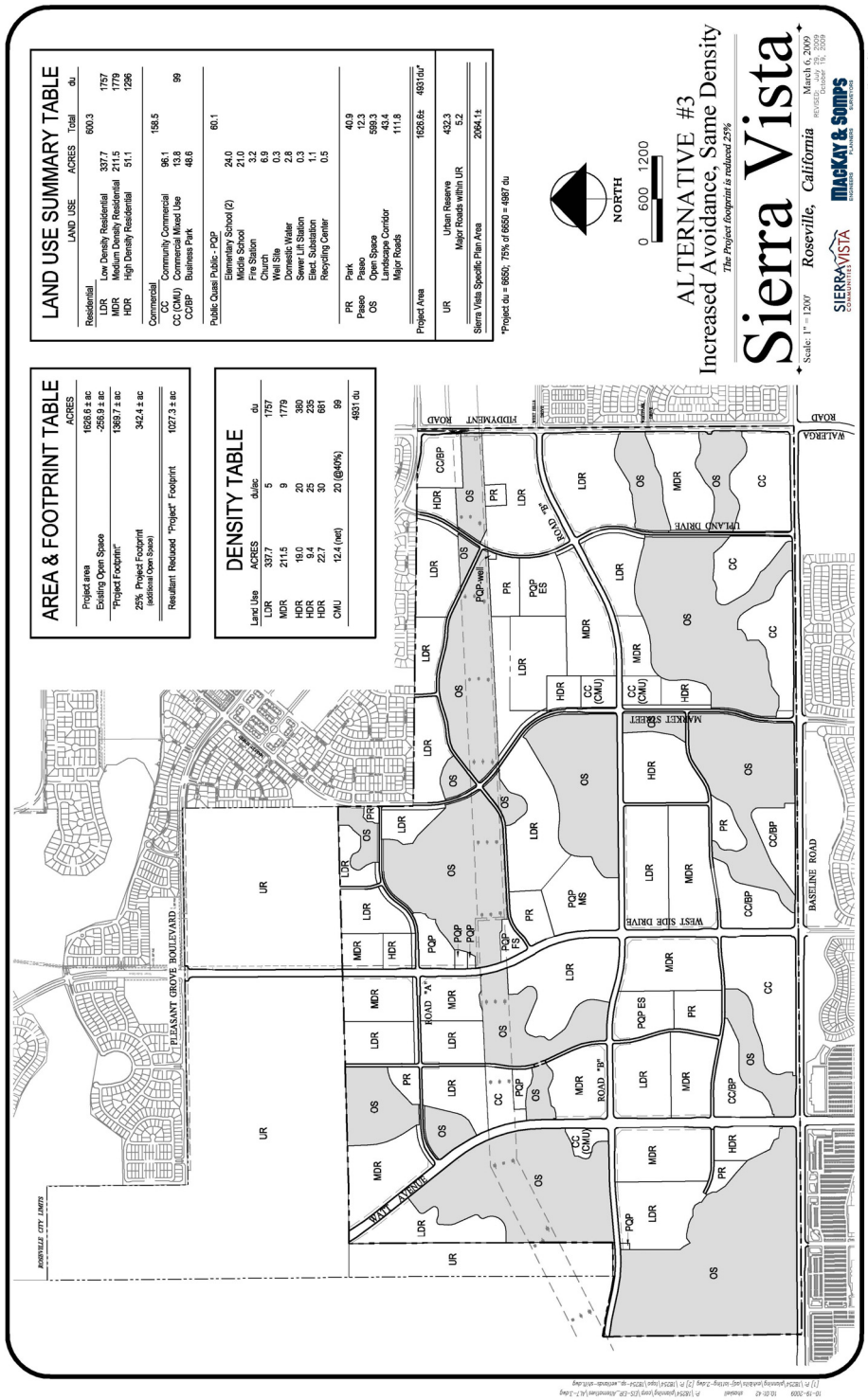
TABLE 6-8
ALTERNATIVE 3
REDUCED FOOTPRINT/SAME DENSITY LAND USE SUMMARY

		SVSP	SVSP	Alternative 3	Alternative 3
Zoning	**Land Use**	**Acres**	**Dwelling Units**	**Acres**	**Dwelling Units**
OS	Open Space	256.9	--	599	--
PR	Parks	89.9	--	40.9	--
P/QP	Public/ Quasi-Public	70.7	--	59.3	--
LDR	Low Density Residential	484.6	2417	351.1	1757
MDR	Medium Density Residential	261.6	2350	197.7	1779
HDR	High Density Residential	66.1	1633	51.1	1296
CC	Community Commercial	153.6		96.1	
CMU	Commercial Mixed-Use	34.3	255	13.8	99
CC/BP	Community Commercial/ Business Professional	27.3	--	48.6	--
R/W	Road Right-of-Way	111.8	--	111.8	--
OS/Paseo	Paseo	26.1	--	24.4	--
Total		**2,064**	**6,655**	**2,064**	**4,931**

FIGURE 6-3

ALTERNATIVE 3

REDUCED FOOTPRINT/SAME DENSITY SITE PLAN



With the possible exception of the open space area located on the southwest corner of the site, it is unlikely any of the other areas would continue to support agricultural uses because of their small size and the fact that they would be surrounded by development.

The potential conflicts with agricultural practices and future development of the Urban Reserve areas would be the same under this alternative. This would be a **significant impact**.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would be the same under this alternative, only to a lesser degree because there would be fewer residents. This would be a **significant** impact.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be made affordable under either the proposed SVSP or Alternative 3, consistent with City policy. This is a **less than significant** impact.

Inducement of Substantial Population Growth

Alternative 3 would have the same types of residential development as proposed under the SVSP, and in the same density ranges. However, Alternative 3 would have fewer acres of development, which would result in 4,929 residential units instead of the 6,655 units in the proposed project. The reduction of 1,726 residential units would result in 4,384 fewer residents than the proposed project. Impacts resulting from population growth would remain **significant and unavoidable**.

Consistency with Adopted City Policies

Alternative 3 would be required to comply with all applicable plans and policies, as would the proposed SVSP. This impact would remain **less than significant**.

