SECTION 6.0

ANALYSIS OF ALTERNATIVES

6.0 ALTERNATIVES

6.1 INTRODUCTION

The purpose of this chapter is to identify and describe the alternatives to the Proposed Project. In accordance with the California Environmental Quality Act (CEQA) Guidelines, the alternatives analyzed in this Environmental Impact Report (EIR) would reduce or eliminate one or more of the potentially significant adverse environmental effects of the Proposed Project while still meeting most of the basic project objectives.

6.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

An EIR must evaluate a range of potentially reasonable alternatives to the Proposed Project, or to the location of the Proposed Project, which could feasibility attain most of the basic objectives of the Proposed Project but would avoid or substantially lessen any of the significant effects of the Proposed Project (CEQA Guidelines, Section 15126.6 [a] - [c]). The EIR must compare the alternatives to the Proposed Project and evaluate the comparative merits of the alternatives (CEQA Guidelines, Section 15126.6[a], [d]). An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the Proposed Project, but must include sufficient information to allow meaningful evaluation, analysis, and comparison with the Proposed Project (CEQA Guidelines, Section 15126.6[d]).

The primary purpose of the alternatives analysis is to disclose other ways that the objectives of the Proposed 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]).

First and foremost, the alternatives analyzed in an EIR must be potentially feasible. In the context of CEQA:

> *"Feasible" means 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, Section 15364; see also Section 15126.6[f][1], discussed below.)*

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 Proposed Project (CEQA Guidelines, Sections 15091[a][3], findings requirement, where alternatives can be rejected as infeasible, and 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 (CEQA Guidelines, Section 15126.6[f][1]).

The range of alternatives in this EIR takes into account the project objectives stated in **Section 2.4**, **Project Objectives**. In summary, the project objectives include creating a comprehensively planned residential community that balances a mix of residential, employment, commercial, public services, and recreational amenities; providing a safe and efficient circulation system; including a pedestrian and bikeway system, providing quality open space areas; providing necessary public infrastructure; 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 significant impacts of the Proposed Project, particularly those that could not be mitigated to a less-than-significant level. The significant and unavoidable impacts of the Proposed Project are discussed in detail in **Section 4.0**, **Environmental Analysis**, and listed in **Section 5.3** of this EIR. The following analysis of alternatives focuses on significant impacts, both those that can be mitigated to a less-than-significant level and those that would remain significant even if mitigation is implemented or for which no feasible mitigation is available.

6.3 ALTERNATIVES ELIMINATED FROM DETAILED CONSIDERATION IN THE EIR

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 for the reasons stated below:

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, greenhouse gas (GHG) emissions, 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: Replacing all proposed residential uses with commercial uses would not reduce any significant impacts of the Proposed Project because commercial uses have higher trip generation rates than residential uses and thus would result in greater vehicle trips and associated traffic, noise, air pollutant and GHG emission impacts. Additionally, impacts associated with conversion of open space land to urban uses, including but not limited to, potential impacts associated with biological resources, agricultural resources and stormwater runoff, would be similar. This alternative also would not meet the project objectives of providing a residential community with a mix of uses or of increasing the City's housing stock to meet regional housing needs. This alternative also would provide more commercial square footage than the local market would be able to absorb, and would exceed demand, which would make the alternative infeasible.

Original Project Alternative: The project applicants originally proposed a land use plan that had more development and less open space within the same project site boundaries. This alternative would have had greater impacts to biological resources; slightly greater energy demand; and slightly greater impacts

to public services, traffic, and air quality. In consultation with the resource agencies, the land use plan was modified to provide additional open space along the southern project site boundary by combining two previously proposed smaller preserves into one larger contiguous preserve. The applicant is no longer proposing the original land use plan alternative, which has been withdrawn from consideration.

Alternative Locations: Consistent with the Placer County Local Agency Formation Committee (LAFCO) policy, an offsite location alternative would be required to be connected to the City of Roseville to avoid "leap frog" development. When assessing off-site alternatives, it is evident that western Placer County provides the most potential in terms of land that may meet the objectives and goals of the Proposed Project. However, a limiting factor in this assessment is that the areas of highest potential are currently engaged in the "entitlement process" and are not available to the applicant (Placer Vineyards and Regional University/Curry Creek Community Plan Area) (refer to **Figure 4.1-2**). Although property not currently proposed for development is located west and contiguous to the City boundary and north of the proposed Regional University site, this area is surrounded by established open space within the Al Johnson Wildlife Area, and thus would be isolated and hence not adjacent to City services. Vernal pool wetlands impacts similar to those associated with the Proposed Project could potentially occur if an offsite location were developed to the west.

In reviewing the presence and availability of large tracts of undeveloped land within the City limits, it is evident that there are not contiguous properties that are of a similar acreage as the Proposed Project. When assessing available properties outside the City limits it is apparent that potentially suitable properties have similar biological resource constraints and unavoidable impacts to resources may equal or exceed those associated with the Proposed Project. In addition, approximately half of the project site is identified as a location for future urban development within the Sacramento Area Council of Government (SACOG) Blueprint preferred growth scenario map. There are no other undeveloped areas within, or adjacent to, the City's boundaries that have not already been approved for development and which comply with the above-mentioned criteria.

6.4 ALTERNATIVES ANALYZED IN THE EIR

Four alternatives to the Proposed Project are evaluated in this EIR, including the "no project" alternative as required by CEQA Guidelines Section 15126.6(e). Similar to the Proposed Project, all of the alternatives assume that rural agricultural uses would continue, and that a single residential unit may be established as allowable under the Urban Reserve land use designation of the City's General Plan. Each of the alternatives is described in more detail in the sections below, followed by an assessment of the alternative's impacts compared to the Proposed Project.

Alternative 1: No Project/No Build Alternative. The purpose of this alternative is to allow decision-makers to compare the impacts of approving the Proposed Project with the impacts of not approving the Proposed Project. Under this alternative, the project site would not be annexed into the City, existing County land use designations for the project site would remain in effect, and no development would occur.

Alternative 2: Reduced Density, Similar Development Footprint Alternative. This alternative assumes similar open space avoidance as the Proposed Project, but residential development densities would be reduced by approximately 20 percent (504 units less), for a lower total of 2,323 residential units. This alternative was developed to reduce impacts associated with the number of residential units and population within the project site, including but not limited to, vehicle trips and associated emissions and noise.

Alternative 3: Compact Development Footprint Alternative. This alternative assumes slightly more residential units as the Proposed Project but at a greater density with more open space preserved. This alternative would have approximately 2,936 residential units (109 units more) and 205 acres of open space (approximately 60 acres more or an increase of 40 percent). This alternative was developed to reduce impacts associated with the conversion of open space land to urban uses, including but not limited to, potential impacts associated with biological resources, agricultural resources, and stormwater runoff.

Alternative 4: Minimum Wetland Impact Alternative. This alternative assumes that impacts to wetlands would be minimized by reducing the project development footprint. This alternative would provide approximately 1,980 residential units (847 units less) and 278.6 acres of open space (approximately 133 acres more or an increase of 90 percent).

6.4.1 Alternative 1: No Project/No Build Alternative

Under CEQA, the No Project Alternative must consider the effects of foregoing the Proposed Project. The purpose of analyzing the No Project Alternative is to allow decision-makers to compare the impacts of the Proposed Project to the action of no project. The No Project Alternative describes the environmental conditions that exist at the time that the Notice of Preparation (NOP) 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 site would remain in its current agricultural/rural use and minimum 80-acre farming zoning. It is reasonably foreseeable that under the No Project Alternative, Placer Parkway would be extended through the northern portion of the project site under future conditions, similar to the Proposed Project. Without annexation, general plan amendments, a specific plan, prezoning, and other approvals such as those sought as part of the Proposed Project, it is not reasonably foreseeable that the area would develop with urban land uses. While as many as eight farms at 80 acres each could theoretically occupy the project site, such subdivision of agricultural land is not common in south Placer County. Therefore, it is assumed that no development would occur and existing uses (seasonal cattle grazing) would continue.

Environmental Impacts

Impacts related to the Proposed Project identified in **Sections 4.0** and **5.0** would not occur under the No Project Alternative, because the project site would remain in its current agricultural use. The Proposed Project is consistent with SACOG Blueprint planning principles and approximately half of the site is located within an area identified for future urban growth by the Blueprint. Because the Blueprint Preferred

Land Use Map incorporates projected regional growth, the No Project Alternative could divert projected growth to another location in the region and away from the existing urban footprint, which could create additional unanticipated environmental impacts and potentially be inconsistent with SACOG regional planning goals.

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

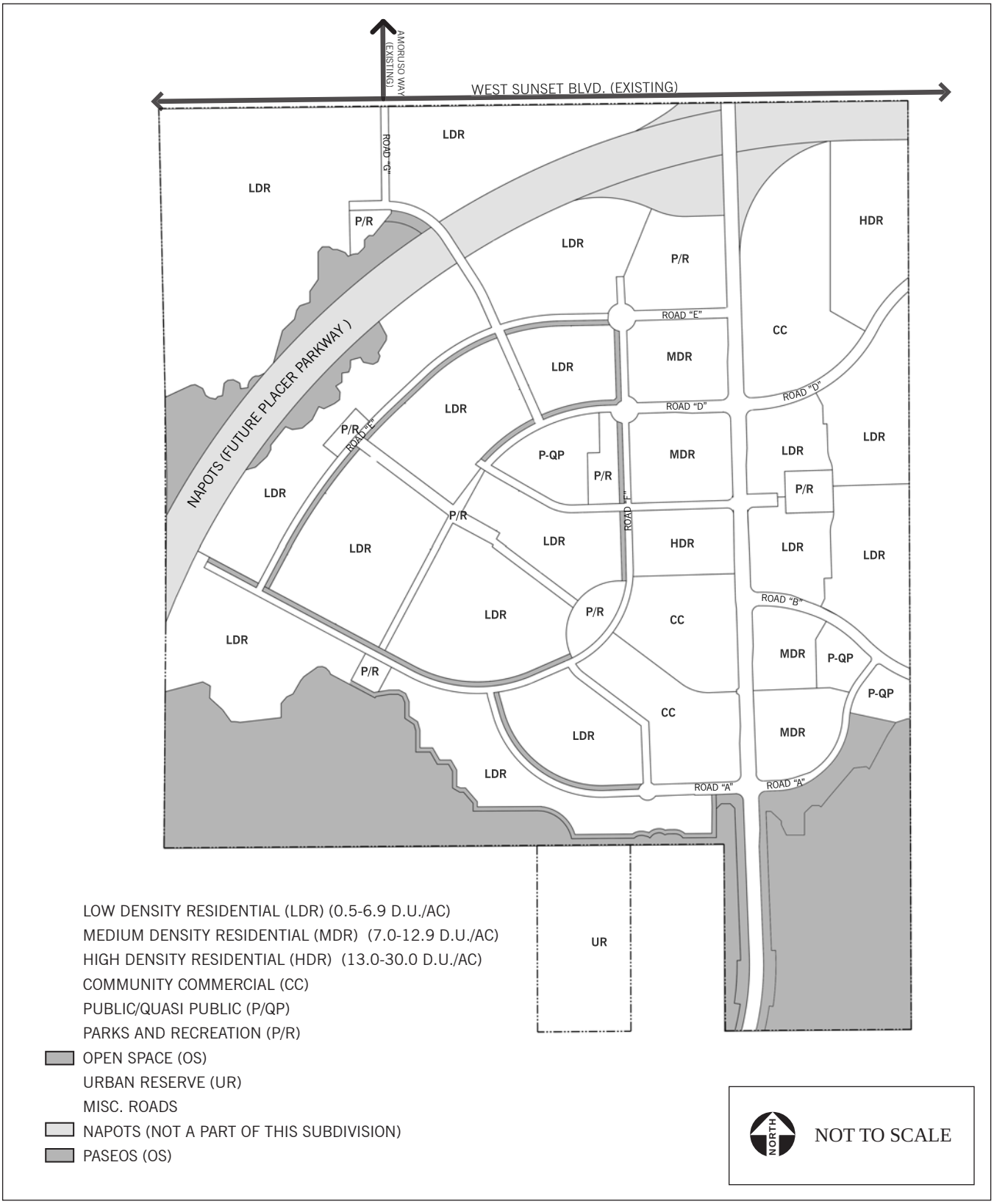
None of the significant and unavoidable impacts identified in this EIR would occur under the No Project Alternative. Based on impact analyses, the No Project Alternative would be environmentally superior to the Proposed Project, because none of the environmental impacts identified in **Sections 4.0** and **5.0** 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 with the regional planning goals of 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, could, over time, become environmentally inferior. The SACOG Blueprint is a regional planning effort that identified and forecasted projected growth through 2050. As a participant in the regional planning goals, the Proposed Project would be superior to the No Project Alternative due to its consistency with projected 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 GHG emissions, as shown in the SACOG Blueprint Preferred analysis. The SACOG Blueprint assessed compact development adjacent to existing job centers, transit opportunities, and services versus low density development spread out over a large area, with associated impacts such as increased backbone infrastructure costs and adverse effects related to high mileage commutes.

6.4.2 Alternative 2: Reduced Density, Similar Development Footprint

Description

Under the Reduced Density, Similar Development Footprint Alternative (Alternative 2), open space would remain the same as the Proposed Project, but residential densities would be reduced by approximately 18 percent (**Figure 6-1**). As a result, the number of units and population associated with this alternative would be less than under the Proposed Project. The acreage of all other uses, including commercial, parks, public/quasi-public (including the school), and right-of-way would be identical to the Proposed Project (**Table 6-1**).



SOURCE: Dahlin Group, 5/29/2014; AES 2015

Figure 6-1

Alternative 2: Reduced Density, Similar Footprint

TABLE 6-1
ALTERNATIVE 2 LAND USE SUMMARY

Land Use Designation / Description	ARSP - Acres	ARSP - Units	Alt 2 - Acres	Alt 2 - Units
Residential Neighborhoods				
LDR Low Density Residential	248.8	1,302	281.87	1,452
MDR Medium Density Residential	50.3	542	33.91	305
HDR High Density Residential	38.1	873	22.82	456
Subtotal	*337.2*	*2,717*	*338.6*	*2,213*
Commercial				
CC Community Commercial - Village District	27.3	109	27.3	109
CC Community Commercial	23.9		23.9	
Subtotal	*51.2*	*109*	*51.2*	*109*
Parks and Open Space				
Open Space	145.5		143.8	
P/R Parks & Recreation	22.1		25.8	
Subtotal	*167.6*		*169.6*	
Public/Quasi Public				
P/QP Elementary School	9.6		7	
P/QP Fire Station and Utility Site	7.6		6.9	
Subtotal	*17.2*		*13.9*	
Other				
UR Urban Reserve	20	1	20	1
ROW Roadway Right of Way	52.2		52.2	
NAPOTS	49.2		48.9	
Subtotal	*121.2*	*1*	*121.1*	*1*
Overall Totals	**694.4**	**2,827**	**694.4**	**2,323**

Notes:
ARSP = Proposed Project.
The zoning districts are defined in the City's Zoning Ordinance that can be viewed at the Civic Center Permit Center or online at www.roseville.ca.us.'
Source: Dahlin Group, 2014.

Environmental Impacts

Land Use and Agricultural Resources

Under Alternative 2, a mix of residential land use would be developed at lower densities in order to lessen some of the impacts of the Proposed Project. The mix of residential units would be 66 percent low-density residential (LDR), 14 percent medium-density residential (MDR), and 20 percent high-density residential (HDR). The acreage of parks and commercial uses would be the same as in the Proposed Project.

Land use compatibility impacts and loss of agricultural land would be the same as the Proposed Project. These are potentially significant impacts that can be reduced to less than significant through the

implementation of mitigation measures. Potential impacts on sensitive receptors due to odor from the nearby regional landfill and nearby industrial zoned land uses, in addition to noise from over-flights from McClellan Airport would remain the same as the Proposed Project, although a smaller population would be exposed to increased noise and odor. This is a significant impact.

Consistency with Adopted City Policies

Similar to the Proposed Project, Alternative 2 would be required to comply with all applicable City planning goals, plans and policies. This is a less-than-significant impact. However, this alternative would not be consistent with the SACOG Blueprint principles. Lower density development would place fewer residences within walking or biking distances to services, thereby increasing regional traffic counts. Fewer uses would be located proximate to each other. Because fewer residential units would be accommodated within the project site, Alternative 2, compared to the Proposed Project, would divert residential development to other locations in the region or away from the existing urban footprint, which could 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 GHG emissions.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be affordable under either the Proposed Project or Alternative 2, consistent with City policy. However, when compared to the Proposed Project, Alternative 2 would provide the City with fewer options to meet its Regional Housing Needs Allocation (RHNA) obligations by reducing the number of HDR units that could accommodate lower income households. This is a less-than-significant impact.

Inducement of Substantial Population Growth

Alternative 2 would have 504 fewer residential units as compared to the Proposed Project. This decrease in housing units would correspondingly decrease the amount of population growth associated with development. However, even with the reduction in units, population growth would still contribute towards a number of growth-related environmental impacts. This impact would remain significant and unavoidable.

Transportation and Circulation

Fehr & Peers prepared a quantitative analysis of traffic impacts for Alternative 2, the Reduced Density, Similar Development Footprint Alternative (Fehr & Peers, 2016a; see **Appendix M**). In order to provide a comparison under worst-case conditions, this analysis is based on 2035 Cumulative Conditions, rather than existing conditions. As discussed in **Section 4.3**, the 2035 Capital Improvement Program (CIP) model, with minor modifications, forms the basis for this analysis.

Table 6-2 shows intersections with significant impacts as a result of both the Proposed Project and Alternative 2. No significant impacts would occur during the AM peak hour for either the Proposed Project or Alternative 2. As shown in **Table 6-2**, no intersections would improve to an acceptable Level of Service (LOS) compared to the Proposed Project. Two intersections would experience improved delay

compared to the Proposed Project (as shown in bold in **Table 6-2**), but the reduction in delay is not large enough to improve the LOS at these intersections to acceptable levels. One intersection would experience a significant impact with Alternative 2 that would be avoided with the Proposed Project. However, in general, the impacts on traffic LOS would be the same under the Proposed Project as they would be under Alternative 2.

TABLE 6-2
ALTERNATIVE 2 INTERSECTIONS WITH SIGNIFICANT LOS IMPACTS

Intersection		No Project PM Peak Hour		Proposed Project PM Peak Hour		Alternative 2 PM Peak Hour	
		Delay	LOS	Delay	LOS	Delay	LOS
14	Blue Oaks Blvd/Collector C	32	C	55	D	**54**	**D**
17	Blue Oaks Blvd/Washington Blvd/	52	D	59	E	**56**	**E**
60	HP-Main Dwy/Foothills Blvd	55	D	54	D	55	E
86	Eureka Rd/Taylor Rd	53	D	55	E	56	E
172	Hwy-65 SB Ramps/Galleria Blvd	34	C	34	C	35	D
Source: Fehr & Peers, 2016a; **Appendix M**.							

However, in general the impacts on traffic LOS would be the same under the Proposed Project as they would be under Alternative 2.

Alternative 2 would have a significant impact on several intersections listed in **Table 6-2**. Traffic impacts would be significant and unavoidable.

This alternative would result in changes in trip distribution due to LDR uses. Residents would be less likely to walk to adjacent services because land uses are more spread out, and residents would be expected to rely more heavily on automobiles.

Air Quality

Construction Emissions

Site grading represents the largest single source of particulate matter/dust emissions associated with construction. PM_{10} and particulate matter with a diameter less than 2.5 microns ($PM_{2.5}$) emissions from construction of Alternative 2 would be similar compared to the Proposed Project because the graded area within the project site would be the same. The emissions of the other criteria pollutants would be lower than the Proposed Project because there would be less overall development and lower construction related emissions. Construction emissions would be a potentially significant impact that can be reduced through the implementation of mitigation measures. However, as with the Proposed Project, nitrogen oxide (NO_X) emissions would still exceed the Placer County Air Pollution Control District (PCAPCD) significance thresholds after mitigation. This impact would remain significant and unavoidable.

Operation Impacts

Alternative 2 would have fewer residential units; therefore, area sources and transportation emissions would be lower than for the Proposed Project as shown in **Table 6-3**. Alternative 2 would result in a significant impact because emissions of reactive organic gases (ROG), NO_X, and particulate matter with a diameter of 10 microns or less (PM_{10}) would still exceed the PCAPCD's significance thresholds. As with the Proposed Project, implementation of mitigation measures would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would remain significant and unavoidable.

TABLE 6-3
ALTERNATIVE 2 MITIGATED CRITERIA POLLUTANT EMISSIONS

Alternative	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Project Buildout (2020)						
Area	144.12	2.66	229.73	0.01	2.49	2.48
Energy	1.65	14.18	6.15	0.09	1.14	1.14
Mobile	283.70	248.24	1,063.66	2.94	188.87	53.19
Total	**429.48**	**266.07**	**1,299.54**	**3.04**	**192.51**	**56.83**
Alternative 2 (2020)						
Area	133.04	2.19	189.18	0.01	2.33	2.31
Energy	1.86	15.99	7.47	0.10	1.28	1.28
Mobile	255.97	220.30	961.54	2.42	155.55	43.71
Total	**390.87**	**238.49**	**1,158.19**	**2.54**	**159.17**	**47.31**
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A
Exceed Threshold?	*Yes*	*Yes*	*Yes*	*No*	*Yes*	*No*

Source: CalEEMod, 2010.

Impacts associated with carbon monoxide (CO) emissions at local intersections, exposure to toxic air contaminants, and consistency with plans and policies would be similar to the Proposed Project and less than significant. Impacts associated with exposure of sensitive receptors to odor generating sources would also be similar to the Proposed Project, although fewer sensitive receptors would be exposed. This impact would remain significant and unavoidable.