However, this alternative would be less consistent with the SACOG Blueprint and would reduce the City's ability to accommodate its regional housing allocation. Lower density development associated with this alternative would make it more difficult for residents to walk or bike to services. Fewer developed urban uses would be located proximate to each other. Because Alternative would have fewer residential units, it would reduce the City's ability to accommodate

its share of projected growth and to meet the long-term regional benefits of consistency with the Blueprint, including reduced long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, reduced per capita wastewater generation, and reduced per capita air pollutant and greenhouse gas emissions.

TRANSPORTATION AND CIRCULATION

DKS Associates prepared a quantitative analysis of traffic impacts for Alternative 3, the *Increased Open Space/Reduced Density* Alternative. In order to provide a comparison under worst-case conditions, this analysis is based on 2025 conditions rather than existing conditions. As discussed in Chapter 4.3, the 2025 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

Alternative 3 would result in an approximately 24 percent reduction in traffic compared to the proposed project. Approximately 97,532 daily trips would be generated compared to 128,684 daily trips generated by the project. Similar to the project, over 80 % of the Roseville intersections would operate at LOS "C" or better. This is a **less than significant** impact.

This alternative would result in **significant** traffic impacts on level of service at certain intersections, listed below. As shown in Table 6-9, compared to the project, two intersections would improve to an acceptable level of service (Junction & Baseline and Roseville Parkway & Sierra College Boulevard) and two intersections, Galleria & Roseville Parkway and Westside Drive and Baseline Road, would operate under worse conditions with this Alterative. The net difference compared to the proposed project would be one less intersection significantly impacted (four versus five intersections operating at LOS D or worse with the project).

Alternative 3 would have a significant level of service impact at the following intersections:

- Baseline Road and Fiddyment Road
- Galleria and Roseville Parkway
- Pleasant Grove and Washington Boulevard
- Westside Drive and Baseline Road

TABLE 6-9
INTESECTIONS WITH SIGNIFICANT LOS CHANGES
ALTERNATIVE 3

	Proposed Project		Alternative 2	
Intersection	**LOS**	**V/C**	**LOS**	**V/C**
Baseline Road & Fiddyment Road	**E**	**1.00**	**E**	**0.98**
Galleria & Roseville Pkwy	**E**	**1.00**	**F**	**1.01**
Junction & Baseline	**D**	**0.82**	C	0.81
Pleasant Grove & Washington	**D**	**0.90**	**D**	**0.89**
Roseville & Sierra College	**D**	**0.82**	C	0.81
Westside & Baseline	C	0.81	**D**	**0.85**

DKS Associates, 2009

Traffic impacts would be **significant and unavoidable**.

AIR QUALITY

Construction Emissions

Alternative 3 would result in lower PM_{10} and $PM_{2.5}$ emissions compared to the proposed SVSP. That is because, with increased open space, less grading would be required. Site grading represents the largest single source of PM_{10} and $PM_{2.5}$ dust emissions associated with construction. The emissions of other criteria pollutants, including ROG and NOx, would also be lower than the preferred SVSP option.

Construction of Alternative 3 would result in a significant impact because emissions of ROG, NOx, and PM10 would exceed the PCAPCD's significance thresholds. Implementation of the mitigation measures outlined in Chapter 4.4 *Air Quality* would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would be **significant and unavoidable**.

TABLE 6-10

COMPARISON OF CRITERIA POLLUTANT EMISSIONS GENERATED BY ALTERNATIVE 3

(UNMITIGATED, POUNDS PER DAY)

Alternative	ROG	NOx	CO	SO_2	PM10	PM2.5	CO_2
Project Buildout (2025)							
Area Sources	492	171	246	0.01	0.7	0.7	207,830
Transportation	1,093	823	9,334	18.7	3,224	614	1,920,726
Total	1,586	994	9,580	18.7	3,225	614	2,128,557
Alternative 3 (2025)							
Area Sources	363	123	182	0.00	0.5	0.5	150,109
Transportation	764	580	6,613	13	2,291	436	1,364,517
Total	1,127	703	6,795	13	2,292	436	1,514,626
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A	N/A
Exceed Threshold?	Yes	Yes	Yes	No	Yes	No	No

Notes: Transportation emissions based on VMT estimates provided for the traffic analysis and EMFAC2007 emission rates. Area source emissions estimated using the URBEMIS2007 model using the proposed land uses proposed for the SVSP proposed buildout and alternatives.

Climate Change

GHG emissions associated with Alternative 3 would be slightly lower than for the proposed SVSP because of the lower vehicle miles traveled and the higher ratio of higher density residential development compared to the proposed project. However, the contribution to greenhouse gas emission would be **significant and unavoidable**.

TABLE 6-11
ALTERNATIVE 3
OPERATIONS GREEN HOUSE GAS EMMISSIONS
UNMITIGATED METRIC TONS PER YEAR

Buildout 2025	CO_2	CH_4	N_20	CO_2e
Water	1,294.50	0.01	0.01	1,296.95
Wastewater	514.53	0.01	0.00	514.68
Solid Waste	--	101.32	--	2,127.69
Area Sources	24,852.21	--	--	24,852.21
Electricity	48,767.84	0.44	0.23	48,848.35
Transportation	225,911.09	--	--	237,206.65
Total	343,879.92	101.78	0.24	314,846.54

Source: Tim Rimpo Associates 2009

NOISE

Construction Noise

As with the proposed project, construction activities associated with Alternative 3 could occur in proximity to sensitive receptors, primarily residences. This would be a **significant** impact.

Commercial Noise

Under Alternative 3, the project area would still include a variety of land uses, including residential, commercial, and parks. Similar to the project, noise levels could exceed City standards at some residences under Alternative 3. With mitigation this impact could be reduced to a **less than significant** level.

School-related Noise

School related noise would be **less than significant**. Under Alternative 3, schools would be constructed within the project area, similar to the proposed project. Therefore, noise impacts would remain the same.