Climate Change and GHG Emissions

As shown in **Table 6-4**, GHG emissions associated with Alternative 2 would be slightly lower than for the Proposed Project; however, Alternative 2 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 consistent with the Blueprint strategies because it is lower in density and has fewer opportunities to provide connectivity by locating residences adjacent to services. Mitigation Measures would reduce GHG emissions, but not to a less-than-significant level. As with the Proposed Project, the contribution to GHG emission would be significant and unavoidable with this alternative.

TABLE 6-4
ALTERNATIVE 2 UNMITIGATED AND MITIGATED GHG EMISSIONS[1]

Project	2020 ABAU Project (MT of CO2e/year)	Design Reductions	Mitigated CO_2e
Proposed Project	57,132	-3,136 (-9.59%)	50,810
Alternative 2	48,048	-5,048 (-10.5%)	43,000

1 - Emissions shown in metric tons per year. Includes highest year construction emissions and project emissions in the year 2020.
Source: CalEEMod, 2010.

Noise

Construction Noise

As with the Proposed Project, construction activities associated with Alternative 2 could occur in proximity to sensitive receptors, primarily residences. Mitigation measures would reduce noise levels to a less-than-significant level. As with the Proposed Project, construction noise impacts would be less than significant after applying appropriate mitigation, with the exception of noise from 24-hour drilling operations, which would be significant and unavoidable.

Commercial Noise

Under Alternative 2, the project site 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 under Alternative 2. With mitigation this impact could be reduced to a less-than-significant level.

School and Park Related Noise

Under Alternative 2, a school and several neighborhood parks would be constructed within the project site, similar to the Proposed Project. Therefore, noise impacts from schools and parks would remain the same. With mitigation, school and parks-related noise impacts would be less than significant.

Traffic Noise

Under Alternative 2, less traffic would be generated than under the Proposed Project. Noise levels would still be expected to exceed 60 L_{dn} along some roadways. Similar to the Proposed Project, traffic noise would be significant and unavoidable.

Geology and Soils

Because the construction footprint of Alternative 2 would be the same as the Proposed Project, impacts associated with geology and soils would be similar and less than significant.

Biological Resources

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

Under Alternative 2, the amount of open space would be the same as the Proposed Project. Therefore, impacts to wetlands and loss of/or degradation of habitat for wetland species would be similar. These impacts would be considered potentially significant and could be reduced to less-than-significant levels with mitigation.

Disturbance to Nesting Raptors and Loss of Foraging Habitat

Under Alternative 2, the impacts on nesting raptors would be similar to the Proposed Project, because construction activity would occur in the same area. Because grassland foraging habitat would be removed, the impacts of Alternative 2 would be similar to the Proposed Project. These impacts would be considered potentially significant and could be reduced to a less-than-significant level with mitigation.

Loss of Annual Grassland, Wildlife Movement Corridors, Oaks, and Riparian Habitats

Under Alternative 2, the loss of grassland and riparian habitats would be similar to the Proposed Project because construction activity would occur in the same area. Interference with wildlife movement corridors and removal of oaks would also be similar due to the similar footprint. These would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Impacts to Bats, American Badger, Fish Habitat and Beavers

Potential impacts to bats, the American Badger, fish habitat, and beavers would be similar to the Proposed Project because construction activity would occur in the same area. Impacts to fish habitat and beavers would be less than significant, and impacts to bats and American Badger would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Offsite Infrastructure

Alternative 2 would require the same off-site infrastructure as the Proposed Project; therefore, potential biological impacts associated with off-site infrastructure would be identical.

Cultural and Paleontological Resources

There are no known significant cultural or paleontological resources within the project site. As with the Proposed Project, subsurface historic, prehistoric, or paleontological resources could potentially be uncovered during grading and excavation activities. Under Alternative 2, the amount of land that would be disturbed would be similar to the Proposed Project; however, because less excavation would be required as less development is proposed, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. These would still be potentially significant impacts that could be reduced to a less-than-significant level 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 project site,

and location of residents and schools in proximity to sources of power and gas lines. These would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Public Services

This alternative would result in a smaller population the Proposed Project, so the corresponding demand for public services, including law enforcement, fire protection, schools, libraries, and parks, would be less. As with the Proposed Project, public service impacts would be less than significant, because adequate services could be provided.

Public Utilities

Water Supply

As shown in **Table 6-5** below, the total potable water demand for Alternative 2 is approximately 831.0 acre-feet per year (AFY), which is approximately 237 AFY less than for the Proposed Project. The level of reduction is due to the increase in LDR units, which has the highest water demands, and decrease in medium and HDR units, which have lower water demands. This would be a potentially significant impact that could be reduced to a less-than-significant level with mitigation. Potable water demands for this alternative would be met in the same manner as for the Proposed Project: acquisition of water supplies from Placer County Water Agency (PCWA). Because water supply needs would be less for Alternative 2 than for the Proposed Project, the demand for water treatment, storage, and conveyance and associated less-than-significant and significant and unavoidable impacts would be less compared to the Proposed Project.

Groundwater recharge impacts would be the same as the Proposed Project, because the same amount of land would be left as open space. Additionally, there would likely be a reduced amount of impervious surfaces with lower density development. This is a less-than-significant impact.

TABLE 6-5
WATER DEMAND: PROPOSED PROJECT VERSUS ALTERNATIVE 2

Water Demand	Proposed Project[1, 2, 3]	Alternative 2[2, 4]
Annual Potable Water Demand (AFY)	1,067	831.0
Annual Recycled Water Demand (AFY)	222.4	202.2

1 - See **Table 4.12.1-12**.
2 - Includes reductions from implementation of conservation measures.
3 - Source: West Yost, 2016 (**Appendix E**).
4 - Estimated based on changes in land uses compared to the Proposed Project.

Recycled Water Supply

The impacts on recycled water would be less than significant under Alternative 2 because there would be adequate recycled water capacity to serve this alternative. The demand for recycled water would be slightly less under Alternative 2 than for the Proposed Project because the acreage HDR areas would be reduced resulting in less irrigation demands. A comparison of the recycled water demand between the Proposed Project and Alternative 2 is shown in **Table 6-5**, above. Recycled water use would be somewhat less than that needed for the Proposed Project.

Wastewater

Like the Proposed Project, development under Alternative 2 would require expansion of the Pleasant Grove Wastewater Treatment Plant (PGWWTP) under cumulative buildout conditions. The expansion of the PGWWTP would result in significant impacts (see **Impact 4.12.3-3**). Because less development is proposed under Alternative 2 than the Proposed Project, 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) in millions of gallons per day (mgd) between the Proposed Project and Alternative 2. It is anticipated that two sewer lift stations would still be required under this alternative. While the wastewater flow demands for this alternative would be less than for the Proposed Project, the associated environmental impacts of Alternative 2 would be the same because an expanded wastewater treatment plant (WWTP) would still be required even though use of the capacity of the WWTP could be incrementally reduced compared to the Proposed Project.

TABLE 6-6
WASTEWATER FLOWS: PROPOSED PROJECT VERSUS ALTERNATIVE 2

Wastewater Flows	Proposed Project[1, 2, 3]	Alternative 2[3,4]
ADWF (mgd)	0.554	0.434

1 - See **Table 4.12.3-2**.
2 - If Toad Hill Ranches is connected to the ARSP lines, the ADWF would increase by 0.052 mgd.
3 - Source: Kimley-Horn, 2015 (**Appendix J**).
4 - Estimated based on changes in land uses compared to the Proposed Project.

Solid Waste

As shown in **Table 6-7** below, solid waste generation under Alternative 2 would be approximately 937 tons per year less than for the Proposed Project. Because less solid waste is generated by Alternative 2, this results in a decreased impact compared to the Proposed Project. However, Alternative 2 would still contribute cumulatively to the need to expand the Western Regional Sanitary Landfill (WRSL), which could result in cumulative significant unavoidable impacts.

TABLE 6-7
SOLID WASTE GENERATION: PROPOSED PROJECT VERSUS ALTERNATIVE 2

Solid Waste Generation	Proposed Project	Alternative 2
Annual Generation (tons per year)[1]	8,753	7,192
Landfill (tons per year)[2]	5,252	4,315

1 - Based on the waste generation factor of 6.5 pounds per person per day (see **Table 4.12.4-2**).
2 - Based on a disposal rate of 3.9 pounds per person per day (see **Table 4.12.4-2**).

Electricity, Natural Gas and Telecommunications

This alternative would result in an approximately 20 percent reduction in the level of residential development compared to the Proposed Project. This would have a corresponding reduction in the demand for electricity and natural gas. Although there would be less demand, this alternative would still result in similar impacts as the Proposed Project. Demand for electricity and natural gas would be a 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 2, 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 Pleasant Grove and University Creek watersheds would be proportionately reduced. While the volume of storm water discharge would be proportionately reduced compared to the Proposed Project, runoff water would still need to be directed to and stored in the planned regional retention basin on the Al Johnson Wildlife Area property to the west. Alternative 2 would require construction and post-development urban runoff water quality measures to protect water quality. These impacts would be reduced to a less-than-significant level through mitigation measures similar to the Proposed Project.

Aesthetics and Visual Resources

Alterations to Visual Character

Like the Proposed Project, Alternative 2 would be an extension of the urban edge that exists east of the project site (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. Like the Proposed Project, 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 2 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 due to light and glare from Alternative 2 would be somewhat reduced in comparison to the Proposed Project, because fewer residential uses would be built. Mitigation would reduce the impact to a less-than-significant level.

Energy

This alternative would result in an approximately 20 percent reduction in the level of residential development compared to the Proposed Project. This would have a corresponding reduction in the demand for energy resources. Although there would be less overall demand, the consumption of energy resources under this alternative would be less efficient when compared to the Proposed Project due to reduced density and associated potential for increase in regional vehicle miles traveled. This is a significant impact. However, mitigation would reduce the impact to a less-than-significant level.

Conclusions

Unavoidable impacts associated with Alternative 2 would be similar to the Proposed Project. Many impacts would remain the same as the Proposed Project with the exception of traffic, air quality, GHG emissions, operational noise, potential buried archaeological and paleontological resources, public services, public utilities, and storm water runoff rates and volumes, which would be incrementally reduced. Alternative 2 would meet most of the project objectives. However it would not include

approximately 2,800 residential units, and would not as comprehensively assist the City in meeting its RHNA obligations. In addition, Alternative 2 is not as consistent as the Proposed Project with the SACOG Blueprint regional plan, pursuant to the project objectives. Additionally, this Alternative would result in a less efficient use of energy resources. Because of its inconsistency with SACOG Blueprint principles, Alternative 2, while environmentally superior to the Proposed Project in the short term, may be environmentally inferior to the Proposed Project in the long-term. Alternative 2 was not anticipated by SACOG in their projected growth through 2050. Under the 2050 growth projections, the Proposed Project would be superior to Alternative 2 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 GHG emissions.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts That Would No Longer Occur

None.