Park-related Noise

Because Alternative 3 does not include a citywide park, potential incompatibilities associated with noise and lighting would be eliminated under this alternative. Noise associated with other neighborhood park uses would remain the same as the project. The impact would be **less than significant**.

Traffic Noise

Under Alternative 3, similar amounts of traffic would be generated as under the proposed project; therefore, noise levels would still be expected to exceed 60 Ldn along some roadways. Development of Alternative 3 would increase traffic noise on roadways outside of the project area. This impact would be similar to the proposed project. Traffic noise would be **significant and unavoidable**.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and "Other Waters" of the United States and/or loss or degradation of habitat for wetland species

Under Alternative 3, the amount of open space would be greater than under the proposed project. However, wetland impacts would still remain. Loss of federally protected wetlands and "other" waters of the U.S. would include13.59 acres of vernal pool impacts (compared to 23 acres under the proposed project). This is considered a **significant** impact. Mitigation to achieve no net loss of wetlands through offsite preservation would be needed to reduce impacts.

Disturbance to Nesting Raptors

Under Alternative 3, the impacts on nesting raptors would be similar to the proposed SVSP, because construction activity would still occur. Because grassland foraging habitat would be

developed, the impacts of Alternative 3 would be similar to, although less than, the proposed project. This would be a **significant** impact. With mitigation, this impact could be reduced to a **less than significant** level.

Loss of Annual Grassland Habitat

Under Alternative 3, the impacts on loss of grassland would be similar to the proposed SVSP because construction activity would still occur. This would be a **significant** impact. The increased amount of open space would reduce the area of grasslands that would be impacted. Because grassland foraging habitat would be removed, impacts would be similar under this alternative, but to a lesser degree.

Offsite Infrastructure

Under Alternative 3, the impacts from offsite infrastructure would be similar to the proposed SVSP because construction activity would still occur. This would be a **significant impact**. Alternative 3 would require the same off-site infrastructure as the proposed project and the impacts associated with off-site infrastructure would be identical.

CULTURAL AND PALEONTOLOGICAL RESOURCES

This alternative would not disturb as much land as the proposed project; therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. However, the potential for uncovering resources would still exist and would be **significant and unavoidable**.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 3 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the SVSP, use of recycled water in areas accessible to the public, and location of residents and schools in proximity to sources of power and gas lines. The impact would be **significant**.

PUBLIC SERVICES

This alternative would result in a smaller population than the proposed project, so the corresponding demand for public services would be less. The demand for schools, parks and fire and police staffing would be reduced. There would still be a need for a new fire station, however. The impacts would be **less than significant**, because adequate services could be provided.

Parks and Recreation

Under Alternative 3, approximately 41 acres of parks would be provided, with 13 acres each of Neighborhood Community Park, Citywide Park, and Open Space. Alternative 3 would provide approximately 599 acres of open space and 41 acres of active park uses within the SVSP. While Alternative 3 would provide greater overall open space than the proposed project, it would not meet the requirement for parks. Therefore, the impact on park and recreation facilities would be similar to the SVSP, and would require mitigation through park dedication and/or in lieu fees. The impact would be **less than significant**.

Libraries

Under Alternative 3, there would be approximately 12,519 new residents in the SVSP area. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. This is a **less than significant** impact. The impact on existing libraries under Alternative 3 would be less than the proposed SVSP, because there would be approximately 4,384 fewer residents.

PUBLIC UTILITIES

Water Supply

The amount of surface water supply required under Alternative 3 would be 1,084 AFY less than for the proposed project, as shown in Table 6-12 below. This would be a **less than significant** impact. Water supply needs for this alternative would be met in the same manner as for the Project: a combination of surface water from Folsom Lake and recycled water supplies during wet/normal years, with increased water conservation and groundwater during dry and driest years. Because water supply needs are less for Alternative 3 than for the project, the demand for

water treatment, storage and conveyance would be less compared to the proposed SVSP. Consequently, the associated less-than-significant environmental impacts for Alternative 3 would be slightly less than for the project.

TABLE 6-12
WATER SUPPLY
PROJECT VS ALTERNATIVE 3
(Acre Feet Per Year)

WATER DEMAND	PROJECT	ALTERNATIVE 3
Annual Water Demand (AFY)	3,915	2,663
Committed Recycled Water Supply (AFY)	563	395
Resultant Surface Water Supply Required (AFY)	**3,352**	**2,268**

Under Alternative 3, and as shown in Table 6-12 above, the total water demand is less then for the Project. Therefore the amount of groundwater required to serve Alternative 3 during dry and driest years will be less then analyzed for the Project. Impacts to groundwater would be **less than significant**. Groundwater recharge impacts would also be reduced compared to the proposed SVSP, because more land would be left as open space. However, as with the SVSP, the impact on groundwater would be less than significant, because adequate groundwater recharge is available via the City's Reason Farms project, which took rice farming out of production.

Recycled Water

Alternative 3 would have a **less than significant** impact on recycled water demand. The demand for recycled water would be less, because the amount of non-irrigated undeveloped open space would increase substantially. A comparison between the SVSP and Alternative 3 of the committed recycled water supply is provided in Table 6-12 above. Because the committed recycled water supply for this alternative is less then that for the Project, the associated less-than-significant environmental impacts for Alternative 3 would be less than for the project.

Wastewater

Under Alternative 3 the need to expand the PGWWTP would still exist, which is a **significant** impact. Because less development is proposed under this alternative than for the proposed project, there would be a corresponding reduction in the demand for wastewater treatment. Table 6-13, below, provides a comparison between the Project and Alternative 3 of the Average Dry Weather Flow (ADWF). It is anticipated that a sewer lift station would still be required under this alternative. Because the wastewater flow demands for this alternative are less than that for the Project, the associated **less than significant** environmental impacts of Alternative 3 would be less than the project.

TABLE 6-13
WASTEWATER FLOWS
PROJECT vs ALTERNATIVE 3
(in million gallons per day)

WASTEWATER FLOWS	PROJECT	ALTERNATIVE 3
ADWF (mgd)	1.37	1.01

Solid Waste

Development of Alternative 3 would result in a significant impact on the capacity of the landfill. Solid waste generation under Alternative 3 would be approximately 6,680 tons per year less than proposed under the SVSP, resulting in a decreased impact compared to the proposed Project. This is a significant unavoidable impact, because the City of Roseville does not control the timing of land fill expansions.

TABLE 6-14
SOLID WASTE GENERATION
PROJECT vs ALTERNATIVE 3

SOLID WASTE GENERATION	PROJECT	ALTERNATIVE 3
Annual Generation (tons per year)	**25,756**	**19,076**
Landfill (tons per year)	18,029	13,353
MRF (tons per year)	7,727	5,723

Electricity, Natural Gas and Telecommunications

Alternative 3 would result in an approximately 26 % reduction in the level of development proposed for the SVSP. Demand for electricity and natural gas would be a reduced **less than significant** impact because there is adequate capacity in both systems. It is expected that the telecommunications infrastructure would be the same as for the proposed project.

Hydrology and Water Quality

Under Alternative 3 a greater amount of acreage would remain as open space and would not be developed with new impervious surfaces. As a result, the rate and amount of stormwater discharged into Federico and Curry Creeks would be proportionately reduced compared to the proposed SVSP. This would reduce the magnitude of the peak flow impacts identified for the SVSP.

The magnitude of the construction site and post development urban runoff water quality impacts would also be reduced compared to the proposed SVSP.

Aesthetics and Visual Resources

Like the proposed SVSP, Alternative 3 would be an extension of the urban edge that exists east of the SVSP (the existing City of Roseville). Development of Alternative 3 would be visually compatible with surrounding developed uses, but would substantially and permanently alter the existing visual character of the site by introducing an extensive roadway network, houses, offices, and commercial and other urban facilities into an undeveloped area. Like the SVSP, the

conversion of the site to urban uses would result in a **significant unavoidable** impact. Mitigation is not available to reduce the impact to a less than significant level.

Light and Glare

Although Alternative 3 would reduce the amount of land developed as urban uses, it would still result in a substantial change in the amount of light generated on the site and alter nighttime views of the site. Light would be generated by residences, businesses, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level. In addition, schools with sports facilities could use high-intensity lights for playing fields, which would create a large amount of nighttime light. With development of this alternative, views to the SVSP area that are currently uninterrupted by light from the site would change to views of a developed, lit environment. Impacts from light and glare for Alternative 3 would be somewhat reduced in comparison to the proposed Project because the amount of area to be developed with light and glare-producing uses would be reduced, and there would not be a citywide sports complex. With mitigation, the impact would be reduced to a **less than significant** level.

Conclusions

Alternative 3 would be environmentally superior to the proposed SVSP project because substantially fewer acres would be developed. In most cases, the impacts of Alternative 3 would be the same as, or reduced compared to the proposed SVSP. However, no impacts that were identified as significant and unavoidable under the SVSP would be reduced to a less than significant level with this Alternative.

Alternative 3 would meet most of the project objectives, because the same types of land uses would be developed. Alternative 3 would have 4,929 residential units, which is fewer than the proposed project and is inconsistent with Project Objective #2 regarding the mix of land uses. Because fewer units could be built under Alternative 3, this alternative is not as consistent with the Blueprint as the proposed project, because this alternative does not satisfy Project Objective #4 relating to Blueprint consistency and Project Objective #8 relating to the regional housing needs allocation. The Base Case Blueprint Scenario showed how lower density projects adjacent to existing infrastructure and services would result in greater greenfield development, loss of open space, air quality impacts and traffic congestion, then if development occurred at higher densities.

Alternative 3 contains fewer acres of commercial land uses, which may impact the project's fiscal position and ability to satisfy Project Objective #18, which calls for developing a project with a positive fiscal impact.

Mitigation That Would No Longer Be Required

Mitigation Measures 4.5 (a) through 4.5 (c) would no longer be needed because this alternative does not include a citywide Signature Park that would be potentially incompatible with adjacent residential uses for noise and light.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

6.7 ALTERNATIVE 4: SAME FOOTPRINT/REDUCED DENSITY ALTERNATIVE

Under the Same Footprint/Reduced Density Alternative (Alternative 4), open space would remain the same as in the proposed project, but the project would be developed at lower residential densities (Figure 6-4)