6.4.3 Alternative 3: High Density, Compact Development Footprint

Description

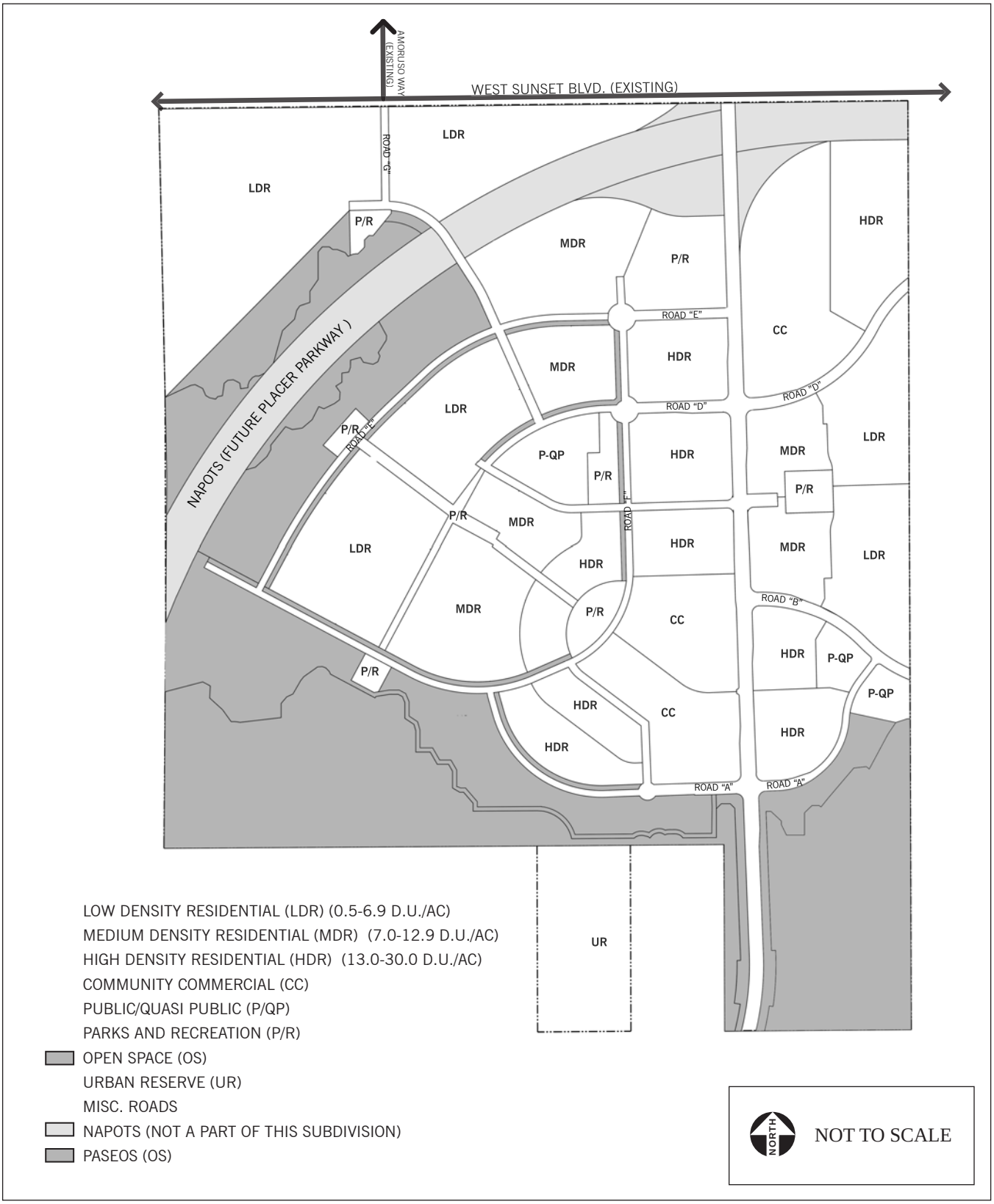
Under the High Density/Compact Development Alternative (Alternative 3), open space would be increased as shown in **Figure 6-2**. Alternative 3 was developed by increasing open space in the areas of the site that contain the greatest concentrations of vernal pools or drainage areas.

Developed areas would be reduced to 420.5 acres (compared to 479.7 acres in the Proposed Project), and open space would increase to 205 acres (compared to 145.5 acres in the Proposed Project). The number of residential units would be approximately the same (109 unit increase); however, the residential footprint would be decreased by 18 percent (60 acres) through an increase in high density units offset by a corresponding decrease in the number of medium and low density units. The acreage of all other uses, including commercial, parks, public/quasi-public (including the school), and right-of-way would be similar to the Proposed Project (**Table 6-8**).

Environmental Impacts

Land Use and Agricultural Resources

Under Alternative 3, a mix of residential land use would be developed at higher densities in order to increase open space and lessen some of the impacts of the Proposed Project. The mix of residential units would be 23.5 percent LDR, 20.9 percent MDR, and 55.6 percent HDR.



SOURCE: Dahlin Group, 5/29/2014; AES 2015

Figure 6-2

Alternative 3: High Density, Compact Development Footprint

Land use compatibility impacts, loss of agricultural land, and due to noise from over-flights from McClellan Airport would remain the same as the Proposed Project would be the same as the Proposed Project. These are potentially significant impacts that can be reduced to less than significant through the implementation of mitigation measures. Potential impacts on sensitive receptors due to odor from the landfill and nearby industrial zoned land uses. This impact would remain significant and unavoidable.

TABLE 6-8
ALTERNATIVE 3 LAND USE SUMMARY

Land Use Designation / Description	ARSP - Acres	ARSP - Units	Alt 3 - Acres	Alt 3 - Units
Residential Neighborhoods				
LDR Low Density Residential	248.8	1,302	132.98	665
MDR Medium Density Residential	50.3	542	65.65	591
HDR High Density Residential	38.1	873	78.5	1570
Subtotal	337.2	2,717	*277.13*	*2,826*
Commercial				
CC Community Commercial - Village District	27.3	109	27.21	109
CC Community Commercial	23.9		23.85	
Subtotal	*51.2*	*109*	*51.06*	*109*
Parks and Open Space				
Open Space	145.5		205.03	
P/R Parks & Recreation	22.1		25.8	
Subtotal	167.6		*230.83*	
Public/Quasi Public				
P/QP Elementary School	9.6		7	
P/QP Fire Station and Utility Site	7.6		5.84	
Subtotal	*17.2*		*12.84*	
Other				
UR Urban Reserve	20	1	20	1
ROW Roadway Right of Way	52.2		53.64	
NAPOTS	49.2		48.9	
Subtotal	*121.2*	*1*	*122.54*	*1*
Overall Totals	**694.4**	**2,827**	**694.4**	**2,936**

Source: Dahlin Group, 2014.

Consistency with Adopted City Policies

Like the Proposed Project, Alternative 3 would be required to comply with all applicable planning goals and policies. This is a less-than-significant impact. This alternative would include more HDR units, which would be consistent with the SACOG Blueprint strategies that promote greater compact development. The development of higher density housing units associated with this alternative would be expected to make it somewhat easier for residents within the project site to walk, or bike to services and hence reduce traffic counts.

Population, Employment, and Housing

Affordable Housing

Ten percent of residential units would be affordable under both the Proposed Project and Alternative 3, consistent with City policy. Alternative 3 would include 1,570 units on 78.50 acres of HDR zoning. These units would be located on parcels ranging from 13 to 30.0 dwelling units per acre (du/ac). The California Department of Housing and Community Development (HCD) recognizes parcels that are zoned HDR (over 25 du/ac) as able to fulfill the City's RHNA affordable housing obligations. This alternative would only be required to provide HDR parcels at a density of greater than 13 units per acre. While it cannot be guaranteed that a developer would propose density at greater than 25 du/ac, this alternative would improve the ability for the City to meet its RHNA obligations by increasing the number of HDR units that could potentially accommodate lower income households.

Inducement of Substantial Population Growth

Alternative 3 have approximately 109 more units than the Proposed Project; however, high density units have a lower average number of persons per household; therefore, the population increase resulting from Alternative 3 would be similar to the Proposed Project. Similar to the Proposed Project, population growth would contribute towards a number of growth related environmental impacts. This impact would remain significant and unavoidable.

Transportation and Circulation

Fehr & Peers prepared a quantitative analysis of traffic impacts for Alternative 3, the Compact Development Footprint Alternative (Fehr & Peers, 2016a; **Appendix M**). In order to provide a comparison under worst-case conditions, this analysis is based on 2035 Cumulative Conditions, rather than existing conditions. As discussed in **Section 4.3**, the 2035 CIP model, with minor modifications, forms the basis for this analysis.

Table 6-9 shows intersections with significant impacts as a result of both the Proposed Project and Alternative 3. No significant impacts would occur during the AM peak hour for either the Proposed Project or Alternative 3. As shown in **Table 6-9**, no intersections would improve to an acceptable LOS compared to the Proposed Project. Two intersections would experience improved delay compared to the Proposed Project, but the reduction in delay is not large enough to improve the LOS at these intersections to acceptable levels. One intersection would experience a significant impact with Alternative 3 that would be avoided with the Proposed Project. However, in general the impacts on traffic LOS would be the same under the Proposed Project as they would be under Alternative 3.

Alternative 3 would have a significant impact on several intersections listed in **Table 6-9**. Traffic impacts would be significant and unavoidable.

This alternative would result in changes in trip distribution due to HDR uses. It would be expected that residents would have access to more alternative forms of travels such as by walking, transit, or bicycles due to the more compact nature of the development.

TABLE 6-9
ALTERNATIVE 3 INTERSECTIONS WITH SIGNIFICANT LOS IMPACTS

Intersection		No Project PM Peak Hour		Proposed Project PM Peak Hour		Alternative 3 PM Peak Hour	
		Delay	LOS	Delay	LOS	Delay	LOS
14	Blue Oaks Blvd/Collector C	32	C	55	D	**54**	**D**
17	Blue Oaks Blvd/Washington Blvd	52	D	59	E	**51**	**D**
86	Eureka Rd/Taylor Rd	53	D	55	E	55	D
172	Hwy-65 SB Ramps/Galleria Blvd	34	C	34	C	37	D
Source: Fehr & Peers, 2016a; **Appendix M**.							

Air Quality

Construction Emissions

Site grading represents the largest single source of particulate matter/dust emissions associated with construction. PM_{10} and $PM_{2.5}$ emissions from construction of Alternative 3 would be reduced compared to the Proposed Project because the graded area within the project site would be reduced due to the increase in open space. The emissions of the other criteria pollutants would be similar to the Proposed Project because there would be a similar amount of building construction and related constructed activities. Construction emissions would be a potentially significant impact that can be reduced through the implementation of mitigation measures. However, as with the Proposed Project, NO_X emissions would still exceed the PCAPCD's significance thresholds after mitigation. This impact would remain significant and unavoidable.

Operational Impacts

Alternative 3 would have a similar number of residential units; therefore, area sources and transportation emissions would be similar to the Proposed Project, although slightly reduced as a result of the greater percentage of high density units, as shown in **Table 6-10**. Alternative 3 would result in a significant impact because emissions of ROG, NO_X, and PM_{10} would still exceed the PCAPCD's significance thresholds. As with the Proposed Project, implementation of mitigation measures would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would remain significant and unavoidable.

Impacts associated with CO emissions at local intersections, exposure to toxic air contaminants, and consistency with plans and policies would be similar to the Proposed Project and less than significant. Impacts associated with exposure of sensitive receptors to odor generating sources would also be similar to the Proposed Project. This impact would remain significant and unavoidable.

Climate Change and GHG

As shown in **Table 6-11**, GHG emissions associated with Alternative 3 would be slightly lower than for the Proposed Project because of the lower vehicle miles traveled and the higher ratio of HDR development compared to the Proposed Project. This alternative is more consistent with the SACOG Blueprint

strategies because the HDR units would provide more opportunity for connectivity of residents and adjacent services. However, this alternative would still result in area and mobile source emissions of GHGs. Mitigation Measures would reduce GHG emissions, but not to a less than significant level. As with the Proposed Project, the contribution to GHG emissions and climate change would be significant and unavoidable with this alternative.

TABLE 6-10
ALTERNATIVE 3 MITIGATED CRITERIA POLLUTANT EMISSIONS

Alternative	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Project Buildout (2020)						
Area	144.12	2.66	229.73	0.01	2.49	2.48
Energy	1.65	14.18	6.15	0.09	1.14	1.14
Mobile	283.70	248.24	1,063.66	2.94	188.87	53.19
Total	**429.48**	**266.07**	**1,299.54**	**3.04**	**192.51**	**56.83**
Alternative 3 (2020)						
Area	139.08	2.77	239.07	0.01	2.60	2.59
Energy	1.72	14.83	6.97	0.09	1.19	1.19
Mobile	272.62	234.63	1,024.08	2.58	165.67	46.56
Total	**413.42**	**252.23**	**1,270.12**	**2.69**	**169.46**	**50.34**
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A
Exceed Threshold?	*Yes*	*Yes*	*Yes*	*No*	*Yes*	*No*

Source: CalEEMod, 2010.

TABLE 6-11
ALTERNATIVE 3 – UNMITIGATED AND MITIGATED GHG EMISSIONS[1]

Project	2020 BAU Project (MT of CO2e/year)	Design Reductions	Mitigated CO_2e
Proposed Project	56,201	-5,391 (-9.59%)	50,810
Alternative 3	49,932	-5,173 (-10.36%)	44,759

1 - Emissions shown in metric tons per year. Includes highest year construction emissions and project emissions in the year 2020.
Source: CalEEMod, 2010.

Noise

Construction Noise

As with the Proposed Project, construction activities associated with Alternative 3 could occur in proximity to sensitive receptors, primarily residences. Mitigation measures would reduce noise levels to a less-than-significant level. As with the Proposed Project, construction noise impacts would be less than significant with mitigation.

Commercial Noise

Under Alternative 3, the project site 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 under Alternative 3. With mitigation this impact could be reduced to a less-than-significant level.

School and Park Related Noise

Under Alternative 3, a school and several neighborhood parks would be constructed within the project site, similar to the Proposed Project. Therefore, noise impacts from schools and parks would remain the same. With mitigation, school and parks related noise impacts 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 L_{dn} along some roadways. Similar to the Proposed Project, traffic noise would be significant and unavoidable.

Geology and Soils

Alternative 2 would require less grading than the Proposed Project due to the increase in open space; therefore, potential effects associated with soil erosion would be reduced. Similar to the Proposed Project, impacts associated with geology and soils would be less than significant.

Biological Resources

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

Under Alternative 3, impacts to wetlands and loss of/or degradation of habitat for wetland species would be less than would occur with the Proposed Project due to the increase in open space. However, wetland impacts would still occur. These impacts would be considered potentially significant and could be reduced to less-than-significant levels with mitigation.

Disturbance to Nesting Raptors and Loss of Foraging Habitat

Under Alternative 3, impacts on nesting raptors would be reduced compared to the Proposed Project due to the increase in open space. Less grassland foraging habitat would be removed under Alternative 3. These impacts would still be considered potentially significant and could be reduced to a less-than-significant level with mitigation.

Loss of Annual Grassland, Wildlife Movement Corridors, Oaks, and Riparian Habitats

Less annual grassland and riparian habitat would be permanently or temporarily impacted under Alternative 3 due to the increase in open space. Alternative 3 would have a similar effect on migratory corridors as the Proposed Project because there would be the same amount of creek crossings. These would be potentially significant impacts that could be reduced to less-than-significant levels with mitigation. As with the Proposed Project, no oaks would be removed as a result of Alternative 3. This would be a less than significant impact.

Impacts to Bats, American Badger, Fish Habitat and Beavers

Potential impacts to bats, the American Badger, fish habitat, and beavers would be similar to the Proposed Project because construction activity would occur in the same area. Impacts to fish habitat and beavers would be less than significant, and impacts to bats and American Badger would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Offsite Infrastructure

Alternative 3 would require the same off-site infrastructure as the Proposed Project; therefore, potential biological impacts associated with off-site infrastructure would be identical.

Cultural and Paleontological Resources

There are no known significant cultural or paleontological resources within the project site. As with the Proposed Project, subsurface historic, prehistoric, or paleontological resources could potentially be uncovered during grading and excavation activities. Under Alternative 3, the amount of land to be disturbed would be less than the Proposed Project due to the increase in open space; therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. These would still be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

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 project site, and location of residents and schools in proximity to sources of power and gas lines. These would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Public Services

This alternative would result in a similar population as the Proposed Project, so the corresponding demand for public services, including law enforcement, fire protection, schools, libraries, and parks, would be similar. As with the Proposed Project, public service impacts would be less than significant, because adequate services could be provided.

Public Utilities

Water Supply

As shown in **Table 6-12** below, the amount of surface water supply required under Alternative 3 would be approximately 38 AFY more than for the Proposed Project. This would be a potentially significant impact that could be reduced to a less-than-significant level with mitigation. Potable water demands for this alternative would be met in the same manner as for the Proposed Project: acquisition of water supplies from PCWA. Because water supply needs would be greater for Alternative 3 than for the Proposed Project, the demand for water treatment, storage, and conveyance and associated less-than-significant and significant and unavoidable impacts would be greater compared to the Proposed Project.

TABLE 6-12
WATER DEMAND: PROPOSED PROJECT VERSUS ALTERNATIVE 3

Water Demand	Proposed Project[1, 2, 3]	Alternative 3[2, 4]
Annual Potable Water Demand (AFY)	1,067	1,105.4
Annual Recycled Water Demand (AFY)	222.4	283.0

Notes:
[1] See **Table 4.12.1-12**.
[2] Includes reductions from implementation of conservation measures.
[3] Source: West Yost, 2016 (**Appendix E**).
[4] Estimated based on changes in land uses compared to the Proposed Project.

As shown in **Table 6-12** above, under Alternative 3, the total water demand would be greater than for the Proposed Project. Therefore the amount of groundwater required to serve Alternative 3 during dry and driest years would be greater than analyzed for the Proposed Project. However, groundwater recharge impacts would be reduced compared to the Proposed Project, because more land would be left as open space. Impacts to groundwater would be less than significant.

Recycled Water Supply

The demand for recycled water would increase under Alternative 3. This is primarily because of the increase in HDR properties, which use recycled water for irrigation, unlike single family residential properties which do not currently utilize recycled water supplies for irrigation. A comparison of the recycled water demand between the Proposed Project and Alternative 3 is provided in **Table 6-12** above. Even though the recycled water demand for this alternative is greater than that for the Proposed Project, the associated less-than-significant impacts for Alternative 3 are anticipated to be the same as for the Proposed Project.

Wastewater

Under Alternative 3 the need to expand the PGWWTP would still exist, which is a significant impact. There is a slight increase in the number of residential units proposed under Alternative 3 compared to the Proposed Project (109 unit increase) resulting in an increase in wastewater flows. **Table 6-13**, below, provides a comparison between the Proposed Project and Alternative 3 of the ADWF. It is anticipated that two sewer lift stations would still be required under this alternative. The wastewater flow demands for this alternative would be slightly greater than for the Proposed Project (0.023 mgd increase); therefore, the associated environmental impacts of Alternative 3 would be the similar because an expanded WWTP would still be required even though use of the capacity of the WWTP could be incrementally reduced compared to the Proposed Project.

TABLE 6-13
WASTEWATER FLOWS: PROPOSED PROJECT VERSUS ALTERNATIVE 3

Wastewater Flows	Proposed Project[1, 2, 3]	Alternative 3[2, 4]
ADWF (mgd)	0.554	0.577

1 - See **Table 4.12.3-2**.
2 - If Toad Hill Ranches is connected to the ARSP lines, the ADWF would increase by 0.052 mgd.
3 - Source: Kimley-Horn, 2015 (**Appendix J**)
4 - Estimated based on changes in land uses compared to the Proposed Project.

Solid Waste

As shown in **Table 6-14** below, solid waste generation under Alternative 3 would be greater than proposed under the Proposed Project because of the greater number of residential units. There still would be a cumulative significant unavoidable impact, because the life of the landfill would be decreased and the City of Roseville does not control the timing of land fill expansions.

TABLE 6-14
SOLID WASTE GENERATION: PROPOSED PROJECT VERSUS ALTERNATIVE 3

Solid Waste Generation	Proposed Project	Alternative 3
Annual Generation (tons per year)[1]	8,753	9,089
Landfill (tons per year)[2]	5,252	5,454
1 - Based on the waste generation factor of 6.43 pounds per person per day (see **Table 4.12.4-2**). 2 - Based on a disposal rate of 1.25 pounds per person per day (see **Table 4.12.4-2**).		

Electricity and Natural Gas

Alternative 3 would result in approximately the same level of development as the Proposed Project. Demand for electricity and natural gas would be less than significant impact because there is adequate capacity in both systems. It is expected that the telecommunications infrastructure would be the same as the Proposed Project.

Hydrology and Water Quality

Under Alternative 3, approximately 61 more acres of land would be designated as open space as compared to the Proposed Project. A smaller area of impervious surfaces would be constructed as a result of the construction of higher density residences. In addition, the rate and amount of storm water discharged to the Pleasant Grove and University Creek lower drainage sheds would be proportionately reduced. While the volume of storm water discharge would be proportionately reduced compared to the Proposed Project, runoff water would still need to be directed to and stored in the planned regional retention basin on the Al Johnson Wildlife property to the west. Alternative 3 would require construction and post-development urban runoff water quality measures to protect water quality, although to a lesser extent than the Proposed Project due to the reduced footprint of hardscape and discharge points. These impacts would be reduced to a less than significant level through mitigation measures similar to the Proposed Project.

Aesthetics and Visual Resources

Alterations to Visual Character

Like the Proposed Project, Alternative 3 would be an extension of the urban edge that exists east of the project site (the existing City of Roseville). Under Alternative 3, the types of development and zoning would be similar to the Proposed Project, but the development would be more concentrated and would include more HDR units. In addition, more open space land would be preserved under Alternative 3, slightly reducing alterations to the visual character of the site. Nevertheless, Alternative 3 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. Therefore, both the Proposed Project and Alternative 3 would result in conversion of the site from

agriculture to urban uses, resulting in a significant and 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 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 due to light and glare from Alternative 3 would be somewhat reduced in comparison to the Proposed Project, because less area would be developed. Mitigation would reduce the impact to a less-than-significant level.