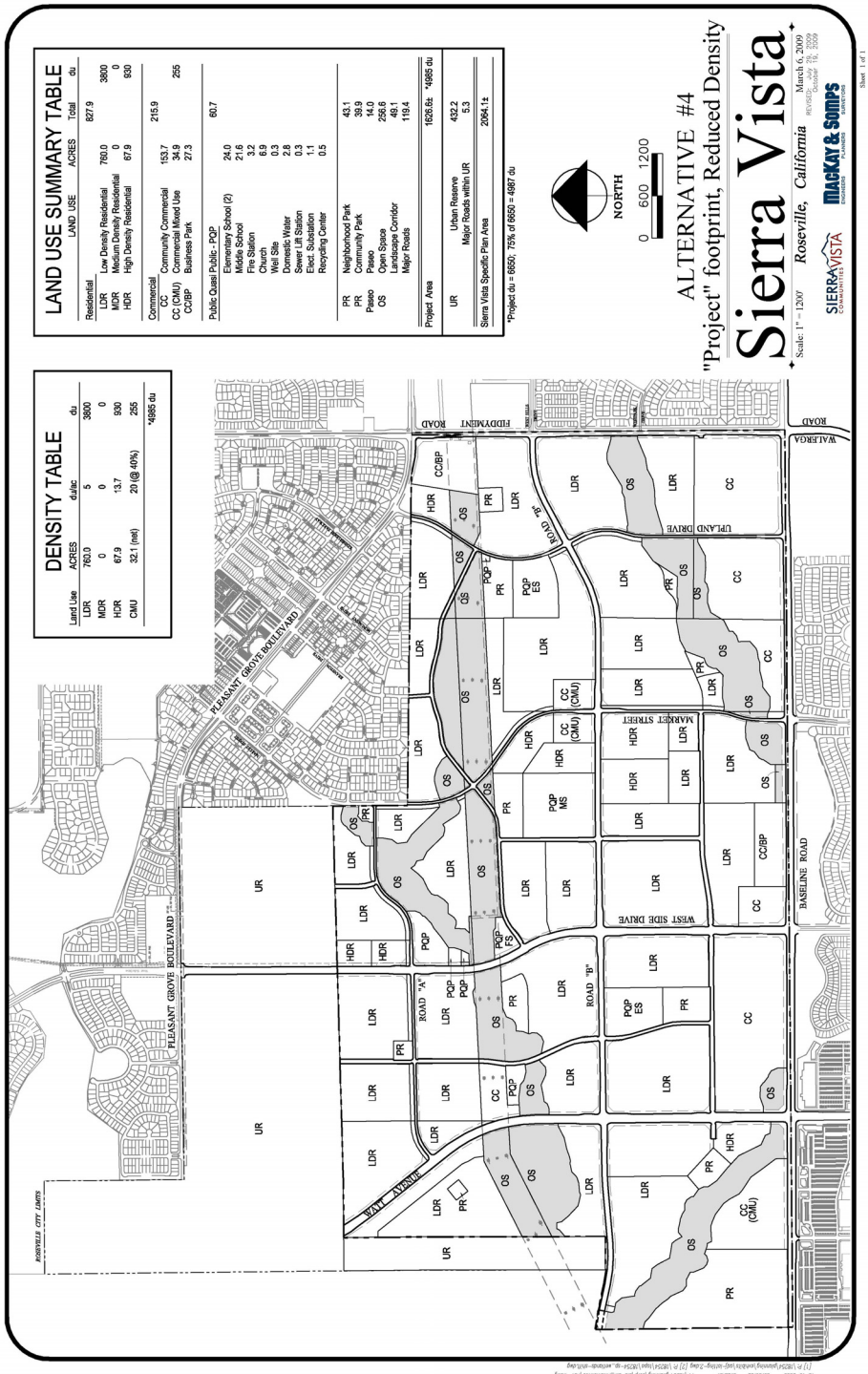
The residential densities would be reduced by approximately 26 %. Alternative 4 would have 4,985 dwelling units on the same residential development footprint as the project. The commercial square footage would remain identical to the proposed project.

Environmental Impacts

Land Use and Agricultural Resources

Under Alternative 4, a mix of residential land use would be developed at lower densities in order to lessen some of the impacts of the project. The mix of residential units would be 77 % low-density residential, no medium-density residential, and 18% high-density residential. The acreage of parks and commercial uses would be the same as in the proposed project.

FIGURE 6-4
ALTERNATIVE 4
SAME FOOTPRINT/REDUCED DENSITY SITE PLAN



Land use compatibility impacts would be the same as the proposed project. This is a **significant** impact.

The loss of agricultural land would be the same as the proposed project. This is a **significant** impact.

The potential conflicts with agricultural practices and future development of the Urban Reserve areas would be the same as the proposed project. This is a **significant** impact.

The potential impacts on sensitive uses due to over-flights from McClellan Airport would remain the same as the proposed project, although a smaller population would be exposed to over-flights. This is a **significant and unavoidable** impact.

TABLE 6-15

ALTERNATIVE 4

SAME FOOTPRINT/REDUCED DENSITY ALTERNATIVE

		SVSP	SVSP	Alternative 4	Alternative 4
Zoning	**Land Use**	**Acres**	**Dwelling Units**	**Acres**	**Dwelling Units**
OS	Open Space	256.9	--	257	--
PR	Parks	89.9	--	80	--
P/QP	Public/ Quasi-Public	70.7	--	58.6	--
LDR	Low Density Residential	484.6	2417	760	3,800
MDR	Medium Density Residential	261.6	2350	0	0
HDR	High Density Residential	66.1	1633	66.1	930
CC	Community Commercial	153.6	--	153.6	--
CMU	Commercial Mixed-Use	34.3	255	34.3	183

TABLE 6-15 (CONTINUED)
ALTERNATIVE 4

SAME FOOTPRINT/REDUCED DENSITY ALTERNATIVE

		SVSP	SVSP	Alternative 4	Alternative 4
Zoning	**Land Use**	**Acres**	**Dwelling Units**	**Acres**	**Dwelling Units**
CC/BP	Community Commercial/ Business Professional	27.3	--	27.3	--
R/W	Road Right-of-Way	111.8	--	111.8	--
OS/Paseo	Paseo	26.1	--	24.4	--
Total		**2064**	**6,655**	**2,064**	**4,985**

Consistency with Adopted City Policies

Like the proposed project, Alternative 4 would be required to comply with all applicable plans and policies. This is a **less than significant** impact.

However, this alternative would be less consistent with the SACOG Blueprint. Lower density development would make it more difficult for residents to walk or bike to services. Fewer uses would be located proximate to each other. Since the Blueprint Preferred Land Use Map accommodates projected regional growth, Alternative 4, compared to the proposed project, would divert development to other locations in the region or away from the existing urban footprint, which would create additional environmental impacts, including increased long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, increased per capita wastewater generation, and increased per capita air pollutant and greenhouse gas emissions.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be made affordable under both the proposed project and Alternative 4, consistent with City policy. However, Alternative 4 would make it nearly impossible for the City to meet its RHNA obligations. HCD recognizes parcels that are zoned high-density residential (over 20 du/ac) as able to fulfill the City's affordable housing obligations. This alternative would only be required to provide HDR parcels at a density of greater than 13 units per acre; therefore, it could not be guaranteed that a developer would propose density of greater than 20 du/ac. Even if the City were to get credit for the HDR parcels proposed in Alternative 4, it would only provide 930 units, which is not enough to meet projected obligations. This is a **significant** impact.

Inducement of Substantial Population Growth

Alternative 4 would have approximately 26 % less residential development than is proposed under the SVSP. This decrease would correspondingly decrease the amount of population growth from development. However, the reduction in population growth would still constitute a substantial increase in growth. Therefore, this impact would be **significant and unavoidable**.