Energy

Alternative 3 would result in approximately the same level of development as the Proposed Project. Both construction phase and operational phase energy consumption under Alternative 3 would be similar to the Proposed Project. This would be a potentially significant impact that can be reduced to less than significant with mitigation.

Conclusions

Alternative 3 would be environmentally superior to the Proposed Project due to the reduced development footprint. Because a similar level of development is proposed, most impacts would be the same as the Proposed Project, with the exception of impacts to biological resources, potential buried archaeological and paleontological resources, storm water runoff rates and volumes, and visual character, which would be incrementally reduced. Alternative 3 would meet most of the project objectives. However, compared to the Proposed Project, Alternative 3 would provide fewer housing opportunities in varying densities to respond to a range of market segments, pursuant to the project objectives. Additionally, this Alternative may not include a financially feasible mix of land uses and facilities.

Mitigation That Would No Longer Be Required

None.

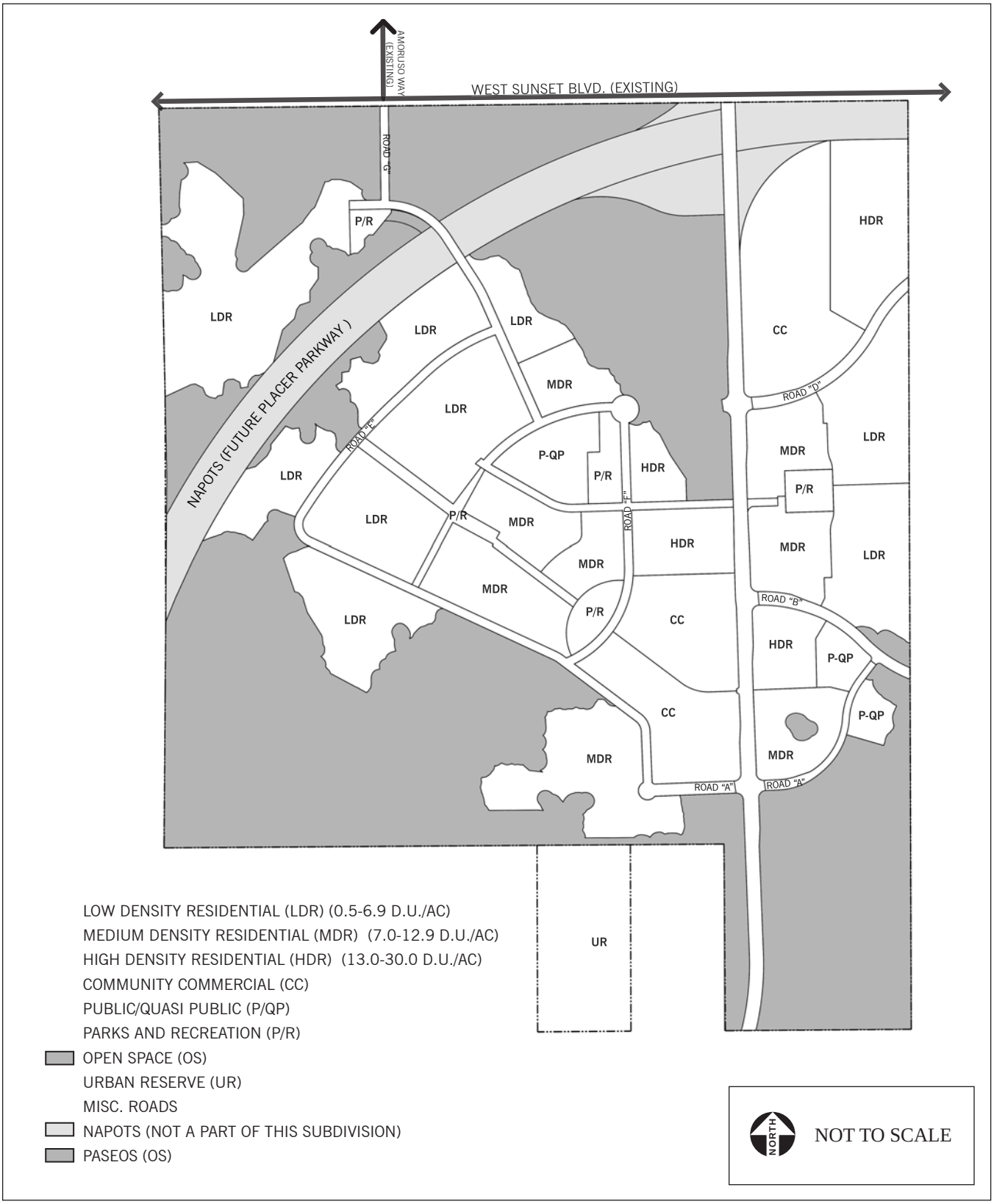
Significant and Unavoidable Impacts That Would No Longer Occur

None.

6.4.4 Alternative 4: Minimum Wetland Impact

Description

Under the Minimum Wetland Impact Footprint Alternative, open space would be substantially increased as shown in **Figure 6-3**. Alternative 4 was developed by minimizing development in areas of the site that contains delineated jurisdictional wetlands.



SOURCE: Dahlin Group, 5/29/2014; AES 2015

Figure 6-3
Alternative 4: Minimum Wetland Impact

Developed areas would be reduced to 346.9 acres (compared to 479.7 acres in the Proposed Project), and open space would increase to 278.6 acres (compared to 145.5 acres in the Proposed Project). As a result, the number of units and population associated with this alternative would be less than under the Proposed Project, as would acreage dedicated to parks, public/quasi-public uses and roadways (**Table 6-15**).

TABLE 6-15
LAND USE SUMMARY – ALTERNATIVE 4 MINIMUM WETLAND IMPACT

Land Use Designation / Description	ARSP - Acres	ARSP - Units	Alt 4 - Acres	Alt 4 - Units
Residential Neighborhoods				
LDR Low Density Residential	248.8	1,302	120.87	604
MDR Medium Density Residential	50.3	542	67.88	611
HDR High Density Residential	38.1	873	32.76	655
Subtotal	*337.2*	*2,717*	*221.51*	*1,870*
Commercial				
CC Community Commercial - Village District	27.3	109	27.1	109
CC Community Commercial	23.9		23.85	
Subtotal	*51.2*	*109*	*50.95*	*109*
Parks and Open Space				
Open Space	145.5		278.64	
P/R Parks & Recreation	22.1		13.63	
Subtotal	*167.6*		*292.27*	
Public/Quasi Public				
P/QP Elementary School	9.6		7	
P/QP Fire Station and Utility Site	7.6		5.42	
Subtotal	*17.2*		*12.42*	
Other				
UR Urban Reserve	20	1	20	1
ROW Roadway Right of Way	52.2		48.35	
NAPOTS	49.2		48.9	
Subtotal	*121.2*	*1*	*117.25*	*1*
Overall Totals	**694.4**	**2,827**	**694.4**	**1,980**
Source: Dahlin Group, 2014.				

Environmental Impacts

Land Use and Agricultural Resources

Under Alternative 4, a mix of residential land use would be provided, while increasing wetland impact avoidance. The mix of residential units would be 32.3 percent LDR, 32.7 percent MDR and 35.0 percent HDR. The overall number of residential units would be reduced as would the park acreage requirement. Land designated for commercial, public-quasi public and roadways would be similar to the Proposed Project. Open space would increase by 1343.1 acres compared to the Proposed Project.

Compared to the Proposed Project, which has large aggregated development areas, Alternative 4 would result in a pattern of fragmented residential development the distribution of the preserved because the wetlands are located throughout the project site. The increased wetland avoidance land use plan would result inform isolated and irregular pockets of development in the northwest quadrant of the site, and irregular boundaries for residential areas located adjacent to the southwest open space preserve. This would create obstacles to achieving cohesion and synergy between neighborhoods and land uses in the Proposed Project.

Potential impacts on sensitive receptors due to odor from the landfill and nearby industrial uses and due to noise from over-flights from McClellan Airport would remain the same as the Proposed Project. This is a significant and unavoidable impact.

Consistency with Adopted City Policies

Similar to the Proposed Project, Alternative 4 would be required to comply with all applicable City planning goals and policies. This is a less-than-significant impact. The fragmented development associated with this alternative would not be conducive to a fundamental goal of the SACOG Blueprint of encouraging planned neighborhoods that have pedestrian and bicycle access to open space trails, parks and employment and retail centers.

Population, Employment and Housing

Affordable Housing

Ten percent of residential units would be affordable under either the Proposed Project or Alternative 4, consistent with City policy. However, under this alternative fewer HDR units would be provided, which would provide the City with fewer options for meeting its RHNA obligations. This is a less-than-significant impact.

Inducement of Substantial Population Growth

Alternative 4 would have the same types of residential development as proposed under the Proposed Project, but would have fewer acres of development. The number of units would be reduced by 31 percent, as compared to the Proposed Project, and hence this alternative would correspondingly decrease the amount of development-induced population growth. However, infrastructure would still be extended from existing City utilities to the project site where it does not currently exist. Therefore, even with the reduction in units, population growth would still contribute towards a number of growth-related environmental impacts. This impact would remain significant and unavoidable.

Transportation and Circulation

This alternative would result in reduced traffic impacts compared to the Proposed Project because less development would occur. However, Alternative 4 would be expected to have significant LOS impacts at the Blue Oaks Blvd/Collector C and Blue Oaks Boulevard/Washington Boulevard intersections, since these intersections would operate just below the delay threshold for significant impacts even without addition of Alternative 4.

This alternative would result in changes in trip distribution due to LDR uses. It would have a slight improvement to transportation over the Proposed Project as a function of reduced trip volume.

Air Quality

Construction Emissions

Site grading represents the largest single source of particulate matter/dust emissions associated with construction. PM_{10} and $PM_{2.5}$ emissions from construction of Alternative 4 would be reduced compared to the Proposed Project because the graded area within the project site would be reduced due to the increase in open space. Emissions of other criteria pollutants would be similarly reduced due to the overall reduction in building construction and related constructed activities. Construction emissions would be a potentially significant impact that can be reduced through the implementation of mitigation measures. However, as with the Proposed Project, NO_X emissions would still exceed the PCAPCD's significance thresholds after mitigation. This impact would remain significant and unavoidable.

Operational Impacts

Alternative 4 would have fewer residential units; therefore, area sources and transportation emissions would be reduced compared to the Proposed Project as shown in **Table 6-16**. Alternative 4 would result in a significant impact because emissions of ROG, NO_X, and PM_{10} would still exceed the PCAPCD's significance thresholds. As with the Proposed Project, implementation of mitigation measures would reduce emissions, but those emissions would still exceed the PCAPCD's thresholds. This impact would remain significant and unavoidable.