TRANSPORTATION AND CIRCULATION

DKS Associates prepared a quantitative analysis of traffic impacts for Alternative 4, the *Same Footprint/Reduced Density Alternative* (see Appendix D, *Traffic Analysis*). In order to provide a comparison under worst-case conditions, this analysis is based on 2025 cumulative conditions, rather than existing conditions. As discussed in Chapter 4.3, the 2025 Capital Improvement Program (CIP) Update, with minor modifications, forms the basis for this analysis.

As shown in Table 6-16, Alternative 4, compared to the proposed project, would result in two intersections improving to an acceptable level of service (Junction & Baseline and Roseville Parkway & Sierra College Boulevard), and three intersections (Baseline Road & Fiddyment Road, Galleria & Roseville Parkway, and Westside Drive and Baseline Road) deteriorating to worse conditions. This alternative would result in changes in trip distribution due to lower density residential uses. Residents would be less likely to walk to adjacent services because land uses are

more spread out, and would be expected to rely more heavily automobiles. Therefore, this alternative would result in greater traffic impacts.

TABLE 6-16
INTESECTIONS WITH SIGNIFICANT LOS CHANGES
ALTERNATIVE 4

	Proposed Project		Alternative 4	
Intersection	**LOS**	**V/C**	**LOS**	**V/C**
Baseline Road & Fiddyment Road	**E**	**1.00**	**F**	**1.01**
Galleria & Roseville Pkwy	**E**	**1.00**	**F**	**1.01**
Junction & Baseline	**D**	**0.82**	C	0.81
Pleasant Grove & Washington	**D**	**0.90**	**D**	**0.89**
Roseville & Sierra College	**D**	**0.82**	C	0.79
Westside & Baseline	C	0.81	**D**	**0.85**

DKS Associates, 2009

Alternative 4 would have a **significant** impact at the following intersections:

- Baseline and Fiddyment Road
- Galleria and Roseville Parkway
- Pleasant Grove and Washington Boulevard
- Westside Drive and Baseline Road

AIR QUALITY

Construction Emissions

As shown in Table 6-17, emissions of all pollutants would continue to exceed Placer County Air Pollution Control District (PCAPCD) thresholds under Alternative 4, but the amount of emissions would be reduced compared to the proposed project.

TABLE 6-17
COMPARISON OF CRITERIA POLLUTANT EMISSIONS
GENERATED BY ALTERNATIVE 4
(UNMITIGATED, POUNDS PER DAY)

Alternative	ROG	NOx	CO	SO_2	PM10	PM2.5	CO_2
Project Buildout (2025)							
Area Sources	492	171	246	0.01	0.7	0.7	207,831
Transportation	1,093	823	9,334	19	3,224	614	1,920,726
Total	1,586	994	9,580	189	3,225	614	2,128,557
Alternative 4 (2025)							
Area Sources	414	159	298	0.01	0.8	0.8	192,327
Transportation	954	717	8116	16	2,802	533.2	1,669,097
Total	1,368	876	8,414	16	2,803	534	1,861,426
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A	N/A
Exceed Threshold?	Yes	Yes	Yes	No	Yes	No	No

Notes: Transportation emissions based on VMT estimates provided for the traffic analysis and EMFAC2007 emission rates. Area source emissions estimated using the URBEMIS2007 model using the proposed land uses proposed for the SVSP proposed buildout and alternatives.

Alternative 4 would result in similar PM_{10} and $PM_{2.5}$ emissions compared to the proposed project. However, because it would have fewer residential units, construction emissions of ROG and NOx would be lower than for the proposed SVSP. Nevertheless, construction air quality impacts would be **significant and unavoidable** under this alternative.

Alternative 4 would result in a significant impact because emissions of ROG, NOx, and PM10 would exceed the PCAPCD's significance thresholds. Implementation of Mitigation Measure 4.4-1 would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds.

Operational Emissions

Operational emissions associated with Alternative would be higher than for the proposed project because less development would occur. This would still result in a **significant unavoidable** impact.

Climate Change

GHG emissions associated with Alternative 4 would be slightly lower than for the proposed project, however it would result in inefficient travel because of the lower density of uses and the increase in individual vehicle miles traveled compared to the proposed project. This alternative is less Blueprint-friendly because it is lower in density and has fewer opportunities to provide connectivity by locating residences adjacent to services. The contribution to greenhouse gas emission would be **significant and unavoidable** with this alternative.

TABLE 6-18
ALTERNATIVE 4
OPERATIONS GREEN HOUSE GAS EMMISSIONS
UNMITIGATED METRIC TONS PER YEAR

Buildout 2025	CO_2	CH_4	N_20	CO_2e
Water	1,309.47	0.01	0.01	1,311.95
Wastewater	520.48	0.01	0.00	520.63
Solid Waste	--	102.95	--	2,152.30
Area Sources	31,841.96	--	--	31,841.96
Electricity	49,331.81	0.45	0.23	49,413.25
Transportation	359,341.70	--	--	375,394.98
Total	343,879.92	101.78	0.24	314,846.54

Source: Tim Rimpo Associates 2009

NOISE

Construction Noise

As with the proposed project, under Alternative 4 construction activities could occur in proximity to sensitive receptors, primarily residences. However, there would be less construction activity, and fewer residents would be exposed to construction noise under Alternative 4. This alternative would have a **significant** construction noise impact.

Commercial Noise

Under Alternative 4, the project area would still include a variety of land uses, including residential, commercial, and parks. Similar to the proposed project, noise levels could exceed City standards at some residences; however, because fewer people would reside in the project area under Alternative 4, the impact would be less severe. The impact would be **less than significant** with mitigation.

School-related Noise

School related noise impacts would be **less than significant**. Under Alternative 4, schools would be constructed within the project area, similar to the proposed project. Therefore, noise impacts from schools would remain the same.

Park-related Noise

It is expected that a citywide Signature park would be located within Alternative 4; therefore, the noise impact from this facility would be similar to the proposed project. This would be a **significant** impact.

Traffic Noise

Under Alternative 4, less traffic would be generated than under the project, but greater vehicle miles would be traveled because of the lower density uses. Noise levels would still be expected to exceed 60 Ldn along some roadways. This would be a **significant unavoidable** impact. Development of Alternative 4 would increase traffic noise on roadways outside of the project area.

This impact would be similar but less severe than under the proposed project because there would be less traffic.

BIOLOGICAL RESOURCES

Loss of Federally Protected Wetlands and "Other Waters" of the United States

Under Alternative 4, the amount of open space would remain the same as in the proposed project. Therefore, the wetland impacts would be similar. This would be a **significant** impact that would be reduced to a **less than significant** level with mitigation.

Loss or Degradation of Habitat for Wetland Species

Disturbance to Nesting Raptors

Under Alternative 4, the impacts on nesting raptors would be similar to the proposed SVSP because construction activity would still occur. Because grassland foraging habitat would be removed, impacts would be similar under Alternative to the proposed project. At lower densities, there may be some increased opportunity to save more onsite habitat, but not a substantially greater amount than the proposed project. This would be a **significant** impact.

Loss of Annual Grassland Habitat

Alternative 4 would result in the same loss of annual grasslands as the SVSP, which would be a **significant** impact. At lower densities there may be opportunity to provide a little more grassland avoidance, but not substantially greater than the proposed project.

Wildlife Movement Corridors

Alternative 4 would have a similar effect on migratory corridors to the proposed SVSP (Impact 4.8-8), because there would be the same amount of creek crossings. This would be a **significant** impact.

Offsite Infrastructure

Offsite infrastructure would be required for Alternative 4, but improvements would be scaled down to reflect the decrease in development. Nonetheless, roadway and water and sewer conveyance lines would need to be extended, so this is a **significant** impact.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Under Alternative 4, the amount of land to be disturbed would be similar to the proposed SVSP, but reduced slightly. As discussed in Impact 4.8-1, subsurface historic or prehistoric resources could potentially be uncovered during construction activities. Under Alternative 4, less residential development is proposed; therefore, there is a lesser potential for uncovering paleontological resources. However, the impact would be **significant and unavoidable**.

Law Enforcement

The impacts of Alternative 4 on law enforcement would be **less than significant**. Alternative 4 would result in the need for fewer additional sworn staff, other law enforcement staff and equipment compared to the proposed SVSP. Under both Alternative 4 and the proposed project, no new or expanded law enforcement facilities would be required.

Fire Protection

Under Alternative 4, as for the proposed project, existing Fire Station #5 on Pleasant Grove Boulevard would serve the project area until other stations are constructed. The Fire Department has identified the need to construct a new fire station in the first phase of development. Once constructed, the SVSP station would serve the project area, so the four-minute response time standard could be met. Therefore, the impact would be similar to the proposed SVSP. The physical impacts of construction of a new fire station would be identical to the proposed SVSP. This is a **less than significant** impact.

Schools

Alternative 4 would generate additional students who would attend RCSC and CSD schools. The two elementary schools and one middle school would be adequate to serve these students. The potential impacts of construction of new school facilities or expansion of existing facilities would

be substantially similar to the proposed project, as the same number of new schools is required, although the student population generated would be less. This is a **less than significant** impact.

Libraries

Under Alternative 4, there would be approximately 12,600 new residents in the SVSP area. Because the City's standard for libraries is one new branch for every 20,000 residents, a new library branch or expansion of existing branches would not be warranted. The impact on libraries under Alternative 4 would be less severe than the proposed SVSP, because there would be approximately 4,239 fewer residents. This would be a **less than significant** impact.

Parks and Recreation

Alternative 4 would require 152 acres of new parks in total, with 50 acres each of Neighborhood/Community Park, Citywide Park/Community and Open Space/Passive parks to serve the new population. Alternative 4 would provide 40 acres of Neighborhood Park, 39 acres of citywide park and 257 acres of Open Space. Similar to the proposed SVSP, this alternative would be required to dedicate additional park land and/or contribute to in-lieu fees to meet the City park standards. This is a **less than significant** impact.

PUBLIC UTILITIES

Water Supply

As shown in Table 6-19, below, the amount of surface water supply required under Alternative 4 would be 277 AFY less than is required for the proposed project . Impacts on water supply would be **less than significant**. Water supply needs for Alternative 4 would be met in the same manner as proposed for the Project. Hence, water would be supplied to Alternative 4 from a combination of surface water supply from Folsom Lake and recycled water supplies during wet / normal years, with the addition of increased water conservation and groundwater during dry and driest years. Because water supply needs are less for Alternative 4 than for the proposed project, the use of water treatment, storage and conveyance facilities would be less than for the proposed SVSP. Consequently, the associated environmental impacts for Alternative 4 would be somewhat less than but substantially the same as the proposed project.

TABLE 6-19
WATER SUPPLY
PROJECT vs ALTERNATIVE 4

WATER DEMAND	PROJECT	ALTERNATIVE 4
Annual Water Demand (AFY)	3,915	3,593
Committed Recycled Water Supply (AFY)	563	518
Resultant Surface Water Supply Required (AFY)	**3,352**	**3,075**

Groundwater recharge impacts would be the same when compared to the proposed SVSP, because the same amount of land would be left as open space, although there would likely be a reduced amount of impervious surfaces with lower density development. This is a **less than significant** impact.

Recycled Water

The impacts on recycled water would be **less than significant** under Alternative 4 because there would be adequate recycled water capacity to serve alternative. The demand for recycled water would be less under Alternative 4 than for the proposed Project, because the number of single family residential uses would be greater and they would not use recycled water supply. A comparison of the committed recycled water supply between the proposed project and Alternative 4 is shown in Table 6-19, above. Because recycled water use is a benefit from a water resource perspective, this alternative would be less beneficial than the proposed project.

Wastewater

Development under Alternative 4 would require expansion of the PGWWTP. This is a **significant** impact. Because less development is proposed under Alternative 4 than the proposed project, there would be a corresponding reduction in the demand for wastewater treatment. Table 6-20, below, provides a comparison of the Average Dry Weather Flow (ADWF) in million gallons per day (mgd) between the proposed project and Alternative 4. It is anticipated that a sewer lift station would still be required under this alternative. While the wastewater flow demands for this alternative is less than for the Project the associated environmental impacts for Alternative 4

would be the same because an expanded WWTP would still be required but use of the WWTP would be incrementally reduced compared to the proposed project.