TABLE 6-16
ALTERNATIVE 4 MITIGATED CRITERIA POLLUTANT EMISSIONS

Alternative	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Project Buildout (2020)						
Area	144.12	2.66	229.73	0.01	2.49	2.48
Energy	1.65	14.18	6.15	0.09	1.14	1.14
Mobile	283.70	248.24	1,063.66	2.94	188.87	53.19
Total	**429.48**	**266.07**	**1,299.54**	**3.04**	**192.51**	**56.83**
Alternative 4 (2020)						
Area	114.37	1.82	157.12	0.01	2.15	2.14
Energy	1.43	12.29	5.89	0.08	0.99	0.99
Mobile	229.63	197.62	862.58	2.17	139.54	39.21
Total	**345.43**	**211.74**	**1,025.59**	**2.26**	**142.68**	**42.34**
PCAPCD Significance Threshold	82	82	550	N/A	82	N/A
Exceed Threshold?	*Yes*	*Yes*	*Yes*	*No*	*Yes*	*No*

Source: CalEEMod, 2010.

Impacts associated with CO emissions at local intersections, exposure to toxic air contaminants, and consistency with plans and policies would be similar to the Proposed Project and less than significant. Impacts associated with exposure of sensitive receptors to odor generating sources would also be similar to the Proposed Project. This impact would remain significant and unavoidable.

Climate Change and GHG Emissions

As shown in **Table 6-17**, GHG emissions associated with Alternative 4 would be lower than for the Proposed Project because of the lower vehicle miles traveled and the higher ratio of HDR development compared to the Proposed Project. However, this alternative would still result in area and mobile source emissions of GHGs. Mitigation Measures would reduce GHG emissions, but not to a less-than-significant level. As with the Proposed Project, the contribution to GHG emissions and climate change would be significant and unavoidable with this alternative.

TABLE 6-17
ALTERNATIVE 4 – UNMITIGATED AND MITIGATED GHG EMISSIONS[1]

Project	2020 BAU Project (MT of CO2e/year)	Design Reductions	Mitigated CO_2e
Proposed Project	56,201	-5,391 (-9.59%)	50,810
Alternative 4	42,704	-4,469 (-10.5%)	38,235

Notes:
1 - Emissions shown in metric tons per year. Includes highest year construction emissions and project emissions in the year 2020. Highest year construction emissions are assumed to be the same as the Proposed Project.
Source: CalEEMod, 2010.

Noise

Construction Noise

As with the Proposed Project, construction activities associated with Alternative 4 could occur in proximity to sensitive receptors, primarily residences. However, mitigation measures would reduce noise levels to a less-than-significant level. As with the Proposed Project, construction noise impacts would be less than significant with mitigation.

Commercial Noise

Under Alternative 4, the project site would still include a variety of land uses, including residential, commercial; however, total development and the footprint would be reduced under Alternative 4. Similar to the Proposed Project, noise levels could exceed City standards at some residences under Alternative 4. With mitigation this impact could be reduced to a less-than-significant level.

School and Park Related Noise

Under Alternative 4, a school and several neighborhood parks would be constructed within the project site, similar to the Proposed Project. Therefore, noise impacts from schools and parks would remain the same. With mitigation, school and parks related noise impacts would be less than significant.

Traffic Noise

Alternative 4 would reduce the overall number of vehicle trips, and thus would reduce vehicle-related noise levels along affected arterials. As described in **Section 4.6**, Existing Plus Project and 2035 Cumulative Plus Project traffic-related noise impacts are anticipated to be significant and unavoidable. Although Alternative 4 would reduce trips from the project site, this reduction would not be sufficient to reduce impacts to below significant levels. Traffic-related noise impacts would be significant and unavoidable under either the Proposed Project or Alternative 4.

Biological Resources

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

Alternative 4 would substantially increase the preserved open space acreage in the project site as compared to the Proposed Project. Impacts to vernal pools would be avoided. Fewer impacts would occur to seasonal wetlands and seasonal wetland swales; however, some impacts to these resources would still occur. These impacts would be considered potentially significant and could be reduced to less-than-significant levels with mitigation. Compared to the Proposed Project, mitigation requirements to achieve no net loss of wetlands through offsite preservation would be minimal.

Disturbance to Nesting Raptors and Loss of Foraging Habitat

Due to the reduced footprint of site grading and disturbance to potential foraging habitat in Alternative 4, this alternative would have a reduced impact to the habitat. However, there still would be a loss of 346.9 acres of potential foraging habitat, which is considered significant. However, with mitigation, this impact could be reduced to a less-than-significant level. As with the Proposed Project, this loss of habitat would be subject to mitigation requirements to provide for preservation of replacement habitat at a ratio determined to be adequate in consultation with the applicable wildlife agencies.

Loss of Annual Grassland, Wildlife Movement Corridors, Oaks, and Riparian Habitats

Substantially less annual grassland would be permanently or temporarily impacted with Alternative 4 due to the increase in open space. However, Alternative 4 would have a similar effect on swale migratory corridors as the Proposed Project because there would be the same amount of creek crossings. These impacts would be potentially significant impacts that could be reduced to less than significant levels with mitigation. As with the Proposed Project, no oaks would be removed as a result of Alternative 4. This would be a less-than-significant impact.

Impacts to Bats, American Badger, Fish Habitat, and Beavers

Potential impacts to bats, the American Badger, fish habitat, and beavers would be similar but reduced to the Proposed Project because construction activity would occur in the same area, although at a reduced scale. Impacts to fish habitat and beavers would be less than significant, and impacts to bats and American Badger would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Offsite Infrastructure

Alternative 4 would require the same off-site infrastructure as the Proposed Project; therefore, potential biological impacts associated with off-site infrastructure would be identical.

Cultural and Paleontological Resources

There are no known significant cultural or paleontological resources within the project site. As with the Proposed Project, subsurface historic, prehistoric, or paleontological resources could potentially be uncovered during grading and excavation activities. Under Alternative 4, the amount of land to be disturbed would be less than the Proposed Project due to the increase in open space; therefore, the likelihood of encountering subsurface cultural or paleontological resources would be slightly less. These would still be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

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 project site, and location of residents and schools in proximity to sources of power and gas lines. These would be potentially significant impacts that could be reduced to a less-than-significant level with mitigation.

Public Services

This alternative would result in a smaller population than the Proposed Project, so the corresponding demand for public services, including law enforcement, fire protection, schools, libraries, and parks, would be less. As with the Proposed Project, public service impacts would be less than significant, because adequate services could be provided.

Public Utilities

Water Supply

The amount of surface water supply required under Alternative 4 would be less than for the Proposed Project. This would be a potentially significant impact that could be reduced to a less-than-significant level with mitigation. Potable water demands for this alternative would be met in the same manner as for the Proposed Project: acquisition of water supplies from PCWA. Because water supply needs would be less for Alternative 4 than for the Proposed Project, the demand for water treatment, storage and conveyance would be less as compared to the Proposed Project.

Under Alternative 4, the total water demand would be less than for the Proposed Project. Therefore the amount of groundwater required to serve Alternative 4 during dry and driest years would be less than what is projected for the Proposed Project. Impacts to groundwater would be less than significant. Groundwater recharge impacts would also be reduced compared to the Proposed Project, because more land would be left as open space.

Recycled Water Supply

The demand for recycled water would be less under Alternative 4 than for the Proposed Project, due to the reduction in development that would demand recycled water for irrigation. As with the Proposed Project, the impacts associated with recycled water would be less than significant for Alternative 4.

Wastewater

Under Alternative 4 the need to expand the PGWWTP would still exist, which is a significant impact. Substantially fewer residential units are proposed under Alternative 4 than the Proposed Project. However, it is anticipated that a sewer lift station would still be required under this alternative. Because wastewater system capacity demands for this alternative are less than for the Proposed Project, therefore, the associated impacts of would also would be reduced.

Solid Waste

Development of Alternative 4 would result in a significant impact on the capacity of the regional landfill. Solid waste generation under Alternative 4 would be less than the Proposed Project because the number of residential units is less. There still would be a cumulative significant unavoidable impact, because the landfill will need to be expanded in the future to accommodate regional growth. It should be noted that the regional landfill is a Placer County facility and the City of Roseville has no operational or planning engagement in that facility.

Electricity, Natural Gas and Telecommunications

This alternative would result in an approximately 31 percent reduction in the level of residential development compared to the Proposed Project. This would have a corresponding reduction in the demand for electricity and natural gas. Although there would be less demand, this alternative would still result in similar impacts as the Proposed Project. Demand for electricity and natural gas would be a 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 4, 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 Pleasant Grove and University Creeks lower watersheds would be proportionately reduced as compared to the Proposed Project. While the volume of storm water discharge would be proportionately reduced compared to the Proposed Project, runoff water would still need to be directed to and stored in the planned regional retention basin on the Al Johnson Wildlife property to the west. Alternative 4 would require construction and post-development urban runoff water quality measures to protect water quality, although to a less extent as the Proposed Project due to the reduced footprint of construction. These impacts would be reduced to a less-than-significant level through mitigation measures similar to those identified the Proposed Project.

Aesthetics and Visual Resources

Alterations to Visual Character

Like the Proposed Project, Alternative 4 would be an extension of the urban edge that exists east of the project site (the existing City of Roseville). Under Alternative 4, the types of development would be similar to the Proposed Project, but more open space land would be preserved, slightly reducing the extent of alterations to the visual character of the site. Nevertheless, Alternative 4 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 Proposed Project, the conversion of the site to urban uses would result in a significant and unavoidable impact. Mitigation is not available to reduce the impact 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 due to light and glare from Alternative 4 would be somewhat reduced in comparison to the Proposed Project, because less area would be developed. Mitigation would reduce the impact to a less-than-significant level.

Conclusions

Alternative 4 would be environmentally superior to the Proposed Project because substantially fewer acres would be developed and less development is proposed. In most cases, the impacts of Alternative 4 would be reduced compared to the Proposed Project. Impacts to vernal pool habitats would be avoided. Alternative 4 would meet most of the project objectives. However, it proposes 1,980 residential units, far below the approximately 2,800 residential units of the Proposed Project. It is not certain that this Alternative would be financially feasible to construct. Additionally, the reduced internal connectivity and cohesion under Alternative 4 are at odds with SACOG Blueprint Principles for development design. Because of its inconsistency with SACOG Blueprint principles, Alternative 4, while environmentally superior to the Proposed Project in the short term, may be environmentally inferior to the Proposed Project in the long-term compared to future baseline condition assuming all 2050 regional growth anticipated by SACOG. Under the future scenario, the Proposed 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 GHG emissions.

Mitigation That Would No Longer Be Required

None.

Significant and Unavoidable Impacts that Would No Longer Occur

None.

6.5 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 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 4, Minimum Wetland Impact 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 4 would result in lesser impacts with respect to:

1) traffic and transportation;
2) construction and operational air quality emissions;
3) climate change and GHG emissions;
4) construction and operational noise;
5) wetlands and grasslands;
6) potential buried archaeological and paleontological resources;
7) public services (police, fire, schools, and libraries);
8) public utilities (water, recycled water, wastewater, electricity, and natural gas);
9) storm water runoff rates and volumes; and
10) alterations to the visual character.

Alternative 4 also would preserve the most open space.

6.6 ABILITY OF ALTERNATIVES TO SATISFY PROJECT OBJECTIVES

This section examines how each of the alternatives meets the Proposed Project objectives, which are listed and discussed below.

- **Complete Comprehensive Planning for the Project Site** - *Formulate a specific plan and related land use planning documents that respond to the City's need to provide housing and services in an orderly growth pattern, accommodate the City's regional share of population growth, are compatible with adjacent land uses, and provide new benefits to the City.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designation for the site do not provide for urban development. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 2 would involve a reduction in development compared to the Proposed Project, and thus would not achieve this objective to the same degree as the Proposed Project or Alternative 3. Alternative 4 would consist of a fragmented plan of development, with irregular boundaries for developable areas defined influenced by preservation of wetland resources. Alternative 4 would

reduce the number of residential units in the project site to 1,980, which would reduce the City's ability to provide its share of regional housing.

- **Mix of Land Uses** - *Design a comprehensively planned, residential-based community with a mix of land uses within the Proposed Project to create a balanced community with approximately 2,800 residential units, commercial and business professional uses, parks and open space, and supporting public/quasi-public uses.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. With respect to land use mix, Alternatives 2nd 4 would have a mix of uses comparable to the Proposed Project, and would achieve this objective to a similar degree. Alternatives 2 and 4 would involve a reduction in development compared to the Proposed Project, and thus would not achieve this objective to the same degree as the Proposed Project or Alternative 3.

- **Existing Policies** - *Satisfy the City policies, regulations, and expectations as defined in the City's General Plan, City/Placer County Memorandum of Understanding (MOU)/U.S. Fish and Wildlife Service (USFWS) MOU, Growth Management Visioning Committee recommendations, Zoning Ordinance, Improvement Standards, and any other applicable plans, documents and programs adopted by the City.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternative 1 would not result in annexation of the site into the City of Roseville, and would not implement any of the goals and policies of the City of Roseville General Plan, or any other MOUs, agreements or policies relative to development of the site with urban uses. Alternatives 2, 3 and 4 would involve development of the site with urban uses, and would satisfy this objective to a relative degree. However, the fragmented and irregular development plan under Alternative 4 would represent a greater departure from the planning principles embodied in the General Plan and Zoning Code than would be the case under the Proposed Project and Alternatives 2 and 3.

- **Blueprint Consistency** - *Provide for development which meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. Achieve project design characteristics reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint Implementation Strategies, including connectivity among neighborhoods, commercial uses, schools and parks, and preservation of open space.*

Approximately one-half of the project site is located in an area identified for future growth by the Blueprint. Alternative 1 is inconsistent with the SACOG Blueprint Preferred Land Use Map. Because the Blueprint Preferred Land Use Map accommodates projected regional growth, Alternative 1 would divert projected growth to another location in the region or away from the existing urban footprint, which could create additional environmental impacts. Alternative 2 would reduce development density on the project site, and thus would reduce the ability of site development to achieve Blueprint goals in comparison to the Proposed Project or Alternative 3. Alternatives 2 and 3 maintain similar acreages of commercial uses and parks, and it is assumed that connectivity among land uses would occur under these Alternatives as it would under the Proposed Project. Alternative 4 would substantially reduce the number of units on the

project site, and thus would not substantially advance this objective. The reduced internal connectivity and cohesion under Alternative 4 are at odds with Blueprint Principles for development design.

- **Employment Opportunities -** *Provide for multiple retail and office uses that would provide employment opportunities within the project site.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. The remaining alternatives involve the development of similar levels of commercial and business professional uses on the project site, and would achieve this objective in a comparable manner.

- **Housing Opportunities** - *Plan for approximately 2,800 units to provide housing choices in varying densities to respond to a range of market segments, including a mix of single-family homes, and multi-family homes and affordable housing opportunities consistent with the City's General Plan.*

Alternative 1 would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternative 2 would provide for a reduction in development compared to the Proposed Project, to 2,323 units, and would be oriented toward LDR development. Alternative 2 is less likely be able to provide sufficient opportunities for affordable housing and thus would not achieve this objective. Alternative 3 would develop a comparable number of residential units as the Proposed Project, but would provide mostly HDR development. Although the higher densification of units under Alternative 3 would in theory provide greater opportunities for rental and affordable units, it is questionable whether this alternative would be financially viable given infrastructure requirements and market absorption for high density housing relative to absorption by market rate single-family residential development. Alternative 4 would substantially reduce the number of residential units in the project site to 1,980, which would limit housing choices as well as the overall number of units available as affordable or rental units.

- **Regional Housing Needs Allocation** - *Aid the City in meeting its obligation to accommodate a percentage of future population growth in the region (as embodied in the RHNA identified by SACOG and HCD).*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 2 would provide for a reduction in housing compared to the Proposed Project, and thus would not achieve this objective to the same degree as the Proposed Project or Alternative 3. Alternative 4 would substantially reduce the number of residential units in the project site to 1,980, which would reduce the City's ability to provide its share of regional housing.

- **Community Form -** *Shape the physical form and character of development that is functional and creates a sense of place in order to:*

    - *Clearly define the northwestern edge for the City;*

- *Organize neighborhoods to be appropriately sized and walkable;*
- *Provide a network of trails and parks that link together gathering places such as commercial areas, parks, and schools; and*
- *Provide adequate school services to students generated in the project site.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Under Alternative 1, no neighborhoods would be created. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. Alternative 4 would provide lower development density as a transition to rural areas in the County and the adjacent Al Johnson Wildlife Area, but would not create a highly functional community with a desirable sense of place. The fragmented and irregular pattern of development and internal isolation of certain development areas would result in a poorly functioning land plan. For similar reasons, Alternative 4 would not provide for walkable neighborhoods to the same degree as the Proposed Project or Alternatives 2 or 3. Each of the development alternatives (2, 3, and 4) and the Proposed Project would provide for an elementary school site, and thus would satisfy this aspect of the project objective accordingly.

- **Regional Roadways -** *Facilitate the extension of Westbrook Boulevard to Sunset Boulevard West and connections to future development to the east, and provide land for the future Placer Parkway alignment. Provide a safe and efficient circulation system which interconnects uses and promotes pedestrian circulation and alternative transportation options. Create a circulation network which complements north/south and east/west circulation routes.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2, 3 and 4 would provide for an interconnected circulation system, and would satisfy this objective to a similar degree as the Proposed Project.

- **Park Facilities -** *Provide a network of parks and trails that link together all aspects of the community.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2 and 3 and 4 would provide for network of parks and trails that link the various uses within the community, and thus would satisfy this objective to a similar degree as the Proposed Project. Alternative 4 would create an irregular, somewhat fragmented plan of development that would reduce internal connectivity via trails. Alternative 4 does not provide significant east-west connectivity in northern portion of the project site. Alternative 4 would satisfy this objective to a lesser degree than the Proposed Project.

- **Pedestrian & Bicycle Connections –** *Provide an extensive network of trails and sidewalks that link neighborhoods, parks, paseos, and local and regional open space areas.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2 and 3 would provide for an interconnected circulation system, and would satisfy this objective to a similar

degree as the Proposed Project. Alternative 4 would create an irregular, somewhat fragmented plan of development that would reduce internal connectivity via paseos and bikeways. Alternative 4 does not provide significant east-west connectivity in northern portion of the project site. Alternative 4 would satisfy this objective to a lesser degree than the Proposed Project.

- **Public Transportation Options -** *Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as the current County General Plan and zoning designations for the site do not provide for urban development. Alternatives 2, 3, and 4 would provide for an interconnected circulation system, and would satisfy this objective to a relative degree as the Proposed Project. The reduced level of development under Alternatives 2 and 4 would create reduced levels of ridership and thus reduce incentives toward the extension of transit service to the site compared to the Proposed Project or Alternative 3.

- **Resource Management -** *Ensure open space preserve areas are managed consistent with the City's policies and the City's Open Space Preserve Overarching Management Plan.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would continue as agriculture land, albeit with low potential for future productivity. It is assumed that open space areas under Alternatives 2, 3, and 4 would be managed similarly as under the Proposed Project, and thus each alternative would achieve this objective to a comparable degree.

- **Contribute to Regional Preserve Planning -** *Create open space preserves that provide regional benefit for habitat, resources, and open space amenities.*

Alternative 1, the no-project, no build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would continue as agricultural land, however, the low yield grazing use may not be sustainable long term. The site is not classified as Prime Farmland. Alternative 2 would maintain the same development footprint as the Proposed Project, and thus would achieve this objective to the same degree. Alternatives 3 and 4 would reduce the overall development footprint and increase open space, and thus would achieve this objective to a greater degree than the Proposed Project.

- **Habitat Conservation & Creation -** *Balance development with resource protection, including preservation of the creek corridor, sensitive habitat with wetland resources in an inter-connected, permanent open space. Create multi-functional habitat within the open space corridors which provide on-site habitat and contribute to water quality. Develop the Proposed Project and associated on- and off-site mitigation to complement the Placer County Conservation Plan (PCCP).*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as annexation of the site to the City would not occur and on-site open space would not be managed as a preserve. The site would

continue as agricultural land, albeit with low potential for future productivity. Alternative 1 would not represent a balance of development with habitat resource protection, as no development would occur. Alternative 2 would maintain the same development footprint as the Proposed Project, and thus would achieve this objective to a similar degree. Alternative 3 would reduce the overall development footprint and increase open space, and thus would achieve this objective to a greater degree than the Proposed Project. Alternative 4 would result in an increase in open space compared to the Proposed Project and Alternatives 2 or 3, but would not result in efficient development of the project site or represent the best balance between development and resource preservation. Alternative 4 would not provide as much off-site mitigation to increase protected resource areas outside the project site, complimentary of the PCCP. On balance, Alternative 4 would not achieve this objective to the same degree as the Proposed Project.

- **Fiscal Contribution -** *Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as neither annexation of the site to the City or development would occur. It is assumed that Alternatives 2, 3, and 4 would be subject to the same requirements as the Proposed Project in regard to the maintenance of fiscal neutrality, and would thus achieve this objective to a similar extent.

- **Long Term Growth -** *Plan for long term growth to be positioned to react to market demand. The Proposed Project is intended to guide development over a 30-year period.*

Alternative 1, the no-project, no-build alternative, would not satisfy this objective, as this Alternative is not consistent with regional and City planning goals. Alternatives 2, 3, and 4 would provide for the planned development of the site. However, with fewer units, Alternatives 2 and 4 would provide for a reduced ability to provide housing to satisfy Roseville's share of regional housing needs or to anticipate future demand for housing within the City. Alternatives 2 and 3 would not provide a balance of housing densities, and would not satisfy market demand for all types of housing products.

- **Program-Level Parcel Objectives -** *The Wagner Parcel is intended to remain in an Urban Reserve land use and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.*

It is assumed that under all alternatives, the Wagner Parcel would remain in open space as there are no specific development plans for this parcel at this time. Thus, the Proposed Project and Alternatives 2, 3, and 4 would achieve this objective to the same extent.