TABLE 6-20
WASTEWATER FLOWS
PROJECT vs ALTERNATIVE 4

WASTEWATER FLOWS	PROJECT	ALTERNATIVE 4
ADWF (mgd)	1.37	1.10

Solid Waste

Development under Alternative 4 would be **significant and unavoidable** because it would reduce the capacity of the landfill. Solid waste generation under Alternative 4 would be approximately 6,459 tons per year less than for the proposed project. This results in a decreased impact compared to the proposed project. However, it would still decrease the life of the landfill, which would be a significant unavoidable impact.

TABLE 6-21
SOLID WASTE GENERATION
PROJECT vs ALTERNATIVE 4

SOLID WASTE GENERATION	PROJECT	ALTERNATIVE 4
Annual Generation (tons per year)	**25,756**	**19,297**
Landfill (tons per year)	18,029	13,508
MRF (tons per year)	7,727	5,789

Electricity and Natural Gas

Electric demand would be **less than significant** for Alternative 4, because there is adequate capacity to serve the alternative and the proposed project. This alternative would result in an approximately 26% reduction in the level of development compared to the proposed project. This would have a corresponding reduction in the demand for electricity and natural gas. Although there would be a reduced demand, this alternative would still result in similar impacts as the proposed project.

HAZARDOUS MATERIALS AND PUBLIC SAFETY

Development of Alternative 4 would result in the same impacts as those identified for the proposed project related to the routine use, storage, and transport of hazardous materials within the SVSP, use of recycled water in areas accessible to the public and location of residents and schools in proximity of sources of power and gas lines. This impact would be **significant**.

HYDROLOGY AND WATER QUALITY

Storm water (Peak Flows)

Under Alternative 4, the same amount of land would be designated as open space as in the proposed project. However, because the residential densities would be less, a smaller area of impervious surfaces would be constructed**.** As a result, the rate and amount of storm water discharged to the drainage sheds would be proportionately reduced.

While the volume of storm water discharge would be proportionately reduced compared to the proposed SVSP, runoff water would still need to be directed to and stored in the planned regional retention basin on the Reason Farms property to the northwest. This would be a **significant** impact. Alternative 4, would result in new impervious surfaces, and would require construction and post-development urban runoff water quality measures. This would be reduced to a **less than significant** level with mitigation.

AESTHETICS AND VISUAL RESOURCES

Alterations to Visual Character

Like the proposed project, development of Alternative 4 would be an extension of the urban edge that exists east of the project area. Under Alternative 4, the types of development would be similar to the proposed SVSP, but the extent would be reduced slightly. However, this would be a **significant unavoidable** impact. Alternative 4 would have fewer multi-story residential buildings than the proposed project, because a majority of the plan area would be constructed at low density uses. Mitigation is not available to reduce the impacts to a less than significant level.

Light and Glare

Although Alternative 4 would reduce the amount of development compared to the proposed project, this alternative would still result in a substantial change in the amount of light generated on the site and alter nighttime views of the site. Impacts on light and glare from Alternative 4 would be somewhat reduced in comparison to the proposed project, because fewer multi-story, higher density residential uses would be built. Mitigation would reduce the impact to a **less than significant** level.

CONCLUSIONS

Alternative 4 would be environmentally superior to the proposed SVSP, because fewer residential units would be developed. Every impact would remain the same as the proposed project with the exception of traffic, air quality and noise.

For the most part, Alternative 4 would meet the project objectives. However it does not include 6,655 residential units pursuant to the project objectives. Further, Alternative 4 would not assist the City in meeting its RHNA obligations or consistency with the Blueprint, pursuant to Project Objectives #8 and #4, as well as the proposed project would. Because of its inconsistency with SACOG Blueprint principles, Alternative 4, while environmentally superior to the proposed project in the short term measured against existing conditions, would likely be environmentally inferior to the project in the long-term measured against a future baseline condition assuming all 2050 regional growth anticipated by SACOG. Under the future scenario, the project would be superior to Alternative 4 with respect to long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and greenhouse gas emissions.

Mitigation That Would No Longer Be Required

None

Significant and Unavoidable Impacts That Would No Longer Occur

None

Environmentally Superior Alternative

According to Section 15126.6 (d) (2) of the CEQA Guidelines, an EIR is required to identify an environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative would be the alternative that results in the fewest significant environmental impacts as compared to the proposed project. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

According to Section 15126.6(d)(2) of the CEQA Guidelines, an EIR is required to identify an environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative would be the alternative that results in the fewest significant environmental impacts as compared to the proposed project. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

The No Project Alternative would reduce the greatest number of project impacts, and would, therefore, be environmentally superior to the proposed project. Among the other alternatives, Alternative 3, *Increased Avoidance, Same Density Alternative*, would be considered the environmentally superior alternative, because it reduces more of the project's significant project impacts compared to the other project alternatives, and creates no additional significant impacts. Alternative 3 would result in the fewest impacts with respect to: 1) wetlands and grasslands, 2) construction and operational air quality emissions; 3) contribution to global warming, 4) public services (police, fire, schools, and libraries), 5) public utilities (water, recycled water, wastewater, electricity, and natural gas); 6) transportation; 7) construction and operational noise; and 8) conversion of agricultural land to developed uses. Alternative 3 also would preserve the most open space and would result in the construction of the fewest dwelling units. The population attributable to this alternative would also be the least, as would the number of employees and/or jobs that would be generated.

It should be noted however, that Alternative 3 fails to meet most of the project objectives. It would provide less ability for the City to meet its regional housing needs obligation, and is less consistent with the SACOG Preferred Blueprint Scenario. As noted earlier, development consistent with Blueprint principles and densities, measured against a 2050 future condition in

which growth currently projected by SACOG has occurred, tends to reduce long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and greenhouse gas emissions.